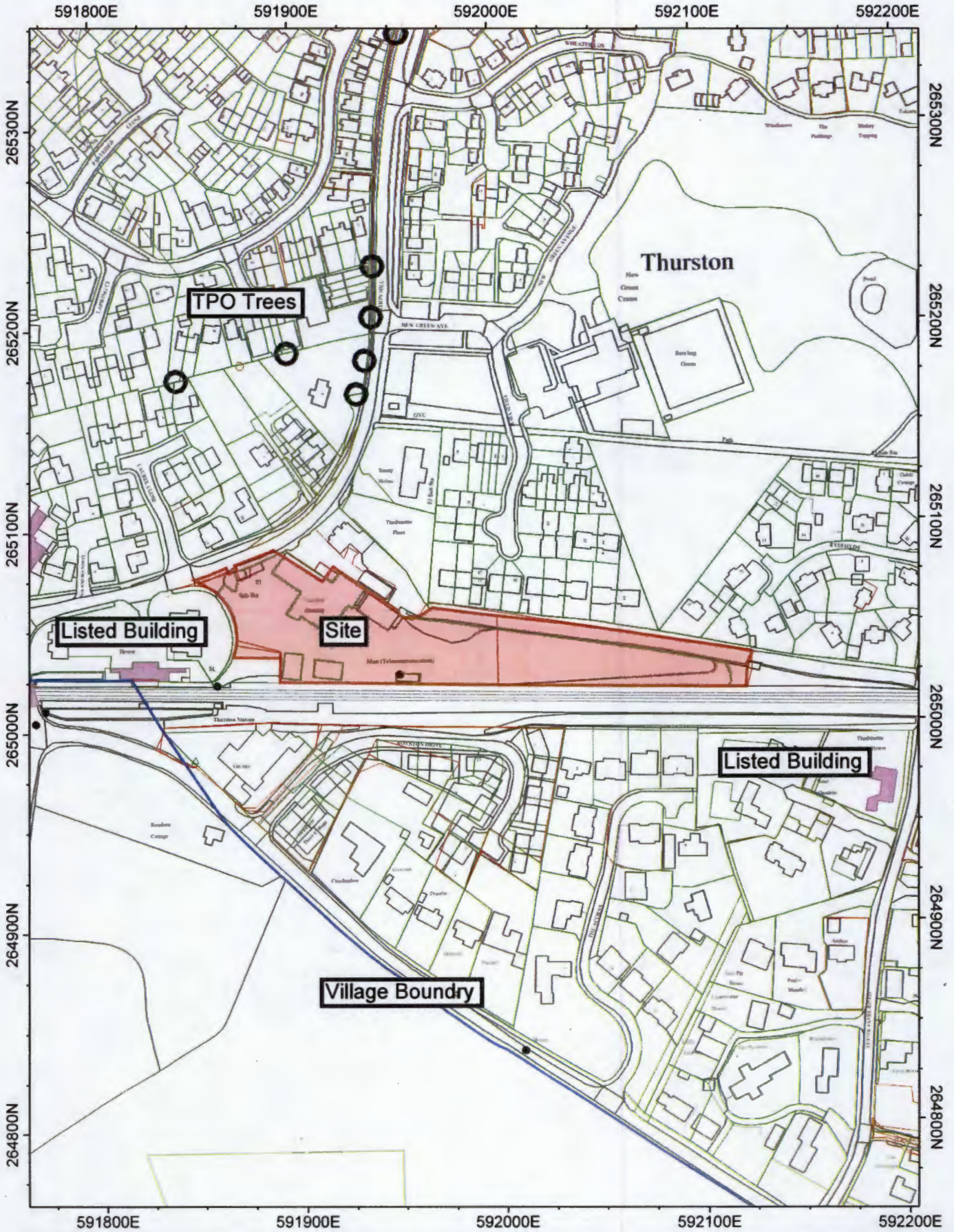


MSDC Committee Constraints 2613/11



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13/03/2014 1:2500



Your ref: 2613/11
Our ref: Thurston – Thurston Granary
Date: 12 August 2014
Enquiries to: Neil McManus
Tel: 01473 264121 or 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

Mr Adrian Matthews,
Planning Services,
Mid Suffolk District Council,
Council Offices,
131 High Street,
Needham Market,
Ipswich,
Suffolk, IP6 8DL.

Dear Adrian,

Thurston: Thurston Granary – 2613/11 - developer contributions

I refer to the above planning application which is seeking an extension of time for an extant permission and includes the erection of up to 97 dwellings in Thurston. This letter provides an update on the previous letter dated 24 March 2014.

In terms of education mitigation I have obtained an update on the catchment schools capacities and forecasts. Since information was last provided by way of letter dated 24 March 2014 from James Cutting the school forecasts (then based on January 2013) have been updated (now based on January 2014). Assuming 97 dwellings (66 x 1 bedroom flats + 31 x 2 bedroom flats) we calculate that based on the methodology set out in the adopted Section 106 Developers Guide that 7 primary age children will arise. Looking at the current forecasts for Thurston we will have sufficient surplus places to accommodate all pupils anticipated to arise and so on this basis will not be seeking any developer contributions. I attach spreadsheets for your file. This information is valid for 6 months from the date of this letter. If the application is approved we will need to be informed for school forecast purposes.

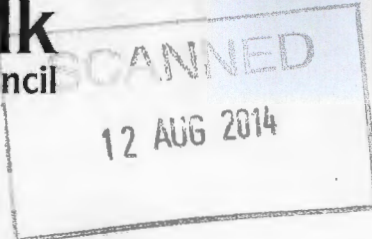
I have copied to Peter Black (SCC Highways) and Jeff Horner (SCC SuDS) in case there are any matters they wish to comment on.

Yours sincerely,

[Redacted signature]

[Redacted name] MRICS
Development Contributions Manager
Economy Skills & Environment

cc Peter Black, Suffolk County Council
Jeff Horner, Suffolk County Council
Iain Maxwell, Suffolk County Council



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

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

Your Ref: 2613/11
Our Ref: FS/F302776
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 11/08/2014
SUFFOLK DISTRICT COUNCIL
PLANNING CONTROL
RECEIVED
12 AUG 2014
ACKNOWLEDGED
DATE
PASS TO AM

Dear Sirs

Thurston Granary, Station Hill, Thurston
Planning Application No: 2613/11

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

Comment made under 0L/14/04 of 24 September 2004 may remain in place for 2613/11 and 1700/11. If you require a copy of our original comments please apply in writing.

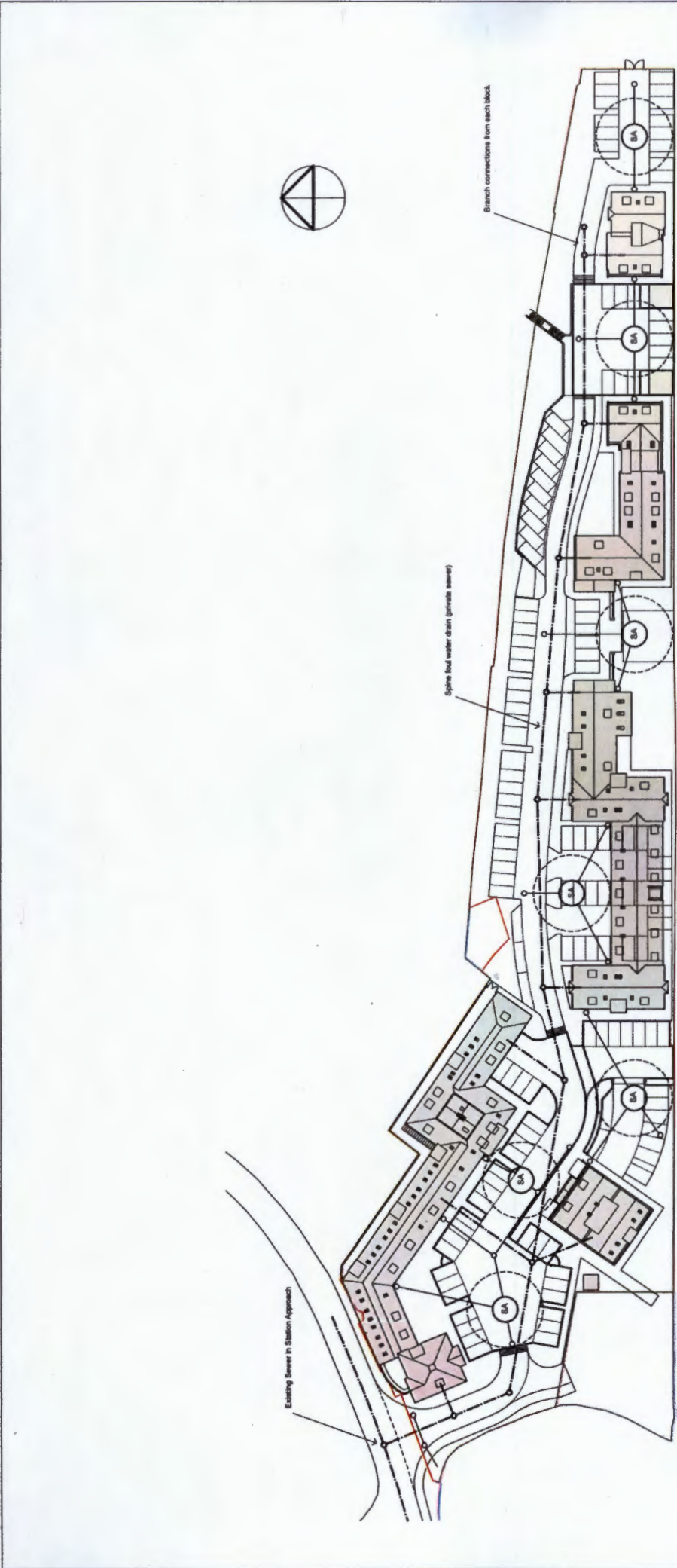
Should you need any further advice or information on access and fire fighting facilities, you are advised to contact your local Building Control in the first instance. For further advice and information regarding water supplies, please contact the Water Officer at the above headquarters.

Continued/

Yours faithfully



Mrs A Kempen
Water Officer



- Foul Water Drain (indicative)
- Surface Water Drain (indicative)
- Soakaway (indicative) / 5m exclusion zone

DATE: 11/07/11
 PROJECT: [illegible]
 DRAWING NO: [illegible]
 SCALE: [illegible]
 SHEET NO: [illegible]

OWL
 Residential Development
 Thomas Street, [illegible]

John Oldinger
 Project Manager
 Tel: 01203 118100
 Fax: 01203 118101
 Email: john@owl.co.uk

0708.1181046

31

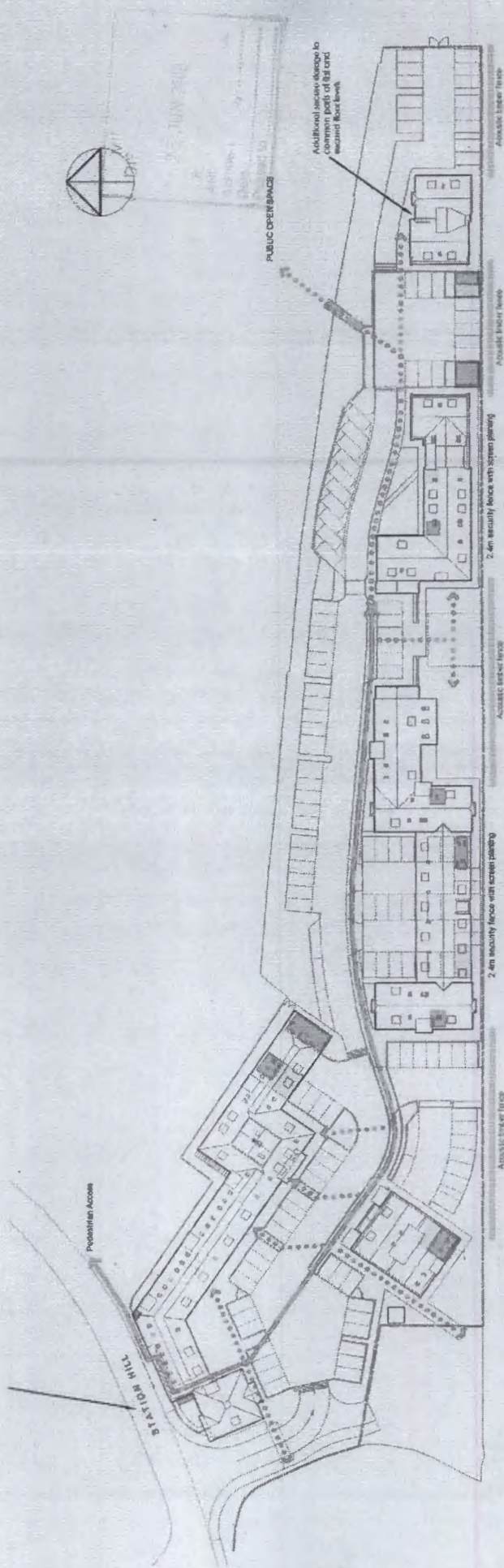
Call used land facilities to be removed or replaced.

Proposed Access

STATION HILL



PUBLIC OPEN SPACE
Additional passive storage to be used for off-site and around the block.



| | |
|--|------------------|
| | Bin Store |
| | Cycle Store |
| | Spine Primary |
| | Secondary Routes |

STATION POSE
The Station Pose is a new type of building that is designed to be a mix of residential and commercial use. It is a multi-story building with a mix of residential and commercial units. The building is designed to be a mix of residential and commercial use. It is a multi-story building with a mix of residential and commercial units. The building is designed to be a mix of residential and commercial use. It is a multi-story building with a mix of residential and commercial units.

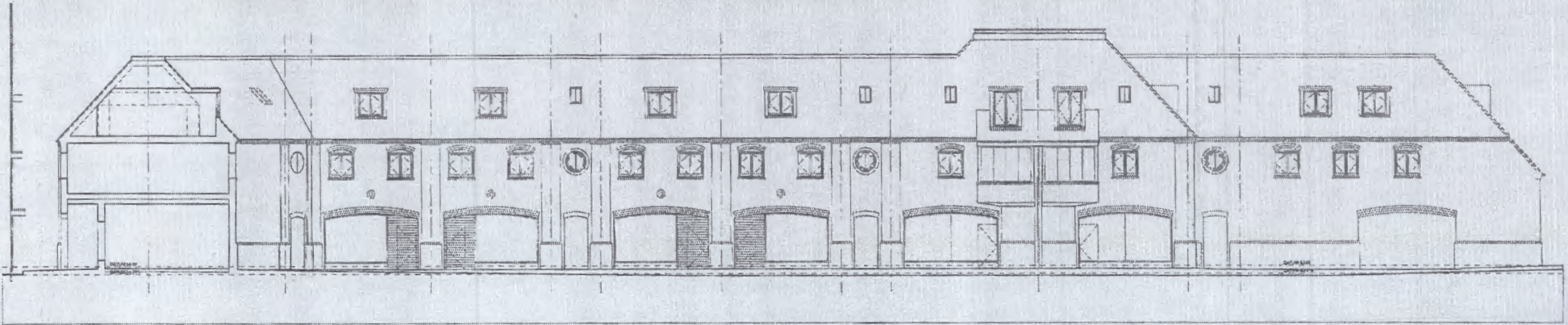
DWL
DISTRICT

Residential Development
Station Hill

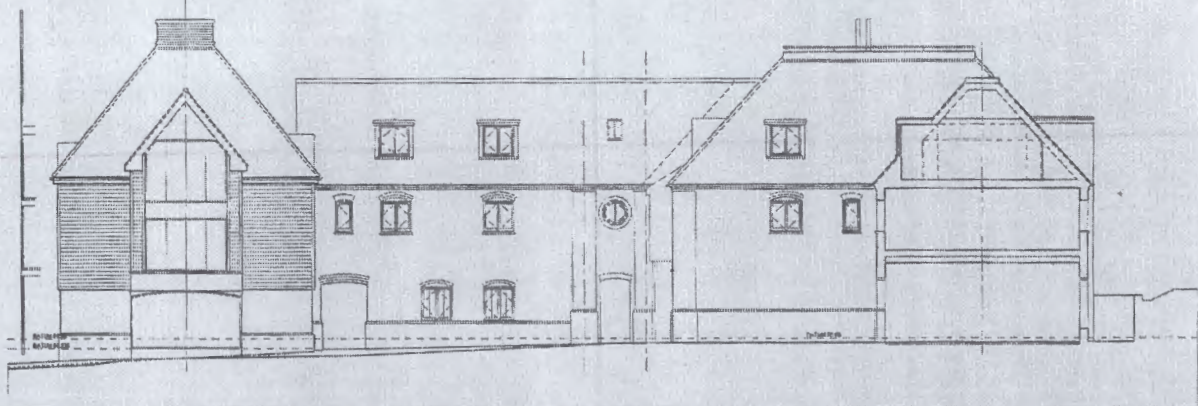
0706.118/043

**BLOCKS A & B
ELEVATIONS**

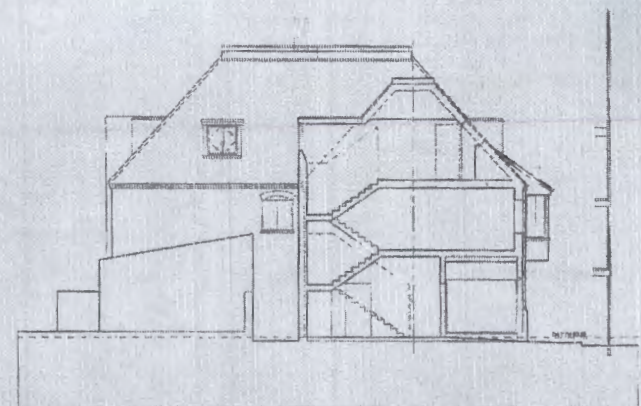
THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR CONSTRUCTION DEFECTS OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COST INCREASES DUE TO UNFORESEEN CONDITIONS OR CHANGES IN SCOPE. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COST INCREASES DUE TO UNFORESEEN CONDITIONS OR CHANGES IN SCOPE.



SOUTH ELEVATION (COURTYARD)



EAST ELEVATION (COURTYARD)



SECTION / WEST ELEVATION (COURTYARD)

16

| MATERIALS | |
|-----------|---------------------------------|
| Roof | Asphalt Shingles |
| Walls | 2x4 Studs w/ 1/2" Gypsum Board |
| Floors | 4x8 Joists w/ 1/2" Gypsum Board |
| Windows | Double Hung w/ Vinyl Siding |

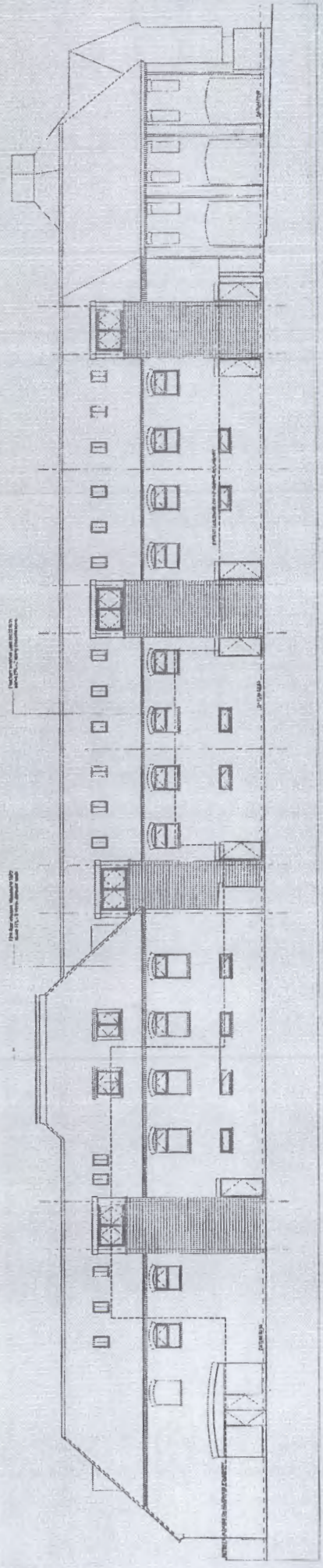
MID SUFFOLK DISTRICT COUNCIL
PLANNING DEPARTMENT
4 FLEET STREET
NORWICH, NORFOLK NR1 1AA
01603 28380
www.mid-suffolk.gov.uk

JOHN CHILDS
Residential Department
0708.1181070 A

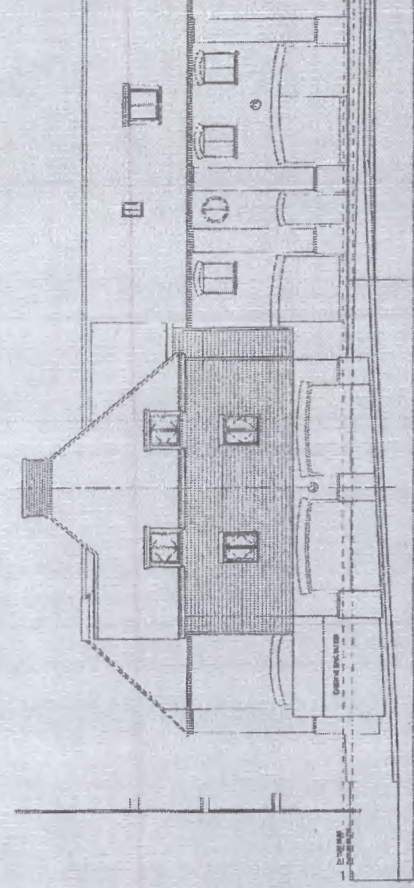
**BLOCKS A & B
ELEVATIONS**

NOTES:

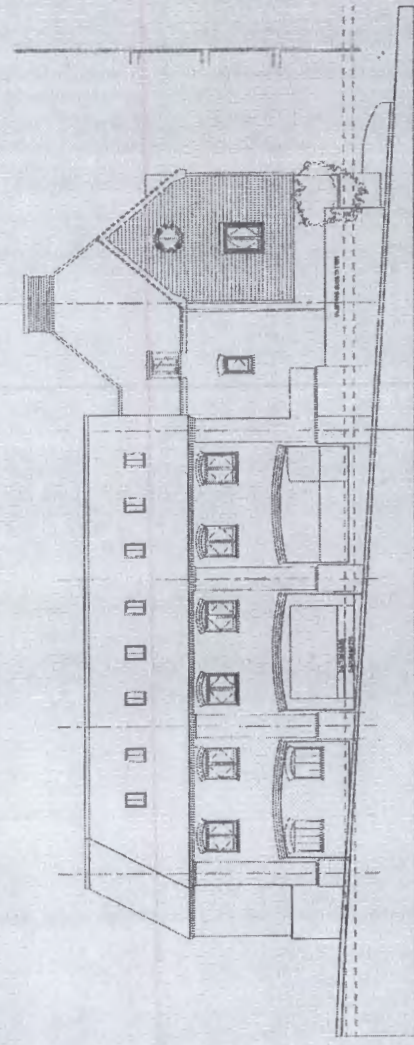
1. All elevations are shown in accordance with the provisions of the International Building Code, 2003 Edition, unless otherwise noted.
2. All elevations are shown in accordance with the provisions of the International Building Code, 2003 Edition, unless otherwise noted.
3. All elevations are shown in accordance with the provisions of the International Building Code, 2003 Edition, unless otherwise noted.
4. All elevations are shown in accordance with the provisions of the International Building Code, 2003 Edition, unless otherwise noted.
5. All elevations are shown in accordance with the provisions of the International Building Code, 2003 Edition, unless otherwise noted.
6. All elevations are shown in accordance with the provisions of the International Building Code, 2003 Edition, unless otherwise noted.
7. All elevations are shown in accordance with the provisions of the International Building Code, 2003 Edition, unless otherwise noted.
8. All elevations are shown in accordance with the provisions of the International Building Code, 2003 Edition, unless otherwise noted.
9. All elevations are shown in accordance with the provisions of the International Building Code, 2003 Edition, unless otherwise noted.
10. All elevations are shown in accordance with the provisions of the International Building Code, 2003 Edition, unless otherwise noted.



NORTH ELEVATION (STATION HILL)



SOUTH ELEVATION (BLOCK A ENTRANCE)



WEST ELEVATION (STATION HILL)

BIG SKY ARCHITECTS
 1000 S. 10th Street
 Big Sky, MT 59716
 Phone: 406.586.2300
 Fax: 406.586.2301
 www.bigskyarchitects.com

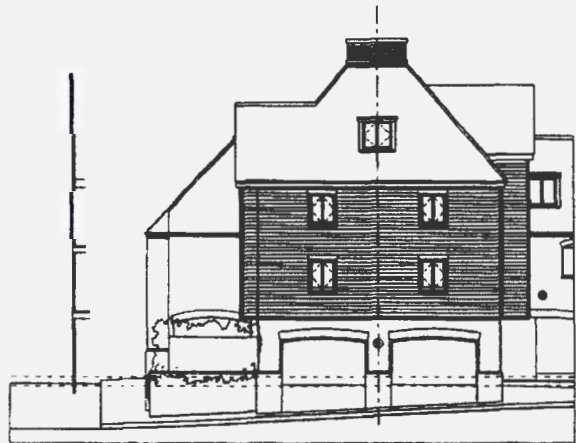
OWE
 PROFESSIONAL CONSULTANTS
 1000 S. 10th Street
 Big Sky, MT 59716
 Phone: 406.586.2300
 Fax: 406.586.2301
 www.owe.com

Project: Station Hill
 Date: 10/15/11
 Scale: 1/8" = 1'-0"
 Drawing No.: 0706-118/071 A

MATERIALS

| Item | Material | Notes |
|------|----------|--------------|
| 1 | Brick | See Schedule |
| 2 | Stone | See Schedule |
| 3 | Wood | See Schedule |
| 4 | Roofing | See Schedule |
| 5 | Paint | See Schedule |

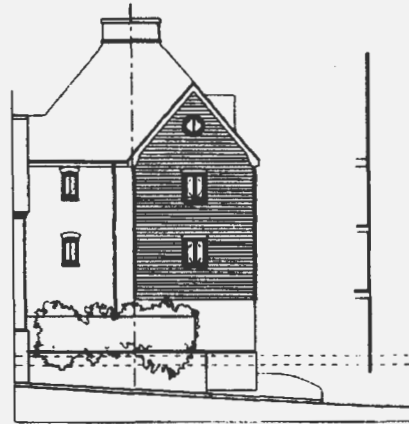
2419/08



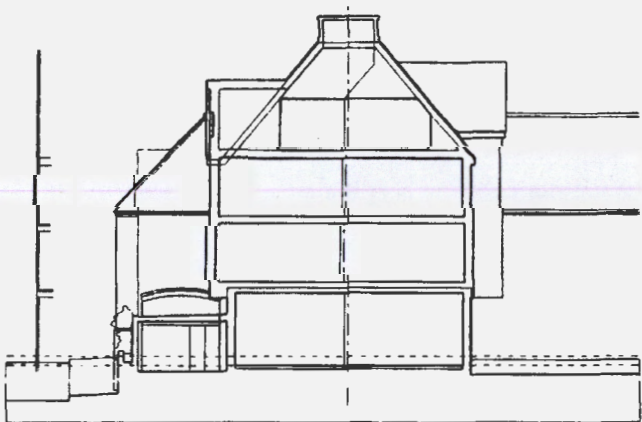
SOUTH ELEVATION (ACCESS RAMP)



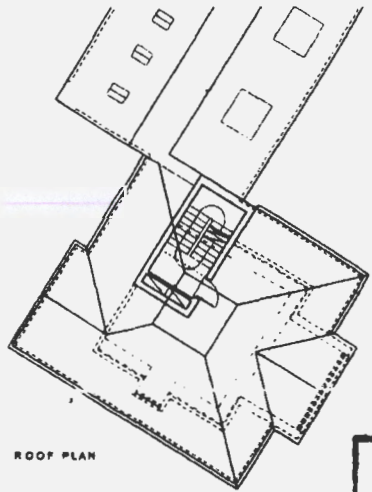
EAST ELEVATION (COURTYARD)



WEST ELEVATION (STATION HILL)



SECTION (BLOCK A)



ROOF PLAN

AMENDED PLAN

IMPORTANT NOTE

This drawing indicates Block A with an increased (2 storey) eaves height as an alternative to the 2 storey proposal shown elsewhere in the proposals. The additional floor becomes a repeat of first floor and the remainder attic space. The adopted design reflects the condition of the OP but an increase in scale at this location is seen as important in defining the entrance to the site, acting as a 'book end' to the 2 storey scale of Block B and as contributing to the character of the courtyard. See also the Design and Access Statement. The drawing therefore illustrates a preferred solution. It also reflects the removed sub-station - by its matters to be the subject to a further application - negotiation.

2419/08
MID SUFFOLK DISTRICT COUNCIL
RECEIVED
27 AUG 2008
 PLANNING CONTROL AND BUILDING CONTROL
 Acknowledged by
 Date
 Passed to

REVISIONS

| No. | Description |
|-----|-------------|
| | |
| | |
| | |

CLIENT
 John O'Brien
 Project Name: South Station, Station Hill

PROJECT
 Alternative Block A

DATE
 27/08/08

SCALE
 1:500 @ A4

PROJECT NO.
 0708.118/047

18

BLOCKS A & B
ELEVATIONS

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2018 INTERNATIONAL ENERGY CODE FOR BUILDINGS (IECC).

2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.

3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC).

4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC).

5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).

6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ELECTRICAL CODE (IEC).

7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).

8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC).

9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).

10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ELECTRICAL CODE (IEC).

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).

12. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC).

13. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).

14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ELECTRICAL CODE (IEC).

15. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).

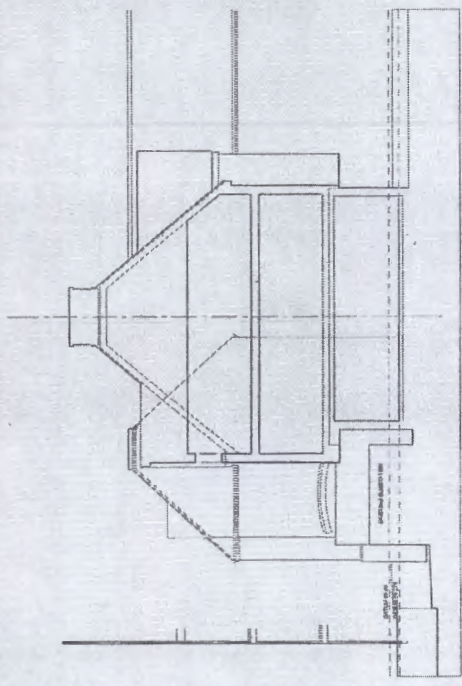
16. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC).

17. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).

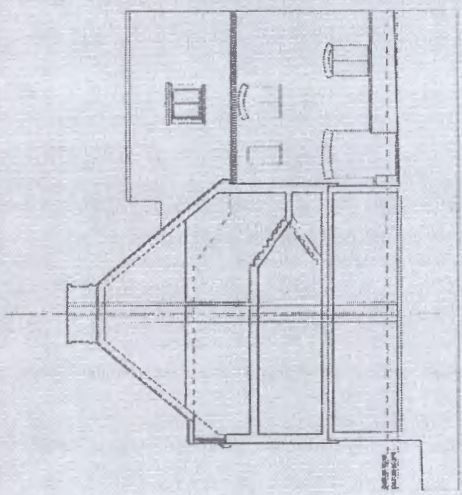
18. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ELECTRICAL CODE (IEC).

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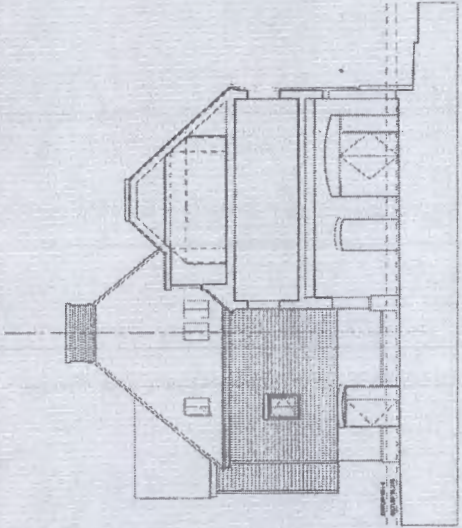
20. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC).



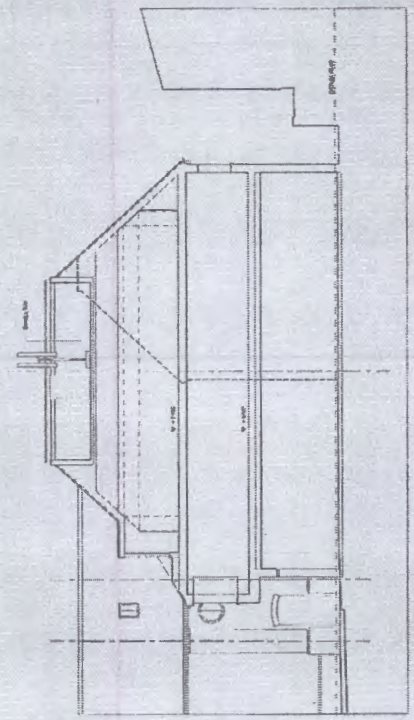
SECTION (BLOCK A)



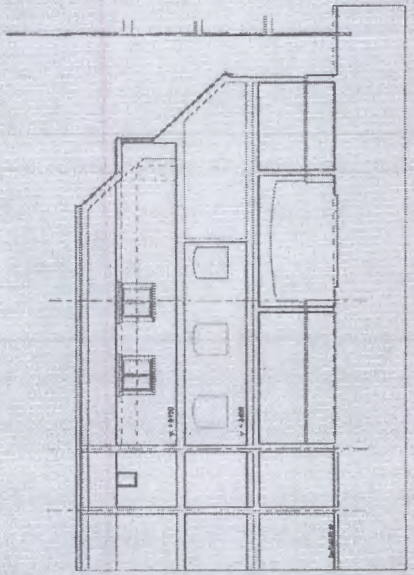
SECTION (BLOCK A)



NORTH ELEVATION / SECTION (BLOCK A)



SECTION (BLOCK B)



SECTION (BLOCK B)

| REVISIONS | |
|-----------|-------------|
| NO. | DESCRIPTION |
| | |
| | |
| | |
| | |

DATE: 01 JUN 2019
 TIME: 10:00 AM
 PROJECT: [illegible]
 DRAWING: [illegible]

OWB
 OMBUILDERS
 0706.118.072 A

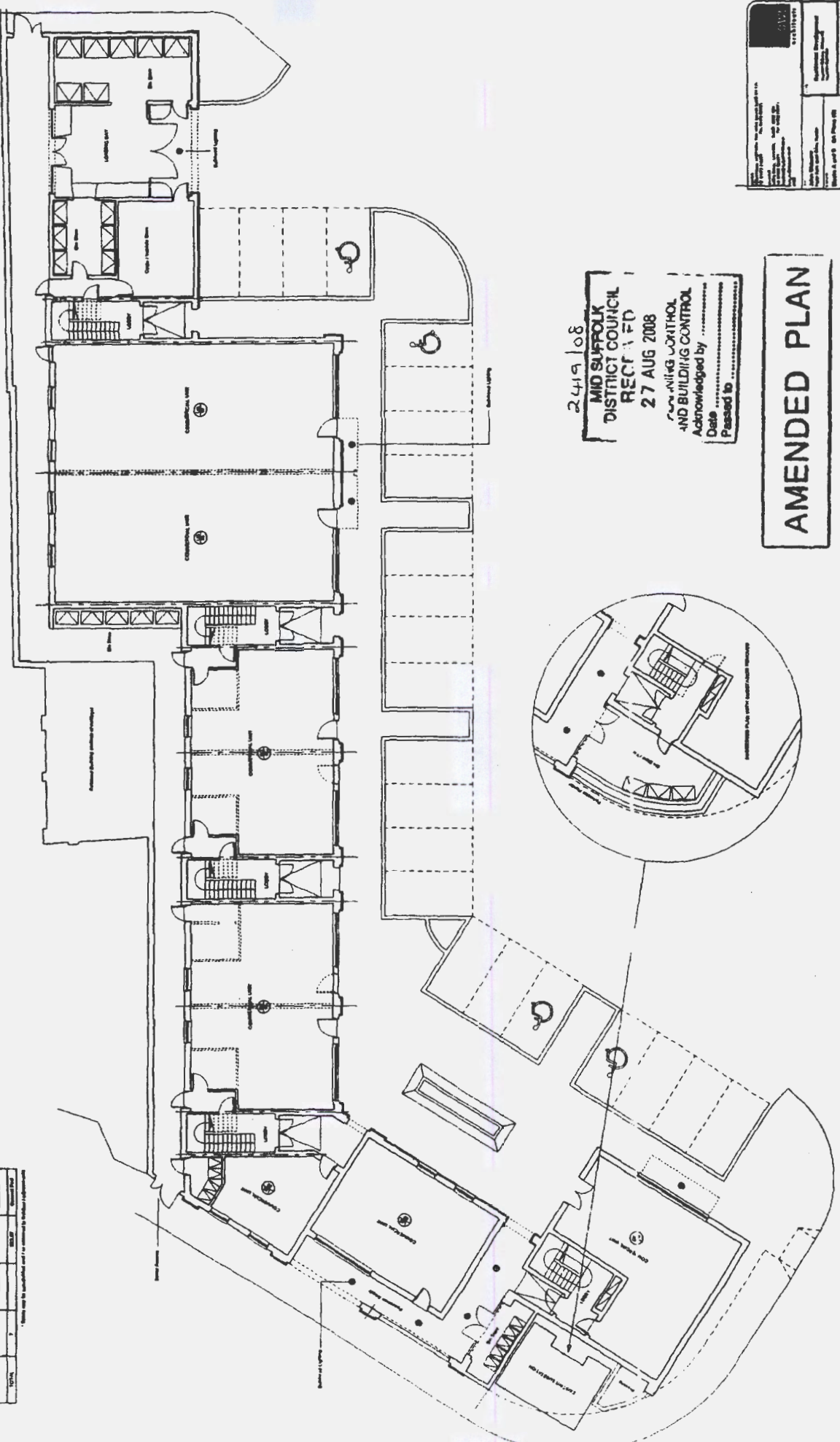
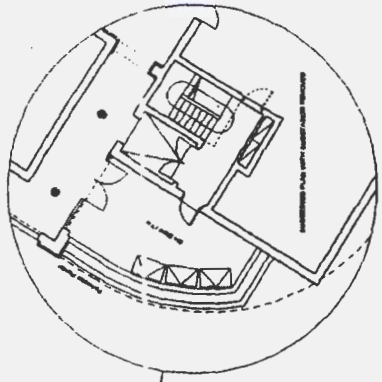
Professional Development
 License No. [illegible]

0706.118.072 A

| | |
|---|--|
| 0177 Approved for Building Control Date: 27/08/08 Name: [Signature] Title: [Signature] 0788-1110 000 | |
|---|--|

AMENDED PLAN

2419/08
 MID-SUFFOLK
 DISTRICT COUNCIL
 RECEIVED
 27 AUG 2008
 Planning Control
 AND BUILDING CONTROL
 Acknowledged by
 Date
 Passed to

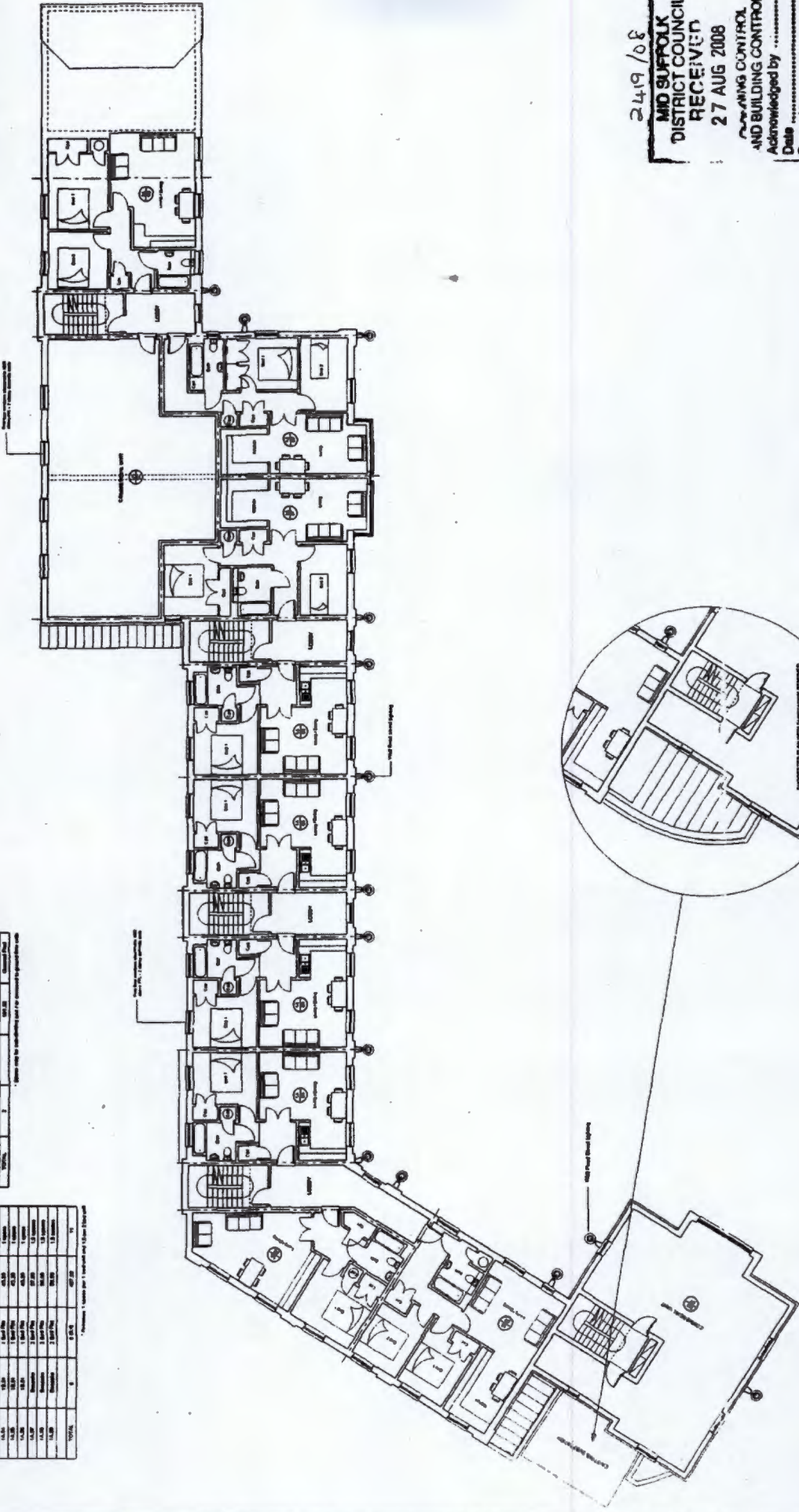


**BLOCKS A & B
 GROUND FLOOR PLAN**

| REF | TYPE | REMARKS | USE CLASS | STORIES |
|-------|---------|---------|-----------|---------|
| 001 | Block A | Block A | 01/10 | 1 |
| 002 | Block B | Block B | 01/10 | 1 |
| 003 | Block C | Block C | 01/10 | 1 |
| 004 | Block D | Block D | 01/10 | 1 |
| 005 | Block E | Block E | 01/10 | 1 |
| 006 | Block F | Block F | 01/10 | 1 |
| 007 | Block G | Block G | 01/10 | 1 |
| 008 | Block H | Block H | 01/10 | 1 |
| 009 | Block I | Block I | 01/10 | 1 |
| 010 | Block J | Block J | 01/10 | 1 |
| TOTAL | 7 | | | |

| | | | | |
|-------|---------|---------|-------|---|
| 1 | Block A | Block A | 01/10 | 1 |
| 2 | Block B | Block B | 01/10 | 1 |
| 3 | Block C | Block C | 01/10 | 1 |
| 4 | Block D | Block D | 01/10 | 1 |
| 5 | Block E | Block E | 01/10 | 1 |
| 6 | Block F | Block F | 01/10 | 1 |
| 7 | Block G | Block G | 01/10 | 1 |
| 8 | Block H | Block H | 01/10 | 1 |
| 9 | Block I | Block I | 01/10 | 1 |
| 10 | Block J | Block J | 01/10 | 1 |
| TOTAL | 7 | | | |

| | | | |
|--------------|--------------|---------------|-------------|
| NO. | TYPE | AREA | PERCENTAGE |
| 1 | Office | 10,000 | 100% |
| 2 | Meeting Room | 1,000 | 10% |
| 3 | Reception | 500 | 5% |
| 4 | Storage | 500 | 5% |
| 5 | Other | 500 | 5% |
| TOTAL | | 12,500 | 100% |



| | | | |
|--------------|--------------|---------------|-------------|
| NO. | TYPE | AREA | PERCENTAGE |
| 1 | Office | 10,000 | 100% |
| 2 | Meeting Room | 1,000 | 10% |
| 3 | Reception | 500 | 5% |
| 4 | Storage | 500 | 5% |
| 5 | Other | 500 | 5% |
| TOTAL | | 12,500 | 100% |

| | | | |
|--------------|--------------|---------------|-------------|
| NO. | TYPE | AREA | PERCENTAGE |
| 1 | Office | 10,000 | 100% |
| 2 | Meeting Room | 1,000 | 10% |
| 3 | Reception | 500 | 5% |
| 4 | Storage | 500 | 5% |
| 5 | Other | 500 | 5% |
| TOTAL | | 12,500 | 100% |

**BLOCKS A & B
FIRST FLOOR PLAN**

2419/08
**MID SUFFOLK
 DISTRICT COUNCIL
 RECEIVED**
 27 AUG 2008
**PLANNING CONTROL
 AND BUILDING CONTROL**
 Acknowledged by
 Date
 Passed to

0VIL

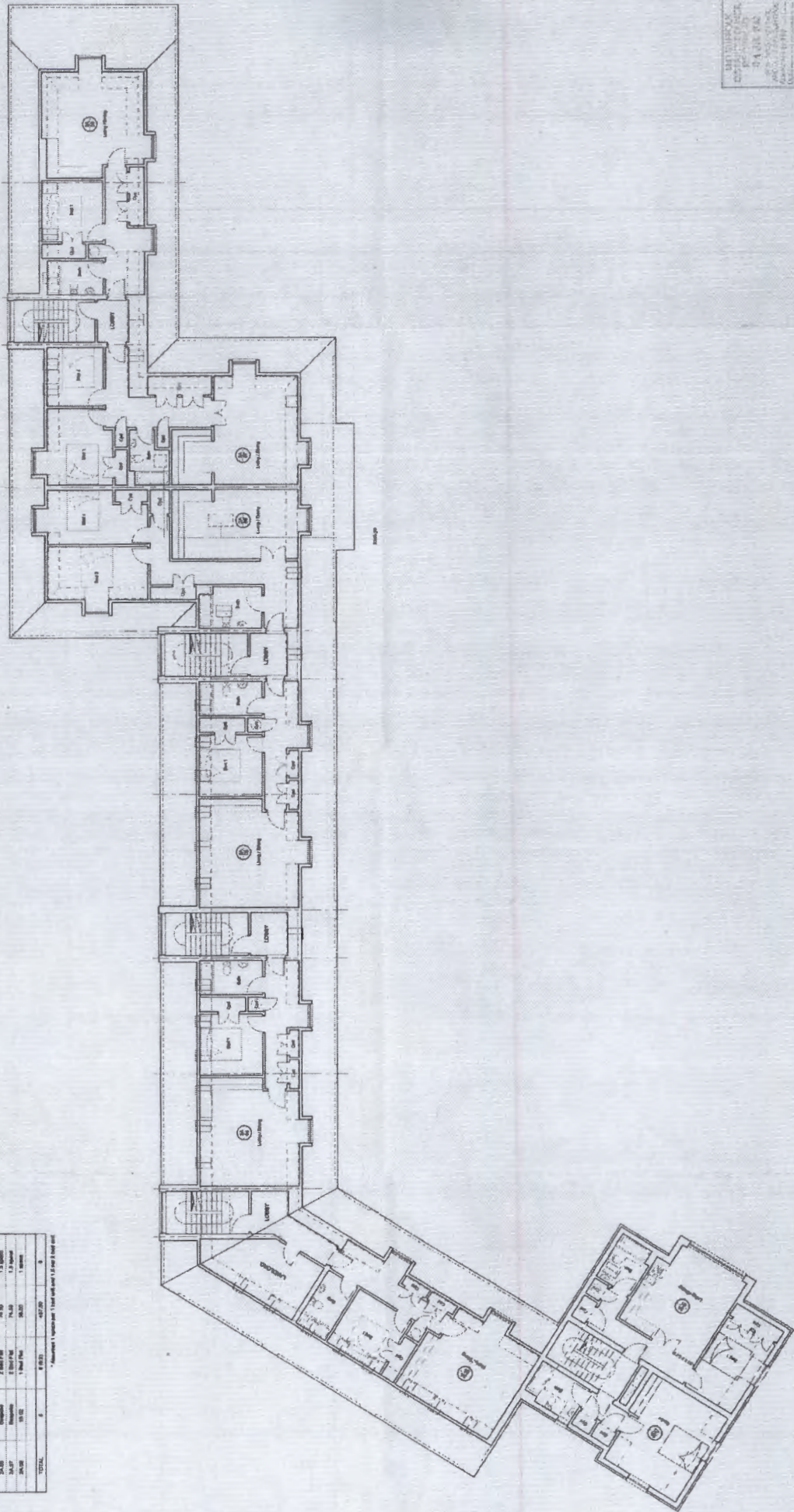
0766.1187.061 A

AMENDED PLAN

**BLOCKS A & B
SECOND FLOOR (ROOF) PLAN**

| REF | TYPE | ACCOMMODATION AVAILABLE | | TOTAL |
|-------|----------|-------------------------|---------|--------|
| | | ACCES | SEC GAS | |
| 24.02 | Bedrooms | 1 Bed RM | 48.00 | 1.0000 |
| 24.03 | Bedrooms | 1 Bed Ensl | 27.28 | 1.0000 |
| 24.04 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.05 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.06 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.07 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.08 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.09 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.10 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.11 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.12 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.13 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.14 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.15 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.16 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.17 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.18 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.19 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.20 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.21 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.22 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.23 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.24 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.25 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.26 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.27 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.28 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.29 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.30 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.31 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.32 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.33 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.34 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.35 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.36 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.37 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.38 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.39 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.40 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.41 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.42 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.43 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.44 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.45 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.46 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.47 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.48 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.49 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.50 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.51 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.52 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.53 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.54 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.55 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.56 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.57 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.58 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.59 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.60 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.61 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.62 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.63 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.64 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.65 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.66 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.67 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.68 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.69 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.70 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.71 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.72 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.73 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.74 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.75 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.76 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.77 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.78 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.79 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.80 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.81 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.82 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.83 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.84 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.85 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.86 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.87 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.88 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.89 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.90 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.91 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.92 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.93 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.94 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.95 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.96 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.97 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.98 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.99 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |
| 24.00 | Bedrooms | 1 Bed RM | 30.00 | 1.0000 |

*Number of bedrooms 111 and 112 and 113 and 114



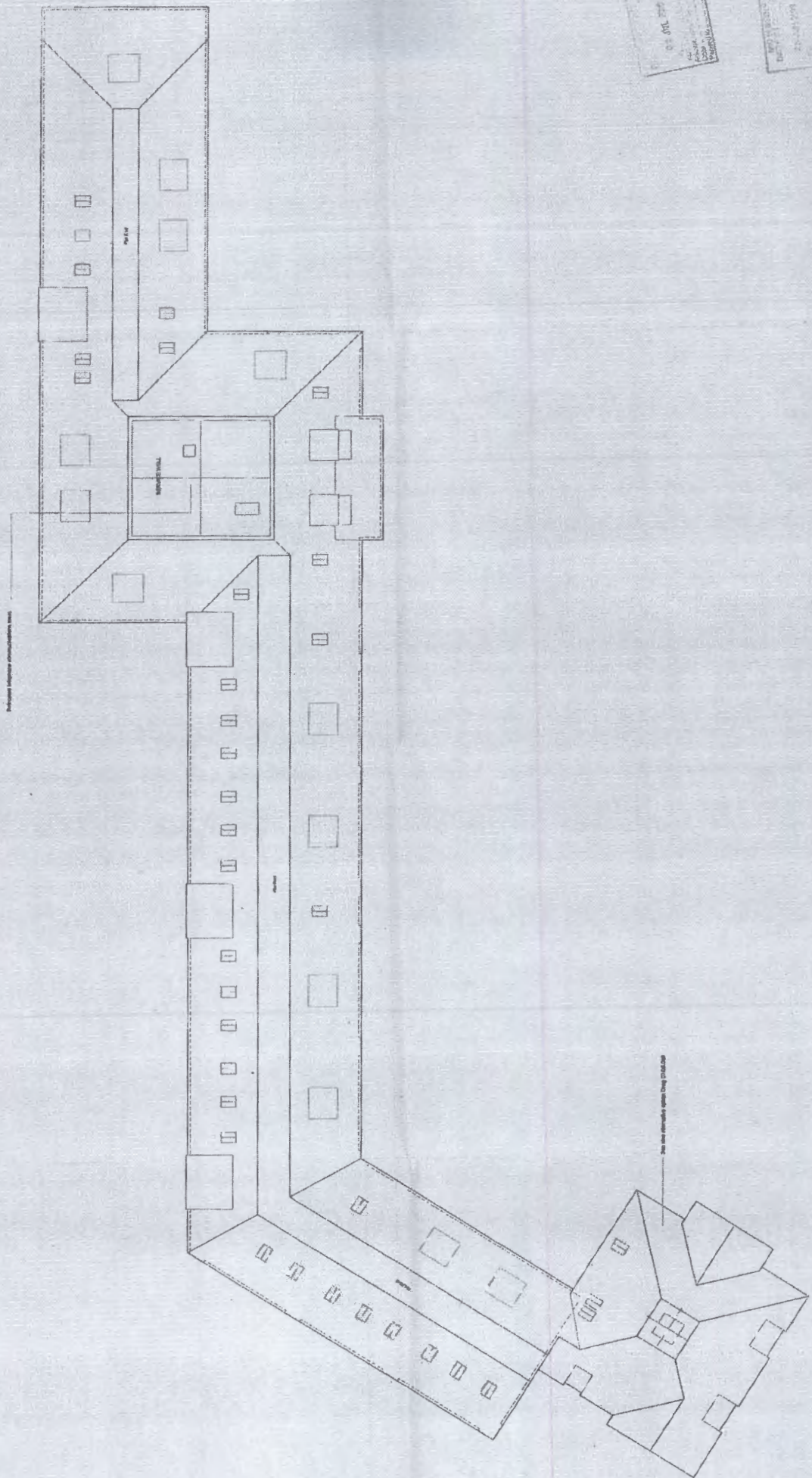
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SOUTH ALABAMA
ARCHITECTURAL DEPARTMENT
300 UNIVERSITY BLVD
MOBILE, AL 36688
(334) 875-5111

TWO
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11/15/2011
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The University of South Alabama
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Mobile, AL 36688
(334) 875-5111
John Osborne
Architectural Department
The University of South Alabama
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BLOCKS A & B
THIRD FLOOR (ROOF) PLAN



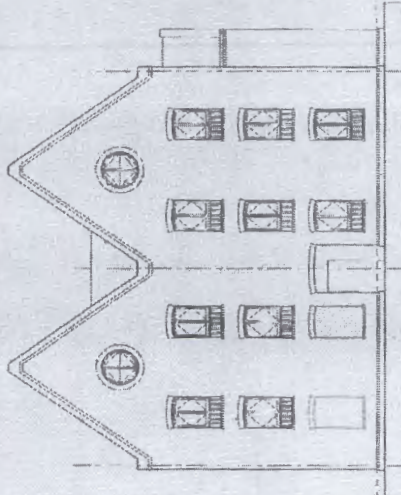
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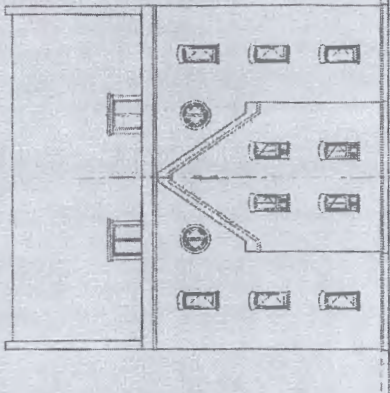
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BLOCK C
ELEVATIONS

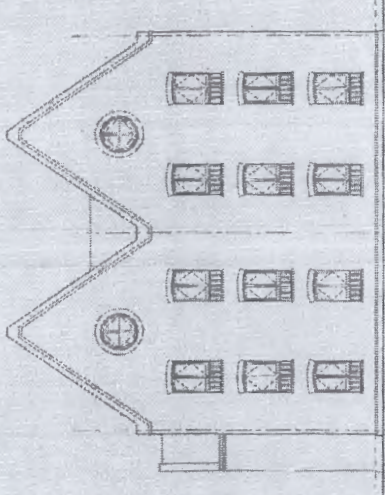
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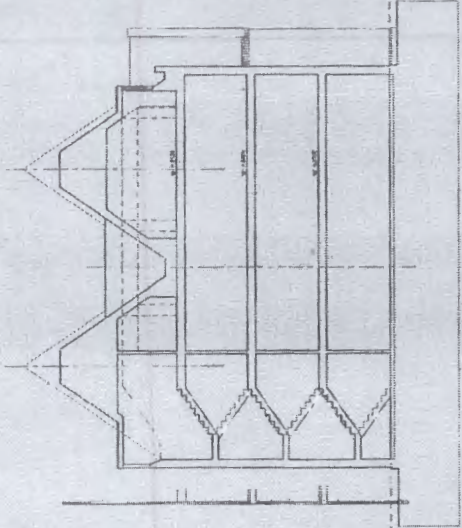
EAST ELEVATION



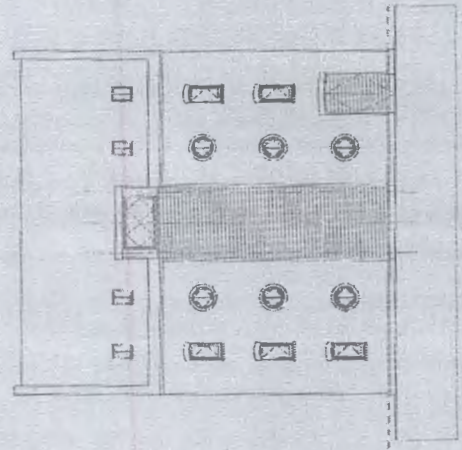
NORTH ELEVATION



WEST ELEVATION (COURTYARD)



SECTION



SOUTH ELEVATION (RAILWAY)

THE ARCHITECT
 CONTRACT SOURCE
 01.2.2023
 ARCHITECT'S OFFICE
 1000 10th Street, Suite 100
 San Francisco, CA 94103
 Tel: 415.774.1000
 Fax: 415.774.1001
 www.architect.com

| MATERIALS | |
|-----------|---------------|
| Color | Material Name |
| Finish | Material Name |
| Texture | Material Name |
| Other | Material Name |

PROJECT: Block C (Block 11)

DATE: 0708-11B/073 A

SCALE: 1/8" = 1'-0"

DATE: 07/08/23

PROJECT: Block C (Block 11)

DATE: 07/08/23

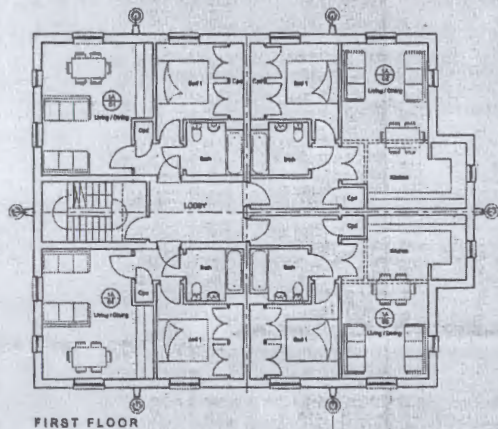
SCALE: 1/8" = 1'-0"

DATE: 07/08/23

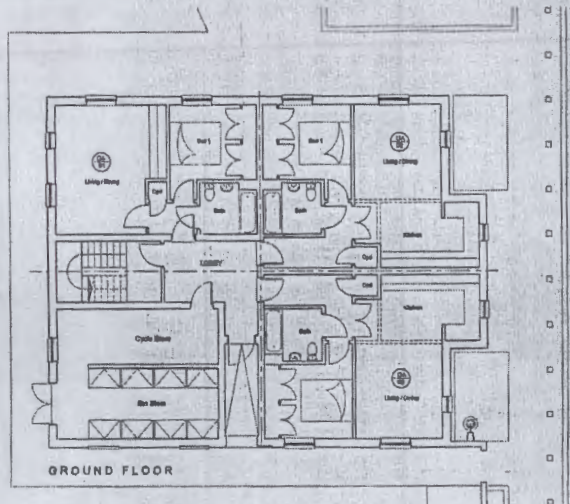
**BLOCKS C
GROUND FLOOR PLAN**

| ACCOMMODATION SCHEDULE | | | | |
|------------------------|----------|----------------|--------------|----------|
| REF. | TYPE | ACCOM. | SIZE (sq) | PARKING |
| GA.01 | | 1 Bed Flat | 45.00 | 1 space |
| GA.02 | | 1 Bed Flat | 45.00 | 1 space |
| GA.03 | | 1 Bed Flat | 45.00 | 1 space |
| TOTAL | x | 3 (0/0) | 135.0 | 3 |

*Assumes 1 space per 1 bed unit and 1.1 per 2 bed unit



FIRST FLOOR



GROUND FLOOR

**BLOCKS C
FIRST FLOOR PLAN**

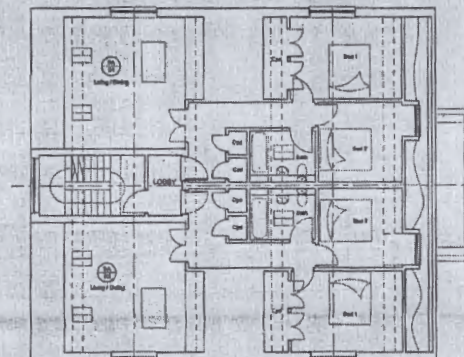
| ACCOMMODATION SCHEDULE | | | | |
|------------------------|----------|----------------|--------------|----------|
| REF. | TYPE | ACCOM. | SIZE (sq) | PARKING |
| 1A.01 | | 1 Bed Flat | 45.00 | 1 space |
| 1A.02 | | 1 Bed Flat | 45.00 | 1 space |
| 1A.03 | | 1 Bed Flat | 45.00 | 1 space |
| 1A.04 | | 1 Bed Flat | 39.00 | 1 space |
| TOTAL | x | 4 (0/0) | 174.0 | 4 |

*Assumes 1 space per 1 bed unit and 1.0 per 2 bed unit

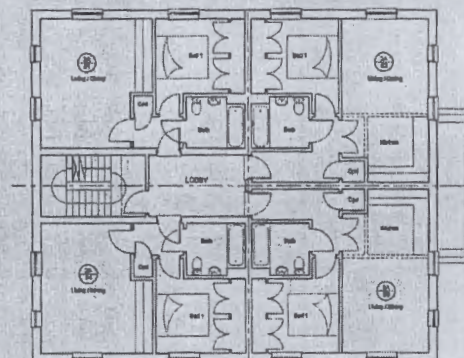
**BLOCKS C
SECOND FLOOR PLAN**

| ACCOMMODATION SCHEDULE | | | | |
|------------------------|----------|----------------|--------------|----------|
| REF. | TYPE | ACCOM. | SIZE (sq) | PARKING |
| 2A.01 | | 1 Bed Flat | 45.00 | 1 space |
| 2A.02 | | 1 Bed Flat | 45.00 | 1 space |
| 2A.03 | | 1 Bed Flat | 45.00 | 1 space |
| 2A.04 | | 1 Bed Flat | 39.00 | 1 space |
| TOTAL | x | 4 (0/0) | 168.0 | 4 |

*Assumes 1 space per 1 bed unit and 1.0 per 2 bed unit



THIRD FLOOR (ROOF)



SECOND FLOOR

**BLOCKS C
THIRD FLOOR (ROOF) PLAN**

| ACCOMMODATION SCHEDULE | | | | |
|------------------------|----------|----------------|--------------|-----------|
| REF. | TYPE | ACCOM. | SIZE (sq) | PARKING |
| 3A.01 | | 2 Bed Flat | 82.00 | 1.0 space |
| 3A.02 | | 2 Bed Flat | 82.00 | 1.0 space |
| TOTAL | x | 2 (0/0) | 164.0 | 2 |

*Assumes 1.0 space per 1 bed unit and 1.0 per 2 bed unit

REVISIONS
This drawing has been revised to show the current status of the project. All changes have been indicated by a revision number and a description of the change. It is the responsibility of the user to ensure that the correct version of the drawing is used. All dimensions are in millimeters unless otherwise stated. The architect's office is not responsible for any errors or omissions in this drawing. The user should verify all dimensions and quantities before construction. The architect's office is not responsible for any damage to property or persons arising from the use of this drawing. The architect's office is not responsible for any costs incurred by the user in connection with this drawing. The architect's office is not responsible for any delays or cancellations of the project. The architect's office is not responsible for any other matters not specifically mentioned in this drawing. The architect's office is not responsible for any other matters not specifically mentioned in this drawing.

25

MID SHERIDAN DISTRICT COUNCIL
02 JUL 2008
PLANNING AND BUILDING CONTROL
Approved by:
Date:
Project No.:

MID SHERIDAN DISTRICT COUNCIL
25 JUN 2008
APPROVED
Date:
Project No.:

Jobb Ollstrom
Residential Development
DCCS C - 0A Plans
1:100
October 2007
0700 461010

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www.owl.ie

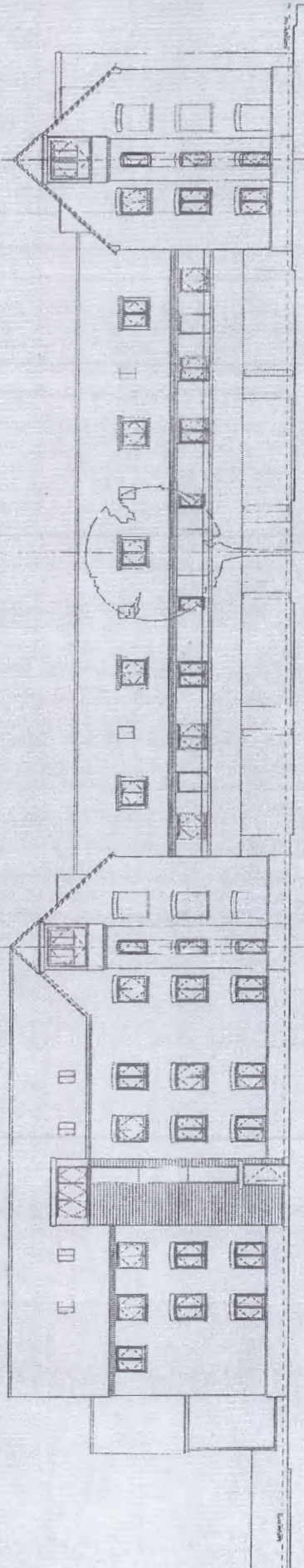
PROJECT DATA

| | |
|--------------|--|
| Project Name | |
| Client | |
| Architect | |
| Date | |
| Scale | |
| Sheet No. | |
| Project No. | |

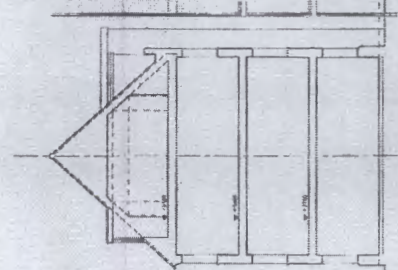
NOTES

1. All dimensions are in feet and inches.
2. All elevations are shown in black lines.
3. All window and door openings are shown in black lines.
4. All materials are to be as shown on the schedule.
5. All finishes are to be as shown on the schedule.
6. All construction is to be in accordance with the approved plans.
7. All work is to be in accordance with the approved specifications.
8. All work is to be in accordance with the approved contract documents.
9. All work is to be in accordance with the approved building code.
10. All work is to be in accordance with the approved fire code.
11. All work is to be in accordance with the approved health and safety code.
12. All work is to be in accordance with the approved accessibility code.
13. All work is to be in accordance with the approved energy code.
14. All work is to be in accordance with the approved environmental code.
15. All work is to be in accordance with the approved sustainability code.

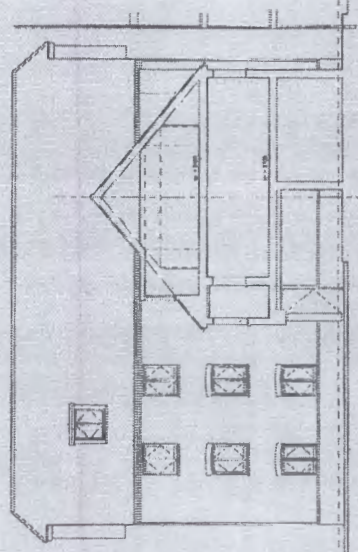
**BLOCKS D & E
ELEVATIONS**



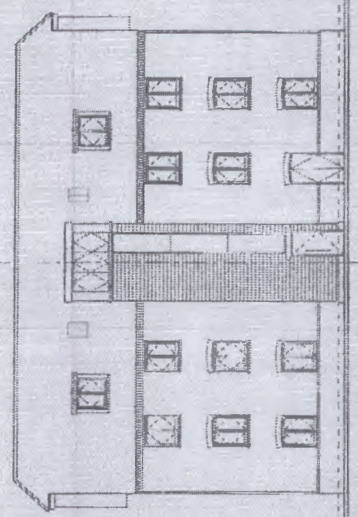
NORTH ELEVATION (APPROACH ROAD)



SECTION



SECTION / WEST ELEVATION (BLOCK E)



WEST ELEVATION (BLOCK D)

| BLOCK D | |
|---------|----------------|
| Block | Block D |
| Height | 40' - 0" |
| Area | 10,000 sq. ft. |

ST08 112/074 A

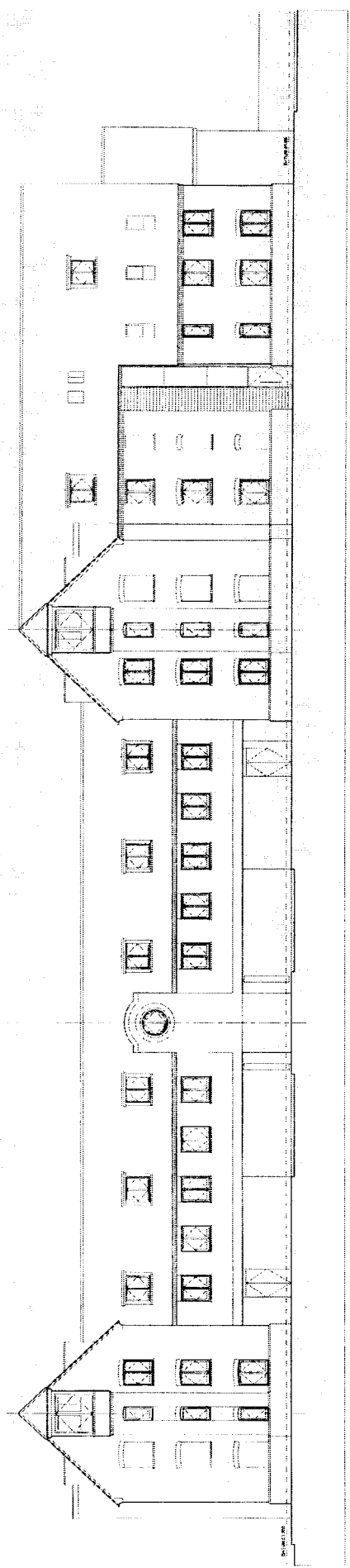
MID ATLANTA DISTRICT OFFICIAL
RECORDED
01 JUL 2008
11:58 AM
112/074 A
112/074 A

OFFICIAL

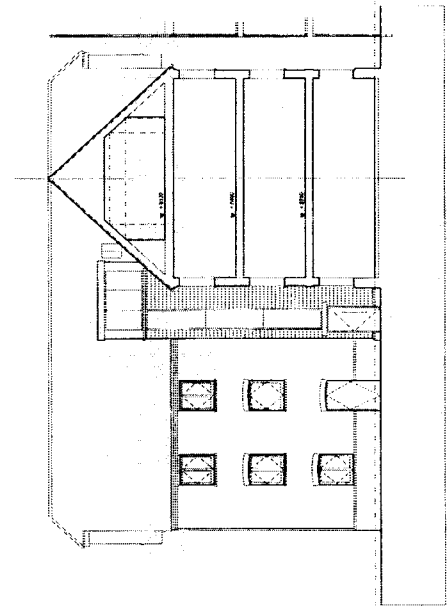
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COMMISSION EXPIRES 07/31/2011

**BLOCKS D & E
ELEVATIONS**

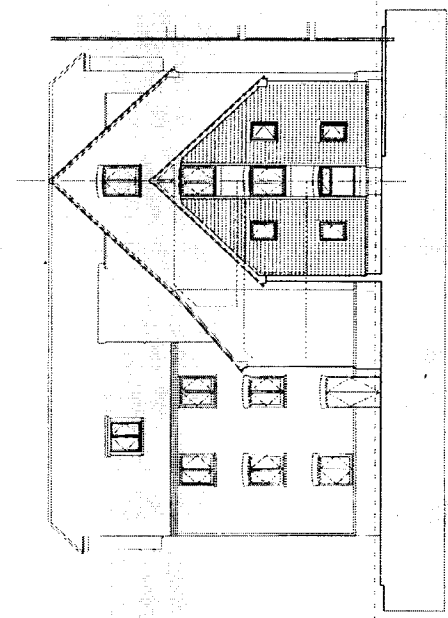
| | |
|---|----------------------------|
| DATE: 01/11/2018 | PROJECT: BUCKINGHAM PALACE |
| DRAWN BY: [Name] | CHECKED BY: [Name] |
| SCALE: 1:50 | PROJECT NO: [Number] |
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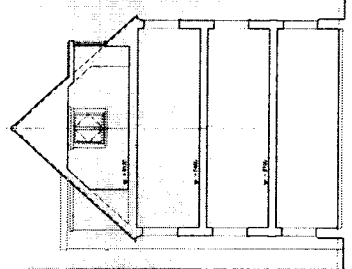
SOUTH ELEVATION (RAILWAY)



SECTION / EAST ELEVATION (BLOCK E)



EAST ELEVATION (BLOCK E)



SECTION

| MATERIALS | |
|-----------|----------|
| Roof | Asph/Flt |
| Walls | Brick |
| Floors | Concrete |
| Windows | UPVC |

BUCKINGHAM PALACE
 01 JUL 2018
 1:50
 BLOCKS D & E

OWL
 CONSULTANTS
 100, BUCKINGHAM PALACE
 LONDON, W1A 0AA
 TEL: 020 7611 1000
 FAX: 020 7611 1001
 WWW.OWLCONSULTANTS.CO.UK

BLOCK E

GROUND FLOOR PLAN

| NO. | TYPE | ACCOMMODATION DETAILS | SIZE (sq ft) | PRIORITY* |
|-------|--------|-----------------------|--------------|-----------|
| 1 | OFFICE | 2 Bed Pm | 283 | 1.0 |
| 2 | OFFICE | 1 Bed Pm | 177 | 1.0 |
| 3 | OFFICE | 1 Bed Pm | 177 | 1.0 |
| 4 | OFFICE | 1 Bed Pm | 177 | 1.0 |
| 5 | OFFICE | 1 Bed Pm | 177 | 1.0 |
| 6 | OFFICE | 1 Bed Pm | 177 | 1.0 |
| TOTAL | | 8 025 | 2063 | 6 |

*Priority: 1.0 - High priority, 1.5 - Low priority, 2.0 - Medium priority

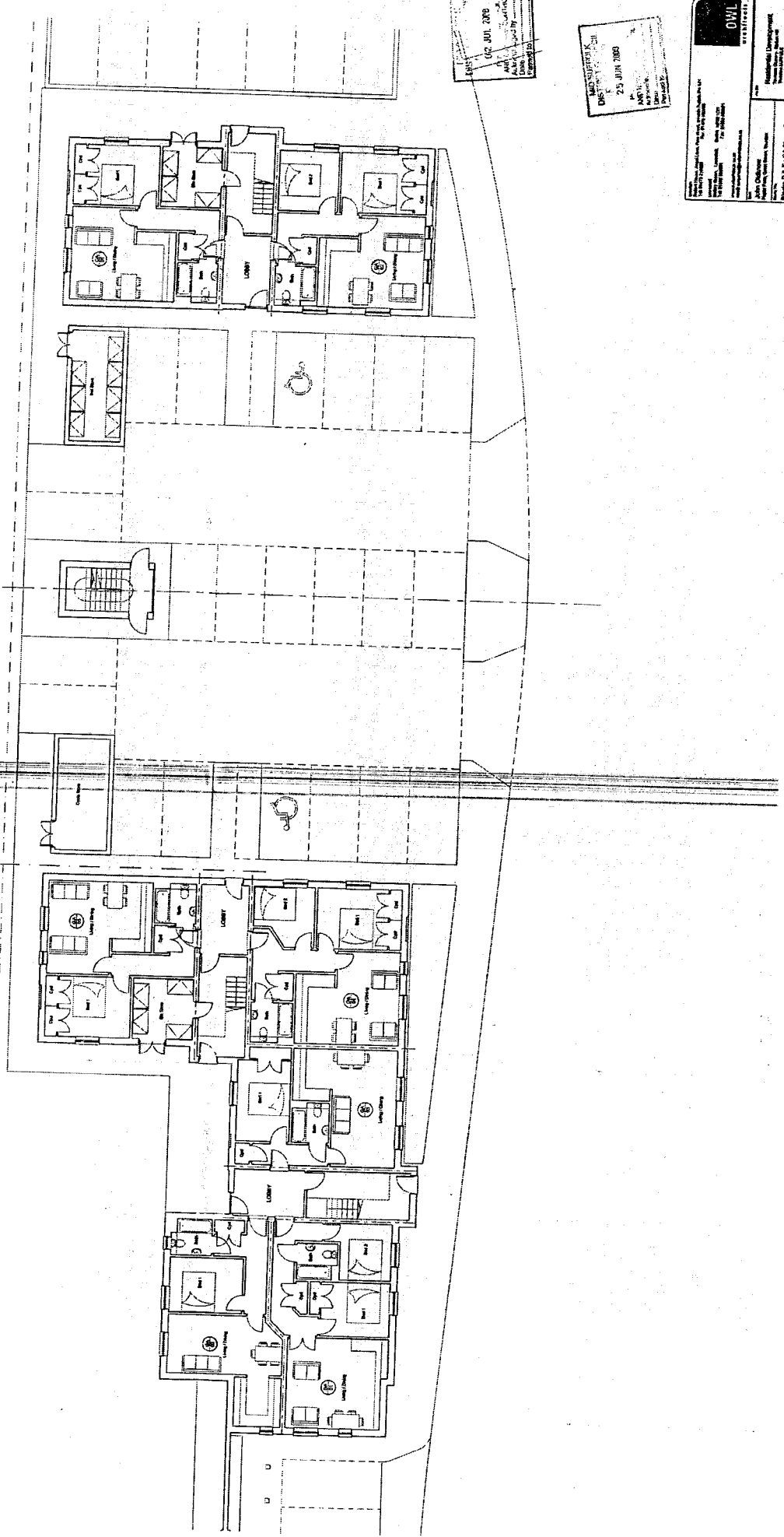
BLOCK D

GROUND FLOOR PLAN

| NO. | TYPE | ACCOMMODATION DETAILS | SIZE (sq ft) | PRIORITY* |
|-------|--------|-----------------------|--------------|-----------|
| 1 | OFFICE | 2 Bed Pm | 283 | 1.0 |
| 2 | OFFICE | 1 Bed Pm | 177 | 1.0 |
| 3 | OFFICE | 1 Bed Pm | 177 | 1.0 |
| 4 | OFFICE | 1 Bed Pm | 177 | 1.0 |
| 5 | OFFICE | 1 Bed Pm | 177 | 1.0 |
| 6 | OFFICE | 1 Bed Pm | 177 | 1.0 |
| TOTAL | | 8 025 | 2063 | 6 |

*Priority: 1.0 - High priority, 1.5 - Low priority, 2.0 - Medium priority

BLOCK E BLOCK D



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02 JUL 2009
 Drawn by: [Name]
 Checked by: [Name]
 Approved by: [Name]

025 JUN 2009
 Drawn by: [Name]
 Checked by: [Name]
 Approved by: [Name]

DW
 DWG NO: [Number]
 PROJECT: [Name]
 SHEET: [Number]
 DATE: [Date]
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

REVISIONS
DATE: 02 JUL 2008
BY: [Signature]
FOR: [Signature]
PROJECT: [Signature]

ISSUED BY:
DATE: 25 JUN 2008
FOR: [Signature]
PROJECT: [Signature]

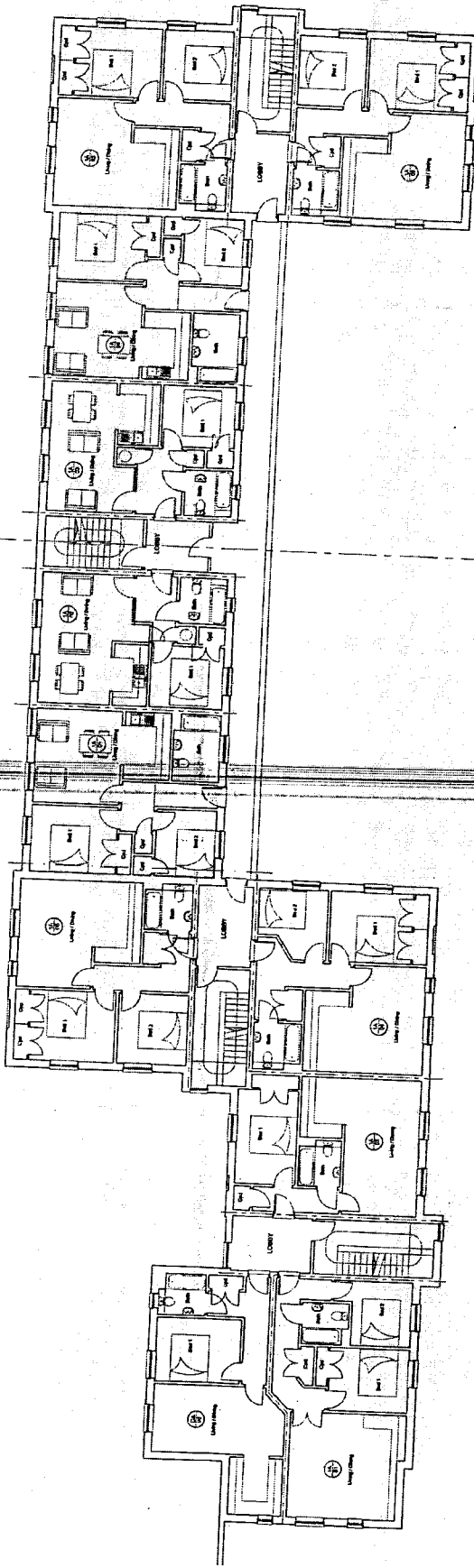
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12000 132nd Ave, N.W. - Suite 400
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Phone: (907) 485-1111
Fax: (907) 485-1112
www.russettandcon.com
John L. O'Connell
President
Russett & O'Connell
Block D & E - CA - Plans (1)

BLOCK D
FIRST FLOOR PLAN

| ACCOMMODATION SCHEDULE | | | | | | |
|------------------------|------|----------|--------|--------------|--------------|-----------|
| NO. | TYPE | ROOM | NO. OF | AREA SQ. FT. | AREA SQ. FT. | REMARKS |
| 1 | 1 | 2000 PHS | 8 | 80.2 | 1.8 | 1.8 ROOM |
| 2 | 2 | 2000 PHS | 8 | 80.2 | 1.8 | 1.8 ROOM |
| 3 | 3 | 2000 PHS | 8 | 80.2 | 1.8 | 1.8 ROOM |
| 4 | 4 | 2000 PHS | 8 | 80.2 | 1.8 | 1.8 ROOM |
| 5 | 5 | 2000 PHS | 8 | 80.2 | 1.8 | 1.8 ROOM |
| 6 | 6 | 2000 PHS | 8 | 80.2 | 1.8 | 1.8 ROOM |
| 7 | 7 | 2000 PHS | 8 | 80.2 | 1.8 | 1.8 ROOM |
| 8 | 8 | 2000 PHS | 8 | 80.2 | 1.8 | 1.8 ROOM |
| 9 | 9 | 2000 PHS | 8 | 80.2 | 1.8 | 1.8 ROOM |
| 10 | 10 | 2000 PHS | 8 | 80.2 | 1.8 | 1.8 ROOM |
| TOTAL | | | 80 | 802.0 | 18.0 | 1.8 ROOMS |

*Assumes 1 toilet per 1.8 room and 1 per 2.0 bed unit.

BLOCK E | BLOCK D



BLOCK E
FIRST FLOOR PLAN

| ACCOMMODATION SCHEDULE | | | | | | |
|------------------------|------|----------|--------|--------------|--------------|-----------|
| NO. | TYPE | ROOM | NO. OF | AREA SQ. FT. | AREA SQ. FT. | REMARKS |
| 1 | 1 | 2000 PHS | 8 | 80.2 | 1.8 | 1.8 ROOM |
| 2 | 2 | 2000 PHS | 8 | 80.2 | 1.8 | 1.8 ROOM |
| 3 | 3 | 2000 PHS | 8 | 80.2 | 1.8 | 1.8 ROOM |
| 4 | 4 | 2000 PHS | 8 | 80.2 | 1.8 | 1.8 ROOM |
| 5 | 5 | 2000 PHS | 8 | 80.2 | 1.8 | 1.8 ROOM |
| 6 | 6 | 2000 PHS | 8 | 80.2 | 1.8 | 1.8 ROOM |
| 7 | 7 | 2000 PHS | 8 | 80.2 | 1.8 | 1.8 ROOM |
| 8 | 8 | 2000 PHS | 8 | 80.2 | 1.8 | 1.8 ROOM |
| TOTAL | | | 80 | 802.0 | 18.0 | 1.8 ROOMS |

*Assumes 1 toilet per 1.8 room and 1.8 per 2.0 bed unit.

MANASSAS CITY
DISTRICT COURTHOUSE
REOPENED
02 JUL 2008
ARCHITECTURAL CONSULTANTS
APPROVED BY: _____
PROJECT ID: _____

MANASSAS CITY
DISTRICT COURTHOUSE
25 JUN 2008
ARCHITECTURAL CONSULTANTS
APPROVED BY: _____
PROJECT ID: _____

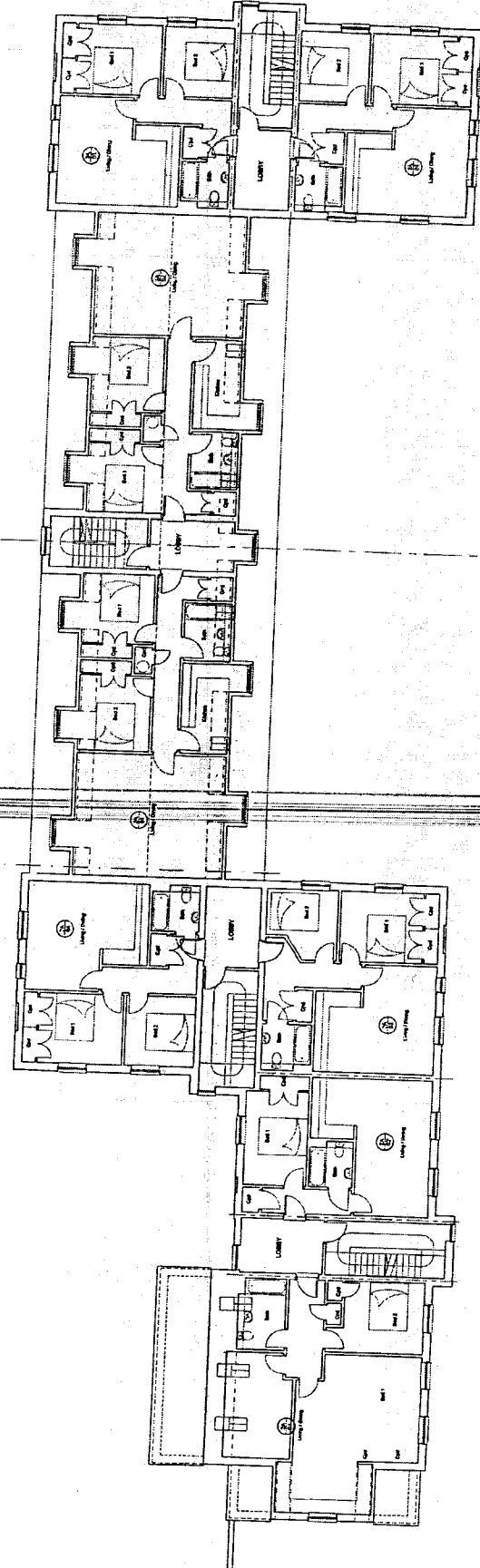
OWL
REVISIONS
APPROVED BY: _____
PROJECT ID: _____

**BLOCK D
SECOND FLOOR PLAN**

| ACCOMMODATION SCHEDULE | | | | | |
|------------------------|--------|-----------|-----------|-----------|--|
| NO. | TYPE | ACCOM. | SIZE (SQ) | FINISHED | |
| 1 | OFFICE | 2 Bed Pk | 85.3 | 1.8 ROOMS | |
| 2 | OFFICE | 2 Bed Pk | 85.3 | 1.8 ROOMS | |
| 3 | OFFICE | 2 Bed Pk | 85.3 | 1.8 ROOMS | |
| 4 | OFFICE | 2 Bed Pk | 85.3 | 1.8 ROOMS | |
| 5 | OFFICE | 2 Bed Pk | 85.3 | 1.8 ROOMS | |
| TOTAL | 5 | 10 Bed Pk | 426.5 | 9.0 ROOMS | |

* Assumes 1 person per 1 bed and 1.8 per 2 beds

BLOCK E | BLOCK D



**BLOCK E
SECOND FLOOR PLAN**

| ACCOMMODATION SCHEDULE | | | | | |
|------------------------|--------|-----------|-----------|-----------|--|
| NO. | TYPE | ACCOM. | SIZE (SQ) | FINISHED | |
| 1 | OFFICE | 2 Bed Pk | 85.3 | 1.8 ROOMS | |
| 2 | OFFICE | 2 Bed Pk | 85.3 | 1.8 ROOMS | |
| 3 | OFFICE | 2 Bed Pk | 85.3 | 1.8 ROOMS | |
| 4 | OFFICE | 2 Bed Pk | 85.3 | 1.8 ROOMS | |
| 5 | OFFICE | 2 Bed Pk | 85.3 | 1.8 ROOMS | |
| TOTAL | 5 | 10 Bed Pk | 426.5 | 9.0 ROOMS | |

* Assumes 1 person per 1 bed and 1.8 per 2 beds

02 JUL 2008
 DISTRICT OF COLUMBIA
 PLANNING COMMISSION
 ARCHITECTURAL REVIEW BOARD
 2-5 JUN 2008

MD SUPPORT
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 02 JUL 2008
 PLANNING COMMISSION
 ARCHITECTURAL REVIEW BOARD
 2-5 JUN 2008

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 4440 14TH ST NW
 WASHINGTON, DC 20004
 TEL: 202-833-1111
 FAX: 202-833-1112
 WWW.OWL-ENGINEERING.COM

**BLOCK D
 THIRD FLOOR (ROOF) PLAN**

| NO. | TYPE | ACCOMMODATION ADDRESS | SIZE (SQ FT) | PARKING |
|-------|------------|-----------------------|--------------|---------|
| 1 | 1 Bed Room | 1 Bed Room | 25.9 | 1 Space |
| 2 | 1 Bed Room | 1 Bed Room | 25.9 | 1 Space |
| TOTAL | 2 | 2 Beds | 51.8 | 2 |

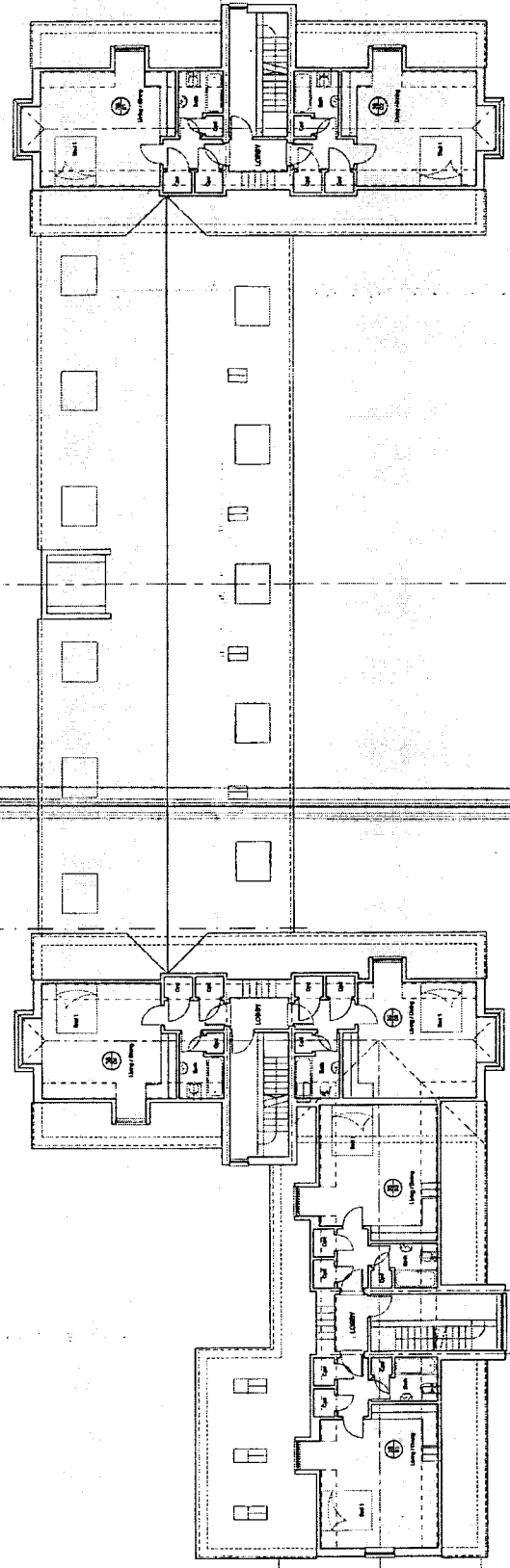
*Minimum 1 Space per 1 Bed and 1 Space 2 Bed Unit

**BLOCK E
 THIRD FLOOR (ROOF) PLAN**

| NO. | TYPE | ACCOMMODATION ADDRESS | SIZE (SQ FT) | PARKING |
|-------|------------|-----------------------|--------------|---------|
| 1 | 1 Bed Room | 1 Bed Room | 26.1 | 1 Space |
| 2 | 1 Bed Room | 1 Bed Room | 26.1 | 1 Space |
| 3 | 1 Bed Room | 1 Bed Room | 26.1 | 1 Space |
| TOTAL | 3 | 3 Beds | 78.3 | 3 |

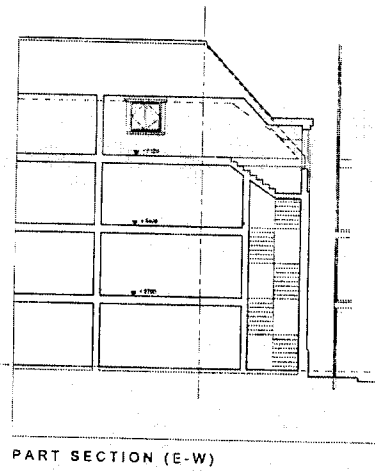
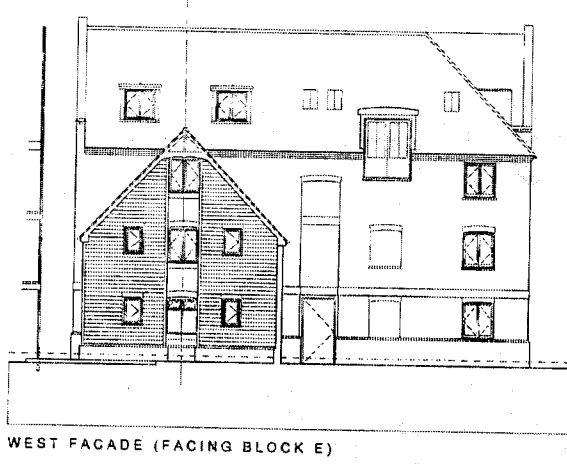
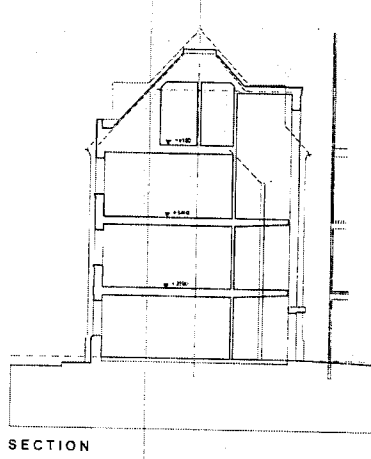
*Minimum 1 Space per 1 Bed and 1 Space 2 Bed Unit

BLOCK E BLOCK D



**BLOCK F
ELEVATIONS**

0708.118
 The drawings and specifications herein represent a true and correct copy of the contract documents for the construction of the building described herein. No other documents, specifications, or drawings shall be used in connection with this contract unless specifically referred to in the drawings or specifications. It is the responsibility of the contractor to check the drawings and specifications for errors and omissions and to report any such errors or omissions to the architect immediately upon their discovery. No adjustments, alterations, or modifications shall be made to the drawings or specifications without the written consent of the architect. The contractor shall be responsible for obtaining all necessary permits and for the proper installation and maintenance of all equipment and machinery used in the construction of the building. The architect is not responsible for the construction of the building or for the safety of the contractor or the public. The contractor shall be responsible for the safety of the contractor and the public. The drawings and specifications are the property of the architect and shall not be copied, reproduced, or distributed in any form without the written consent of the architect. The drawings and specifications shall remain the property of the architect and shall be returned to the architect upon completion of the project. The contractor shall be responsible for the cost of any reproduction or distribution of the drawings and specifications. The drawings and specifications shall be used only for the purpose of the construction of the building described herein. The drawings and specifications shall not be used for any other purpose. The drawings and specifications shall be used only for the purpose of the construction of the building described herein. The drawings and specifications shall not be used for any other purpose. The drawings and specifications shall be used only for the purpose of the construction of the building described herein. The drawings and specifications shall not be used for any other purpose.



MATERIALS

| | |
|---------|-----------------------------------|
| Floor | Normal Weight |
| Walls | Red Facing Brick, Tuckered Headed |
| Windows | One (1) panel operating Casement |

0708.118/078
OWL
 OVERTHE WOODLAND
 JOHN CHILDS
 JOHN CHILDS ARCHITECTS
 215 QUEEN STREET
 SYDNEY NSW 2000
 Tel: 02 9539 3300
 Fax: 02 9539 3301
 Email: john@johnchilds.com.au
 www.johnchilds.com.au

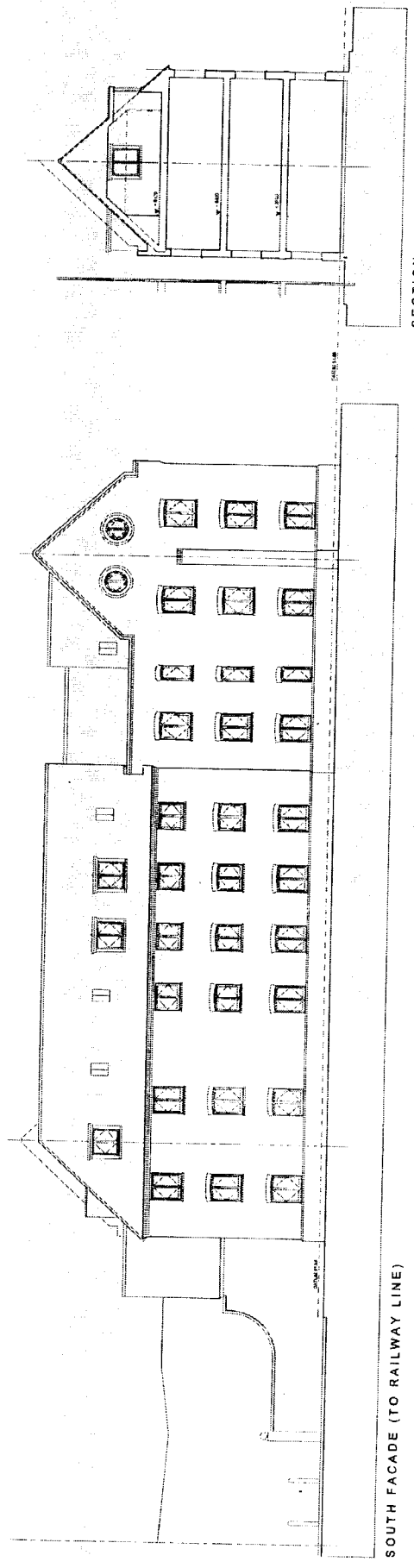
Project No: 0708.118/078
 Date: 11/08
 Scale: 1:200
 Drawing No: 0708.118/078

32

**BLOCK F
ELEVATIONS**

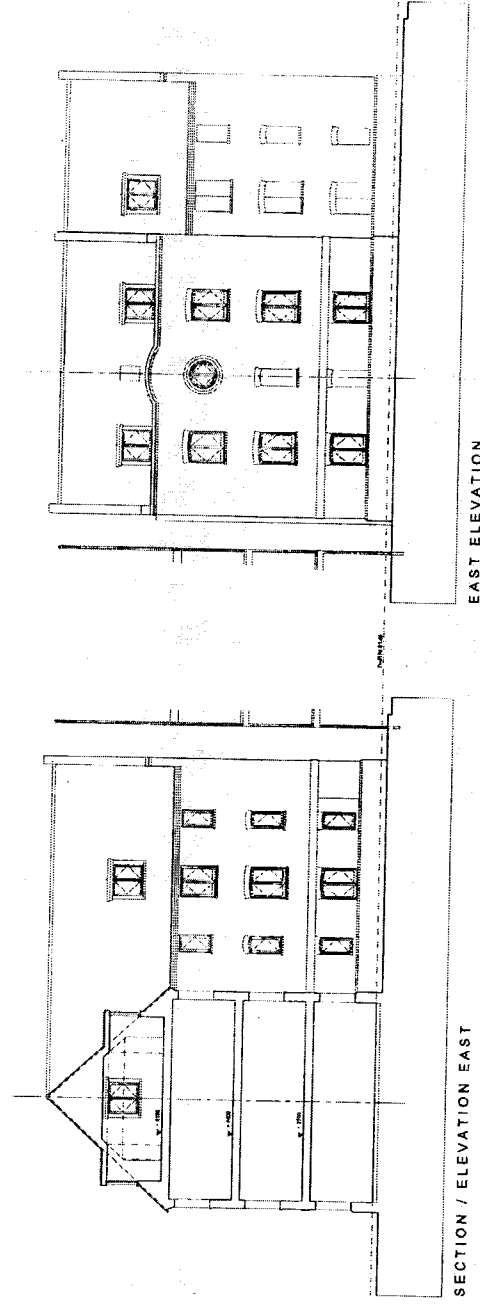
1. The architect shall be responsible for the preparation of the drawings and shall ensure that they are in accordance with the requirements of the Building Regulations and the Building Act 1984. The architect shall also be responsible for the preparation of the contract documents and shall ensure that they are in accordance with the requirements of the Building Act 1984 and the Building Regulations.

2. The architect shall be responsible for the preparation of the drawings and shall ensure that they are in accordance with the requirements of the Building Regulations and the Building Act 1984. The architect shall also be responsible for the preparation of the contract documents and shall ensure that they are in accordance with the requirements of the Building Act 1984 and the Building Regulations.



SOUTH FACADE (TO RAILWAY LINE)

SECTION



EAST ELEVATION

SECTION / ELEVATION EAST

MATERIALS

| | |
|-------|--|
| Color | Material Code |
| White | Dark Green / Blue / Brown / Red / Yellow |
| White | Other / Paper / Laminated / Glass |

OWL
ARCHITECTS

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

0708.118.077



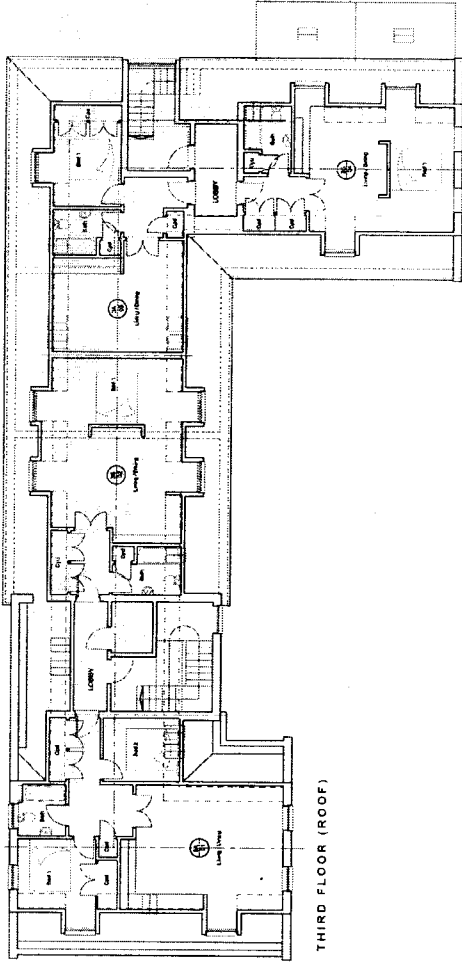
OWI
 Oklahoma Wildlife
 4000 North Lincoln
 Oklahoma City, Oklahoma 73105
 Phone: (405) 551-1000
 Fax: (405) 551-1001
 Email: owi@owid.org
 Website: www.owid.org
 Project: Oklahoma Wildlife
 Drawing: OWI-001-001
 Date: 1/1/2003
 Sheet 1 of 1 (of 3)

**BLOCK F
SECOND FLOOR PLAN**

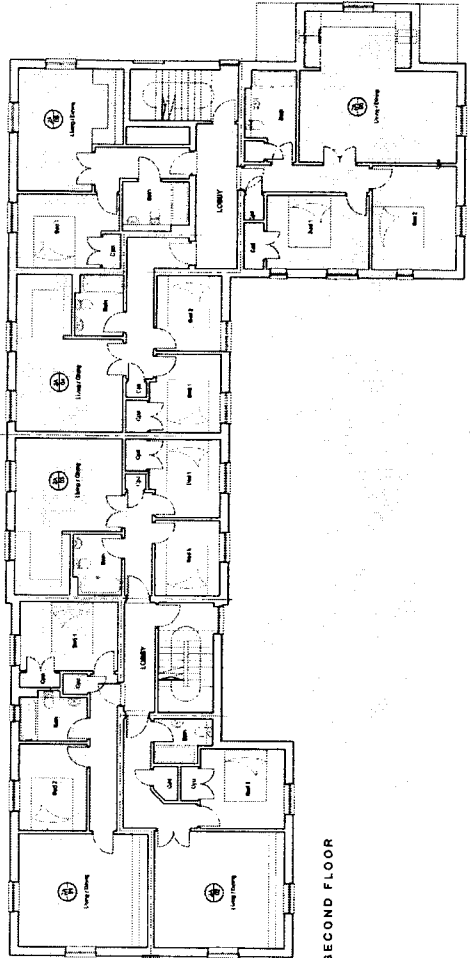
| REF. | TYPE | ACCOMMODATION POSSIBLE | SIZE (sq ft) | PRIORITY |
|--------------|----------|------------------------|--------------|------------|
| SA-01 | 1 Bed RM | 1 Bed RM | 85.0 | 1.0 Medium |
| SA-02 | 1 Bed FM | 1 Bed FM | 48.0 | 1.0 Medium |
| SA-03 | 2 Bed FM | 2 Bed FM | 65.0 | 1.0 Medium |
| SA-04 | 1 Bed FM | 1 Bed FM | 45.0 | 1.0 Medium |
| SA-05 | 1 Bed FM | 1 Bed FM | 45.0 | 1.0 Medium |
| SA-06 | 1 Bed FM | 1 Bed FM | 45.0 | 1.0 Medium |
| SA-07 | 1 Bed FM | 1 Bed FM | 45.0 | 1.0 Medium |
| TOTAL | A | 6,275.0 | 396 | 6 |

**BLOCK F
THIRD FLOOR (ROOF) PLAN**

| REF. | TYPE | ACCOMMODATION POSSIBLE | SIZE (sq ft) | PRIORITY |
|--------------|----------|------------------------|--------------|------------|
| SA-01 | 1 Bed RM | 1 Bed RM | 85.0 | 1.0 Medium |
| SA-02 | 1 Bed FM | 1 Bed FM | 48.0 | 1.0 Medium |
| SA-03 | 2 Bed FM | 2 Bed FM | 65.0 | 1.0 Medium |
| SA-04 | 1 Bed FM | 1 Bed FM | 45.0 | 1.0 Medium |
| TOTAL | A | 4,213.0 | 262.0 | 4.0 |



THIRD FLOOR (ROOF)



SECOND FLOOR

OWL
 ARCHITECTS
 215 JIB, 2ND FLOOR
 1000 N. 10TH ST.
 SUITE 200
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.OWLARCHITECTS.COM

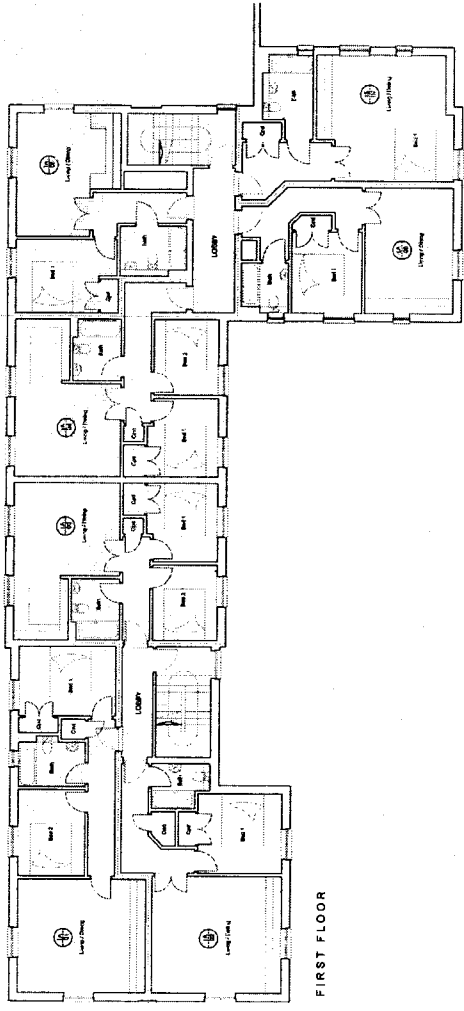
PROJECT: [REDACTED]
 DATE: [REDACTED]
 DRAWING NO.: [REDACTED]

ARCHITECT: [REDACTED]
 PROJECT MANAGER: [REDACTED]
 DESIGNER: [REDACTED]

**BLOCK F
GROUND FLOOR PLAN**

| REF. | TYPE | ACCOMMODATION SCHEDULE | SIZE (SQ) | FINISHING |
|-------|----------|------------------------|-----------|-----------|
| GA-01 | 2 Bed Pk | 1.0 | 48.0 | 1.0 |
| GA-02 | 1 Bed Pk | 1.0 | 24.0 | 1.0 |
| GA-03 | 1 Bed Pk | 1.0 | 24.0 | 1.0 |
| GA-04 | 1 Bed Pk | 1.0 | 24.0 | 1.0 |
| GA-05 | 1 Bed Pk | 1.0 | 24.0 | 1.0 |
| GA-06 | 1 Bed Pk | 1.0 | 24.0 | 1.0 |
| GA-07 | 1 Bed Pk | 1.0 | 24.0 | 1.0 |
| TOTAL | 7 (21) | 7.0 | 216.0 | 7.0 |

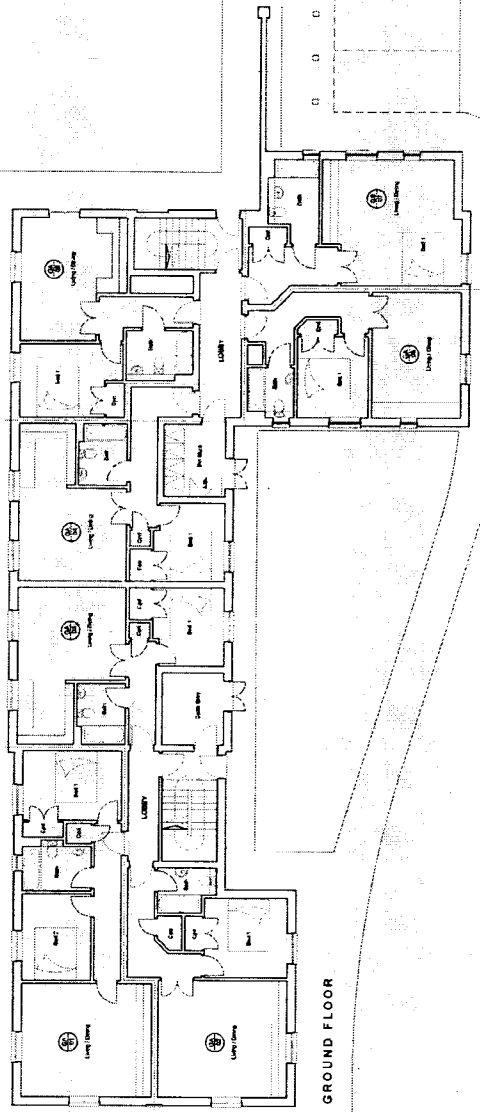
*Assumes 1 space per 1.5 bed unit and 1.5 per 2.0 bed unit



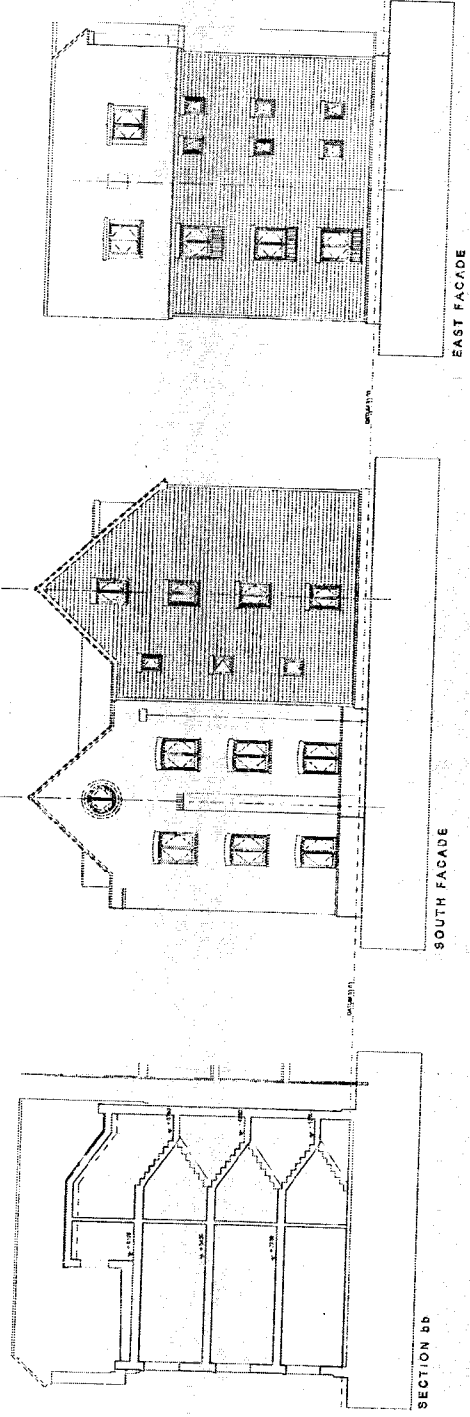
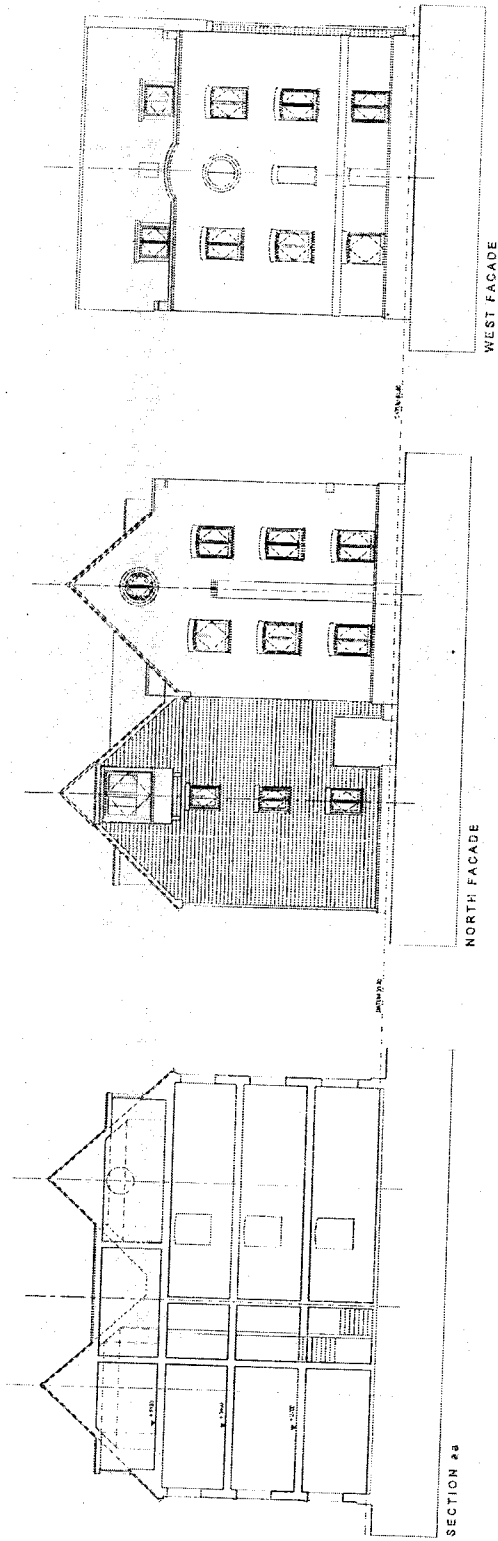
**BLOCK F
FIRST FLOOR PLAN**

| REF. | TYPE | ACCOMMODATION SCHEDULE | SIZE (SQ) | FINISHING |
|-------|----------|------------------------|-----------|-----------|
| LA-01 | 2 Bed Pk | 1.0 | 48.0 | 1.0 |
| LA-02 | 1 Bed Pk | 1.0 | 24.0 | 1.0 |
| LA-03 | 1 Bed Pk | 1.0 | 24.0 | 1.0 |
| LA-04 | 1 Bed Pk | 1.0 | 24.0 | 1.0 |
| LA-05 | 1 Bed Pk | 1.0 | 24.0 | 1.0 |
| LA-06 | 1 Bed Pk | 1.0 | 24.0 | 1.0 |
| LA-07 | 1 Bed Pk | 1.0 | 24.0 | 1.0 |
| TOTAL | 7 (21) | 7.0 | 216.0 | 7.0 |

*Assumes 1 space per 1.5 bed unit and 1.5 per 2.0 bed unit



BLOCK G
ELEVATIONS



REVISIONS

| | | |
|-----|-------------|------|
| No. | Description | Date |
| | | |
| | | |
| | | |

FOR THE ARCHITECT:

FOR THE ENGINEER:

FOR THE CONTRACTOR:

DATE: 10/18/78

SCALE: AS SHOWN

OWL

OSWALD ENGINEERING, INC.

1001 15th Street, N.W.
Atlanta, Georgia 30335

JOHN OSWALD, P.E.
Principal Engineer

DONALD G. SHANNON, P.E.
Principal Engineer

0100-118/078 A

MATERIALS

| | |
|-------|----------------------------|
| UNIT | FINISH |
| WOOD | 1/2" RED OAK, TRIPLE GLASS |
| METAL | 1/2" PAIR GLASS |

**BLOCK G
GROUND FLOOR PLAN**

| ACCOMMODATION SCHEDULE | | | | |
|------------------------|----------|---------------|--------------|-----------------|
| REF. | TYPE | ACCOM. | SIZE (SQM) | PARKING* |
| GD 01 | x | 1 Bed Flat | 48.7 | 1 space |
| GD 02 | x | 1 Bed Flat | 41.8 | 1 space |
| GD 03 | x | 1 Bed Flat | 40.9 | 1 space |
| Total | x | 3 G.D. | 131.2 | 3 spaces |

* Assumes 1 space per 1 bed unit and 1.5 per 2 bed unit

**BLOCK G
FIRST FLOOR PLAN**

| ACCOMMODATION SCHEDULE | | | | |
|------------------------|----------|---------------|--------------|-----------------|
| REF. | TYPE | ACCOM. | SIZE (SQM) | PARKING* |
| G1 01 | x | 1 Bed Flat | 48.7 | 1 space |
| G1 02 | x | 1 Bed Flat | 41.8 | 1 space |
| G1 03 | x | 1 Bed Flat | 40.9 | 1 space |
| Total | x | 3 G.D. | 131.2 | 3 spaces |

* Assumes 1 space per 1 bed unit and 1.5 per 2 bed unit

**BLOCK G
SECOND FLOOR PLAN**

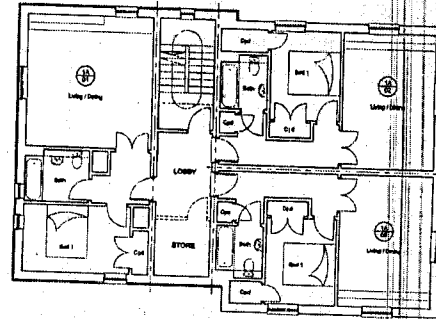
| ACCOMMODATION SCHEDULE | | | | |
|------------------------|----------|---------------|--------------|-----------------|
| REF. | TYPE | ACCOM. | SIZE (SQM) | PARKING* |
| G2 01 | x | 1 Bed Flat | 48.7 | 1 space |
| G2 02 | x | 1 Bed Flat | 41.8 | 1 space |
| G2 03 | x | 1 Bed Flat | 40.9 | 1 space |
| Total | x | 3 G.D. | 131.2 | 3 spaces |

* Assumes 1 space per 1 bed unit and 1.5 per 2 bed unit

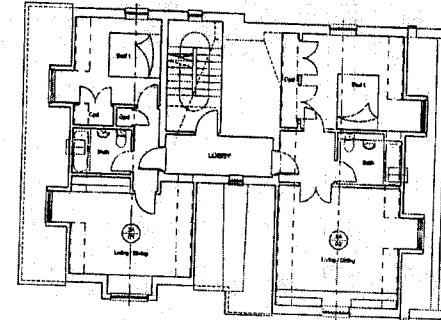
**BLOCK G
THIRD FLOOR (ROOF) PLAN**

| ACCOMMODATION SCHEDULE | | | | |
|------------------------|----------|---------------|--------------|-----------------|
| REF. | TYPE | ACCOM. | SIZE (SQM) | PARKING* |
| G3 01 | x | 1 Bed Flat | 48.7 | 1 space |
| G3 02 | x | 1 Bed Flat | 41.8 | 1 space |
| G3 03 | x | 1 Bed Flat | 40.9 | 1 space |
| Total | x | 3 G.D. | 131.2 | 3 spaces |

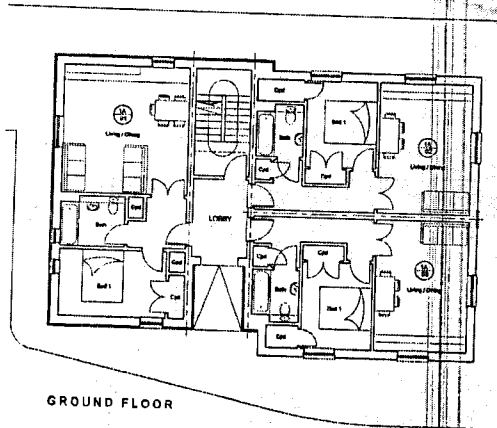
* Assumes 1 space per 1 bed unit and 1.5 per 2 bed unit



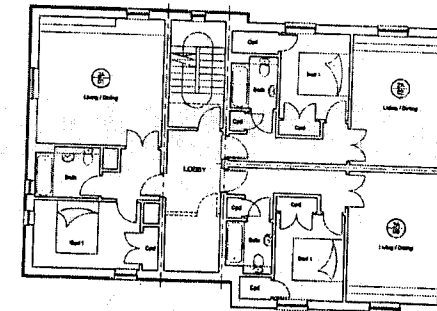
FIRST FLOOR



THIRD FLOOR (ROOF)



GROUND FLOOR



SECOND FLOOR

DISCLAIMER
The Council and any other person shall not be responsible for the accuracy of the information contained in this document and shall not be liable for any loss or damage caused by its use. The Council shall not be responsible for any loss or damage caused by its use. The Council shall not be responsible for any loss or damage caused by its use.

MID SUFFOLK DISTRICT COUNCIL
RECEIVED
02 JUL 2008
PLANNING CONTROL AND BUILDING CONTROL
ACKNOWLEDGED BY
Date: _____
Checked by: _____

MID SUFFOLK DISTRICT COUNCIL
25 JUN 2008
PLANNING CONTROL AND BUILDING CONTROL
ACKNOWLEDGED BY
Date: _____
Checked by: _____

OWL ARCHITECTS
John O'Leary
Professional Development
Block G - QA Phase

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NA/07/14

MID SUFFOLK DISTRICT COUNCIL

Minutes of the **DEVELOPMENT CONTROL COMMITTEE 'A'** held at the Council Offices, Needham Market on Wednesday 26 March 2014 at 9.30am.

PRESENT: Councillors: M J R Hicks (Chairman)
G M Brewster*
D M Burn
Mrs D Kearsley
Mrs W Marchant
Mrs L M Mayes
R M Melvin
D J Osborne
S J Wright

* Denotes substitute

Ward Members: Councillor: D T Haley

In attendance: Corporate Manager – Development Management
Planning Officer (SLB)
Economic Development – Consultant Viability Officer
Senior Governance Support Officer (LS)
Governance Support Officer (JB)

NA55 APOLOGIES/SUBSTITUTIONS

Councillor G M Brewster was substituting for Councillor Mrs S E Mansel.

NA56 DECLARATIONS OF INTEREST

There were no declarations of interest.

NA57 DECLARATIONS OF LOBBYING

There were no declarations of lobbying.

NA58 DECLARATIONS OF PERSONAL SITE VISITS

There were no declarations of personal site visits.

NA59 MINUTES OF THE MEETING HELD 29 JANUARY 2014

Report NA/04/14

Confirmation of the minutes of the meeting held on 29 January 2014 was deferred to the next meeting.

NA60 SCHEDULE OF PLANNING APPLICATIONS**Report NA/05/14**

In accordance with the Council's procedure for public speaking on planning applications representations were made as detailed below:

| <u>Planning Application Number</u> | <u>Representations from</u> |
|------------------------------------|--|
| 3181/13 | Tracey Hall-Roberts (Objector) Rebecca Palmer (Supporter) |

Item 1

Application Number: 2613/11
Proposal: Outline application for residential and retail development with demolition of existing structures and new access road (application for a new planning permission to replace extant planning permission OL/140/04 in order to extend the time limit for implementation).
Site Location: THURSTON – Thurston Granary, Station Hill
Applicant: Playdri Products Ltd

The Planning Officer in presenting this application made reference to the Economic Development Consultant Viability Officer who had undertaken a recent viability assessment for the proposed development and was present at the meeting to advise Members on the assessment and answer questions. The Corporate Manager – Development Management clarified the position regarding the replacement permission for the site which although submitted within time was not live, but formed part of the evidential background.

Councillor D T Haley, Ward Member, advised Members about safety concerns in relation to the railway line which is crossed by pedestrians. He advised that parking in the proposed development site was an existing issue and the site entrance also raised concerns. The principle of development as agreed by the Planning Inspectorate was accepted but appropriate phasing of the development would be required.

The Chairman of the Committee read out an email from Councillor Mrs S Powell, Ward Member, commenting on the application as follows:

'As I have said last time, Thurston is crying out for Affordable Housing and I am keen to see this delivered in a timely manner. Obviously we still do not know the detail of how many units are proposed for this site but I am relieved to see this matter back before you. My main concern is that we achieve the best deal for the community of Thurston and its residents.'

Members questioned whether there was any possibility of addressing the rail safety concerns by means of a bridge/underpass, or with security fencing. They also queried whether the officer recommendation for 'a maximum 15% affordable housing' was appropriate. Following further explanation from the Economic Development Consultant Viability Officer, it was agreed that this should be changed to 'a minimum of 10%' and was included in the motion for delegated approval proposed by the Vice Chairman, together with a requirement for a

contribution towards rail safety measures and the addition of an appropriate condition to secure agreement on a Scheme of safety measures.

By 9 votes to 0

Decision

That delegated authority be given to the Corporate Manager – Development Management to grant outline planning permission subject to the prior completion of a Section 106 planning obligation on terms to his satisfaction to secure a minimum of 10% affordable housing on-site (or by commuted sum in lieu of on-site provision) and a financial contribution equal to the sum originally agreed under reference OL/140/04 in respect of Open Space and Social Infrastructure and to negotiate other appropriate infrastructure contributions including towards rail safety measures, the above to be assessed and secured by means of a review clause within the planning obligation to be carried out upon receipt of any subsequent reserved matters submission, and subject to the conditions as detailed in the officer recommendation together with the following additional condition:

- Scheme of measures to safeguard rail and rail crossing users accessing the site to be agreed

and in the event that the applicant does not enter into the Obligation within a period of 6 months of the date of the meeting to delegate to the Corporate Manager – Development Management to refuse permission on appropriate grounds.

Item 2

Application Number: **3181/13**
 Proposal: **Mixed retail/residential development with demolition of existing buildings and altered access.**
 Site Location: **THURSTON – Thurston Granary, Station Hill**
 Applicant: **Mr J Oldknow, Playdri Products Ltd**

The Corporate Manager confirmed that the publicity/site notice provisions for this application had been complied with. The Planning Officer referred to the significant local concern which the application had generated, particularly in relation to the largest of the proposed retail units. Members were advised that in the event they were minded to accept the officer recommendation for approval, additional conditions restricting the use to Class A1 and limiting opening hours could be included to address some of the concerns. In response to a question about parking on site, the Corporate Manager suggested that a condition to secure an allocation scheme for parking spaces was a possible option.

Mrs Tracey Hall-Roberts, objector, addressed the Committee about concerns regarding the adverse impact that the proposed retail/residential development would have on the current retail outlets, local residents especially the elderly, and the community itself. She referred to the local connections and the availability of locally sourced products which would be lost if this development went ahead. She considered that the competition provided by a store such as Sainsbury's would be likely to result in the loss of facilities such as the Post Office and the petrol station.

Ms Rebecca Palmer, supporter from Turley Planning Firm, advised the Committee on behalf of Sainsbury's that the proposed store was not intended to compete with existing businesses in the area but was a small scale unit which was expected to be used mainly for 'top-up' shopping and would therefore have no significant impact. In response to a question about the sale of newspapers and magazines, Ms Palmer confirmed that Sainsbury's normal policy was to look at the range of products available locally before deciding what lines to stock.

Councillor D T Haley, Ward Member, considered that a Sainsbury's store on the application site would have a detrimental impact on existing village businesses. He also commented on concerns about inadequate parking, including the potential for spaces to be taken by rail users, design not considered to be in keeping with the area and the safety of the access and of flat residents in conflict with vehicles using the car park.

Members accepted that the mixed use of the site was established and recognised that the identity of the occupier of the largest unit was not within their control, but considered that the current proposal should be refused planning permission for reasons relating to inadequate parking arrangements, public safety and impact on local businesses. An motion for refusal was therefore moved, notwithstanding the Planning Officer's recommendation for approval.

By a unanimous vote

Decision – That planning permission be refused for the following reason:

The proposed development fails to contribute positively to making the place better for people and does not represent good design. The proposal would not be sustainable development having regard to the potential conflict between pedestrian and vehicle users within the site having regard to the flats, shops, adjacent railway station and the remaining undeveloped portion of the wider site. The proposed retail units having regard to their size would moreover fail to demonstrate that the scheme will safeguard the retention of local shops. On that basis the proposal is contrary to paragraphs 28, 32 and 56 of the National Planning Policy Framework and contrary to policies FC1 and FC1.1 of the adopted Mid Suffolk Core Strategy Focused Review 2012.

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APPENDIX 'B'
REVISED REPORT TO COMMITTEE 26/3/14.

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 26 March 2014

AGENDA ITEM NO 1
APPLICATION NO 2613/11
PROPOSAL Outline application for residential and retail development with demolition of existing structures and new access road (application for a new planning permission to replace extant planning permission OL/140/04 in order to extend the time limit for implementation.)
SITE LOCATION Thurston Granary, Station Hill, Thurston
SITE AREA (Ha) 0.95
APPLICANT Playdri Products Ltd
RECEIVED July 29, 2011
EXPIRY DATE October 28, 2011

REASONS FOR REFERENCE TO COMMITTEE

1. At the meeting of Development Control Committee 'A' held on Wednesday 23 October 2013 Members resolved that the application be referred back to Committee within 6 months following a viability assessment of the proposed development. The minutes of that meeting record that:

'...Members are minded to grant planning permission subject to the prior assessment of the financial viability of the proposal and that the outcome of that viability testing be reported to Committee with appropriate recommendations regarding Section 106 obligations and conditions. That the outcome or progress to date of the viability assessment be reported back to committee within a period of 6 months of the date of this meeting'.

The matter is therefore returned to committee in order to report progress following the viability assessment, to allow Members to deliberate on the findings of that report, and for officers to make a recommendation. A copy of the relevant part of the minutes of the meeting held on 23 October is attached as an appendix to this report, together with a copy of your officers' original report, decision Notices and associated attachments.

OUTCOME OF THE VIABILITY ASSESSMENT

2. Your Viability Officer has carried out a thorough analysis of project costs supplied by Mr Oldknow which, in some cases, have been compiled by independent third parties. There have been extensive discussions between your officers and Mr Oldknow regarding these details, in particular how development costs – including exceptional costs and abortive work – be considered for the purposes of carrying out the viability appraisal.

The conclusion of the viability appraisal is that the proposal would be viable and capable of supporting a maximum affordable housing contribution of 15% of the total number of residential units. Members are advised that notwithstanding your Viability Officers' conclusion there remain differences of opinion between

parties as to the viability of the scheme.

In his detailed report your Viability Officer notes:

- *The current relevant planning policy relating to affordable housing provision is for negotiation of affordable housing provision on individual sites and that the maximum reasonable provision should be secured whilst having regard to the need to encourage rather than restraining overall residential development. The Plan policies goes on to state that the local planning authority should take a reasonable and flexible approach to securing affordable housing on a site by site basis;*
- *The maximum reasonable provision of affordable housing (in viability terms) has been tested on this scheme and there is scope for affordable housing provision without rendering proposals totally unviable;*
- *Consideration might be given to the inclusion of a review clause in the section 106 to review the maximum at 'Reserved Matters' stage. This takes account of economic uncertainties and may be used to ensure that maximum public benefit is secured over the period of the development.*

Your Viability Officer also makes the following recommendation:

- *'It is recommended that a review clause be included within the legal agreement to ensure that scheme viability can be tested at the Reserve[d] Matters stage. Any improvement in scheme viability should enable an affordable housing to be sought, or payment...be made to the Council in lieu of onsite provision'*

Your officers' recommendation to Committee therefore takes into account this proposal in order to ensure that any contributions payable are directly related to the needs arising, the viability of the scheme and the general economic situation at the time.

PLANNING ASSESSMENT

3. There have been no material changes in circumstances affecting the planning merits of the proposal for a mixed retail and residential development since the matter was referred to Committee in October 2013. Your officers' assessment of the planning merit therefore remains unchanged from that set out in the original report (attached hereto as an appendix).

OTHER

4. A potential developer has a proposal for a lower density form of residential development than proposed under the previous two reserved matters approvals which were both for high density 'flatted' accommodation only. This potential scheme (of which your officers currently have few details) might include semi-detached, terraced or detached dwellings with private gardens. Although this type of development would be considered on its merit at the 'reserved matters' stage, the proposals for remediation of contaminated land that form part of this outline application would not be appropriate (since they effectively

involve covering contaminated areas with buildings and/or hardstanding). The planning conditions your officers originally recommended were predicated on high density accommodation only, therefore if a lower density development were to be proposed a significantly more comprehensive scheme of remediation would be required. The recommended conditions below have therefore been amended from those previously put to Members in October 2013 to reflect this potential form of development for the residential element of the proposal.

SUMMARY

5. Your Viability Officer has completed an assessment of the project's commercial viability based on the information provided by the applicant and following extensive discussions. Based on that information it was concluded that the project would be viable and capable of supporting an affordable housing contribution of up to 15% of the total number of residential units. Taking into account considerable uncertainties regarding the numbers of dwellings to be erected and the economic situation your officers have recommended that viability is reviewed at the later 'reserved matters' stage when a final assessment of the affordable housing provision to be secured would be carried out.

RECOMMENDATION

Delegate to the Corporate Manager – Development Management to GRANT OUTLINE PLANNING PERMISSION subject to the prior completion of a S106 planning obligation on terms to his satisfaction to secure a maximum of 15% affordable housing onsite (or by commuted sum in lieu of on-site provision) and a financial contribution equal to the sum originally agreed under reference OL/140/04 in respect of Open Space and Social Infrastructure and to negotiate other appropriate infrastructure contributions, the above to be assessed and secured by means of a review clause within the planning obligation to be carried out upon receipt of any subsequent reserved matters submission;

and to the following planning conditions:

- Time limit for submission of reserved matters;
- Time limit for implementation;
- Concurrent 'reserved matters' submission of layout, scale and appearance;
- Amount of retail floorspace;
- Restriction on change of use of retail element;
- Location of retail development towards Station Hill;
- Height and appearance of buildings including any retail element;
- Height and orientation of buildings for solely residential use;
- Access layout;
- Visibility splays (3.5m x 70m);
- Phasing of development (concurrently with 'reserved matters');
- Footpaths and roadways;
- Parking and manoeuvring areas (concurrently with 'reserved matters');
- Details of secure cycle storage (concurrently with 'reserved matters');
- Details of bin stores;
- Finished levels (concurrently with 'reserved matters');
- Means of enclosure (concurrently with 'reserved matters');
- Landscaping (concurrently with 'reserved matters'); and implementation
- Archaeological recording and analysis;

- Provision of local area for play;
- Disposal of foul waste to public sewer;
- Surface water drainage;
- Restriction on working times;
- Scheme of demolition (as previously approved pursuant to OL/140/04);
- Remediation of contaminated land with enhanced remediation for any areas of residential development having private gardens/amenity areas;
- Sound attenuation measures for residential development;
- Provision of a minimum of two fire hydrants;
- Provision of protective/security fences between the site and railway line;
- Approved plans.

and in the event that the applicant does not enter into the obligation within a period of 6 months of the date of this meeting to delegate to the Corporate Manager – Development Management to REFUSE permission on appropriate grounds.

Philip Isbell
Corporate Manager - Development Management

Adrian Matthews
Development Management
Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

- Cor1 - CS1 Settlement Hierarchy
- Cor3 - CS3 Reduce Contributions to Climate Change
- Cor4 - CS4 Adapting to Climate Change
- Cor5 - CS5 Mid Suffolks Environment
- Cor6 - CS6 Services and Infrastructure
- Cor7 - CS7 Brown Field Target
- Cor8 - CS8 Provision and Distribution of Housing
- Cor9 - CS9 Density and Mix
- CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
- CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

2. Mid Suffolk Local Plan

- GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
- H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION
- H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT
- H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS
- T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT
- HB1 - PROTECTION OF HISTORIC BUILDINGS
- H3 - HOUSING DEVELOPMENT IN VILLAGES
- H14 - A RANGE OF HOUSE TYPES TO MEET DIFFERENT ACCOMMODATION NEEDS
- H16 - PROTECTING EXISTING RESIDENTIAL AMENITY
- SB2 - DEVELOPMENT APPROPRIATE TO ITS SETTING
- E4 - PROTECTING EXISTING INDUSTRIAL/BUSINESS AREAS
- E5 - COU WITHIN EXISTING INDUSTRIAL/COMMERCIAL AREAS

E6 - RETENTION OF INDIVIDUAL INDUSTRIAL AND COMMERCIAL SITES
S10 - CONVENIENCE GOODS STORES
S7 - PROVISION OF LOCAL SHOPS

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework
C1195 - CIRCULAR 11/95: USE OF CONDITIONS IN PLANNING PERMISSION

APPENDIX B - NEIGHBOUR REPRESENTATIONS

No letters of representation have been received.

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 23 October 2013

| | |
|-----------------------|---|
| AGENDA ITEM NO | |
| APPLICATION NO | 2613/11 |
| PROPOSAL | Outline application for residential and retail development with demolition of existing structures and new access road (application for a new planning permission to replace extant planning permission OL/140/04 in order to extend the time limit for implementation.) |
| SITE LOCATION | Thurston Granary, Station Hill, Thurston |
| SITE AREA (Ha) | 0.95 |
| APPLICANT | Playdri Products Ltd |
| RECEIVED | July 29, 2011 |
| EXPIRY DATE | October 28, 2011 |

REASONS FOR REFERENCE TO COMMITTEE

1. The application is referred to committee for the following reason :
 - (2) it is a "Major" application for:-
 - a residential land allocation for 15 or over dwellings

PRE-APPLICATION ADVICE

2. There have been no specific pre-application discussions regarding the current application, however the case officer and the applicant discussed and agreed documents to accompany an earlier application for the same proposal.

SITE AND SURROUNDINGS

3. The site is located in the village of Thurston, immediately east of Thurston railway station and to the north side of the railway line and comprises an elongated strip of ground that tapers eastward towards the railway bridge and measures approximately 250 metres in length (east-west).

The site includes a number of buildings including those referred to as a former granary, together with more recent steel-framed buildings to the south-east of the granary, and two modern single-storey buildings close to the railway line. The desktop archaeological report records that the buildings were used to store and despatch goods including grain and coal from Thurston.

The buildings to the northern part of the site are currently in a variety of uses including car repairs and spares sales, whilst the new buildings close to the railway track include an estate agent, a hairdresser, and a fish and chip shop. The Parish Council offices were formerly located in a single storey building close to the access onto Station Hill. The eastern part of the site is vacant and is surfaced with what appears to be predominantly loose gravel/tarmac planings.

Access to the site is off Station Road, to the east of a block of flats located to the north-east of the railway station and to the south-west of a building known as Thedwastre Place (which provides MOT services in a large steel framed building). There is a residential development (Laurel Close) of approximately 18 dwellings to the opposite side of the highway. The entrance to the site leads to the car park (in other ownership) at Thurston railway station.

Although the majority of the site is generally level, the access off Station Road rises into the site, whilst Station Road rises to the north-east. The westernmost one third (approximately) is located on a slope with the land to the northern part slightly elevated compared with the southern part.

There is further modern residential development to the north of the site at Field View, and the dwellings that back onto the site are at a noticeably elevated level compared with that of the site.

The tallest building in the granary complex has windows on four levels in the gable elevation facing Station Hill, and three levels on the flank elevation facing Thedwastre Place, together with further openings in the roof space. The steel framed building to the east has a slightly lower ridge level.

There do not appear to have been material changes in circumstances on or around the site since the previous applications (2158/10 and 1700/11) were submitted.

HISTORY

4. The planning history relevant to the application site is:

| | | |
|---------|---|--|
| 1700/11 | Outline application for residential and retail development with demolition of existing structures and new access road (application for a new planning permission to replace extant planning permission OL/140/04 in order to extend the time limit for implementation.) | Appeal against non-determination. [Appeal dismissed 22/03/2012] |
| 2158/10 | Outline application for residential and retail development with demolition of existing structures and new access road. (application for a new planning permission to replace an extant planning permission (reference OL/140/04) in order to extend the time limit for implementation). | Appeal against non-determination. [Appeal dismissed 13/05/2011] |
| 3397/08 | Variation of condition 4 of outline approval ref: OL/0140/04 to change sight line requirements to 3.5 metres from the nearside edge of the metalled carriageway. | Granted 26/11/2008 |
| 2419/08 | Reserved matters for outline planning | Refused 23/09/2008 |

| | | |
|------------|--|---|
| | permission OL /140/04 for 97 flats and mixed commercial space. | [allowed on Appeal, with a corrected decision notice] |
| 2430/08 | Approval of all reserved matters for Outline Planning Permission OL/0140/04 (as varied by permission 3397/08 relating to access geometry) | Granted 16/01/2009 |
| 3050/06 | Erection of 101 flats, 6 no retail units, a council office, bin store; provision of associated car parking; alterations to existing access and relocation of electricity substation. | Refused 27/04/2007 |
| OL/0140/04 | Outline application for residential and retail development with demolition of existing structures and new access road. | Outline permission 17/01/2007 |

The background to the current application is unusually complex. In 2007 an outline planning permission (reference OL/140/04) was granted for residential and retail development. That outline permission was the subject of a S106 planning obligation to secure affordable housing, and Social Infrastructure and education contributions, and was entered into by Mr John Oldknow on behalf of Playdri Products as landowner (and Mid Suffolk District Council, Suffolk County Council and Thames Vale Developments (as developer)). Apart from 'access' and 'siting' all matters were to be reserved, although 'siting' was subsequently removed from the application. The proposal was simply described as '*Outline application for residential and retail development with demolition of existing structures and new access road*', and made no reference within the application documents to the amount of retail or residential development proposed, or their respective proportions.

For ease of reference Members should note that the current application pertains to the circumstances in paragraph (e) below. For completeness the complex sequence of planning history is detailed in paragraphs (a) to (d) below and includes relevant appeals.

(a) Reserved Matters approval 2419/08

In June 2008 a 'reserved matters' application was submitted (reference 2419/08, described as '*Reserved matters for outline planning permission OL /140/04 for 97 flats and mixed commercial space*'). This application was refused but subsequently allowed on appeal in July 2009, however the Planning Inspectorate issued an erroneous decision Notice and subsequently issued an amended Notice in September 2009.

When considering the above appeal the Inspector noted that the 'set back' for visibility onto Station Hill did not meet a condition on outline permission OL/140/04, however as highways officers considered 3.5m to be acceptable he opined the matter did not need to be considered further. A further application was submitted under reference 3397/08 amending condition 4 of OL/140/04 to

reduce the access visibility setback from 4.5m to 3.5m and approved in November 2008.

(b) Reserved Matters approval 2430/08

A second 'reserved matters' application was submitted in June 2008 under reference 2430/08 and described as 'Approval of all reserved matters for Outline Planning Permission OL/0140/04 (as varied by permission 3397/08 relating to access geometry)'. The reserved matters were approved, however two different approval notices were issued, the first on January 16 and a second on 5 February - but both dated January 16 2009 - and referring to entirely different sets of documents. This application was submitted by DHA Architecture on behalf of Nicholas King Special Projects, and Notice that 'reserved matters' had been sought was served on Playdri Products of which Mr John Oldknow was the owner (at the time Mr Oldknow was in a joint venture with Nicholas King Special Projects). As agent (and therefore owner of the application), the reserved matters approvals were sent to DHA Architecture, not to Nicholas King Special Projects.

Mr Oldknow subsequently contended that the issue of two different decisions was unlawful and sought clarification from your legal officers which document was correct. Whilst your officers accepted that the issue of two documents was erroneous, they contended that since the documents were simply an approval of details ('reserved matters') and not a planning permission, both documents were equally valid and either could be implemented. (A third approval was subsequently issued on 13 March 2009 but dated 16 January 2009, however this only corrected a minor error in the policies referred to but was otherwise identical to the second approval).

(c) Application for a 'replacement' permission 2158/10 and appeal

Whilst discussions were continuing regarding the validity of the above reserved matters approval Mr Oldknow applied for a 'replacement' planning permission in order to extend the time limit for implementation of permission OL/140/04 (to prevent the outline permission expiring unimplemented). This application was validated in August 2010 under reference 2158/10. When making this application Mr Oldknow made it clear that he wished the details approved pursuant to reserved matters approval 2430/08 to be included as part of the new permission. This was the scheme where two *different* approval documents were issued dated *identically*, and therefore reference to this scheme by number on any replacement planning permission would not have resolved the issue regarding the 'correct' reserved matters approval.

As there was no difference of opinion between Mr Oldknow and your officers as to which set of drawings the replacement permission should refer to, your officers would have been content to refer to the drawings by their reference number on any new planning permission issued (under application 2158/10). This was not acceptable to Mr Oldknow's bank and an appeal was lodged with the Planning Inspectorate on the grounds on non-determination.

As with any proposal including residential development your officers anticipated a S106 planning obligation to secure the relevant contributions - in this case in

respect of Open Space & Social Infrastructure, affordable housing and education. Taking the specific circumstances of the multiple approvals into account your officers sought the same level of affordable housing and education as previously secured on OL140/04 (adjusted for inflation), notwithstanding that policy had subsequently changed and a higher level of contributions would have been anticipated. The Inspector dealing with the appeal acknowledged that the development might place some additional demands on local services but considered that the Council had not demonstrated how the sum sought in respect of Open Space and Social Infrastructure had been arrived at nor how that sum would be spent. Similarly, he considered that the sum sought in respect of education had not been justified. Nevertheless the appeal was **dismissed**, the sole reason being failure to secure affordable housing as a suitable S106 obligation had not been completed.

(d) Application for a 'replacement' permission 1700/11 and appeal

Following the appeal decision in respect of 2158/10 Mr Oldknow made a further application in May 2011 for a replacement permission, relying on the appeal decision in respect of reserved matters approval 2149/08 to keep the outline permission 'alive', and therefore enabling an application for a replacement permission to be considered. Your officers sought legal advice regarding the status of the documents approved under the other reserved matters scheme 2430/08 where multiple approvals had been issued. On the basis that 2430/08 had by now expired unimplemented that advice was that it would not be appropriate to refer to the reserved matters scheme 2430/08 or any documents submitted pursuant to that application in the current application irrespective of any other considerations. At a meeting held at the Council offices on 5 October 2011, Mr Oldknow made it clear that he wished the details approved pursuant to reserved matters approval 2419/08 (the scheme allowed on appeal) to be included as part of the new outline permission.

Paragraph 22 of the document 'Greater flexibility for planning permissions' makes it clear that if reserved matters have already been approved they do not necessarily have to be applied for again. It states:

'If both the local planning authority and the applicant are still content with the reserved matters approvals, they can simply be referred to in the new decision notice. There is no need to reapply for them or pay any further fees. However, there may be circumstances in which one or other party wishes to make a change, perhaps in order to ensure that the scheme is still acceptable in the light of new policies. In this case, the applicant may choose to resubmit a reserved matters application, or the local planning authority may request that the applicant resubmits.'

Although the relevant policies had not changed materially since the grant of outline permission OL/140/04, and although there were no objections in principle to the grant of a replacement permission, your housing officers noted that the affordable housing units shown on 2419/08 would **not** be acceptable to a Registered Social Landlord because, *inter alia*, they were located above the retail elements. On that basis, having regard to the guidance issued by the DCLG (above), officers were not content to include the details approved under the reserved matters approval 2419/08 because there appeared to be a

significant risk that a developer would not be able to meet his obligations in terms of delivering affordable housing. They had no objections to the grant of a replacement permission with all matters except access reserved for later consideration (per the original outline permission).

As with the previous application your officers anticipated securing relevant contributions, however in view of the Inspector's comments on application 2158/10 they were content to waive the Open Space & Social Infrastructure and education contributions, and to secure 15% affordable housing alone. (The Community Development Officer's detailed analysis of needs was included in the Council's statement and the Inspector opined that the contributions sought would have been justified). Without prejudice the proposal was therefore that permission be granted for a 'replacement' planning permission with all matters except access 'reserved', subject to a S106 planning obligation securing 15% affordable housing.

This proposal was not acceptable to Mr Oldknow and a further appeal was lodged with the Planning Inspectorate on the grounds of non-determination. The matter was considered at a Hearing held at the Council offices on 14 January 2012. Mr Oldknow provided a unilateral undertaking as part of his appeal submission to provide 4% affordable housing, and also provided the Inspector with details of the significant financial losses he claimed had been incurred as a result of delays in the planning process and the issue of multiple approvals by the Council regarding reserved matters approval 2430/08. **Whilst the Inspector subsequently accepted that costs had been incurred, he opined they some would not form part of a conventional land valuation and it was not appropriate to take them into account. He concluded that it was not possible to say with certainty whether the scheme would be financially viable with 15% affordable housing, but on the balance of probabilities was likely to be the case.**

Taking into account the reduced amount of affordable housing offered (4%), the location of that affordable housing in the reserved matters details (over retail units) and the fact that the appellant had not entered into any agreement with an affordable housing provider the Inspector dismissed the appeal on the basis that the scheme would be unlikely to provide any affordable housing. The appeal was dismissed on 22 March 2012.

(e) Application for a 'replacement' permission 2613/11

In July 2011, during negotiations regarding application 1700/11 Mr Oldknow submitted a further application for a 'replacement' planning permission for outline permission OL/140/04 (under reference 2613/11). This application was only capable of being validated because the Planning Inspectorate issued an erroneous decision on application 2419/08 and had re-issued its decision at a later date. **This application is the matter for consideration by Members today.** The complex site history and issues arising are material considerations to be taken into account. Your officers have been continuing to work with Mr Oldknow to reach a solution to this long standing matter, and the recommendation before Members today takes into account the long and complex history of this site along with all relevant planning considerations, but makes a recommendation on planning merits.

PROPOSAL

5. The application seeks a new permission to replace permission OL/140/04 and is described as:

Outline application for residential and retail development with demolition of existing structures and new access road (application for a new planning permission to replace extant planning permission OL/140/04 in order to extend the time limit for implementation.)

All the reports and associated documents submitted pursuant to OL/140/04 (for example archaeology and contamination) are taken to form part of the current application 2613/11.

POLICY

6. **Planning Policy and Guidance** - See Appendix below.

CONSULTATIONS

7. **Thurston Parish Council** – Support, with no other comments or reference to policies.

MSDC Building Control Manager – No comments. (Previously commented that there may be issues regarding demolition due to the potential presence of asbestos).

MSDC Housing Officer – Notes that number and mix of properties is not specified; Contamination report indicates the scheme will be high density units with no garden space; Assumes scheme would be for 80-100 1 and 2 bed flats. Notes policy in 2004 required 15% affordable units, but that if current policy were to be applied this would rise to 35% (Case officer's note – although the original application OL/140/04 was received in 2004 the decision was not made until 2007. By that time Altered Policy H4 had been adopted. The proportion of affordable housing sought reflects the original policy).

Comments that the affordable units need to be serviceable and able to be sold to a housing association; that the housing association will need to have freehold or long leasehold so they can set service charges and ground rent; Affordable units should not be over commercial units; All need to be available for affordable rent and to sustainable homes code level 3; Two-bed units should be on the ground floor with level access from prams or wheelchairs; Recommends early involvement with a housing association; Comments that a commuted sum is not desirable because a site has been sought in Thurston since 2007; Should be able to meet District-wide need.

[Case Officer's note – this response pre-dates the appeal Hearing regarding application 1700/11.]

MSDC Community Development Officer – Detailed response setting out

needs arising from the development in respect of local leisure facilities, including justification of those needs. Anticipates needs at £521 per person expected to occupy the development.

MSDC Building Control Manager – No observations at this stage of development;

MSDC Environmental Health – No objection in principle; (Provides reminder of comments regarding OL/140/04 - Comments that the previous commercial use of the site could have led to contamination, that development could cause noise nuisance to the occupiers of adjacent properties, and that noise from the adjacent railway line could cause nuisance to the occupiers of the proposed dwellings. Recommends conditions relating to a noise assessment, and to a strategy for investigating any contamination together with a strategy for remediation).

Environment Agency – Consider it essential that appropriate conditions are appended to any permission to cover issues regarding potential contamination on this site. Recommends a condition regarding assessment, remediation and verification. (This reflects their response to 2158/10 although they did not raise those concerns in respect of 1700/11, where the EA commented that the proposal was of 'low environmental risk')

Suffolk County Council S106 Officer – Following adoption of the document 'Section 106 Developers Guide to Infrastructure Contributions in Suffolk' provided the following response in July 2013: [Education] Seeks contributions towards 8 primary school places (cost of £97,488); 3 pre-school places (£18,273); [Libraries] Comments that SCC may seek a capital contribution towards libraries of £17,496; [Waste] Requests a contribution of £97 per dwelling as a contribution towards strategic waste disposal infrastructure; [Other matters] Supported housing may need to be considered; Anticipates drainage approval may need to be sought from the County Council or its agent; Comments an assessment of the likely impact of the proposals on Suffolk Constabulary and Suffolk PCT infrastructure facilities and funding will need to be undertaken; Comments that fire hydrant issues will need to be covered by planning conditions, recommends use of sprinklers; Recommends fibre-optic high speed broadband is installed; Requires and undertaking for reimbursement of its own legal costs.

(Had previously commented on this application in respect of education that the proposal would be expected to generate 7 pupils of primary school age, 2 pupils of middle school age, 1 high school pupil and 1 sixth form pupil. Provides a detailed breakdown of capacity and forecast and observes that there is insufficient capacity to accommodate any of the middle school pupils arising from the proposed development. Anticipates a financial contribution of £366 per open market dwelling but also notes that the County Council is in the middle of a school organisational review and reserves the right to review the figures).

SCC Highways – Recommends conditions including: 1) visibility splay, 10.65m radii, increased stagger and spacing with the junction with Laurel Close and Chester House and a 5.5m wide road with 2m footways on either side; 2) Gradient not to exceed 1:20 for the first 12m; 3) Provision of a link footway 1.8m wide on the site frontage; 4) Removal of the electricity sub-station and relocation

of the bus stop; 5) Details of areas for storage of refuse/recycling bins; 6) Disposal of surface water; 7) Provision of parking areas; 8) 70m x 3.5m visibility splays in both directions; 9) Provision of vehicle turning space. Notes the applicant will be required to enter into an obligation under S278 of the Highways Act 1980 regarding highway works. [Case officer's note: SCC Highways did not raise objections to application 2158/10 providing the conditions were updated to take on board changes to access geometry arrangements agreed under 3397/08]

SCC Fire Service – No reply. (On previous application made comments requiring building regulations; Also commented that hydrants required as previously recommended on OL/140/04. In respect of the previous application 2158/10 noted that no additional water supply would be required).

SCC Archaeological Service – Notes that the previous application [reserved matters] included a desk based assessment. Considers a condition requiring a scheme of archaeological investigation should be secured by condition. (This reflected the guidance on the previous scheme 2158/10 and 1700/11)

Anglian Water – No response received.

Network Rail – No response received.

National Express – No response received.

Network Strategy (East) – No response received.

Optua – No response received.

LOCAL REPRESENTATIONS

8. No local or other third party representations were received in respect of the current application.

ASSESSMENT

9. The application is considered to raise the following core planning issues:

Principle of development

The site lies within the settlement boundary for Thurston which is classified as a 'Key Service Centre' in the Core Strategy DPD of the Local Development Framework, and therefore a focus for new residential development in the Mid Suffolk district outside of the towns of Stowmarket, Needham Market and Eye. On that basis there remains a presumption in favour of its re-development.

The principle of a mixed use development has already been established and this is considered to extend to the assessment of loss of employment land and the provision of some retail use on the site. Furthermore, the site constitutes 'previously developed land' (PDL) and Core Strategy policy CS7 seeks to secure 50% of dwellings being built on previously developed land, notwithstanding the relative lack of PDL in the District due to its essentially rural nature. The proposal is therefore considered to accord with the development plan and the

NPPF, and acceptable in principle subject to assessment against relevant policies and other material considerations. It is acknowledged that this is a "stalled" development site and the recent legislative changes set out in the Growth and Infrastructure Act 2013 bear upon the policy merits in favour of the proposal.

Principle of retail use

Local Plan policy S7 is generally supportive of new purpose-built shops providing that the proposal reflects the scale and appearance of its surroundings, that there is no significant loss of amenity for nearby residents and appropriate parking provision is made. Policy S10 (convenience goods stores) requires proposals to be assessed, *inter alia*, to ensure they would not affect the vitality and viability of town centre retailing. Core Strategy policy CS12 supports retail development to strengthen town centres but does not address such uses in villages other than Debenham. Although policy S10 anticipates a sequential test where a site will only be considered acceptable if there is no suitable site closer to a town centre, the NPPF sets a threshold of 2500 square metres if there is no locally-set threshold. In this case the amount of retail use approved pursuant to 2430/08 and 2419/08 was substantially below this threshold (in the order of 600 square metres) and therefore a sequential test is not required.

Both 'reserved matters' schemes 2340/08 and 2419/08 were predominantly for residential development with a number of retail units located around the site entrance. As with the original application OL/140/04 for outline permission the mix of residential and retail uses is not specified. Having regard to the previous reserved matters approvals as a material consideration and the lack of a Design and Access statement specifying the mix of residential/retail elements, your officers consider it reasonable to impose a condition to limit the amount of retail development to be provided under this permission, thereby limiting any potential impact on other retail sites in the locality. Provided that the proportion of the site is substantially the same as that previously approved your officers are satisfied that the proposal for a mixed-use development would increase the choice available to local residents without materially impacting on highway safety, amenity, the viability of other retail sites, and other matters of planning substance.

Character and appearance of the area

As the application is submitted in outline form with all matters apart from 'access' being reserved for later consideration, the outcome of development in terms of harm or benefit to the character and appearance of the locality cannot be fully assessed until a submission of the remaining 'reserved matters' (appearance, layout, scale and landscaping) is received. Such an application would fall to be assessed against relevant development plan policies, the NPPF and other material considerations, including the previous approvals for schemes providing a mix of retail and high-density residential development. The fact that the application is submitted with details of the appearance, scale, layout and landscaping to be considered at 'reserved matters' stage should not affect Members' deliberations as to the principle of development.

Setting of a listed building

The nearby railway station is grade II listed and both reserved matters applications were assessed for their impact on the setting of the station. As the application is for a replacement permission with all matters except access 'reserved' for later consideration, any subsequent 'reserved matters' application would need to be assessed against local plan policy HB1, the Core Strategy and Focused Review, and the NPPF.

Residential amenity

There is residential development to the north of the site at Field View, to the west at Chester House (flats) and on the other side of the railway line. Although there will clearly be views into the site and towards these properties this would not be unexpected in a central location of a Key Service Centre. Furthermore, the principle of the development has already been established, as were two reserved matters schemes. Any further reserved matters submission would be assessed against relevant policies including H16 and the NPPF in respect of potential impact on the occupiers of other dwellings in the vicinity.

Biodiversity

Protected species surveys were conducted for bats and great crested newts pursuant to a condition attached to OL/140/04. The survey was undertaken in March 2007 and concluded that neither species were present. Although a survey can only be a snapshot in time, the survey concluded that there was no evidence of use by bats, neither is there a pond on site. The site is also within the centre of the village and officers note that suitable foraging in the immediate vicinity is very limited. On that basis officers are satisfied that a note is sufficient to make the developer aware of the need to comply with relevant legislation. The report originally submitted does not recommend any mitigation measures.

Trees and arboricultural issues

There are no trees on the site and no tree survey or other protection measures are necessary.

Contamination

The Environment Agency previously considered it essential to append appropriate conditions regarding remediation of contaminated land, however extensive reports have already been provided which include remediation proposals. Subject to approval of those reports and provided that the scheme is implemented in accordance with the recommendations then the issues of land contamination will have been addressed.

A Design and Access Statement specifying the amount of retail and residential uses was not provided with application OL/140/04 because it pre-dated legislation requiring them. As a result there were no parameters imposed on the outline permission. Although any reserved matters proposal would be considered on its merits, Mr Oldknow explicitly stated that all reports submitted with and approved pursuant to OL/140/04 and the subsequent 'reserved matters' schemes were to be considered as forming part of this application.

The outline remediation strategy submitted explicitly referred to extensive hard surfacing and the absence of private gardens, with no vegetables for human consumption being grown on the site. It also referred to contamination 'exposure pathways' being broken by buildings and hardstanding. Where there would be open landscaping, such as on the northern boundary, the removal of potentially contaminated soil and replacement with 0.6m of clean soil as a cover layer was recommended. This remediation strategy therefore makes a clear presumption as to a high-density nature of the development. It would therefore be appropriate, in your officers' opinion, to impose conditions specifying the amount and nature of residential development in order to ensure that the remediation is appropriate, with the proviso that if a lower density development providing domestic gardens be proposed that an alternative remediation methodology for land contamination be secured.

Highway safety

The issue of the access layout has previously been considered as part of the assessment of the original outline permission and subsequently by application 3397/08 to revise the access setback.

Subject to appropriate conditions the highway authority did not raise any objections to the previous application for a replacement planning permission (2158/10). In this case the conditions recommended by the highway authority appear partly to reflect the initial response in respect of OL/140/04 but do not reflect negotiations between the applicant and the highway authority that concluded in the issue of that permission. It does not appear that there have been material changes in circumstances since 2158/10 to warrant all the conditions now recommended, particularly regarding relocating a bus stop which was installed by the County Council when there was an extant permission on the site. It would be unreasonable, in your officers' opinion, to require a developer to contribute/pay for works under such circumstances. Your officers therefore recommend that any permission issued be subject to the same conditions as imposed on the original permission subject to the access amendments agreed on permission 3397/08. This was the arrangement accepted by the Inspector dealing with appeal on reserved matters scheme 2419/08.

Affordable housing

The S106 planning obligation relating to OL/140/04 secured 15% affordable housing. The Inspector dealing with the appeal regarding application 2158/10 considered that this would fairly and reasonably be related to the development proposed and that it passes the statutory tests. Similarly, the Inspector considering the appeal regarding application 1700/11 placed considerable weight on the provision of affordable housing. Whilst the current application would be expected to provide a level of affordable housing appropriate to the numbers and types of new dwellings provided, the entire re-development of the Thurston Granary site is now dependent on any proposal being capable of being financially viable. This is considered further below.

Open Space & Social Infrastructure

The S106 planning obligation relating to OL/140/04 secured Open Space &

Social Infrastructure contributions and the subsequent application 2158/10 sought to secure the same amount, index linked for inflation. However, the Inspector dealing with 2158/10 considered that this did not reflect the needs arising from the development (or at least that the Council had not demonstrated such a need to his satisfaction) nor had it provided any explanation as to where the money would be spent. The Inspector dealing with the subsequent appeal regarding application 1700/11 was provided with the Community Development Officer's detailed analysis of needs arising and was satisfied that the sums sought were reasonably related to the development and met the CIL Regulations. This is also considered further below.

Education – The S106 planning obligation (in respect of application OL/140/40) secured a financial contribution in respect of education. The subsequent application 2158/10 sought to secure the same amount index linked for inflation, however the relevant planning guidance was not available to the Inspector who opined that as there was no indication as to how the money would be spent or how it related to the development. Your officers did not seek an education contribution in respect of application 1700/11 however the Inspector dealing with the appeal noted that contributions sought by the County Council were intended to fund a middle school that might be abolished under reforms to the education structure.

Viability

Mr Oldknow has long argued that the obligation to provide affordable housing, Open Space & Social Infrastructure contributions and education contributions would render the development financially unviable, and also contests the view of the planning Inspector regarding costs incurred as a result of delay in the planning process and the issue of multiple approval notices (on application 2430/08).

The Growth and Infrastructure Act 2013 modifies Section 106 of the Town and Country Planning Act as far as planning obligations regarding affordable housing are concerned. Section 7 of the Act enables a person on whom an affordable housing requirement is enforceable to apply to the appropriate authority, *inter alia*, to modify or remove the obligation in respect of the affordable housing provision if the affordable housing requirement means that the development is not economically viable. The local planning authority has a duty to consider any such application.

Although the Act would refer in this case to the obligation to provide affordable housing in respect of the original planning permission OL/140/04, a similar approach might reasonably be adopted with respect to the current application, since it would be irrational to enter into an obligation only to immediately seek to alter it under the provisions of the 2003 Act. Similarly, the NPPF refers (at paragraph 173) to development being financially viable in pursuance of sustainable economic development. It states:

To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable

the development to be deliverable.

Mr Oldknow has provided your Corporate Manager – Asset Utilisation with a substantial volume of project costings and accounts to demonstrate his claim that, partly as a result of delays incurred in the planning process, re-development of the site would no longer be economically viable if a developer were to be obliged to provide the affordable housing or other contributions previously offered. Whilst your officers would dispute that the delay Mr Oldknow refers to are solely the responsibility of this authority, Members will acknowledge that current economic circumstances are substantially worse than recent years. This factor, together with substantial demolition costs (over £100,000), land remediation, lost income, consultants' fees and bank interest charges over several years will all have affected the financial viability of the project, irrespective of other considerations.

The principle of a mixed residential /retail use has previously been accepted on this site, as has high density development within the residential element. Notwithstanding the problems caused by delays and issues described above, your officers wish to achieve a positive outcome which will enable redevelopment of this "stalled" site, and this will only occur if the project is economically viable.

Mr Oldknow has recently been discussing the site with a number of major convenience goods retailers, housing developers and a Registered Social Landlord (RSL). Although the RSL has expressed interest in the site, your officers understand that the sum they would be willing to offer for the affordable housing would not be sufficient for this to form part of the proposal. Mr Oldknow's conclusion is therefore that affordable housing cannot form part of the proposal although he has confirmed that he is prepared to submit a Unilateral Undertaking to provide a contribution towards Open Space & Social Infrastructure at the level previously agreed. If the viability calculations demonstrate that the project would indeed not be viable, as claimed by Mr Oldknow, then current Government guidance in the NPPF and the Growth and Infrastructure Act 2013 would tend to indicate that this should not be the determining factor and the proposal should be assessed on other planning considerations. A verbal update will be given.

Other

Your officers have recommended a comprehensive set of conditions to be imposed if Members are minded to grant outline permission. These have been compiled in light of the various reports that accompanied the original application (and also form part of this application) and because 'Design and Access statements' setting out various parameters for development were not required when the original application for outline permission was submitted in 2004.

Summary

The principle of a mixed residential/retail use has been accepted on this site since 2008. Whilst the Council does not accept any liability regarding losses incurred by Mr Oldknow as a result of the planning history, your officers wish to see the site developed and brought into the residential and retail uses they

consider would benefit the local community and stimulate the local economy. In this respect the proposal is aligned with the Government's objectives regarding sustainable economic development as set out in the NPPF. It is unfortunate that the long-standing problems relating to this site have not been capable of resolution previously and as a result a number of units of affordable housing that would otherwise have been secured may be lost, however this is attributable to a combination of circumstances. The thrust of the NPPF is squarely towards sustainable economic development and bringing forward "stalled" sites, and this can best be secured by enabling the re-development of the granary site to progress on the best terms available.

RECOMMENDATION

Delegate to the Corporate Manager – Development Management to GRANT OUTLINE PLANNING PERMISSION subject to prior assessment of the financial viability of the proposal to his satisfaction that:

1) in the event the proposal is not or would not foreseeably become financially viable during the lifetime of the permission (3 years), that the requirement under Altered Policy H4 of the Mid Suffolk Local Plan to provide affordable housing onsite (or by commuted sum in lieu of on-site provision) be suspended during that 3 year period, that other financial contributions in respect of education and other matters under control of the County Council be similarly suspended, and that a financial contribution equal to the sum originally agreed in respect of OL/140/04 be secured by S106 planning obligation

or:

2) in the event the proposal is or would foreseeably become financially viable during the lifetime of the permission (3 years), that officers be delegated to negotiate a proportion of the development (up to a maximum of 15%) as affordable housing onsite (or by commuted sum in lieu of on-site provision), that other financial contributions in respect of education and other matters under control of the County Council be suspended during the lifetime of the permission, and that a financial contribution equal to the sum originally agreed in respect of OL/140/04 be secured by S106 planning obligation

and to the following planning conditions:

- Time limit for submission of reserved matters;
- Time limit for implementation;
- Concurrent 'reserved matters' submission of layout, scale and appearance;
- Amount of residential accommodation;
- Amount of retail floorspace;
- Restriction on change of use of retail element;
- Location of retail development towards Station Hill;
- Height and appearance of buildings including any retail element;
- Height and orientation of buildings for solely residential use;
- Access layout;
- Visibility splays (3.5m x 70m);
- Phasing of development (concurrently with 'reserved matters');
- Footpaths and roadways;
- Parking and manoeuvring areas (concurrently with 'reserved matters');
- Details of secure cycle storage (concurrently with 'reserved matters');

- Details of bin stores;
- Finished levels (concurrently with 'reserved matters');
- Means of enclosure (concurrently with 'reserved matters');
- Landscaping (concurrently with 'reserved matters'); and implementation
- Archaeological recording and analysis;
- Provision of local area for play;
- Disposal of foul waste to public sewer;
- Surface water drainage;
- Restriction on working times;
- Scheme of demolition (as previously approved pursuant to OL/140/04);
- Remediation of contaminated land;
- Sound attenuation measures for residential development;
- Provision of a minimum of two fire hydrants;
- Approved plans.

and in the event that the applicant does not enter into the obligations under 1) or 2) above (as appropriate) within a period of 6 months of the date of this meeting to delegate to the Corporate Manager – Development Management to REFUSE permission on appropriate grounds.

Philip Isbell
Corporate Manager - Development Management

Adrian Matthews
Senior Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

- Cor1 - CS1 Settlement Hierarchy
- Cor3 - CS3 Reduce Contributions to Climate Change
- Cor4 - CS4 Adapting to Climate Change
- Cor5 - CS5 Mid Suffolks Environment
- Cor6 - CS6 Services and Infrastructure
- Cor7 - CS7 Brown Field Target
- Cor8 - CS8 Provision and Distribution of Housing
- Cor9 - CS9 Density and Mix
- CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
- CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

2. Mid Suffolk Local Plan

- GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
- H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION
- H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT
- H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS
- T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT
- HB1 - PROTECTION OF HISTORIC BUILDINGS
- H3 - HOUSING DEVELOPMENT IN VILLAGES
- H14 - A RANGE OF HOUSE TYPES TO MEET DIFFERENT ACCOMMODATION NEEDS
- H16 - PROTECTING EXISTING RESIDENTIAL AMENITY

SB2 - DEVELOPMENT APPROPRIATE TO ITS SETTING
E4 - PROTECTING EXISTING INDUSTRIAL/BUSINESS AREAS
E5 - COU WITHIN EXISTING INDUSTRIAL/COMMERCIAL AREAS
E6 - RETENTION OF INDIVIDUAL INDUSTRIAL AND COMMERCIAL SITES
S10 - CONVENIENCE GOODS STORES
S7 - PROVISION OF LOCAL SHOPS

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework
C1195 - CIRCULAR 11/95: USE OF CONDITIONS IN PLANNING PERMISSION

APPENDIX B - NEIGHBOUR REPRESENTATIONS

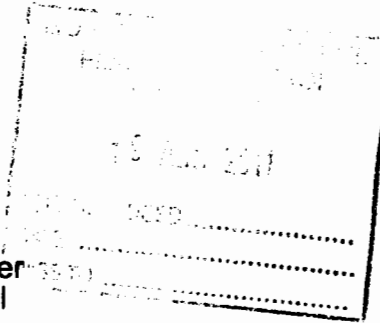
No Letters of representation have been received.

Sec Highways 64



Economy, Skills and Environment

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



Highway Network Improvement Services
Development Management
5th Floor, Block 1
Endeavour House
Russell Road
Ipswich
Suffolk
IP1 2BX

Enquiries to: Peter Black
Tel: 01473 265191
Fax: 01473 216864
Email: peter.black@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

For the Attention of: Adrian Matthews

Your Ref: MS/2613/11
Our Ref: 570\CON\1290\11

Date: 18 August 2011

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/2613/11**

PROPOSAL: Outline application for residential and retail development with demolition of existing structures and new access road (application for a new planning permission to replace extant planning permission OL/140/04 in order to extend the time limit for implementation.)

LOCATION: Thurston Granary Site, Station Hill, Thurston, Suffolk

ROAD CLASS: C562

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

1 AL2

Condition: No part of the development shall be commenced until details of the proposed access have been submitted to and approved in writing by the Local Planning Authority and must include a visibility splay, 10.65m radii, increased stagger and spacing with Laurel Close and Chester House and 5.5m wide road with 2m footways both sides. The approved access shall be laid out and constructed in its entirety prior to the occupation of the property.

Thereafter the access shall be retained in its approved form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

2 AL6

Condition: The gradient of the vehicular access shall not be steeper than 1 in 20 for the first twelve metres measured from the nearside edge of the adjacent metalled carriageway.

Reason: To ensure that vehicles can enter and leave the public highway in a safe manner.

3

Provision of a link footways of 1.8m wide on the frontage, located to the rear of the visibility splays, extending southwest to Chester House and northeast in front of properties Thedwastre Place and Sunny Holme.

4

Removal of electricity sub station (intended) and the suitable relocation of the bus stop adjacent to this facility.

5 B1

Before the development is commenced details of the areas to be provided for storage of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

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

6 D2

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.

7 P2

Condition: Before the development is commenced details of the areas to be provided for the loading, unloading, manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

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.

8 V3

Condition: Before the access is first used clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 3.5 metres from the nearside edge of the metalled carriageway at the centre line of the access point and a distance of 70 metres in each direction along the edge of the metalled carriageway from the centre of the access.

Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action

9 P3

Condition: Before the development is commenced details showing an adequate vehicle turning space within the site shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be carried out before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety

10 NOTE 1

Note: 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 West Area Manager must be contacted at West Suffolk House, Western Way, Bury St Edmunds, Suffolk, IP33 3YU, tel. 01284 758868.

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.

11 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.

Yours faithfully



Mr Peter Black
Development Management Engineer



Children and Young People's Services

Iain Maxwell
 Schools Infrastructure
 Endeavour House
 8 Russell Road
 Ipswich
 Suffolk
 IP1 2BX

Mr P Isbell
 Professional Lead Officer – Planning Services
FAO: Adrian Matthews
 Mid Suffolk District Council
 Planning Control
 Council Offices
 Needham Market
 Ipswich
 IP6 8DL

Enquiries to: Neil Eaton
 Tel: 01473 264631
 Fax: 01473 216889
 Email: iain.maxwell@suffolk.gov.uk
 Web: <http://www.suffolk.gov.uk>

Your Ref: 2613/11
 Our Ref: 2011-08-23 Thurston, Station Hill, Thurston Granary IM
 Date: 23 August 2011

Dear Adrian

Planning Application Reference: 2613/11 Thurston Granary, Station Hill, Thurston

Further to our recent correspondences relating to the outline planning application for the above development. It is noted that the application is for a new outline permission to replace the extant permission OL/140/04 to extend the time limit for implementation. Following your conversation with Neil Eaton it is also noted that the S106 Agreement dated 12 January 2007 will not be replaced, but will be varied to reflect current circumstances. Please therefore find below a request for an education contribution based on the current school capacities and forecast numbers on roll.

We have provided a summary of need based on a total of 97 dwellings (less 15 affordable and all one-bedroom flats). These figures will be re-calculated should the mix and number of dwellings change in the future. The open market dwellings from this development would be expected to generate 7 pupils of primary school age, 2 pupils of middle school age, 1 high school pupil and 1 sixth form pupil. The development falls within the catchment areas of Thurston CEVC Primary, and Beyton Middle Schools, and Thurston Community College. The latest forecasting and accommodation data for these schools is set out in Table 1 below (the pupil forecasts for the primary school are based on the May 2011 census returns from Thurston CEVC Primary School)

You will see from Table 1 that the primary and high schools have sufficient accommodation to cater for the pupils from this development. However, Beyton Middle School is already over-capacity and is forecast to continue as such (temporary accommodation is not taken into account in the calculation as this indicates the school is already under pressure). There is, therefore, insufficient capacity to accommodate any of the middle school age pupils from this new development.

| School | Capacity | | | Academic Year Peak Actual/Forecast Pupil Numbers | | | | |
|----------------------------|----------|------|-------|--|-------|-------|-------|-------|
| | Perm | Temp | Total | 11/12 | 12/13 | 13/14 | 14/15 | 15/16 |
| Thurston Primary | 200 | 0 | 200 | 150 | 159 | 160 | 1157 | 162 |
| Beyton Middle | 660 | 60 | 720 | 671 | 649 | 642 | 648 | 675 |
| Thurston Community College | 1443 | 0 | 1443 | 1404 | 1381 | 1371 | 1321 | 1326 |

Table 1

We would therefore expect full contributions for each of the middle school places generated by this development, as set out in Table 2 below.

| 2011-12 Cost Multipliers per school place | Number of Pupil Places | Contribution per school phase |
|---|------------------------|-------------------------------|
| £15,001 per middle school place | 2 | £30,002 |
| Total Education Contribution | | £30,002 |
| Amount per Open Market Dwelling | | £366 |

Table 2

Please Note: The County Council is in the midst of a major School Organisation Review (SOR), which includes the closure of middle schools and related increases to age ranges and capacities at primary and high schools. SOR in the Thurston area has been put on hold for an indefinite period. Consequently, there are no plans to close Beyton Middle school at this time. However, should this situation change during the planning period the County Council reserves the right to adjust the above data accordingly.

As this is an outline application we have given an amount per open market dwelling of £366 (the Education Contribution is also expressed as an amount per open market dwelling in the existing S106 agreement). 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 2011-12 only and have been provided to give a general indication of the scale of contributions required should this 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. As this is an outline application, once a Section 106 Agreement has been signed, the agreed sum will be index linked using the BCIS index from the date of the S106 agreement until such time as the education contribution is due.

Finally, I fully understand that this advice will be considered by your authority within a wider planning context but would urge you to support the demonstrated need for education contributions arising from this development.

I hope the above information is helpful and would be happy to answer any further queries you may have.

Yours sincerely

for Iain Maxwell
Assistant Education Officer (Development)

cc: Frank Stockley, SEO (Access & Admissions), Western Area
Neil McManus, Corporate S106 Manager
Joan Chevous, Legal Services
File MSDC



Economy, Skills and Environment

Mr Adrian Matthews,
Senior Planning Officer,
Planning Services,
Mid Suffolk District Council,
Council Offices,
131 High Street,
Needham Market,
Ipswich,
Suffolk, IP6 8DL.

Planning Obligations,
5th Floor Lime Block,
Endeavour House,
8 Russell Road,
Ipswich,
Suffolk IP1 2BX.

Enquiries to: Neil McManus
Tel: 07973 640625
Fax: 01473 216877
Email: neil.mcmanus@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Your ref: 2613/11
Our ref: Thurston – The Granary
Date: 13 July 2012

Dear Adrian,

Thurston – The Granary 2613/11 – developer contributions

I refer to the above planning application which is being promoted on this site.

I set out below Suffolk County Council's corporate views, which sets out the infrastructure requirements associated with these development proposals 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.

The National Planning Policy Framework (NPPF) 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 recently adopted 'Section 106 Developers Guide to Infrastructure Contributions in Suffolk' which can be viewed via the following webpage link
<http://www.suffolk.gov.uk/PlanningAndBuilding/PlanningPolicy/PlanningObligations.htm>

1. **Education.** We would anticipate the following minimum pupil yields from a development of 81 residential units, namely:
 - a. Primary school age range, 5-9: 8 pupils. Cost per place is £12,181 (2012/13 costs).
 - b. Middle school age range, 9-13: 2 pupils. Cost per place is £15,268 (2012/13 costs).
 - c. Secondary school age range, 13-16: 1 pupil. Cost per place is £18,355 (2012/13 costs).
 - d. Secondary school age range, 16+: 1 pupil. Costs per place is £19,907 (2012/13 costs).

The local catchment schools are currently Thurston CEVCP School, Beyton Middle School and Thurston Community College. **Based on existing capacities of these schools we will currently require contributions towards providing an additional 8 primary school places, at a total cost of £97,448 (2012/13 costs).** There is currently surplus capacity forecast at Beyton Middle School and Thurston Community College but this could change in the future as a result of the implementation of School Organisation Review, increased demand or other development proposals being promoted in the school catchment areas. School Organisation Review will be implemented in the Thurston school pyramid from September 2014.

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 2012-13 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 14 where 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 local provision under the Childcare Act 2006. Whilst pre-school provision is commonly operated by private providers the critical issue is ensuring that premises are locally available and the capital contribution sought will be used to deliver this. From these development proposals we would anticipate up to 3 pre-school pupils at a cost of £6,091 per place. We would request a capital contribution of £18,273 (2012/13 costs).
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.** A comprehensive assessment of highways and transport issues will be required as part of a development brief and/or any 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 Carol Grimsey.
5. **Libraries.** The capital contribution towards libraries arising from this scheme may be £17,496, which would be spent at the local catchment library. A minimum standard of 30

square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre 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. Assumes average of 2.4 persons per dwelling.

6. **Waste.** A waste minimisation and recycling strategy needs to be agreed and implemented by planning conditions. We would also request a contribution of £97 per dwelling as a contribution towards strategic waste disposal infrastructure i.e. based on 81 dwellings this would be a capital contribution of £7,857.
7. **Supported Housing.** 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 also encourage all homes to be built to 'Lifetime Homes' standards. Mid Suffolk will liaise with SCC and coordinate this.
8. **Sustainable Drainage Systems.** It is anticipated that in April 2013; the sustainable drainage provisions within the Flood and Water Management Act 2010 will be implemented, requiring most developments to seek drainage approval from the county council and/or its agent alongside planning consent. At this time, the county council and/or its agent will be expected to adopt and maintain Sustainable Approval Body approved systems for more than one property and a mechanism for funding this ongoing maintenance is expected to be introduced by the Government.

In the interim, developers are urged to utilise sustainable drainage systems (SuDS) wherever possible, with the aim of reducing flood risk to surrounding areas, improving water quality entering rivers and also providing biodiversity and amenity benefits. The National SuDS guidance will be used to determine whether drainage proposals are appropriate. Under certain circumstances the County Council may consider adopting SuDS ahead of April 2013 and if this is the case would expect the cost of ongoing maintenance to be part of the Section 106 negotiation.

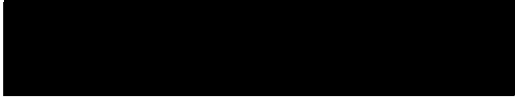
9. **Suffolk Constabulary.** An assessment of the likely impact of the development proposals on Suffolk Constabulary infrastructure facilities and funding will need to be undertaken, in conjunction with a methodology to be agreed with Suffolk Constabulary or its agent Lawson Planning Partnership Ltd (LPP). LPP's contact details are jameslawson@lppartnership.co.uk (telephone: 01206 835150).
10. **Suffolk PCT.** An assessment of the likely impact of the development proposals on Suffolk PCT infrastructure, facilities and funding will need to be undertaken, in conjunction with a methodology to be agreed with its agent Lawson Planning Partnership Ltd.
11. **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.
12. **High-speed broadband.** 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.
13. **Legal costs.** SCC will require an undertaking for the reimbursement of its own legal costs, whether or not the matter proceeds to completion.

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

I consider that the contributions requested are justified and satisfy the requirements of the NPPF and the CIL 122 Regs.

I hope that Mid Suffolk will support the county council's developer contributions requirements associated with this planning application, which are in line with delivering sustainable development as articulated in the NPPF.

Yours sincerely,



Neil McManus
Planning Obligations Manager

cc Iain Maxwell, Suffolk County Council
 Carol Grimsey, Suffolk County Council
 Jeff Horner, Suffolk County Council

Thurston Parish Council 73

-----Original Message-----

From: Clerk [<mailto:clerk@thurstonparishcouncil.gov.uk>]

Sent: 09 September 2011 11:43

To: Adrian Matthews

Subject: 2613/11

Hello Adrian - this application came in while I was on holiday, and I am aware that the deadline for comments has passed, but I just thought that you might like to know for your records that the PC supported the application

-

Regards

Kathryn Savage
Clerk to the Council
Thurston Parish Council
Parish Council Office
New Green Centre
Thurston
IP31 3TG
01359 232854

MSDC Environmental Health.

I do not have any objection to the extension of time to implement extant planning permission OL/140/04 and remind you of our previous comments at that time:

Recommendations/Comments:

Thank you for your memorandum regarding the above. I have no objections, in principle, to the development. But I am concerned that previous commercial use of the site could have led to contamination of the land, and that activities during development could cause nuisance to adjacent domestic properties. Furthermore, I am concerned that noise from the adjacent railway line could cause nuisance to occupants of the proposed dwellings.

Therefore I would recommend the following conditions :-

1. The developer must undertake a noise assessment to determine the impact of noise from the adjacent railway upon the proposed dwellings. The survey must clearly identify, for each proposed dwelling, which noise exposure category of Planning Policy and Guidance Note PPG24 it lies within. No properties should be constructed within Noise Exposure Category D and where any dwelling falls within Noise Exposure Category B or C, then acoustic control measures shall be incorporated into the design to reduce indoor noise levels to the "good" level of noise in British Standard BS8233:1999. Any proposed measures to reduce indoor noise levels to those designated in BS8233:1999 shall be agreed with the Local Planning Authority, and all works which form part of the scheme shall be completed before any dwelling is occupied.
2. No development shall take place until :-
 - i) A strategy for investigating any contamination present on the site has been submitted for approval by the Local Planning Authority
 - ii) Following approval of the strategy, an investigation shall be carried out in accordance with the strategy
 - iii) A written report shall be submitted, detailing the findings of the investigation referred to in ii) above, and an assessment of the risk posed to receptors by the contamination for Local Planning Authority approval. Subject to the risk assessment, the report shall include a remediation scheme as required.
 - iv) Any remediation work shall be carried out in accordance with the approved remediation scheme; and
 - v) 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
3. No waste materials arising from demolition of the original buildings, or from construction of new dwellings shall be burnt on site. 4. Working hours during demolition of the original buildings, and during re-development of the site shall be restricted to the following -07.00h - 1900h Monday to Friday 07.00h - 13.00h Saturdays There shall be no working on Sundays or Bank Holidays

Reasons :

- 1. To prevent occupants of proposed dwellings from suffering loss of amenity by noise transmission through the fabric of the building.**
- 2. To identify the extent of, and mitigate the risk to the public, the wider environment and buildings arising from site contamination.**
- 3. To prevent the occupants of nearby residential premises from suffering loss of amenity caused by smoke emissions.**
- 4. To prevent the occupants of nearby residential premises from suffering loss of amenity caused by noise emissions at unsociable hours.**

Signed : Gary Wright Date : 23th September 2004 Environmental Health Officer

I trust this is satisfactory.

David Harrold

Area EHO

Hi Adrian

The Strategic Housing comments on this application are:

Number and mix of properties is not specified. The contamination report indicates the scheme will be high density units with no garden space. Therefore I am assuming a scheme of 80-100 one & two bed flats .

Housing policy in 2004 required 15% of units, or 12-15 flats, to be "affordable". If current policy H4 is applied we would require 35% affordable housing.

- The affordable flats need to be serviceable and able to be sold to a housing association;
- The housing association will need to have freehold or long leasehold so they can set service charges and ground rent, eg a separate block of flats;
- They should not be over commercial units;
- All need to be affordable rent; Shared Ownership flats cannot get mortgages at the moment;
- They should be to sustainable homes code level 3; eg they should have a drying area and storage for bikes;
- Two bed properties should be on the ground floor with level access for prams or wheelchair eg young families or someone needing a live-in carer;
- A housing association needs to be involved early in the design process to ensure their requirements are met and they can factor it into their development programme, which needs to be agreed with the Homes and Communities Agency ;
- A commuted sum is not desirable because Flagship Housing have been looking for a site in Thurston for a Local Needs affordable housing scheme since 2007 and have not been able to find one;
- The affordable housing provided on this scheme should be to meet District wide need.

The housing need in Thurston from 2006 local needs survey by Suffolk ACRE is:

- Young singles/couples wishing to set up home 36
- Elderly households 7
- Families/single parents 10

From Gateway to Homechoice households in housing need claiming a connection to Thurston in July 2011 is:

- One Bed - 52 households
- Two Bed - 31 households
- Three Bed - 13 households
- Four Bed - two households

- Five Bed - one household

regards

Nigel Brett

Housing Enabling Officer

Mid Suffolk District Council

Telephone: 01449 724771

Email: nigel.brett@midsuffolk.gov.uk

www.midsuffolk.gov.uk

MSDC,

COMMUNITY DEVELOPMENT – PLANNING CONSULTATION**OPEN SPACE, SPORT AND RECREATION STRATEGY****2613/11 – THURSTON****1. Policy background.**

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

2. 2613/11 – Thurston

- 1 I understand that this application has significant history associated with it, ranging back over a number of years. This history has created a unique situation, due to the constraints of the site and the previous agreements. The agreement related to application OL/140/04 required a sum of £375 (index-linked) per person for recreation expected to occupy the development.
- 2 Since this application was dealt with the Council have adopted the Open Space and Social Infrastructure (OSSI) SPD, which sets out and justifies our approach to OSSI contributions. The policy sets out requirements for a contribution of £1835 per person to provide towards open space, play, sports pitches and other community facilities.
- 3 Bearing in mind the history associated with this application, it is considered appropriate to take a unique approach to the calculation and justification of the required contribution based upon the specific and identifiable impacts placed upon recreational facilities in the locality.

- 4 Community facilities in Thurston have reached the point where existing capacity is insufficient to meet the demand created by new residential development. This is particularly true with regard to informal open space and play facilities as well as the New Green Community Centre and Cavendish Hall.
- 5 All other matters aside, the development does not appear to contain any on-site provision of informal recreation space or play facilities. To exacerbate this problem, it is understood that contamination on site means there will also be limited provision of private garden land. The development would be located within walking distance of the existing New Green Centre and associated parkland, so it is considered that improvement of the facilities in this location would off-set the harm that might otherwise be caused.
- 6 The OSSI SPD sets out contributions specific to particular items and provides justification for the calculation of the figures, which was informed by the needs assessment published in 2006, which is available on our website and can be provided if required. The contribution required for Play Areas is set out as £319 per person. The contribution for informal recreation space £102 per person. The contribution for Village Halls is £284 per person.
- 7 The existing Play Area at the New Green Centre was replaced 5 years ago, but is currently exceeding capacity and would need to be enlarged, with new features and equipment, as well as providing for a broader age-range, to accommodate the demand that would be produced by this development.
- 8 The existing open space will face increased use and demand. The area would benefit from new fitness trail equipment, benches and other sundry items to improve the usage and allow residents to make full and proper use of the facility. Maintenance obligations would also increase due to increased use of the play area and open space.
- 9 In addition, the New Green Centre does not have sufficient capacity to be able to accommodate any increase in usage. It requires enlargement to cope with any additional demand that might be placed upon it by this development. The normal contribution required would be £284 per person. Given the site already exists and we are looking at enlargement and improvement rather than new provision we would be willing to discuss a reduced contribution in respect of these facilities.
- 10 Other contributions for sports pitches and major recreation facilities located elsewhere in the district have not been requested in this instance. Albeit there would an impact from the development, which will require improvements to the Bowls Club, Football and Cricket Clubs and allotments, as well as producing additional burden on leisure facilities within the District, it is recognised that there are exceptional circumstances, including contamination, which produce the unique situation where we are willing to accept the contribution defined below.
- 11 Contribution per person:

| | | |
|--|---|-----|
| Play Areas | £ | 319 |
| Outdoor Pitches (Football, Cricket, Rugby, Hockey) | £ | - |
| Informal recreation space | £ | 102 |

| | |
|--|------------------|
| Village Halls and Community Centre | £ 100 |
| Swimming pools | - |
| Sports Halls | - |
| Outdoor other sports pitches (including tennis, bowls, netball and FMGA) | - |
| STP | - |
| Total | £ 521 per person |

- 12 With the above in mind, we seek a contribution of £521 per person (2 people for 1 bed dwellings, 3 for 2 bed, etc) to provide for Play Area, Open Space and Community Centre improvements in the immediate locality. Given the application has been made in outline form it is not possible to provide an overall figure so I would request the agreement contains a formula to calculate the exact figure required, which should be BCIS linked.

3. Justification of Need

- 3.1 The Open Space, Sport and Recreation Strategy recognises the need to improve existing community buildings in the ward of Thurston, which also includes the Parishes of Hesselton and Beyton. The New Green Centre in Thurston are considering their options to replace and improve flooring. This building also requires enlargement to create satisfactory kitchen facilities. The Cavendish Hall requires updating and improvement. The Bowls Club are seeking funding for the provision of a club room where they can change and serve teas etc. The Air Training Corps require funding to complete their proposed new community facility. There are other community buildings within Thurston, including the proposed new pre-school near to the Cavendish Hall, which has plans for a community room to cope with increased numbers of residents.

Play facilities are stretched in the village. There is a play area at New Green and a smaller site on the edge of the village off Heath Road. Both facilities are at capacity and require enlargement and improvement to meet the needs of new residents. The facilities would benefit from the addition of more creative play to meet the objectives of the Suffolk Play Strategy. New facilities also need to be 'inclusive', which is a locally sensitive issue.

In addition, there is a need to provide more for teenagers. There has been demand for a skatepark for some time, and there is demand for a teen shelter, both of these needs would be exacerbated by the influx of new residents.

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

Six strategic Multi-use games Areas (with floodlighting) are proposed based on a sub-district basis. Thurston Football club are assessing their current pitch provision with a view to increasing their capacity. They currently hire pitches in adjacent villages, including Elmswell, which demonstrates the need for an increase of pitches locally, a need that would be exacerbated by additional residential growth.

There are dedicated accounts to enable contributions to be accumulated to enable the above

developments and improvements to be made.

EXECUTIVE SUMMARY (extracts from the Needs Assessment)

Playing pitches and other outdoor facilities

- **Football** - By 2021 there is an estimated requirement for 119 football pitches, comprising 60 senior and youth pitches, 37 junior and 22 mini over the whole district. There is thus a projected shortfall of 26 pitches overall, comprising 27 junior and 2 mini. This can be alleviated by means of new pitch provision in appropriate locations, improvements to existing pitches to ensure more intensive or by bringing school pitches into secured community use.
- **Cricket** - Three additional cricket pitches can be justified to meet future needs, probably in the Stowmarket, Needham Market and Woolpit areas, giving a future pitch requirement of 21 in total. Some pitch and facility improvements are also required throughout the district.
- **Rugby Union** - Pitch provision for rugby union requires 6 pitches in total by 2021, or the equivalent of 2 additional pitches, to be located in Stowmarket, preferably in conjunction with the existing club, and some improvements to ancillary facilities are required.
- **Hockey** - One additional STP capable of accommodating hockey is required up to 2021 in the Stowmarket area, possibly in conjunction with a school site. Significant refurbishment and improvements are necessary to the existing hockey facilities at Weybread.
- **Bowls** - No additional bowls greens are required up to 2012, as the potential demand from the increasing and ageing population is likely to be met at existing greens and clubs. However quality improvements, including the possibility of enhancement of some greens to an all weather surface, are required. All existing greens should be retained to meet additional local need, and development programmes actively promoted, particularly among younger people.
- **Tennis** - To allow clubs to develop juniors, accommodate additional adult members and meet LTA priorities, a further 10 courts are required at existing clubs to 2021. All existing courts should be retained and where necessary improved and renovated, to permit recreational tennis and allow any casual play generated.
- **Netball** - Changes in demand for additional facilities for netball are unlikely to be significant, but any new facilities required should be provided in conjunction with a network on new FMGAs. No new courts specifically for netball are therefore considered necessary. Some minor quality improvements to existing courts and ancillary facilities are required.
- **FMGAs** - New 2 court FMGAs can be justified in 6 additional locations in the main towns and villages, and single courts should be provided in 9 further smaller villages, and improvements to some existing facilities implemented.

Informal recreation space

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

Play facilities

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

Built facilities

- **Sports halls** - by 2021, 7 sports halls, comprising 28 courts, should be available throughout the district to meet the needs of the wider community. These should be located to satisfy demand from existing and future centres of population. A number of possible options are available to meet these requirements:
 - A replacement 6 court hall in Stowmarket or the addition of 2 courts at the existing Mid Suffolk Leisure Centre
 - Formal community use of the five existing halls on High School sites, including any necessary alterations and extensions to encourage and facilitate community use
 - Development of one/two court halls in 2 strategic locations in the rural areas.
 In addition, it must be acknowledged that all the existing centres, which for the most part were built in the 1970s and 80s, will be coming to the end of their useful life by 2021 and will require at the very least significant refurbishment.
- **Swimming pools** – the apparent existing shortfall, coupled with significant population growth in the district, mainly in the larger settlements, suggests that further swimming provision could be justified, subject to more detailed feasibility. A number of options include:
 - Additional water space in Stowmarket, including the replacement of the existing pool by a larger facility
 - One or two new small community pools in strategic locations in the rural parts of the district (e.g. in the west), the A14 corridor (e.g. Needham Market/Claydon or Elmswell) or in conjunction with existing sports facilities on high school sites (e.g. Thurston), subject to formal Community Use Agreements
 In addition, as with sports centres, the two existing pools will in any case require significant refurbishment by 2021 because of age, deterioration and changing demands.
- **Indoor bowls** - there are sufficient facilities in Mid Suffolk for indoor bowls now and up to 2021, although a growing and ageing population will increase demand and impose pressures on existing facilities, and there is no allowance made for any development initiatives planned by the centres and governing bodies which could stimulate participation. Over the timescale envisaged there will also be a need to consider refurbishment of both bowls centres.
- **STPs** - in accordance with a local standard of one STP per 30,000 population in Mid Suffolk, there is a shortfall of up to two STPs in the district. The options for future provision therefore include:
 - The provision of an additional STP in the Stowmarket area
 - The possibility, subject to a more detailed feasibility study, of one further STP on a high school site in conjunction with existing sports facilities, and the establishment of a formally adopted Community Use Agreements.
 By 2021 (and indeed well in advance of this) significant refurbishment of the existing STPs at Weybread, including the short-term replacement of the existing sand filled surface, will be necessary.
- **Village/community halls.** Current provision of village halls and community centres in the district is estimated at about 1 hall per 1000 population or the equivalent of 150m² per 1000

population. This standard should be adopted for future provision, and used primarily to effect improvements to existing facilities to enable sport and recreation to take place in villages, though new provision might be justified in larger developments.

Future standards of provision

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

| | |
|---------------------------|---------------------------|
| Playing pitches | 1.6 ha/1000 |
| Other outdoor sport | 0.12 ha/1000 |
| FMGAs | 0.04 ha/1000 |
| All outdoor sport | 1.76 ha/1000 |
| Informal recreation space | 0.6 ha/1000 |
| Play | 0.2 ha/1000 |
| Sports halls | 0.26 courts/1000 |
| Swimming pools | 9.18 m ² /1000 |
| STPs | 0.03 pitches/1000 |
| Village/community halls | 150 m ² /1000 |

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

| Individual dwellings and up to 9 dwellings will contribute to:- | | | |
|--|---------------------------|--|------------------------------------|
| | M ² per person | Provision cost £ per m ² | Contribution cost: £ per person |
| Village Halls and Community Centre | 0.15 | 1796 | 284 |
| Swimming pools | 0.00919 | 9854 | 96 |
| Sports Halls | 0.0395 | 4313 | 180 |
| Outdoor other sports pitches (including tennis, bowls, netball and FMGA) | 1.6 | 80 | 135 |
| STP | 0.18 | 116 | 22 |
| TOTAL CONTRIBUTION PER PERSON | | | 717 |

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

| Ten or more dwellings will also contribute to :- | | | |
|--|---------------------------|--|------------------------------------|
| | M ² per person | Provision cost £ per m ² | Contribution cost: £ per person |
| Play Areas | 2.0 | 152 | 319 |
| Outdoor Pitches (Football, Cricket, Rugby, Hockey) | 16.0 | 42 | 697 |
| Informal recreation space | 6.0 | 16 | 102 |
| ADDITIONAL CONTRIBUTION PER PERSON | | | 1118 |

| Community Facilities, Open Space, Sport and Recreation Contributions | | | |
|---|---------------------------------|--|--|
| Category | m² per person | Provision cost: £ per m² | Contribution cost: £ per person |
| Outdoor pitches | 16.0 | 42 | 697 |
| Outdoor other sports facilities | 1.6 | 80 | 135 |
| Children's Play | 2.0 | 152 | 319 |
| Village halls and community centres | 0.15 | 1796 | 284 |
| Swimming pools | 0.00919 | 9854 | 96 |
| Sports halls | 0.0395 | 4313 | 180 |
| STP | 0.18 | 116 | 22 |
| Informal recreation space | 6.0 | 16 | 102 |
| TOTAL CONTRIBUTION PER PERSON FOR DEVELOPMENTS OF MORE THAN 10 DWELLINGS | | | 1835 |

See below

Mr Adrian Matthews
Mid Suffolk District Council
Planning Department
131, Council Offices High Street
Needham Market
Ipswich
IP6 8DL

Our ref: AE/2011/113195/01-L01
Your ref: 2613/11
Date: 25 August 2011

Dear Mr Matthews

OUTLINE APPLICATION FOR RESIDENTIAL AND RETAIL DEVELOPMENT WITH DEMOLITION OF EXISTING STRUCTURES AND NEW ACCESS ROAD (APPLICATION FOR A NEW PLANNING PERMISSION TO REPLACE EXTANT PLANNING PERMISSION OL/140/04 IN ORDER TO EXTEND THE TIME LIMIT FOR IMPLEMENTATION). THURSTON GRANARY SITE, STATION HILL, THURSTON.

Thank you for consulting the Environment Agency regarding the above planning application, which we received on 5 August 2011. We have reviewed the plans, as submitted, and respond as follows:

History – Planning Application OL/140/04

Planning permission was granted back in January 2007 under planning application OL/140/04. In our representations to your Authority under the previous application we had concerns over potential contamination associated with the former use of the site and so objected to the scheme on this basis.

Application to extend time for implementation

The latest application has been submitted to replace the extant permission in order to extend the time limit for implementation. As permission was previously granted, and this is an identical scheme, we do not feel that it is appropriate to object in this instance. Whilst we do not object, it is essential that appropriate conditions are appended to any new permission granted to adequately cover the potential contamination associated with the site. We note that conditions 10 and 11 of P.P. OL/140/04 related to contamination. We would however recommend the following condition is appended to any updated permission:

Condition

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning

Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
1. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
2. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason:

To ensure the adequate protection of controlled waters.

Informative/ advice to applicant: Soakaways for the disposal of surface water should only be used in areas on site where they will not present a risk to groundwater, with the depth of soakaway kept to a minimum to ensure that the maximum possible depth of unsaturated material remains between the base of the soakaway and the top of the water table, ensuring that a direct discharge of surface water into groundwater is prevented.

In that regard such soakaways should therefore not be constructed in land affected by contamination, where they may promote the mobilisation of contaminants and give rise to contamination of groundwater.

Should you have any questions please contact me on the details below.

Yours faithfully

Mr Neil Dinwiddie
Planning Liaison Officer

Direct dial 01473 706819

Direct fax 01473 724205

Direct e-mail neil.dinwiddie@environment-agency.gov.uk



The Planning
Inspectorate

APPENDIX 'D'

87

APPEAL DECISION 1700/11

Appeal Decision

Hearing and site visit held on 14 February 2012

by **B J Juniper** BSc, DipTP, MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 22 March 2012

Appeal Ref: APP/W3520/A/11/2163294

Thurston Granary, Station Hill, Thurston, Bury St Edmunds, IP31 3QU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for the extension to the time limit for implementing an outline planning permission.
 - The appeal is made by Mr John Oldknow against Mid-Suffolk District Council.
 - The application Ref 1700/11, is dated 17 May 2011.
 - The development proposed is residential and retail development with demolition of existing structures and new access road.
-

Decision

1. The appeal is dismissed.

Application for Costs

2. At the Hearing an application for costs was made by Mid-Suffolk District Council against Mr John Oldknow. This application is the subject of a separate Decision.

Procedural Matter

3. A unilateral undertaking prepared under section 106 of the above Act and dated 14 February 2012 was submitted by the appellant and regard has been had to it in arriving at a decision on the appeal.

Main Issue

4. The Council accepted that there had been no changes to planning policy or other circumstances which would indicate that development of the appeal site for the purposes set out in the original application would now not be acceptable in principle. It had also come to the view that it no longer wished to secure the previously requested contributions towards education and open space provision in recognition of the changed position in respect of the viability of the development. The main issue is, therefore, whether there have been any changes in material circumstances since the grant of the original permission to warrant not allowing an extension to the time limit, with particular regard to the provision of affordable housing.

Reasons

5. The site comprises the greater part of a former goods yard on the north side of the railway just to the east of Thurston station, together with a range of large

buildings which formerly operated as a granary and are now in a number of other uses, largely related to the motor trade. Two modern single-storey buildings on the southern boundary of site are occupied by commercial users, one by a chip shop and the other by a hairdresser and an estate agent. A telecoms mast is located in a fenced equipment compound just to the east of these buildings.

6. Outline planning permission was granted for a mixed housing and retail development on the site in January 2007 and reserved matters were subsequently approved in 2009. There remains a dispute between the Council and the appellant about the decision notice for this consent, several versions of which were apparently issued by the Council. However, that is an administrative matter of limited relevance to the present appeal which has been determined on its planning merits. In 2010 an application for a further outline permission was dismissed on appeal (Ref: APP/W3520/A/10/2142997). The Inspector concluded that the Council's requirement for affordable housing on the site was fairly and reasonably related to the statutory tests and, in the absence of a S106 agreement or a unilateral undertaking, would not have been provided by the scheme.
7. Saved Policy H4 of the Mid Suffolk Local Plan First Alteration, adopted in 2006, (LP) states that the Council will seek to negotiate an element of affordable housing of up to 35% of the total provision on appropriate sites, with the caveat that negotiation with developers will take account of matters including identified local needs and the economics and viability of the development. This Policy remains in place, notwithstanding the subsequent adoption of a Core Strategy. There was no dispute between the parties that the appeal site is one where the Policy would be appropriately applied, subject to those caveats. In recognition of the constraints on the site which affected its viability, however, the Council had come to the view that 15% of the dwellings should be provided as affordable housing.
8. The Council produced convincing evidence in respect of the need for affordable housing, both in the District as a whole and in the Thurston area in particular. The appellant pointed out that there was a relatively recent development of bungalows as affordable housing on the south side of the railway. The Council explained that these dwellings were designed to serve a need for a specific type of accommodation over the whole of the District. Also, there was little overlap between those bungalows' occupants and the 53 households identified in a survey carried out in 2006 as being in need of affordable housing in the Thurston area. The principal difference between the parties, therefore, concerned the viability of the scheme.
9. Neither party produced a comprehensive and up-to-date viability assessment but there was agreement that the most recent data was provided by the appellant. This was in a report prepared by a party who had previously been involved in the development¹, supplemented by a valuation prepared in mid-2008 for the appellant's bankers². These data appear to show that, with 15% affordable housing provision, there was the prospect of a viable development in 2008 but the appellant argued that a number of other factors militated against this and had not been taken into account. It would be reasonable to include some of these, such as the relocation of

¹ Nicholas King Special Projects Monthly Report April 2010

² Savills report to Barclays Bank dated 10 July 2008

services (including an electricity sub-station and the telecoms mast), in a valuation. However, rather larger sums were attributed by the appellant to the high level of costs incurred in obtaining the planning consents. He said these were largely due to the uncertainties arising over the wording of the relevant documentation and the consequent difficulty in securing bank finance. Problems had also arisen following the withdrawal of a party to the development. Whilst it is accepted that these costs had been incurred, they would not form part of a conventional land valuation and it is not appropriate to take them into account. It is not possible to say with certainty, therefore, whether the scheme as it now stands would be financially viable with 15% affordable housing, but on the balance of probabilities it is likely to be the case.

10. Even if this were not so, however, there is a further significant factor to take into account. The proposed affordable housing was intended to have been provided in the form of flats above retail units. The Council pointed out that, whereas this arrangement might have been acceptable to a Registered Social Landlord in the past, housing providers had become reluctant to accept stepped access to flats for family accommodation. More significantly, the funding arrangements for affordable housing schemes are now much more dependent on commercial financing and this is harder to obtain for residential development above shops. The previously approved scheme would not allow for the affordable housing to be provided in a separate building, which is what providers now seek, and there is thus a high likelihood that the development would not result in the provision which is justified by the application of LP Policy H4. Further, the appellant had not come to any joint arrangement with an affordable housing provider - which further reduces the prospects for appropriate provision.
11. The appellant submitted a completed unilateral obligation, prepared under S106 of the Act, under the terms of which an affordable housing provision of 4% would be made. This offer was made, he explained, not on the basis of any viability calculations but simply in order to provide a basis for commencing the development. Given the low probability of the scheme being acceptable to an affordable housing provider, however, this undertaking can be given little weight.
12. The Council had previously requested contributions from the scheme in respect of the provision of education facilities and for open space and social infrastructure, based on the requirement in Core Strategy Policy CS 6 that new development will be expected to provide or support the delivery of relevant services where that development gives rise to the need. There is evidence of a shortage of playspace in the village and that the present community hall is inadequate. The Council has in place a strategy for the provision of such facilities. Given that the development would be a substantial one which would appreciably increase the population of Thurston, the calculated contribution of £521 per additional resident would have been justified and would have met the requirements of the CIL Regulations. The evidence in relation to a contribution to education facilities is less clear cut because the education authority's request for a sum of £366 per open market dwelling was intended to fund the cost of additional places at Beyton Middle School. The appellant drew attention to the announced intention of the education authority to reorganise provision and abolish middle schools in the County. However, for the purposes of this

appeal it is sufficient simply to note that the Council's decision to waive these contributions does not in itself conflict with the development plan.

13. Ministerial guidance³ has been issued which encourages local planning authorities to be flexible in the way in which S106 agreements are used to request contributions from developers and to the effect that unnecessary burdens should not be imposed on developers. In this case the Council has substantially reduced its requirements but remains in the position where there is an acknowledged shortfall of affordable housing and only limited scope for it to be provided other than through the development process. From the evidence available it is clear that the scheme would be unlikely to provide any affordable housing as even the reduced offer by the appellant would be of limited practicality. The appeal must therefore fail.

B J Juniper

INSPECTOR

³ Planning for Growth – Statement by the Minister of State for Decentralisation dated 23 March 2011



Appeal Decision

Site visit made on 15 March 2011

by Philip Willmer Bsc Dip Arch RIBA

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 13 May 2011

Appeal Ref: APP/W3520/A/10/2142997

Thurston Granary, Station Hill, Thurston, Bury St. Edmunds, Suffolk, IP31 3QU.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Playdri Products Ltd against the decision of Mid Suffolk District Council.
- The application Ref 2158/10, dated 14 July 2010.
- The development proposed is described as outline application for residential and retail development with demolition of existing structures and new access road.

Decision

1. I dismiss the appeal.

Procedural Matters

2. The planning application, the subject of this appeal, was for a new planning permission to replace an extant outline planning permission reference OL/140/04 granted on the 17 January 2007. Matters reserved included siting, design, external appearance and landscaping of the site and the relevant application drawing is number 5982/23.
3. The parties have drawn to my attention matters relating to a dispute between them in respect of, amongst other things, issues relating to reserved matters approval 2430/08. Whatever the circumstances surrounding that dispute, I shall determine this appeal having regard only to the planning merits of the appeal proposal.
4. As a result of a miss-communication the appellant did not attend the site visit. I therefore dismissed the Council's representative and the visit was undertaken unaccompanied. This change in procedure was subsequently agreed with the appellant.
5. The Council failed to determine the application within the prescribed period but its appeal statement indicates that it would have approved the application and granted outline planning permission subject to the prior completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended), securing relevant levels of affordable housing, open space, social infrastructure and education contributions.

Main Issue

6. In the circumstances I consider that there is one main issue in this case and that is whether a planning obligation to secure affordable housing, open space, social infrastructure and education contributions is necessary.

Reasons

7. The Council has confirmed that the contributions it seeks to secure are the same as those set out in an earlier Section 106 agreement prepared in respect of the original outline planning permission ref: OL/140/04 and dated 12 January 2007, but index linked from that date.
8. The appellant has indicated that he finds the suggested provisions of the Section 106 agreement acceptable, subject to the adjustment of the trigger points for payments. However, a signed and dated obligation is nevertheless not before me and despite further enquiries of the parties it would appear that there is little prospect of a completed obligation coming forward in the near future.
9. Turning to the proposed provisions I note that these are: affordable housing, 15 percent, rounded up to the nearest whole number of the dwellings approved, are to be affordable housing units; an education contribution of £774.90 per dwelling (other than affordable and one bedroom dwellings) is required in order to make good a deficiency in education provision arising from the development, subject to review by the County Council; recreational facility (subsequently referred to in the Council's evidence as social infrastructure and open space provision) sum of £375.00 per person expected to occupy the site in accordance with an agreed formula.
10. *Affordable housing*: The need for affordable housing is widely recognised by Government and this is reflected in Altered Policy H4 of the Mid Suffolk Local Plan (first alteration adopted 13 July 2006) which seeks up to 35% of units on appropriate residential developments to be for social housing. In this case, however, the Council is looking for just 15%. In the circumstances I consider that this requirement would fairly and reasonably be related to the development proposed and that it passes the statutory tests.
11. Policy CS6 of the Core Strategy Development Plan Policy Document Adopted September 2008, requires new development to provide or support the delivery of appropriate and accessible services and infrastructure to meet the justifiable needs of new development.
12. *Education*: The Council maintains that the financial contribution for education is in accordance with Suffolk County Council's Adopted Supplementary Planning Guidance (SPG). The relevant SPG has not, however, been provided. Further, there is no indication as to how or where the money is to be spent, or how it is to be related to the development. Consequentially I am unable take this into account in reaching my decision.
13. *Social infrastructure and open space*: The Council has drawn my attention to its policy guidance in respect of social infrastructure and open space provision, including Local Development Framework Supplementary Planning Document for *Social Infrastructure Including Open Space, Sport and Recreation*. I can

appreciate that the need for some extra facilities might arise in direct proportion to population increase. However, the Council has not shown in this case why the contributions sought are necessary, but instead appears to have applied a blanket requirement. There is no explanation of why existing social infrastructure and open space provision cannot cope with the additional demands that would be placed upon it by this proposal. Neither is there any explanation of where the money sought would actually be spent, and so be related to the proposal.

14. Furthermore, the sums required now, subject to being indexed linked, are the same as that requested in 2007. However, based on the limited evidence before me I cannot be certain that the justifiable needs remain the same as they may have been at that time.
15. From the information submitted with the appeal I am not, in this particular case, persuaded that all of the monies requested have been proven to be directly related to the proposed development, fairly and reasonably related in scale and kind to the development or necessary to make the development acceptable in planning terms. I am therefore not convinced that all the required contributions would meet the three statutory tests in Regulation 122 of the Communities Infrastructure Levy Regulations 2010.
16. However, from the information available the need for affordable housing does arise from the development and the Council's requirement in this respect is in line with the statutory tests. Therefore, as it stands, I conclude in respect of the main issue that to allow the proposal without a completed unilateral undertaking in this respect would be to undermine the strategy in respect of affordable housing, contrary to Altered Policy H4 of the Mid Suffolk Local Plan (first alteration adopted 13 July 2006).

Conclusion

17. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should not be allowed.

Philip Willmer

INSPECTOR



Appeal Decision

Site visit made on 14 July 2009

by **RN Parry** BA DipTP MRTPI

an Inspector appointed by the Secretary of State
for Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

☎ 0117 372 6372
email: enquiries@pins.gsi.gov.uk

Decision date:
16 September 2009

Appeal Ref: APP/W3520/A/09/2098227

Thurston Granary, Station Hill, Thurston, Bury St Edmunds, IP31 3QU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant consent, agreement or approval to details required by a condition of a planning permission.
- The appeal is made by Play Dri Products Ltd against the decision of Mid-Suffolk District Council.
- The application Ref 2419/08, dated 24 June 2008, sought approval of details pursuant to conditions attached to planning permission Ref 0140/04/OUT, granted on 17 January 2007.
- The application was refused by notice dated 23 September 2008.
- The details for which approval is sought are full design for 97 flats and 705 sq.m. mixed commercial space and associated external and landscape works. Relocation of existing substation and telecommunications mast.

This decision is issued in accordance with Section 56(2) of the Planning and Compulsory Purchase Act 2004 as amended and supersedes that issued on 20 July 2009.

Summary of Decision

1. I allow this appeal and approve the reserved matters, subject to the conditions set out in the attached schedule.

Procedural matters

2. Subsequent to the refusal of planning permission the appellant submitted revised drawings in respect of the access arrangements - see appellant's statement para. 1.07. Amongst other things the drawings illustrate a 3.5m x 70m visibility splay. While the Council notes that this fails to meet the standard mentioned in condition 4 of the outline planning permission granted in 2007, I note that the Highway Authority considers such a splay to be acceptable. I see no reason to disagree. It follows that I see no need to consider further the failure to provide a 4.5m x 70m visibility splay.
 3. The appellant also submitted revised drawings to take account of the electricity sub-station on the Station Hill frontage - see appellant's statement para. 1.11. The changes shown are very minor and do not alter the nature of the application. It follows, given that I see no reason why the amendments prejudice third party interests, that I have also taken these drawings into account.
-

Main issue(s)

4. On the basis of the written representations and my site inspection I consider that the decision in this case primarily turns on the following. Firstly, whether the bulk, massing and design of any of the built development is unduly dominant and as such damaging to the street scene. Secondly, whether the areas in-between the buildings are dominated by hard standings and parking areas and accordingly offer a poor standard of amenity for future residents.

Reasons

5. The appeal site is an elongated parcel of land that currently contains large scale buildings close to the site access off Station Hill, one of the main roads running through Thurston. The buildings were formerly in use as a granary but are now part used for industrial purposes. The site also contains 2 more modern single storey buildings, one occupied by a hairdresser and the other by an estate agent. The remainder of the site is largely covered with hard standings used for parking vehicles and land that is unused. To the south of the site is an operational railway line, to the north on higher ground is residential development together with some commercial buildings alongside Station Hill. To the west of the site is an area set aside for parking associated with Thurston Railway Station and a large fairly new apartment building.
6. As the site is an underutilised land resource in a sustainable location I am in no doubt that it was properly granted outline planning permission for residential and retail development in 2007. I note also that pursuant to that permission a "reserved matters" application proposing a similar layout to that in dispute was granted earlier this year, albeit that the scheme provided only 81 one and 2 bedroom flats rather than the 97 now proposed.
7. Although public views of much of the site are limited, the Council is concerned that the frontage development visible from Station Hill and Thurston Road is unduly dominant and thereby damaging to the street scene. Although the decision notice refers to block A only, in its written representations the Council states that the same concern also applies to block B. Although I find it difficult to accept that the omission of any reference to block B in the decision notice was an oversight on the Council's part, I have considered block B's acceptability, or otherwise, in my appraisal of the main issues.
8. In considering whether any of the built development is over-dominant I note, firstly, that the appeal scheme satisfies the conditions in respect of building heights that were attached to the grant of outline planning permission. More precisely the requirements that the retail development fronting onto Station Hill be 2 storeys in height to eaves level and that the apartment buildings be limited to 3 storeys to eaves level. In addition I note that block A in the appeal scheme is actually lower and far less bulky than the building fronting onto Station Hill previously deemed acceptable by the Council. That said, I appreciate that the design of block A is very different to that shown in the approved scheme. However, far from being a concern, I consider the design shown in the appeal scheme to be preferable. To my eyes, it beneficially supersedes the more mundane design previously permitted and effectively introduces a more distinctive "landmark" building alongside the entrance to this

important site. In my opinion this is to the advantage of the street scene and the appearance of the wider locality.

9. While Block A together with block B represent a significant amount of built development it is important to remember that these buildings effectively replace the largely redundant granary buildings. These buildings are very substantial and wholly unrelated to the more domestic scale and appearance of most of the other built development nearby. Bearing all of the above in mind I am not convinced that the appeal application is over dominant and unduly over bearing and thereby contrary to the policies in the Mid Suffolk Local Plan and the Mid Suffolk Core Strategy Identified by the Council.
10. I now turn to the second main issue. As I understand it, the Council's main concern is that the layout is dominated by hard standings and parking spaces for 134 vehicles. I have some sympathy with this point. Apart from a play area for children the layout provides only small areas of open space to relieve the extensive areas of hard landscaping/parking and built development. On the other hand the appeal scheme provides slightly more "greenspace" than that shown in the reserved matters permission previously granted by the Council. The appellant also states that the Council accepts that on-site open space provision is not required in this instance. The fact that the appellant has entered into a section 106 agreement that secures a significant financial contribution towards off-site open space provision underlines the point. In addition it appears that there is a good prospect that the site can be physically linked to the 20ha of open space that lies immediately to the north-east of the appeal site. All in all I am not convinced that the Council's concerns on this matter justify a refusal of planning permission.
11. I have taken account of all of the other matters drawn to my attention but I am not persuaded that they outweigh my conclusions on the main issues.
12. So far as possible conditions are concerned, the Council helpfully put forward a list of possible conditions for my consideration. The appellant's written representations do not express any views regarding their appropriateness or otherwise. For my part I consider that the suggested conditions are generally necessary to ensure an appropriate standard of development, not least to ensure that future residents will not be subject to undue noise nuisance. Subject to minor changes in wording and the deletion of certain items which do not seem to me to be necessary, I have adopted all of the conditions for the reasons given by the Council.

Formal decision

13. I allow the appeal and approve the details submitted pursuant to conditions attached to planning permission Ref. 0140/04/OUT granted on 17 January 2007 in accordance with the application Ref. 2419/08 dated 24 June 2008 and the plans submitted with it, subject to the conditions set out in the attached schedule.

Rn Parry

Inspector

Schedule of planning conditions

- 1. No development shall commence until details of the types and colours of the external facing and roofing materials to be used in the construction (together with details of the manufacturer of those materials have been submitted to and agreed in writing by the Local Planning Authority. Such materials as may be agreed shall be those used in the development unless otherwise agreed in writing by the Local Planning Authority.**
- 2. No unit of accommodation shall be first occupied until its related foul and surface water drainage facilities have been provided and are functionally available to serve their intended purpose.**
- 3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping which shall include any proposed changes in ground levels and also accurately identify the spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837:2005 - Trees in Relation to Construction."**
- 4. A landscape management plan shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall be implemented in accordance with the details and time scales shown.**
- 5. Notwithstanding any detail or information contained within the reserved matters application there shall be no occupation of any unit of residential accommodation until such time as alternative proposals have been submitted to and agreed in writing by the Local Planning Authority, and implemented, so as to ensure:**
 - a) That no French windows or balconies are incorporated into the design.**
 - b) that acoustic fencing of a height and design agreed in writing by the Local Planning Authority shall be erected along the entire length of the site adjacent to the railway line;**
 - c) that windows to the south, east and west elevations of the building shall provide sound insulation to a minimum standard of 32 RW (sound reduction index).**

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APPENDIX 'G'
OUTLINE PERMISSION OL/140/04.

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

**OUTLINE PLANNING PERMISSION
Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995**

Date of Application: August 17, 2004
Date Registered: August 19, 2004

REFERENCE: 0140 / 04 / OUT

Documents to which this decision relates: Drawing no 5982/23 received 19.9.05

CORRESPONDENCE ADDRESS:

HENNESSY CREBER
3 SHIPHAY LANE
TORQUAY
DEVON

NAME AND ADDRESS OF APPLICANT:

JOHN OLDKNOW
POPLAR FARM STUD
THURSTON
BURY ST EDMUNDS

PROPOSED DEVELOPMENT AND LOCATION OF THE LAND:

OUTLINE APPLICATION FOR RESIDENTIAL AND RETAIL DEVELOPMENT WITH
DEMOLITION OF EXISTING STRUCTURES AND NEW ACCESS ROAD.
- THURSTON GRANARY SITE, STATION HILL, THURSTON.

The Council, as local planning authority, hereby gives notice that **OUTLINE PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans submitted subject to the following conditions:

1. Before any development is commenced, approval of the details of the siting, design and external appearance of the building(s), and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority.

Reason – To enable the Local Planning Authority to secure an orderly and well designed development in accordance with the character and appearance of the neighbourhood and in accordance with the Mid Suffolk Local Plan.

2. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission, and the development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matter to be approved.

Reason – Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 As amended by Section 51 of the Planning and Compulsory Purchase Act 2004

3. Before any other construction work is commenced, the access shall be completed in all respects in accordance with Drawing No: 5982/23 received on the 19.09.05, unless otherwise agreed in writing with the local planning authority. Thereafter the access shall be retained for use in its approved form.

Reason - To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

4. Before the access is first used clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 4.5 metres from the nearside edge of the metalled carriageway at the centre line of the access point at a distance of 70 metres in each direction along the metalled carriageway from the centre of the access. Notwithstanding the provisions of Part 2 Class A of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason - To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

5. Prior to the commencement of development, details of all road and footpath construction work, including vehicle parking areas, and street lighting shall be submitted to and approved in writing by the Local Planning Authority. Before any dwelling within each of the phases shown in the approved phasing plan is first occupied, the approved road and footpath layout for that phase shall be constructed and completed to an adoptable standard and thereafter be retained in the approved form.

Reason - In the interests of highway safety.

6. Vehicle parking shall be provided in accordance with the standards and provisions contained in Suffolk County Council's "Suffolk Advisory Parking Standards April 2002" and concurrently with submission of "reserved matters" in respect of siting design and appearance of the development, detailed proposals for the manoeuvring and parking of vehicles for the retail and residential developments respectively (including secure cycle storage) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out within each phase, before any building within that phase is first occupied and shall be retained thereafter and used for no other purpose.

Reason - To ensure that sufficient space for the parking and circulation of vehicles is provided and maintained within the site.

7. The service/delivery access to the retail development shall be obtained from the site road, and all servicing/delivery and related arrangements shall be provided at, and made to the rear (south-east) facing frontage of the building.

Reason - In the interests of highway safety to secure an adequate access.

8. The servicing/delivery yard for the retail premises shall be enclosed and screened from public view and from adjoining privately owned land by walls of a height, design and specification which shall have been submitted to and approved in writing by the Local Planning Authority before construction works commence on the retail premises. The approved means of enclosure shall be formed prior to any deliveries being made to the premises and retained thereafter.

Reason - To protect the visual amenity of the locality.

9. Prior to commencement of the demolition of any buildings on the application site a programme of demolition shall be submitted to and agreed in writing by the Local Planning Authority. The demolition work shall be undertaken in accordance with the agreed timetable unless otherwise agreed in writing by the Local Planning Authority.

Reason - To enable the Local Planning Authority to control the method of demolition in the interests of the amenity of the locality.

10. Concurrent with the submission of any of the "reserved matters" referred to in Condition 1, detailed proposals [including an investigation and assessment of ground conditions to identify the extent of the contamination and the measures to be taken to avoid risk to the environment

when the site is developed] for dealing with any ground contamination of the site shall be submitted to the Local Planning Authority together with a timetable for the implementation of such remediation proposals. The remediation proposals as approved in writing by the planning authority shall thereafter be carried out wholly in accord with the said timetable.

Reason – On this site there is a strong likelihood of contamination. In accordance with the advice in PPG23 it is essential that this contamination is identified and addressed.

11. Prior to the submission of any of the "reserved matters" referred to in Condition 1 of this permission, a detailed survey and assessment of noise levels at the site shall be undertaken and, together with appropriate proposals for mitigating disturbance from noise to residents of the new buildings, shall be submitted to and approved in writing by the Local Planning Authority. The approved measures for insulating the new buildings to mitigate disturbance from noise shall thereafter be fully implemented before any dwelling within each building is first occupied.

Reason - In the interests of the amenity.

11. Following completion of the approved remediation scheme, and before any building works are commenced, a Validation Report [including details of the works undertaken, together with validation data] shall be submitted to and approved in writing by the local planning authority.

Reason To ensure that development of the land and remediation of contamination is carried out in a satisfactory manner

12. The elevations of the proposed retail buildings fronting on to Station Road and fronting on to the site road shall be two storey in height to eaves level and shall have pitched roofs designed to be in keeping with adjacent buildings with frontages to Station Road and, unless otherwise agreed in writing with the local planning authority shall incorporate continuous ground floor shop frontages along both road with fenestrated elevations above.

Reason - In order for the visual appearance of the development to be in character with the surrounding area.

13. Unless otherwise agreed in writing, all buildings excluding the retail buildings referred to in condition 12 to this permission designed to provide flatted residential accommodation shall be not more than three storeys in height to eaves level and shall be designed in terraces of buildings. These buildings shall be laid out along with any terraced or semi-detached dwellings so that the rear elevations of the buildings enclose the railway line to the south of the application site.

Reason - In order for the visual appearance of the development to be in character with the surrounding area.

14. Concurrently with the submission of "reserved matters" in respect of siting design and appearance of the development, details of the existing and finished ground levels and finished ground floor level for each building, measured from a fixed off site datum point shall be submitted to and approved in writing by the Local Planning Authority and unless otherwise agreed in writing the development shall be completed in accordance with the approved finished levels.

Reason - To ensure a high standard of design and in the interests of visual amenity.

15. Concurrently with the submission of "reserved matters" in respect of siting design and appearance of the development detailed proposals showing arrangements for a secure cycle store for each block of flatted dwellings and for each terraced or semi-detached dwelling shall be submitted to and approved in writing by the local planning authority for approval in writing and the approved cycle storage arrangement for each dwelling and/or building shall be provided and available for use before that dwelling and/or building is first occupied.

Reason - In the interests of achieving a more sustainable development.

16. Concurrently with the submission of "reserved matters" in respect of siting design and appearance of the development detailed proposals for the provision of covered bin stores for refuse/recycling bins respectively for the commercial and residential developments shall be submitted to and approved by the local planning authority, and the arrangements as approved shall be provided for the commercial development and each respective phase of housing development before any unit of each part of the development is first occupied.

Reason - To ensure adequate provision is made for bin stores within the development.

17. Concurrently with the submission of "reserved matters" in respect of siting design and appearance of the development, a layout plan setting out proposals for phased development of the site, including at least 3 phases [including the retail development] shall be submitted to and approved in writing by the local planning authority and unless otherwise agreed in writing with the local planning authority the development shall be carried out in accordance with the approved phasing plan.

Reason - To ensure an orderly development and in the interests of amenity.

18. Concurrently with the submission of "reserved matters" in respect of siting design and appearance of the development details of all means of enclosure of residential curtilages, and of any communal amenity areas of land shall be submitted to and approved by the local planning authority and, unless otherwise agreed in writing, any means of enclosure for each building shall be erected, before that building is first occupied

Reason In the interests of amenity

19. As part of the submission of "reserved matters" in respect of landscaping a scheme of hard and soft landscaping works, including details of ground preparation, the number, species, and densities of all trees and shrubs to be planted, and their locations, and proposals for future management and maintenance of those areas, and also accurately identifying the spread, girth and species of any existing trees, shrubs and hedgerows on the site [indicating any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 1991 - Trees in Relation to Construction."] shall be submitted to and approved by the local planning authority

Reason - In the interests of visual amenity and the character and appearance of the area.

20. All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason - To ensure approved landscaping scheme has sufficient time to establish, in the interests of visual amenity and the character and appearance of the area.

21. A minimum of one Local Equipped Area for Play [designed and equipped for use by under 5 year olds] shall be provided within the residential development, and Open Spaces shall otherwise be provided in accordance with Mid Suffolk District Council's approved standards for the provision of public open spaces within housing developments either by provision within the site, or by payment of "a commuted sum" to provide and/or improve existing facilities in the locality

Reason - To ensure adequate open space in accordance with the requirements of the adopted Mid Suffolk Local Plan.

22. No development shall take place within the site until the applicant or developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of

investigation which has been submitted to and approved, in writing, by the Local Planning Authority.

Reason - To allow proper investigation and recording of the site which is potentially of archaeological and historic significance.

23. No development shall commence until a survey to confirm (or otherwise) the presence of bats on the application site has been submitted to and approved in writing by the Local Planning Authority. If bats are present the survey shall be accompanied by a scheme of appropriate mitigation measures (including precise details of the timing and method of protection). No development shall be undertaken except in accordance with the approved scheme of mitigation.

Reason - In order to safeguard protected wildlife species and their habitats and because [this is a timber framed building where it is highly likely, due to its age, that bats will be present] [the site includes a pond which with the surrounding habitat is likely to support great crested newts].

24. All sewage and waste water shall be discharged to the foul sewer.

Reason - To meet the requirements of Circular 3/99 and to ensure that the environmental, amenity and public health problems that can arise from non-mains sewerage systems do not occur.

25. The construction hours of the development shall be limited to the hours of 7am to 7pm Monday to Friday, 7am to 1pm on Saturdays with no construction work or deliveries on Sundays or Bank Holidays.

Reason - In order to protect the amenity of the locality.

26. Before any development is commenced detailed proposals for the disposal of surface water drainage from the site, including details of finished site levels/contouring to ensure no discharge of surface water occurs directly onto adjoining land shall be submitted to and approved by the local planning authority, and the approved scheme shall have been completed, before any building within the respective phase of development is first occupied

Reason To ensure satisfactory arrangements are made for disposal of surface water from the site

27. Concurrently with the submission of "reserved matters" in respect of siting design and appearance of the development, detailed proposals for the enclosure of the site along its southern [railway frontage] boundary which shall include a close mesh type fence, 2.4 metres in height, or such other specification as may be agreed with the local planning authority and for the eastern boundary of the site shall be submitted for approval by the local planning authority

Reason To ensure a satisfactory means of enclosure of the land and to discourage trespass onto adjoining land

REASONS FOR APPROVAL:

1. This permission has been granted having regard to policy(ies)

SB1 - DIRECTING NEW DEVELOPMENT TO EXISTING SETTLEMENTS
 S7 - PROVISION OF LOCAL SHOPS
 H3 - HOUSING DEVELOPMENT IN VILLAGES
 H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT
 H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS
 H16 - PROTECTING EXISTING RESIDENTIAL AMENITY
 T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT

of the Mid Suffolk Local Plan, and to all other material considerations. The carrying out of the

development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

2. This permission has been granted having regard to policy(ies)

CS1 - DISTRIBUTION OF NEW DEVELOPMENT & ASSOCIATED INFRASTRUCTURE
ECON11 - TOWN AND LOCAL CENTRES AND VILLAGES
ENV1 - CONSERVATION OF THE BUILT ENVIRONMENT

of the Suffolk County Structure Plan, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

NOTES:

1. The applicants attention is drawn to the Environment Agency's comment which are attached.
2. The application is advised to contact Anglian Water to discuss the provision of water supply for the development.
3. This permission contains a condition precedent. This requires details to be agreed and/or activity to be undertaken before you commence the development. This is of critical importance. If you do not comply with the condition precedent you will invalidate this permission. A condition precedent cannot legally be complied with retrospectively and a fresh application would have to be submitted.

This permission relates only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

This relates to document reference: 0140 / 04 / OUT

Dated: January 17, 2007


**Professional Lead Officer
Planning Services**

MID SUFFOLK DISTRICT COUNCIL, 131 HIGH STREET, NEEDHAM MARKET, IPSWICH IP6 8DL