

Stowmarket
Village
Classification

Visually
Important
Open Space



Protected Tree

Application Site:
3010/15

Listed Building

© Crown Copyright
Ordnance Survey 100017816



No dimensions are to be scaled from this drawing All written dimensions to be checked by the contractor and any discrepancies notified immediately to BDG			
SCALE	DATE	DRAWN	CHECKED
1:1250	Aug. 15	KS	
NUMBER	13.066/100		REV. A

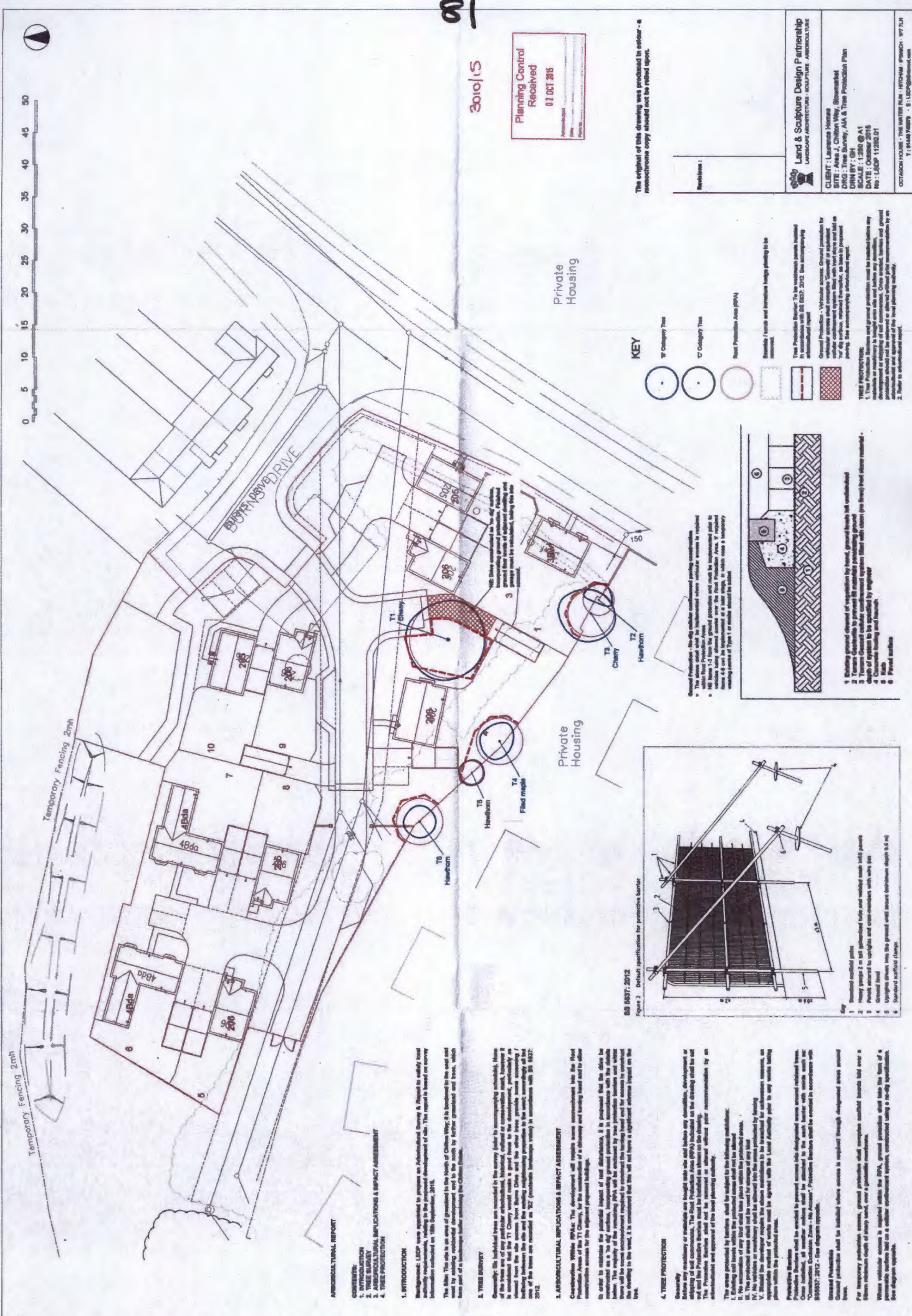
DRAWING STATUS	PLANNING
REVISIONS	A 02.10.15 Red file revised.

PROJECT	Area J Stowmarket
DRAWING TITLE	Site Location Plan



CLIENT

BDG DESIGN
 Southway House
 29 Southway
 Essex CO2 7BA
 Tel: 01206 561436
 Fax: 01206 574821
 E-Mail: cdc@bdg-design.co.uk



0 5 10 15 20 25 30 35 40 45 50

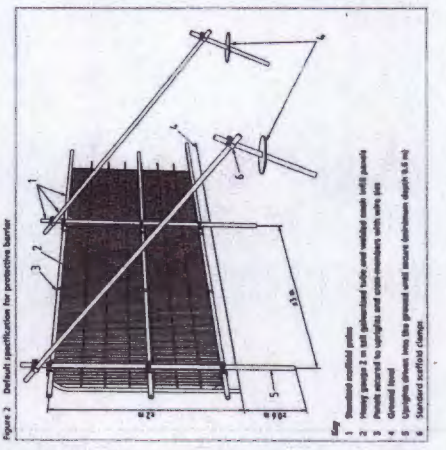
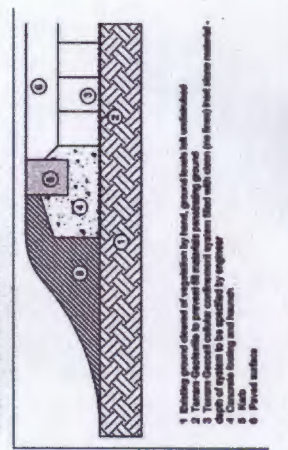


Planning Control
Received
02 OCT 2015

The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Land & Sculpture Design Partnership
LANDSCAPE ARCHITECTURE - SCULPTURE - ARCHITECTURE
CLIENT: Laurence Horne
SITE: Area J, Clifton Way, Almondsbury
DRG: Tree Survey, AA & Tree Protection Plan
SCALE: 1:250 @ A1
DATE: October 2015
No: LDCP-11282.01
OCCASION HOUSE - THE MATTER NAME - HITCHAM - ARCHITECT - 977314
T: 01454 76879 - E: LDCP@btinternet.com

- KEY**
- W Category Tree
 - C Category Tree
 - Hawthorn
 - Plant Protection Area (PPA)
 - Boundary fence and temporary fencing planting to be removed
 - Tree Protection Barrier (TPB) to be installed in accordance with BS 5822:2012
 - Ground Protection - Vehicular access. Ground protection for vehicular access must comprise 100mm of crushed stone over 150mm of compacted hardcore, with 100mm of 40mm aggregate on top. The ground protection must be installed to the full width of the proposed access and must be installed to the full width of the proposed access.
- TREE PROTECTION**
1. Tree Protection Barriers and ground protection must be installed before any excavation or earthmoving to begin and must remain in place until the ground protection has been removed.
 2. Where it is not possible to install a Tree Protection Barrier, a Tree Protection Barrier must be installed to the full width of the proposed access.



AGRICULTURAL REPORT

CONTENTS:

1. INTRODUCTION
2. AGRICULTURAL IMPLICATIONS & IMPACT ASSESSMENT
3. TREE PROTECTION

1. INTRODUCTION

Background: LDCP were approached to prepare an Agricultural Survey & Report to satisfy local authority requirements for the development of the site. The report is based on a survey conducted on 18th September, 2015.

The site: This site is an area of grassland to the north of Clifton Way, it is bounded to the east and west by existing residential development and to the south by further grassland and trees, which form part of a landscape buffer surrounding the Clifton Way.

2. TREE SURVEY

Generally, the individual trees are recorded in the survey table by accompanying sketches, those of the trees of any particular botanical, historical, cultural or conservation merit, however it is considered that the T1 Cherry tree merits a special place in the assessment, particularly in relation to its proximity to the proposed development. The tree is situated in the area of the site, including between the site and the existing residential development to the west, south and east. One of the trees are recorded as 'S' (predominant landscape value) to conform with BS 5822:2012.

3. AGRICULTURAL IMPLICATIONS & IMPACT ASSESSMENT

Conservation: While PPA's: The development will require some excavation into the Plant Protection Areas of the T1 Cherry, for the construction of a driveway and parking area and to other conservation areas for the adjacent residential buildings.

In order to mitigate the potential impact of PPA's, it is proposed that the site be excavated to a depth of 100mm, immediately adjacent to the site boundaries, to ensure that the site is not excavated to a depth of 100mm. This will ensure that the site is not excavated to a depth of 100mm, which will ensure that the site is not excavated to a depth of 100mm.

4. TREE PROTECTION

Summary: The proposed development will include the site and include the following: development of a driveway and parking area, and the proposed development. The site is situated in the area of the site, including between the site and the existing residential development to the west, south and east. One of the trees are recorded as 'S' (predominant landscape value) to conform with BS 5822:2012.

3010/15

82

MID SUFFOLK DISTRICT COUNCIL
PLANNING CONTROL
RECEIVED
24 AUG 2015
UNRECORDED



PERSPECTIVE
Burns Drive

All dimensions are to be noted from this drawing. All written dimensions to be checked by the contractor and any discrepancies notified immediately to BDC.

Schedule of Units

Type	Classification
1BF	1 bedroom flat
2BF	2 bedroom flat
B	2 bedroom house
3BA	3 bedroom house
3BC	3 bedroom house
3BD	3 bedroom house
3BT	3 bedroom house
3BH	3 bedroom town house
3BI	3 bedroom house
3BJ	3 bedroom house
3BK	4 bedroom house

84

Jan 05

Registered and returned.

MD REFUGY
DISTRICT COUNCIL
RECEIVED
31 JAN 2006
100 BALFOUR STREET
MIDWICH, CHESHIRE
WV10 4JG

PLANNING

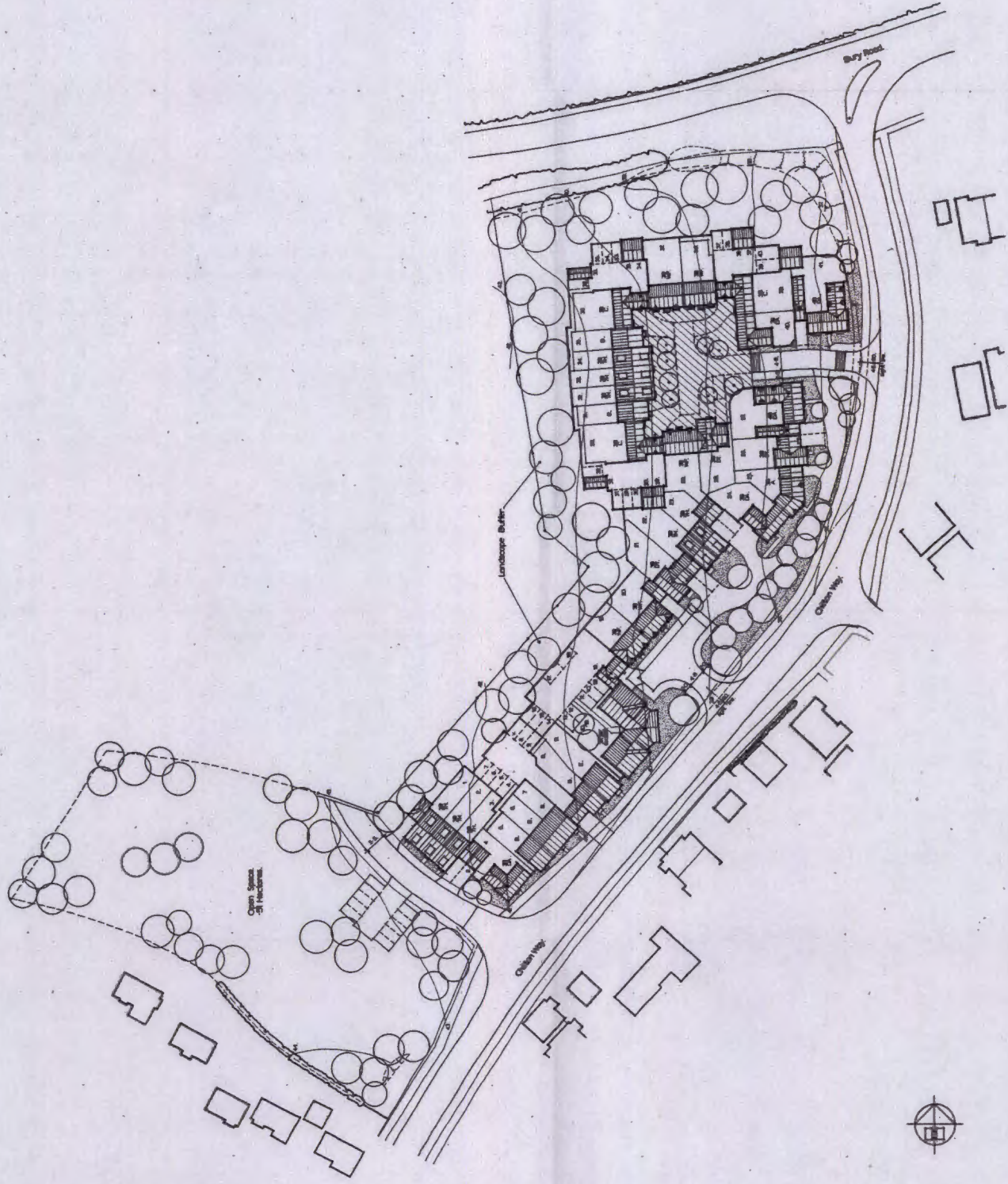
BDC
DESIGN



Area 7 Chilren Hall
Stowmarket

Proposed Site Layout

Scale 1:500
Date 01/149/100
Sheet A



85

100/01 OUT



HERITAGE PLANNING

TOWN PLANNING AND DEVELOPMENT CONSULTANCY

Heritage House, Old Coach Road, Colchester, Essex CO1 2TH
 Tel: 01206 792444 • 792445 • 792448 • Fax: 01206 860116
 E-mail: heritage.planning@aspects.net

PROPOSED RESIDENTIAL DEVELOPMENT OF AREA J, CHILTON HALL
 CHILTON WAY, STOWMARKET FOR LAURENCE HOMES (EASTERN) LTD

Scale 1/2500



MID SUFFOLK DISTRICT COUNCIL RECEIVED
 ESTATE 99 JUN 2005
 PLANNING CONTROL AND BUILDING CONTROL
 Acknowledged by
 Date
 Passed by

Planned
2005
[Signature]

MEMBER REFERRAL TO COMMITTEE

See Planning Charter for principles. Paragraph references below link to Planning Charter.

Planning application reference	3010/15
Parish	Stowmarket North
Member making request	Gary Green
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	<p>This is building on to what is an established green corridor used by numerous of walkers</p> <p>It also has a visible importance for the residents of Chilton Hall</p>
13.4 Please detail the clear and substantial planning reasons for requesting a referral	<p>This is an established green corridor for the estate used by numerous of walkers and it is also a green space which offers good visual views too.</p> <p>This is overdevelopment onto a green space</p>
13.5 Please detail the wider District and public interest in the application	<p>There has been a huge amount of complaints regarding this application which is evident by the number of complaints online. Had the application been for a few properties on their land where their yard is I wouldn't have any complaint but this extends further into a lovely green space which is overdevelopment</p>
13.6 If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development	
13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer	I have had email correspondence with the officer

Stowmarket Town Council Comments

Michelle Marshall

3010/15

The Town Council recommends refusal of the planning application on the following grounds:

i) That, contrary to planning policy **CL08**, the proposed development will bring about the loss of an important habitat which is well-used and well-loved by the local community;

ii) That, contrary to planning policy **COR05**, the proposed development will not maintain or enhance the environment... and retain the local distinctiveness of the area. In particular the Town Council is concerned about the loss of the green corridor that the site currently provides;

iii) Planning policy **EEENV01** states "Areas and networks of green infrastructure should be... protected, enhanced and managed to ensure an improved and healthy environment is available for present and future communities". The Town Council believes that the proposed development would destroy an important area of green infrastructure.

iv) Planning policy **H16** states "...the District Planning Authority will refuse the loss of open spaces which contribute to the character or appearance of an area and which are important for recreation or amenity purposes". The Town Council considers the green area contained within the application site to be an important area for recreation and amenity purposes.

v) That, contrary to planning policy **SB2**, the proposed development will adversely affect an existing open space which provides important amenities for the local community.

From: David Pizzey
Sent: 02 September 2015 11:39
To: Mark Pickrell
Cc: Planning Admin
Subject: 3010/15/OUT Land at Chilton Leys, Stowmarket.

Mark

The few trees potentially affected by this proposal are of limited/moderate amenity value and need not be considered a constraint subject to appropriate new planting in mitigation.

David

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

89

From: Ishaq Muhammad
Sent: 15 September 2015 16:31
To: Planning Admin
Subject: Consultation on Planning Application 3010/15

TO: Environmental Health Officer-Sustainability
OUR REF: 3010 / 15 / OUT
PROPOSAL: Proposed residential development, associated highway, car parking and open space.
LOCATION: Land at Chilton Leys, Bury Road, Stowmarket

Hi Mark

I note that we have not been consulted on this application in respect of environmental sustainability issues. The proposal is a 'major' development (10 or more dwellings) and would therefore recommend that any permission granted should be subject to a condition requiring the submission of a report demonstrating the achievement of the energy performance requirement equivalent to Code for Sustainable Homes Level 4. This should be submitted to and agreed in writing by the LPA prior to the commencement of the development. Thanks you.

Kind regards

Is-haq Muhammad (*MSc Env.*)
Environmental Management Officer
Environmental Health
Babergh and Mid Suffolk District Councils - Working Together
Mid Suffolk: 01449 724855

From: Ishaq Muhammad
Sent: 21 September 2015 14:44
To: Planning Admin
Subject: FW: Consultation on Planning Application 3009/15

TO: Environmental Health Officer-Land Contamination
OUR REF: 3009 / 15 / FUL
PROPOSAL: Conversion of agricultural building to additional accommodation to The
Farmhouse, Tithe Farm, Fressingfield.
LOCATION: Tithe Farm, Laxfield Road, Fressingfield, IP21 5PY

Hi Mark

Thank you for your request for comments on the above application.

In order for the Applicant to demonstrate the suitability of the site for its proposed sensitive end use i.e. dwelling house(s) we would require a full Phase-I investigation study to be undertaken by a competent and appropriately qualified person, incorporating a desktop study, site walkover and initial risk assessment and that would be fully compliant with BS10175 to be submitted prior to any permission being granted.

Without this information we are unable to provide an objective recommendation other than that of refusal of the application.

Kind regards

Is-haq Muhammad (*MSc Env.*)
Environmental Management Officer
Environmental Health
Babergh and Mid Suffolk District Councils - Working Together
Mid Suffolk: 01449 724855

91

From: Ishaq Muhammad
Sent: 15 September 2015 17:25
To: Planning Admin
Subject: Consultation on Planning Application 3010/15 - Land Contamination

TO: Environmental Health Officer-Land Contamination
OUR REF: 3010 / 15 / OUT
PROPOSAL: Proposed residential development, associated highway, car parking and open space.
LOCATION: Land at Chilton Leys, Bury Road, Stowmarket

Hi Mark

In order for the Applicant to demonstrate the suitability of the site for its proposed use, we would require a full Phase-I investigation study to be undertaken by a competent and appropriately qualified person, incorporating a desktop study, site walkover and initial risk assessment and that would be fully compliant with BS10175.

Kind regards

Is-haq Muhammad (*MSc Env.*)
Environmental Management Officer
Environmental Health
Babergh and Mid Suffolk District Councils - Working Together
Mid Suffolk: 01449 724855

92

Your Ref: MS/3010/15
Our Ref: 570\CON\2696\15
Date: 07 October 2015
Highways Enquiries to: martin.egan@suffolk.gov.uk

All planning enquiries should be sent to the Local Planning Authority.

Email:

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

For the Attention of: Mark Pickrell

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3010/15

PROPOSAL: Proposed residential development, associated highway, car parking and open space

LOCATION: Land at Chilton Leys, Bury Road, 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:

By way of information Burns Drive is not yet an adopted highway so the application red line should be extended to include Burns Drive as far as the junction with Chilton Way which is an adopted highway.

1 ER 1

Condition: Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that roads/footways are constructed to an acceptable standard.

2 ER 2

Condition: No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.

Reason: To ensure that satisfactory access is provided for the safety of residents and the public.

3 P 1

Condition: The use shall not commence until the area(s) within the site shown on the submitted drawing number 13.066/101 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.

4 NOTE 07

Note: The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads.

5 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.

Yours faithfully

Mr Martin Egan
Highways Development Management Engineer
Strategic Development – Resource Management

94

Your ref: 3010/15
Our ref: Stowmarket – land at Chilton Leys,
Bury Road 00043099
Date: 01 September 2015
Enquiries to: Neil McManus
Tel: 01473 264121 or 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

Mr Mark Pickrell,
Planning Services,
Mid Suffolk District Council,
Council Offices,
131 High Street,
Needham Market,
Ipswich,
Suffolk,
IP6 8DL

Dear Mark,

Stowmarket: land at Chilton Leys, Bury Road - developer contributions

I refer to the proposed residential development, associated highway, car parking and open space on land at Chilton Leys.

The development falls within the Stowmarket Area Action Plan (SAAP) and it therefore needs to be considered in relation to SAAP Policy 11.1 and Core Strategy Policy CS6 which requires all development to provide for the supporting infrastructure they necessitate. It is considered that the requirements of SCC meet the legal tests as set out in paragraph 204 of the National Planning Policy Framework and Regulation 122 & 123(3) of the Community Infrastructure Levy Regulations 2010 (as amended).

I set out below Suffolk County Council's corporate views, which provides our infrastructure requirements associated with a scheme of 10 dwellings which need to be considered by Mid Suffolk. The county council will need to be a party to any sealed Section 106 legal agreement if it includes obligations which are its responsibility as service provider. Without the following contributions being agreed between the applicant and the local authority, the development cannot be considered to accord with relevant national and local policies.

The National Planning Policy Framework (NPPF) in paragraph 204 sets out the requirements of planning obligations, which are that they must be:

- a) Necessary to make the development acceptable in planning terms;
- b) Directly related to the development; and,
- c) Fairly and reasonably related in scale and kind to the development.

Please also refer to the adopted 'Section 106 Developers Guide to Infrastructure Contributions in Suffolk' which sets out the agreed approach to planning obligations with further information on education and other infrastructure matters in the topic papers.

1. **Education.** Refer to the NPPF paragraph 72 which states 'The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education'.

The NPPF at paragraph 38 states 'For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.'

We would anticipate the following **minimum** pupil yields from a development of 10 residential units, namely:

- a. Primary school age range, 5-11: 3 pupils. Cost per place is £12,181 (2015/16 costs).
- b. Secondary school age range, 11-16: 0 pupils. Cost per place is £18,355 (2015/16 costs).
- c. Secondary school age range, 16+: 0 pupils. Costs per place is £19,907 (2015/16 costs).

The move from 3 tiers to 2 tiers under School Organisation Review (SOR) will be implemented in the Stowmarket/Stowupland school pyramids from September 2015.

The local catchment schools are Stowmarket Chilton Primary School, Stowmarket Middle School (will be closing) and Stowupland High School.

Based on existing forecasts we will have no surplus places available at the catchment primary school to accommodate any of the pupils arising from this scheme. **Based on this current position we will require contributions towards providing additional education facilities for the 3 primary age pupils arising, at a total cost of £36,543 (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 the Section 106 legal agreement has been signed, the agreed sum will be index linked using the BCIS index from the date of the Section 106 agreement until such time as the education contribution is due. SCC has a 10 year period from completion of the development to spend the contribution on education provision.

Clearly, local circumstances may change over time and I would draw your attention to paragraph 11 where this information is time-limited to 6 months from the date of this letter.

- 2. Pre-school provision.** Refer to the NPPF 'Section 8 Promoting healthy communities'. It is the responsibility of SCC to ensure that there is sufficient local provision under the Childcare Act 2006. Section 7 of the Childcare Act sets out a duty to secure free early years provision for pre-school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of the year for all 3 and 4 year-olds. The Education Bill 2011 amended Section 7, introducing the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds. From these development proposals we would anticipate no pre-school pupils arising.

Please note that the early years pupil yield ratio of 10 children per hundred dwellings is expected to change and increase substantially in the near future. The Government announced, through the 2015 Queen's Speech, an intention to double the amount of free provision made available to 3 and 4 year olds, from 15 hours a week to 30.

- 3. Play space provision.** Consideration will need to be given to adequate play space provision. A key document is the 'Play Matters: A Strategy for Suffolk', which sets out the vision for providing more open space where children and young people can play. Some important issues to consider include:
- a. In every residential area there are a variety of supervised and unsupervised places for play, free of charge.
 - b. Play spaces are attractive, welcoming, engaging and accessible for all local children and young people, including disabled children, and children from minority groups in the community.
 - c. Local neighbourhoods are, and feel like, safe, interesting places to play.
 - d. Routes to children's play spaces are safe and accessible for all children and young people.

- 4. Transport issues.** Refer to the NPPF 'Section 4 Promoting sustainable transport'. A comprehensive assessment of highways and transport issues will be required as part of the planning application. This will include travel plan, pedestrian & cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. This will be coordinated by Suffolk County Council FAO Andrew Pearce.

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

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

strategy needs to be agreed and implemented by planning conditions. Refer to the Waste Planning Policy Statement, the Suffolk Waste Plan and the Joint Municipal Waste Management Strategy in Suffolk.

We would request that waste bins and garden composting bins will be provided before occupation of each dwelling and this will be secured by way of a planning condition. We would also encourage the installation of water butts connected to gutter down-pipes to harvest rainwater for use by occupants in their gardens.

6. **Supported Housing.** In line with Sections 6 and 8 of the NPPF, homes should be designed to meet the health needs of a changing demographic. Following the replacement of the Lifetime Homes standard, designing homes to the new 'Category M4(2)' standard offers a useful way of fulfilling this objective, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the local planning authority's housing team to identify local housing needs.
7. **Sustainable Drainage Systems.** Refer to the NPPF 'Section 10 Meeting the challenges of climate change, flooding and coastal change'. On 18 December 2014 there was a Ministerial Written Statement made by The Secretary of State for Communities and Local Government (Mr Eric Pickles). The changes took 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."

8. **Fire Service.** Any fire hydrant issues will need to be covered by appropriate planning conditions. We would strongly recommend the installation of automatic fire sprinklers. The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access for fire vehicles and the provisions of water for fire-fighting which will allow us to make final consultations at the planning stage.
9. **Superfast broadband.** SCC would recommend that all development is equipped with superfast broadband (fibre optic). This facilitates home working which has

associated benefits for the transport network and also contributes to social inclusion. Direct access from a new development to the nearest BT exchange is required (not just tacking new provision on the end of the nearest line). This will bring the fibre optic closer to the home which will enable faster broadband speed.

10. Legal costs. SCC will require an undertaking for the reimbursement of its own legal costs associated with work on a S106A, whether or not the matter proceeds to completion.

11. The above information is time-limited for 6 months only from the date of this letter.

I consider that the contributions requested are justified and satisfy the requirements of the NPPF and the Community Infrastructure Levy (CIL) 122 & 123(3) Regulations.

Yours sincerely,

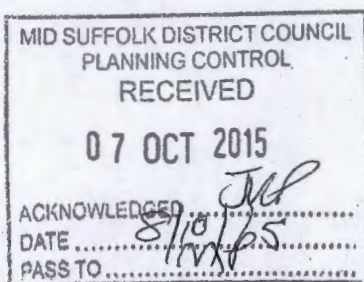


Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Strategic Development – Resource Management

cc Iain Maxwell, Suffolk County Council
 Andrew Pearce, Suffolk County Council
 Flood Planning, Suffolk County Council

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

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



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

Our Ref: 2015_3010
Date: 07 October 2015

For the Attention of Mark Pickrell

Dear Mr Isbell

Planning Application 3010/15 – Land at Chilton Leys, Stowmarket: Archaeology

This site lies in an area of high archaeological potential, adjacent to the large site covered by planning application 2722/13. Archaeological evaluation and excavation carried out there to date has revealed extensive and significant multi-period archaeological remains, including prehistoric and roman occupation features, a Saxon cemetery, Anglo-Saxon buildings, and Roman and medieval pottery kilns. Evaluation trenching carried out by Oxford Archaeology East and subsequent excavation by Archaeological Solutions has revealed prehistoric and Roman occupation features relating to occupation immediately adjacent to the development site (Suffolk Historic Environment Record no. HGH 052, HGH 055), which is likely to continue in to it. An Anglo-Saxon ditch also continues into the development site. A Roman kiln was present further to the east. The proposed development would cause significant ground disturbance that has potential to damage the archaeological deposits and below ground heritage assets that are known to exist across the site.

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.

Given the results of excavations immediately adjacent to the site (including the presence of kilns), the applicant would be advised to undertake archaeological evaluation at as early a stage as possible in order to manage any risks to the project and to factor archaeological costs and timescales in to proposals. In this case, geophysical survey and a trenched archaeological evaluation will be required in the first instance in order to establish the archaeological potential of the site. Decisions on the need for any further investigation (excavation before any groundworks commence) or mitigation 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

Abby Antrobus

Senior Archaeological Officer
Conservation Team

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: 3010/15
Our Ref: FS/F221315
Enquiries to: Mrs Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 25/09/2015

Dear Sirs

SEP
MT
Land off Chilton Way, Stowmarket, Suffolk
Planning Application No: 3010/15

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

Suffolk Fire and Rescue Service records show that the nearest two fire hydrants in this location are both over 150 metres from the site entrance and we therefore recommend 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).

/continued

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

A large, dark, scribbled-out area that completely obscures the signature of the sender.

Mrs A Kempen
Water Officer

Cc adrian.buxton@suffolk.gov.uk

Mr Graham Warren, BDG Design (South) Ltd, Southway House, 29
Southway, Colchester, Essex CO2 7BA
Enc Sprinkler Letter

DISCLAIMER: This information has been produced by Suffolk County Council's Natural Environment Team on behalf of Mid Suffolk District Council, at their request. However, the views and conclusions contained within this report are those of the officers providing the advice and are not to be taken as those of Suffolk County Council.

Ms A Westover
Landscape Planning Officer
Natural Environment Team
Suffolk County Council
Endeavour House (B2 F5 55)
Russell Road
Ipswich
Suffolk IP1 2BX

Tel: 01473 264766
Fax: 01473 216889
Email: anne.westover@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

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

Your Ref: 3010/15
Our Ref: Landscape/MSDC/Stowmarket
Date: 24th September 2015

Dear Mark,

Proposal: Proposed residential development, associated highway, car parking and open space

Location: Land at Chilton Leys, Chilton Way off Bury Road, Stowmarket

Application No: 3010 / 15

Thank you for your consultation letter dated 10th September 2015. Based on the information provided on the MSDC web site and my site visit, I offer the following comments regarding this application. I emailed you some initial comments on 23rd September. I have looked at some of the planning history for Chilton Leys online.

THE CONTEXT

The site lies on the edge of the Chilton Hall estate and forms a green space providing a buffer between this estate and the Chilton Leys development area.

The space is a designated VIOS (Visually Important Open Space) and, in its undeveloped form it provides a green lung and 'breathing space' between the estate developments and gives a visual break to the houses fronting onto Chilton Way. The space contributes towards creating an attractive setting for the existing homes given its green appearance and presence of trees and hedges. The VIOS designation is also reflected in the master plan layouts for the Chilton Leys development.

The Stowmarket Area Action Plan Map 6.4 and the Chilton Leys Development Brief plan Figure 2.2 both show the area as green space providing a green belt around the Chilton

Hall estate phase of the development. The plans also show how this space forms part of a network of green spaces providing links around and through the estate areas.

The 2013 approved layout and landscape strategy (CSa 274/079 and 274/090 Aug 2013) for the housing currently under construction (MSDC Planning Ref: 2722/13) as part of the Chilton Leys estate takes into account these areas of open space. The 2013 layout appears to be designed around this informal open space with the remaining spaces at this eastern end of the development being utilised for flood attenuation and a LEAP (Local equipped area for play).

The 2001 outline permission MSDC Ref: 0100/01/OL provides for the space with an approved plan indicating a red area for 'play equipment' located within the west end of Area J. This plan dated 9th June 2005, Heritage Planning for Laurence Homes may form part of a legal agreement.

The 2006 Area J approval MSDC Ref: 0189/06 for land alongside Chilton Way shows the space as 0.51 hectares of Open Space. This is mapped on the BDG Design/Laurence Homes 'Proposed Site Layout' 01.149/100 January 2006 at the west end of this area of development.

THE SITE AND LANDSCAPE

The space contributes to providing a green setting between two existing phases of houses and a buffer area to those under construction to the north. The space is hedged on its west boundary with a former field hedge/thicket. There are several attractive established hawthorn and field maple trees which have both a visual presence and create habitat for local wildlife.

The large cherry (likely to be *Prunus avium*) in the centre of the site also provides a distinctive feature and no doubt looks very striking when in flower in spring.

The frontage of the space has a boundary of a young but established hedge with ash trees, this is set back from the highway to allow visibility with a green verge alongside the Chilton Way footway.

The space is visible from Chilton Way and creates a valuable green gap on the brow of the hill as one drives or walks along this road. These open pockets are scarce and become more valuable as other spaces are developed.

INDICATIVE LAYOUT NOTES

The indicative layout shows part of the mature hedge and cherry tree to be within private plots 1 and 4 which is unfortunate. This will mean that there will be limited guarantee that planting will be retained in what will be small garden areas. Plots 1 and 2 are shown close to road requiring the established planting to be removed along with the highway verge.

Access off the end of the private drive, as indicated, to the remaining open space will not provide a practical long term arrangement. The potential for people to walk through the green space alongside the hedgerow to/from Chilton Way will be curtailed.

The LAP may be beneficial but it is not clear if this is proposed to be equipped for toddlers and whether the space is sufficient for this. This will depend on the provision of equipped space at suitable distances elsewhere on the estate.

CONCLUSION AND RECOMENDATION

I conclude that development of this space will erode the overall balance of green infrastructure and linking spaces through the estate. The various approved master plans and planning layouts have indicated that this space was needed in order to create an amenity greenspace/play space for residents and I see no reason to put aside these established design concepts for green space infrastructure. In addition the land is a designated VIOS which is intended to protect the green spaces in Stowmarket.

I recommend that the application be refused.

If MSDC are minded to approve this application and consider that there is a housing need case for setting aside approved documents and policies relating to the SAAP and the Chilton Leys Master Plan then I recommend that the following design aspects be considered and where possible be covered by Reserved matters conditions:

- Development should be limited to a lower number of plots with these positioned so that the main route through the space parallel to the hedgerow and cherry is protected as a linking green space. A short terrace opposite Burns Drive terrace and at right angles to Chilton Way may fulfil this requirement.
- I support the intention to create a link off the end of Burns Drive for pedestrians walking through to Chilton Leys.
- Set development back from the road and retain the frontage hedge, trees and verge to ensure that adequate green space is provided to soften the main roadway.
- Ensure that any green space left beyond the plots is protected and enshrined in a suitably worded legal agreement as public green space.

Please let me know if you have any queries relating to matters raised in this letter.

Yours sincerely

Anne Westover BA Dip LA CMLI
Landscape Planning Officer

From: RM Floods Planning
Sent: 01 October 2015 11:06
To: Planning Admin
Subject: 3010/15 - Stowmarket, Land off Chilton Way

FAO Mark Pickrell

Proposed residential development, associated highway, car parking and open space - Land at Chilton Leys, Bury Road, Stowmarket

Thank you for referring the above application which was received on 14 May 2015. Please see SCC comments on the above application regarding dispose of surface water and all other surface water drainage implications.

SCC requirements prior to any approval:-

Because the proposed development is located on a greenfield site and is greater than or equal to 10 dwellings, there needs to be a suitable scheme implemented for the disposal of surface water. Currently no details have been submitted regarding SW drainage thus we cannot check if there is an increase in flood risk off the site (contrary to NPPF Paragraph 103) or whether the development itself would be adequately protected from flooding in accordance with *non-statutory technical standards for sustainable drainage systems* and whether the development would cause pollution to any downstream watercourses.

SCC recommend a holding objection on this application until an acceptable drainage strategy has been submitted in line with SCC's local SuDS guidance and protocol.

Kind Regards

Steven Halls
Drainage Technician
Highway Network Management
Resources Directorate
Suffolk County Council

Tel: 01473 264430
Mobile: 07713093642
email: steven.halls@suffolk.gov.uk

From: S106 Planning Contributions Admin Mailbox
Sent: 28 August 2015 13:51
To: Alison Manning (Early Years and Childcare); ESE Archaeology Mailbox; Chris Hillyer; Chris Ward; Clive Longden; Water Hydrants; Iain Maxwell; Jackie Gillis (E&T); SCC Floods Planning; Kelly Smith (EYC Service); Leigh Jenkins; Liz Pitts; Neil Eaton; Nigel Panting; Paul Armstrong; Phil Magill; Phil Watson; Richard Webster; Simon Barnett; Stephen Taylor (ACS); Sue Hooton; Suzanne Buck; Andrew Pearce
Subject: S106 contribution requests - Stowmarket, Land off Chilton Way

Good afternoon,

We have been notified by MSDC of the following proposed development:

107 .

Tricostar Matter Number **00043099**

Planning ref: **3010/15**

Post Code: **IP14 1GA**

Dwellings: **10 residential dwellings** (7No 3bed and 3No 4+ bed houses)

Please can you let us have the views / requirements from your respective service areas by **11-Sep-15** ?

Google maps: <https://goo.gl/Ergy08>

SCC Highways contacts are as follows:

BDC / MSDC – Andrew Pearce

Thank you
Adrian

Adrian Buxton
Planning Obligations Support Officer
Planning & Development Section
Strategic Development
Resource Management
Suffolk County Council
B2 F5 D20 Endeavour House
8 Russell Road
Ipswich
IP1 2BX

Internal 720 4178
External 01473 264178