

101



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



CLIENT

PROJECT
**Creting Road
 Stowmarket**

DRAWING TITLE
Site Location Plan

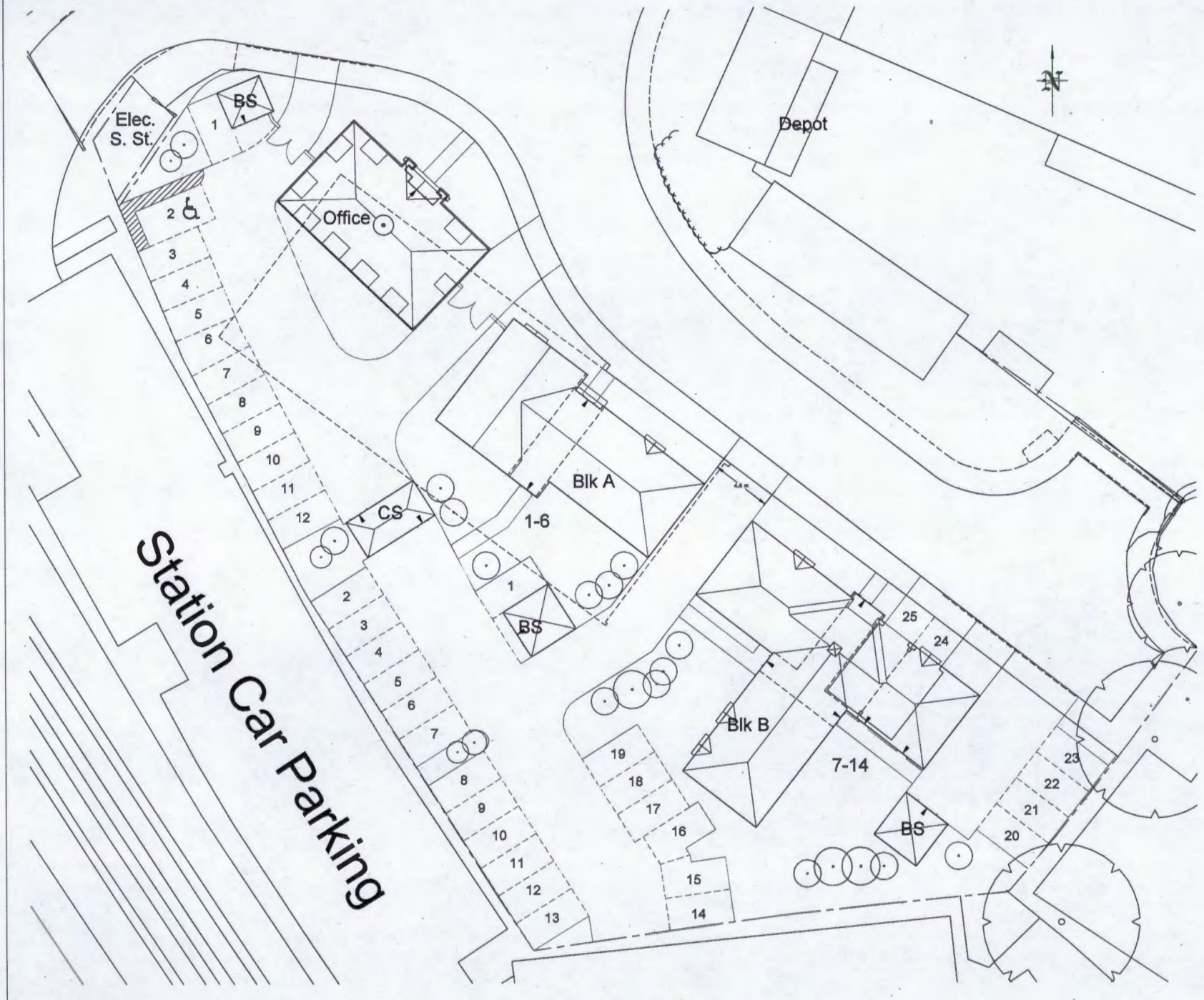
DRAWING STATUS
PLANNING

REVISIONS

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

SCALE 1:1250	DATE June.15	DRAWN ls	CHECKED
NUMBER 06.004/101			REV.

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ACCOMMODATION SCHEDULE

FLAT BLOCK A - 283P FLATS	6
FLAT BLOCK B - 283P FLATS	8
TOTAL	14

OFFICE BLOCK (61 USE)
 GROSS FLOOR AREA = 362sqm

CAR PARKING

FLATS	0.5 SPACES (ALLOCATED/SHARED)	81
	0.25 VISITOR SPACES(ALLOCATED)	4
	TOTAL	25

OFFICE BLOCK - 1 SPACE PER 30sqm GROSS AREA 12
 SITE AREA - 0.24796 (0.61ac)

- EXISTING TREES TO REMAIN
- INDICATE PLANTING
- INDICATE EXISTING BUILDING TO BE DEMOLISHED

■ REVISIONS
 A Blk A & Office revised.

15.09.15

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■ DRAWING STATUS
PRELIMINARY



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■ PROJECT
**Creeting Road,
 Stowmarket**

■ DRAWING TITLE
Site Layout

■ SCALE	■ DATE	■ DRAWN	■ CHECKED
1:200	May.15	ls	
■ NUMBER	■ REV.		
06.004/100	A		



Title: Committee Site Plan

Reference: 2028/15

Site: Land Off, Creeting Road West, Stowmarket



MID SUFFOLK DISTRICT COUNCIL

131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csgduk.com
 www.midsuffolk.gov.uk



SCALE 1:1250

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Title: Committee Constraints Map

Reference: 2028/15

Site: Land Off, Creeting Road West, Stowmarket



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PROJECT

Creting Rd.

DRAWING TITLE

Street Elevation

DRAWING STATUS

PLANNING

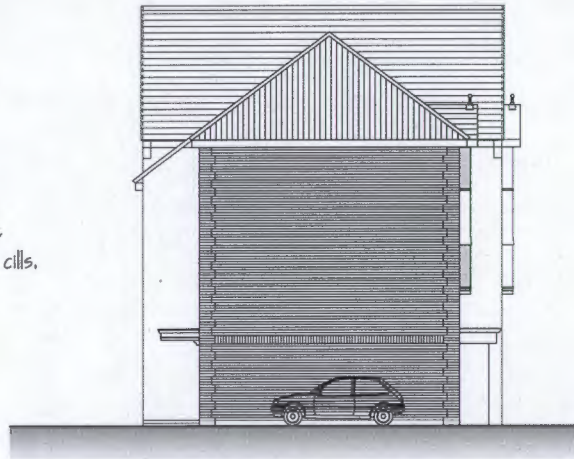
REVISIONS

A. Street elevations updated to match planning drawings. 15.09.15

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SCALE 1:200@A2	DATE May.15	DRAWN BDG	CHECKED
NUMBER 06.004/108			REV. A.

- ① Facing brickwork.
- ② Contrasting brickwork.
- ③ Slate roof tiles.
- ④ PVCu windows with flat gauged arch and stone cills.
- ⑤ Smooth render.
- ⑥ Stone string
- ⑦ Stone vent



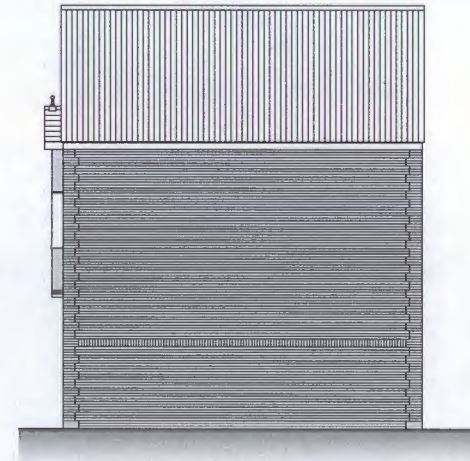
Side elevation



Front elevation



Rear elevation



Side elevation

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CLIENT



PROJECT

Creting Rd.

DRAWING TITLE

Block A (plots 1-6)
 Elevations

DRAWING STATUS

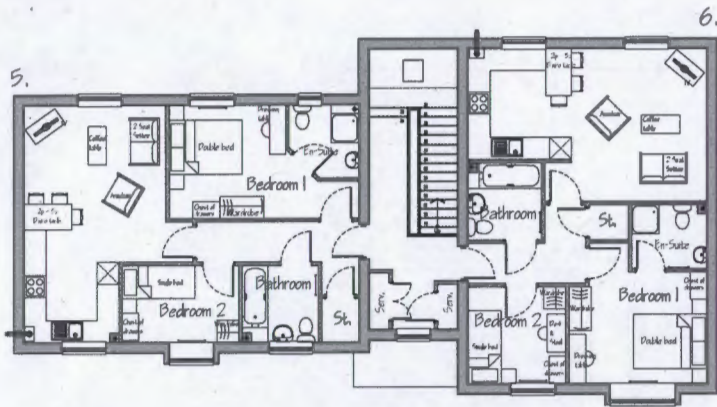
PLANNING

REVISIONS

A. Segmental brick arches shown over 1st & 2nd floor windows. Gaskler string courses shown over ground floor windows. Bay window added to plots 4 & 6. Entrance porch revised. 10.09.15

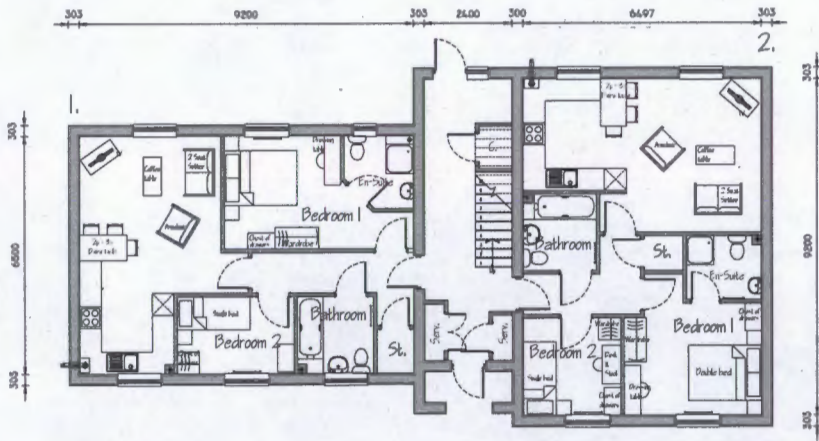
No dimensions are to be scaled from this drawing
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SCALE 1:100 @ A2	DATE May.15	DRAWN BDG	CHECKED
NUMBER 06.004/103			REV. A.



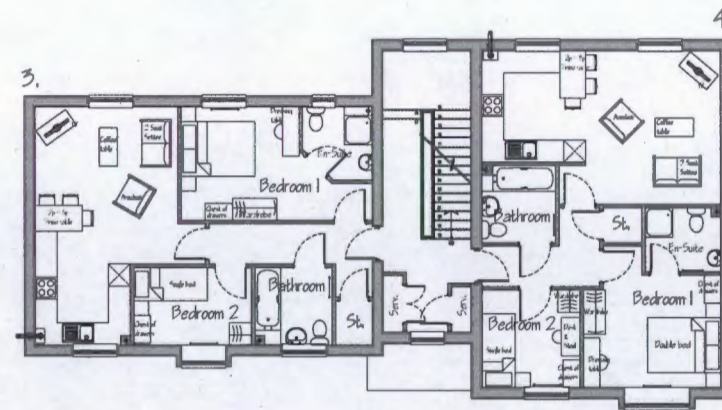
Second Floor

5. 59.8 sqm. (Structural)
6. 59.8 sqm. (Structural)



Ground Floor

1. 59.8 sqm. (Structural)
2. 59.8 sqm. (Structural)



First Floor

3. 59.8 sqm. (Structural)
4. 59.8 sqm. (Structural)

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CLIENT



PROJECT

Creting Rd.

DRAWING TITLE

Block A (plots 1-6)
Plans

DRAWING STATUS

PLANNING

REVISIONS

A. Clrns added to ground floor plan. 22.08.15
B. Bay window added to plots 4 & 6. Entrance porch revised. 10.08.15

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and any discrepancies notified immediately to BDG

SCALE	DATE	DRAWN	CHECKED
1:100@A2	May.15	BDG	

NUMBER
06.004/104

REV.
B.

- ① Facing brickwork.
- ② Contrasting brickwork.
- ③ Slate roof tiles.
- ④ PVCu windows with flat gauged arch and stone cills.
- ⑤ Smooth render.
- ⑥ Stone string



Front elevation



Side elevation



Side elevation



Rear elevation

901



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CLIENT



PROJECT

Creting Rd.

DRAWING TITLE

Block B (plots 7-14)
 Elevations

DRAWING STATUS

PLANNING

REVISIONS

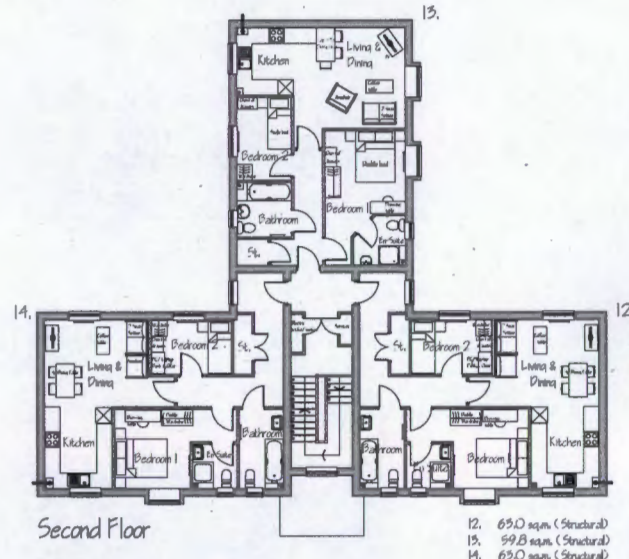
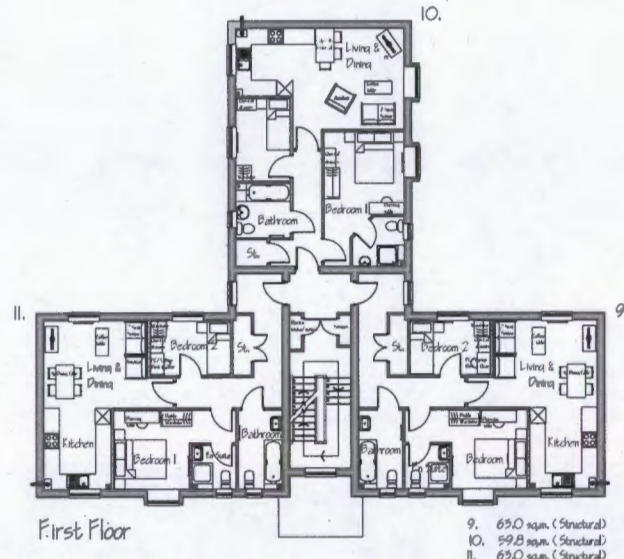
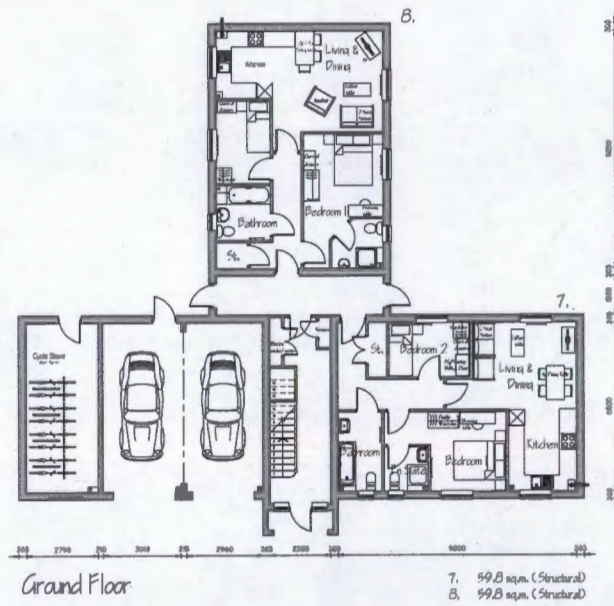
A. Segmental brick arches shown over 1st & 2nd floor windows. Solder string course shown over ground floor windows. Stairwell window changed. Entrance porch revised. 10.09.15

No dimensions are to be scaled from this drawing
 All written dimensions to be checked by the contractor
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SCALE 1:100@A2	DATE May.15	DRAWN BDG	CHECKED
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NUMBER
06.004/105

REV.
A.



107



PROJECT
Creting Rd.

DRAWING TITLE
**Block B (plots 7-14)
Plans**

DRAWING STATUS
PLANNING

REVISIONS
A. Dims added to ground floor plan. 22.08.15
B. Porch entrance revised. 10.08.15

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

SCALE 1:100@A2	DATE May.15	DRAWN BDG	CHECKED
NUMBER 06.004/106			REV. B



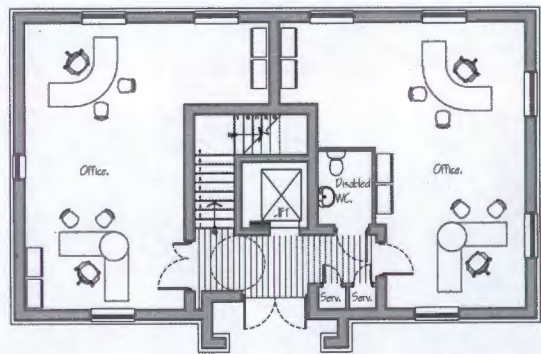
Side elevation

Front elevation

Side elevation

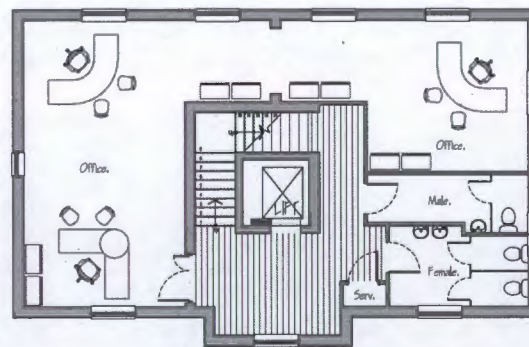
Rear elevation

303 13784 303



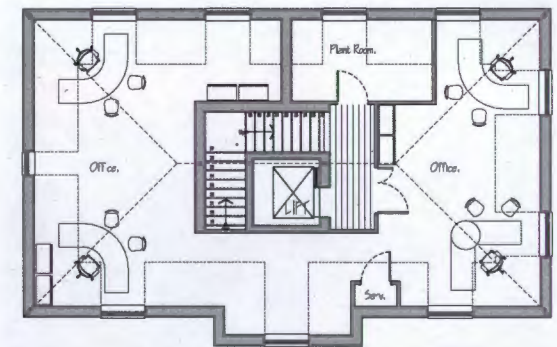
779 sqm. (Finishes)

Ground Floor



Office area 65.4 sqm. (Finishes)

First Floor



Office area 81.9 sqm. (Finishes)

Second Floor

Total Office Floor Area 225.2 sqm. (Finishes)
Gross Internal Floor Area 326 sqm.

B01



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CLIENT



PROJECT

Creting Rd.

DRAWING TITLE

Office Block
Plans & Elevations

DRAWING STATUS

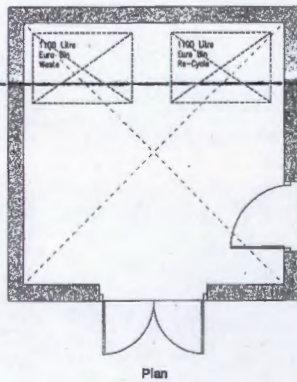
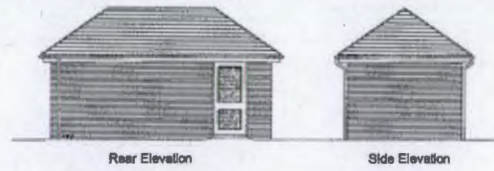
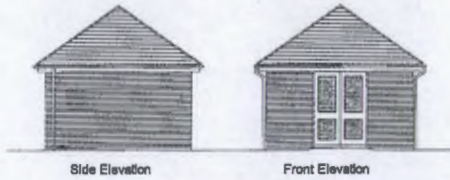
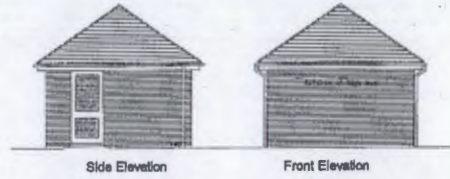
PLANNING

REVISIONS

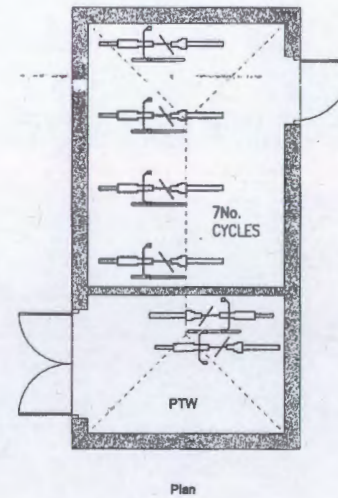
- A. Dims added to ground floor 22.06.15
- B. Front entrance re-designed, round top dormers added.

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All written dimensions to be checked by the contractor
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SCALE 1:100@A2	DATE May.15	DRAWN BDG	CHECKED
NUMBER 06.004/107			REV. B.



Bin Store



Cycle Store

1009

HAV. SUFFOLK DISTRICT COUNCIL
 PLANNING CONTROL
 RECEIVED
 - 9 JUN 2015
 APPROVED
 DATE
 PLS/TD

BDG DESIGN (SOUTH) Ltd
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CLIENT



PROJECT

Creting Rd.

DRAWING TITLE

Bin & Cycle Store
Plans & Elevations

DRAWING STATUS

PLANNING

REVISIONS

**

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All written dimensions to be checked by the contractor
and any discrepancies notified immediately to BDG

SCALE 1:50 & 1:100 @A2	DATE May.15	DRAWN BDG	CHECKED
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NUMBER 06.004/102	REV.
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110

From: Michelle Marshall [mailto:Michellelm@stowmarket.org]
Sent: 15 July 2015 20:12
To: Planning Admin
Subject: Planning applications
Importance: High

Please see below for comments from Stowmarket Town Council regarding recent planning applications:

2028/15

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

- i) That sufficient provision is made for car parking on-site as it is vital that there be no increase on on-road car parking as a consequence of this development; and
- ii) That due consideration be given to the landscaping of the site to ensure that the planting be adequate to the scale of the development as outlined in planning policy **GP1** 'landscaping should be regarded as an integral part of design proposals'.

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

111

From: Nick Ward
Sent: 15 September 2015 11:53
To: Philip Isbell
Cc: Paul Harrison; Mark Pickrell
Subject: App No 2028/15 - Office and 14 flats, Creeting Road West, Stowmarket

Phil

I have looked at the application as requested.

From a heritage perspective the proposal is likely to have a neutral impact upon the setting of Stowmarket Railway Station. In particular it is unlikely to impinge upon the setting and significance of the asset.

From a design perspective the proposed response is rather bland and mundane. There would appear to be an opportunity here to consider something modern and 'of the moment'. The proposed pastiche 'mill style' blocks are not very inspiring and a more imaginative approach could possibly make better use of the site. Better on site landscaping is also required to reduce the dominance of surface level parking.

I trust this helps.

Regards

Nick

N J Ward
Corporate Manager – Community Planning, Heritage and Design
Babergh and Mid Suffolk District Councils - Working Together

112

From: David Harrold
Sent: 29 July 2015 12:24
To: Planning Admin
Cc: Mark Pickrell
Subject: Plan Ref2028/15/FUL Land off Creeting Road West

Plan Ref 2028/15/FUL Land Off Creeting Road, Stowmarket

Thank you for consulting me on the above application and the Environmental Noise Assessment submitted by H&H Acoustic Consultancy (HH) in respect of the proposed residential development.

The assessment identifies the two main dominant noise sources that will affect the development as railway noise to the west and road traffic noise on the new relief road.

The development is also bounded by commercial/industrial premises, the closest neighbour being the Council Depot which also generates noise from heavy goods vehicles (HGVs) and is open from 05:00 hours.

The report advises that average external daytime noise levels are likely to be within the upper limit of 55 dBA suggested by BS 8233 as being acceptable for external spaces used for amenity, such as gardens.

Similarly average night time noise levels measured from 11.00pm over an 8 hour period are likely to be acceptable.

The report, however, identifies regular individual noise events from passing trains and vehicles on the industrial estate (HGVs) in the region of 80 dB LAmax and at times exceeding this level.

The individual external noise events will have a significant and adverse impact on the internal noise climate of the residential premises, causing premature waking and sleep loss with standard thermal double glazed windows open or closed.

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...”

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

In mitigation HH recommend a high standard of acoustic double glazing and alternative ventilation for windows to living rooms and bedrooms (para 4.9 of their report).

The report demonstrates 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:

Residential accommodation Blocks A (plot 1-6) and B (plot 7-14) 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 L_{Amax} (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 these blocks 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 rail and road traffic noise on the residential occupation of the proposed development.

David Harrold MCIEH

Senior Environmental Health Officer
Babergh and Mid Suffolk Council

01449 724718

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Consultation Response

1	Application Number	2028/15/FUL	
2	Date of Response	9.9.2015	
3	Responding Officer	Name:	Dawn Easter
		Job Title:	Economic Development Officer
		Responding on behalf of...	Economic Strategy
4	Recommendation (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.	
5	Discussion 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>This site is adjacent to the Station Quarter and has been identified as suitable for mixed used re-development. It currently contains a number of local businesses and the Council depot as well as some commercial buildings that have been vacant for a long time. Stowmarket has limited provision for office accommodation within the wider town centre and existing office buildings such as Wharfside House are in high demand. The Economic Development team are currently working with several small multi-media and IT businesses that are based in and around Stowmarket that would like to expand, but are having difficulty in finding suitable offices to expand into.</p> <p>This proposal is well located within the town as it is adjacent to the Railway Station and its car park and also within walking distance of the town centre.</p> <p>The proposal for B1(a) office use is compatible with the close proximity of residential development. The remaining businesses in the Creeting Road area should not be affected by the office use, however the residential accommodation is near to the Council depot, which sometimes operates outside traditional working hours and also needs to have a clear access along Creeting Road for its refuse collection and other large vehicles.</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.

		The site is also next to a busy and noisy rail track – I, therefore support the Senior Environmental Health Officers recommendation on the need for noise insulation
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	
7	Recommended conditions	

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Consultation Response

1	Application Number	2028/15/FUL	
2	Date of Response	17.8.2015	
3	Responding Officer	Name:	Julie Abbey-Taylor
		Job Title:	Corporate Manager – Strategic Housing
		Responding on behalf of...	Strategic Housing
4	Recommendation (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 subject to condition that the internal space standards – GIFA are provided at 59.8 sqm for 1 bed 2 person flats and at 70 sqm for 2 bed 4 person flats.	
5	Discussion 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>The application for 14 flats does not trigger the threshold for affordable housing contributions so the comments below relate to the design and space standards of the open market dwellings within the application.</p> <p>Of the 14 flats, 12 are two bed roomed and 3 are 1 bed roomed. There is certainly a need for entry level open market housing within Stowmarket and located close to the town centre and public transport hubs will enable any occupiers to access bus or rail facilities easily.</p> <p>However the design of the dwellings and space standards are lacking in comparison to the Housing Standards Review published by the Government (DCLG) in March 2015. The recommended gross internal floor area for a 1 bed 2 person flat is 50 sqm and for a 2 bed 3 person flat it is 61sqm or a 2 bed 4 person flat it is 70 sqm. The sqm figures on the plans state a structural size of 59.8 sqm and 63.0 sqm for 1 and 2 bed flats respectively. Therefore the 1 bed flats meet the standards in the HSR document but for maximum flexibility the 2 bed flats should cater for 4 persons.</p> <p>I note that all flats have an en-suite bathroom to the main bedroom, even in the 1 bed flats. This takes away useful habitable space from the main bedroom and restricts the circulation space around beds and furniture.</p>	
6	Amendments, Clarification or Additional	Seek internal rearrangement of layout to remove en-suite bathrooms from the 1 bed flats to improve internal	

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	<p>Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	<p>useable space.</p> <p>Recommend that All 2 bed flats to provide for 4 person occupation. The proposed 2nd bedrooms are very small and housing in the 21st century needs to provide flexibility in the living space for future household occupation. As the proposal is close to the town centre and station it is quite feasible that Older people may choose to buy these flats and are more likely to down size from a larger family house if bedrooms are of a good size and meet modern standards.</p>
7	<p>Recommended conditions</p>	<p>See box 4</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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Boyer

Date: 30/06/2015

Ref: 14.618

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

15 De Grey Square
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Colchester
Essex
CO4 5YQ

T: 01206 769 018
F: 01206 564 746

colchester@boyerplanning.co.uk
boyerplanning.co.uk

Dear Mark,

Developer Contributions Requirements – 2028/15 – Creting Road West, Stowmarket

I am writing on behalf of Suffolk County Council in relation to the above planning application for 14 dwellings in Stowmarket. 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 set out in this letter will need to be considered by Mid Suffolk District Council if residential development is successfully promoted on the site. The County Council will also 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 to provide the necessary infrastructure requirements.

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. These requirements should be used as the basis to establish the priorities that are going to be related to this specific site and proposal.

The National Planning Policy Framework (NPPF), at paragraph 203 - 206, sets out the requirements of planning obligations, and requires that 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/



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.

Community Infrastructure Levy

In March 2015, Mid Suffolk District Council formally submitted documents to the Planning Inspectorate for examination under Regulation 19 of the Community Infrastructure Levy Regulation 2010 (as amended). Mid Suffolk District Council are required by Regulation 123 to publish a list of infrastructure projects or types of infrastructure that it intends will be, or may be, wholly or partly funded by CIL.

The current Mid Suffolk 123 List, dated November 2014, includes the following as being capable of being funded by CIL rather than through planning obligations:

- Provision of passenger transport
- Provision of library facilities
- Provision of additional pre-school places at existing establishments
- Provision of primary school places at existing schools
- Provision of secondary, sixth form and further education places
- Provision of waste infrastructure

As of 6th April 2015, the 123 Regulations restrict the use of pooled contributions towards items that may be funded through the levy. The requirements being sought here would be requested through CIL, once adopted by Mid Suffolk District Council, and therefore would meet the new legal test. It is anticipated that the District Council is responsible for monitoring infrastructure contributions being sought.

The details of specific contribution requirements related to the proposed scheme 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 14 dwellings (taking into account dwelling type and mix):

- Primary school age range, 5-11: 2 pupils. Cost per place is £12,181 (2015/16 costs)
- Secondary school age range, 11-16: 1 pupil. Cost per place is £18,355 (2015/16 costs)
- Secondary school age range, 16+: 0 pupils. Cost per place is £19,907 (2015/16 costs)

The local catchment schools are Abbots Hall CP School, Stowmarket and Stowupland High School. There is currently adequate sixth form capacity however funding is required at primary and secondary level as follows:

- Primary requirements – 2 places totalling **£24,362** (2015/16 costs); and
- Secondary requirements – 1 place totalling **£18,355** (2015/16 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 2015/16 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 section 13 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 1 pre-school pupils arising at a cost of £6,091 per place. However, this postcode area has 4 early education providers with spaces, 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>

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 the 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 14 = **£3,024**. This would be spent at the local catchment library in Stowmarket and allows for improvements and enhancements to be made to library services and facilities.

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 **£714**.

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. Additionally, and more widely, when considering major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate.

As of 6th April 2015, the sustainable drainage provisions within the Flood and Water Management Act 2010 have been implemented, and developers are required to seek drainage approval from the county council and/or its agent alongside planning consent. The cost of ongoing maintenance is to be part of the Section 106 negotiation.

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

1.2/3

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 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.

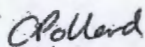
14. Summary Table

Service Requirement	Contribution per dwelling	Capital Contribution
Education - Primary	£1,740.14	£24,362
Education – Secondary	£1,311.07	£18,355
Education – Sixth Form	£0	£0
Pre-School Provision	£0	£0
Transport	£-	£-
Rights of Way	£-	£-
Libraries	£216	£3,024
Waste	£51	£714
Total	£3,318.21	£46,455

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

Email: catherinepollard@boyerplanning.co.uk

cc. Neil McManus, Suffolk County Council

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Creeting Road - Stowmarket

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 build cost and sales values have been tested and found to be reasonable and are in line with the industry standard.

Conclusion

The total section 106 package the scheme can afford is £104,088

Primary education -	£24,362
Secondary education	£18,355
Libraries	£3,024
Waste	£714
OSSI	<u>£57,633</u>
Total	<u>£104,088</u>

Richard Larbi
Viability Consultant

Your Ref: MS/2028/15
Our Ref: 570\CON\1894\15
Date: 07 September 2015

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All Planning enquiries should be sent to the Planning Authority.

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

For the Attention of: Mr M Pickrell

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/2028/15

PROPOSAL: Demolition of existing single storey light industrial buildings and the proposed construction of 14 No flats and office block (B1 Use) and associated car parking, cycle and bin stores

LOCATION: Land at, Creting Road West, Stowmarket, Suffolk

ROAD CLASS:

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 AL 1

Condition: The accesses shall be completed in all respects in accordance with Drawing No. 06.004/100 as submitted; with an entrance width of 4.5 metres and be available for use before first occupation of the offices or flats. Thereafter it shall be retained in its approved form. At this time all other means of access within the frontage of the application site shall be permanently and effectively "stopped up" in a manner which previously shall have been approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety to ensure the approved layout is properly constructed and laid out and to avoid multiple accesses which would be detrimental to highway safety.

2 AL 8

Condition: Prior to the new offices and flats hereby permitted being first occupied, the new accesses onto the existing road shall be properly surfaced with a bound material for a minimum distance of 10 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.

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

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3 D 2

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

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

4 G1

Condition: Gates shall be set back a minimum distance of 7 metres from the edge of the carriageway and shall open only into the site and not over any area of the highway.

Reason: In the interests of road safety.

5 P 1

Condition: The use shall not commence until the area(s) within the site shown on Drawing Number 06.004/100 as submitted for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

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

6 NOTE 02

Note 2: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense. The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

7 NOTE 05

Note: Public Utility apparatus may be affected by this proposal. The appropriate utility service should be contacted to reach agreement on any necessary alterations which have to be carried out at the expense of the developer. Those that appear to be affected are all utilities

8 NOTE 12

Note: The existing street lighting system may be affected by this proposal. The applicant must contact the Street Lighting Engineer of Suffolk County Council, telephone 01284 758859, in order to agree any necessary alterations/additions to be carried out at the expense of the developer.

9 NOTE 15

Note: The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification. The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing.

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ADDITIONAL NOTE

The applicant should allow for the full replacement of the existing frontage footways as significant damage will likely occur during demolition of the existing buildings together with the closure of existing accesses and the creation of the new accesses. In addition there are many inspection chambers positioned within the existing frontage footway that will be affected by the new development. These works will need to be carried out at the applicants expense.

Yours faithfully

Mr Martin Egan
Highways Development Management Engineer

Highway Network Management Group
Economy, Skills & Environment

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

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

Enquiries to: Rachael Abraham
Direct Line: 01284 741232
Email: Rachael.abraham@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2015_2028
Date: 2 July 2015

For the Attention of Mark Pickrell

Dear Mr Isbell

**Planning Application 2028/15 – Land off Creting Road West, Stowmarket:
Archaeology**

This proposal lies in an area of archaeological importance recorded in the County Historic Environment Record, within the central Gipping Valley where there is a high density of important archaeological sites. The proposed development is situated on the possible site of Thorney Hall, a medieval manor house (SKT 012) and close to the site of a Roman kiln (SKT 008). As a result, there is high potential for early occupation deposits of all periods to be located in this area. The proposed works would cause significant ground disturbance that has potential to damage any archaeological deposit that exists.

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

In this case the following conditions would be appropriate:

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

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

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

2. 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.

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

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

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

Yours sincerely

Rachael Abraham

Senior Archaeological Officer
Conservation Team

BABERGH/MID SUFFOLK DISTRICT COUNCIL**MEMORANDUM**

TO: Chief Planning Control Officer For the attention of: Planning
FROM: Nathan Pittam, Environmental Protection Team DATE: 8.7.15
YOUR REF: 2028/15/FUL. EH - Land Contamination.

SUBJECT: Demolition of existing single storey light industrial buildings and the proposed construction of 14 No flats and office block (B1 Use) and associated car parking, cycle and bin stores.

Address: Land Off, Creeting Road West, STOWMARKET, Suffolk.

Please find below my comments regarding contaminated land matters only.

The Environmental Protection Team has no objection to the proposed development, but would recommend that the following Planning Condition be attached to any planning permission:

Proposed Condition: Standard Contaminated Land Condition (CL01)

No development shall take place until:

- 1. A strategy for investigating any contamination present on site (including ground gases, where appropriate) has been submitted for approval by the Local Planning Authority.*
- 2. Following approval of the strategy, an investigation shall be carried out in accordance with the strategy.*
- 3. A written report shall be submitted detailing the findings of the investigation referred to in (2) above, and an assessment of the risk posed to receptors by the contamination (including ground gases, where appropriate) for approval by the Local Planning Authority. Subject to the risk assessment, the report shall include a Remediation Scheme as required.*
- 4. Any remediation work shall be carried out in accordance with the approved Remediation Scheme.*
- 5. Following remediation, evidence shall be provided to the Local Planning Authority verifying that remediation has been carried out in accordance with the approved Remediation Scheme.*

Reason: To identify the extent and mitigate risk to the public, the wider environment and buildings arising from land contamination.

It is important that the following advisory comments are included in any notes accompanying the Decision Notice:

"There is a suspicion that the site may be contaminated or affected by ground gases. You should be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

Unless agreed with the Local Planning Authority, you must not carry out any development work (including demolition or site preparation) until the requirements of the condition have been met, or without the prior approval of the Local Planning Authority.

The developer shall ensure that any reports relating to site investigations and subsequent remediation strategies shall be forwarded for comment to the following bodies:

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

Any site investigations and remediation strategies in respect of site contamination (including ground gases, where appropriate) shall be carried out in accordance with current approved standards and codes of practice.

The applicant/developer is advised, in connection with the above condition(s) requiring the submission of a strategy to establish the presence of land contaminants and any necessary investigation and remediation measures, to contact the Council's Environmental Protection Team."

Nathan Pittam
Senior Environmental Management Officer



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Historic England

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: **W:** P00465174

9 July 2015

Dear Mr Pickrell

**Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015
LAND OFF, CREETING ROAD WEST, STOWMARKET
Application No 2028/15**

Thank you for your letter of 24 June 2015 notifying Historic England of the scheme for planning permission relating to the above site. Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.

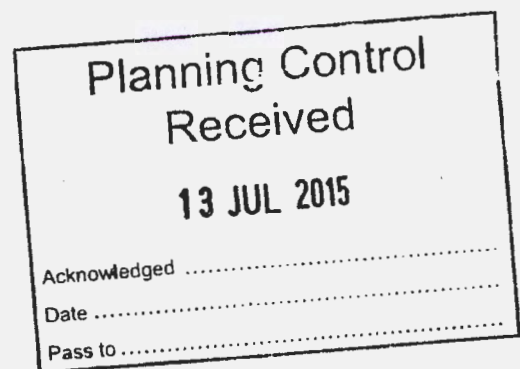
Recommendation

The application(s) 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 on this application. However, if you would like further advice, please contact us to explain your request. We can then let you know if we are able to help further and agree a timetable with you.

Yours sincerely

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



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



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