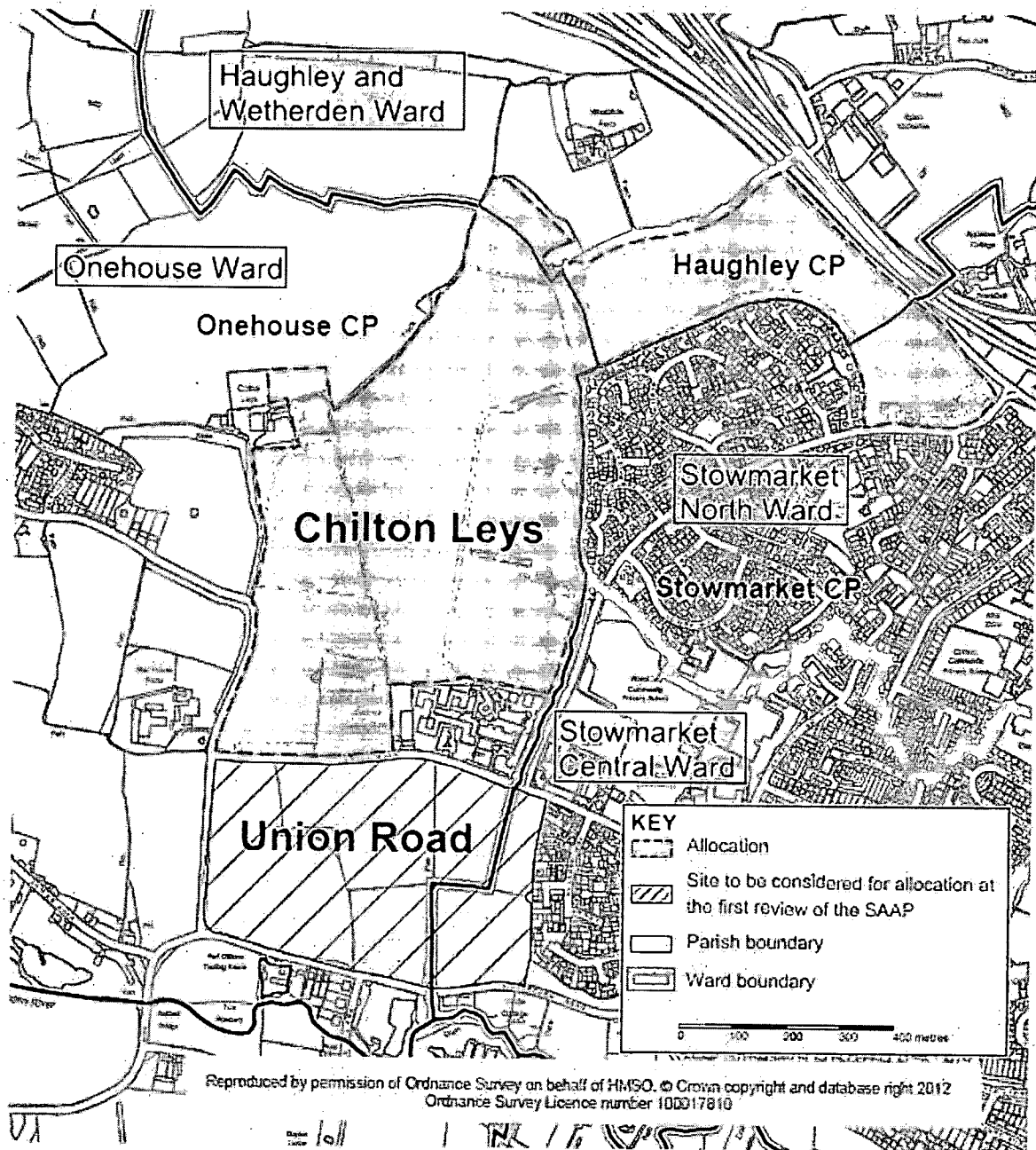
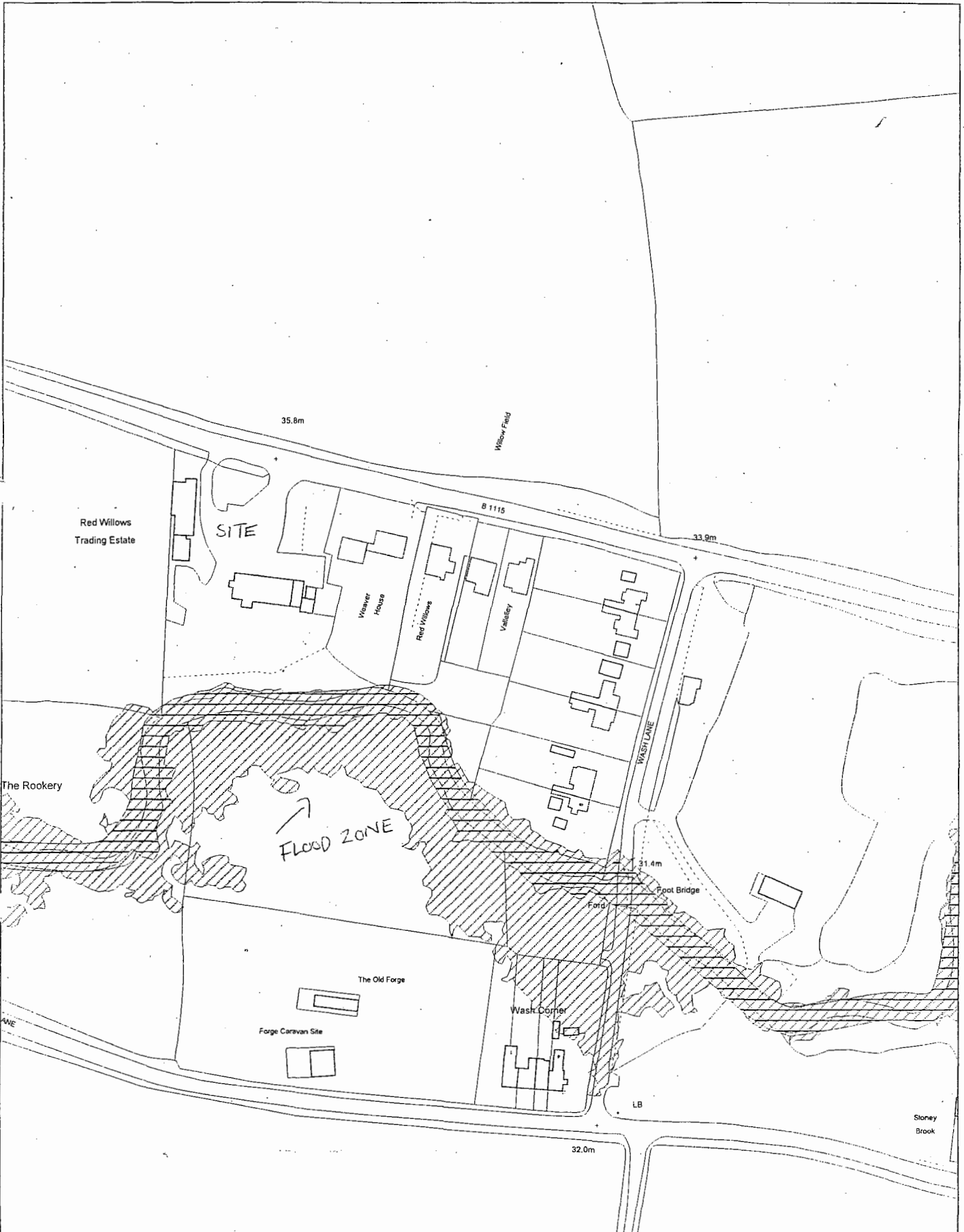


Stowmarket Area Action Plan

Chilton Leys allocation site



Map 6.2 Stowmarket North and North-West



Deed Packet: DC Committee Constraints
 Address: 2452/14



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

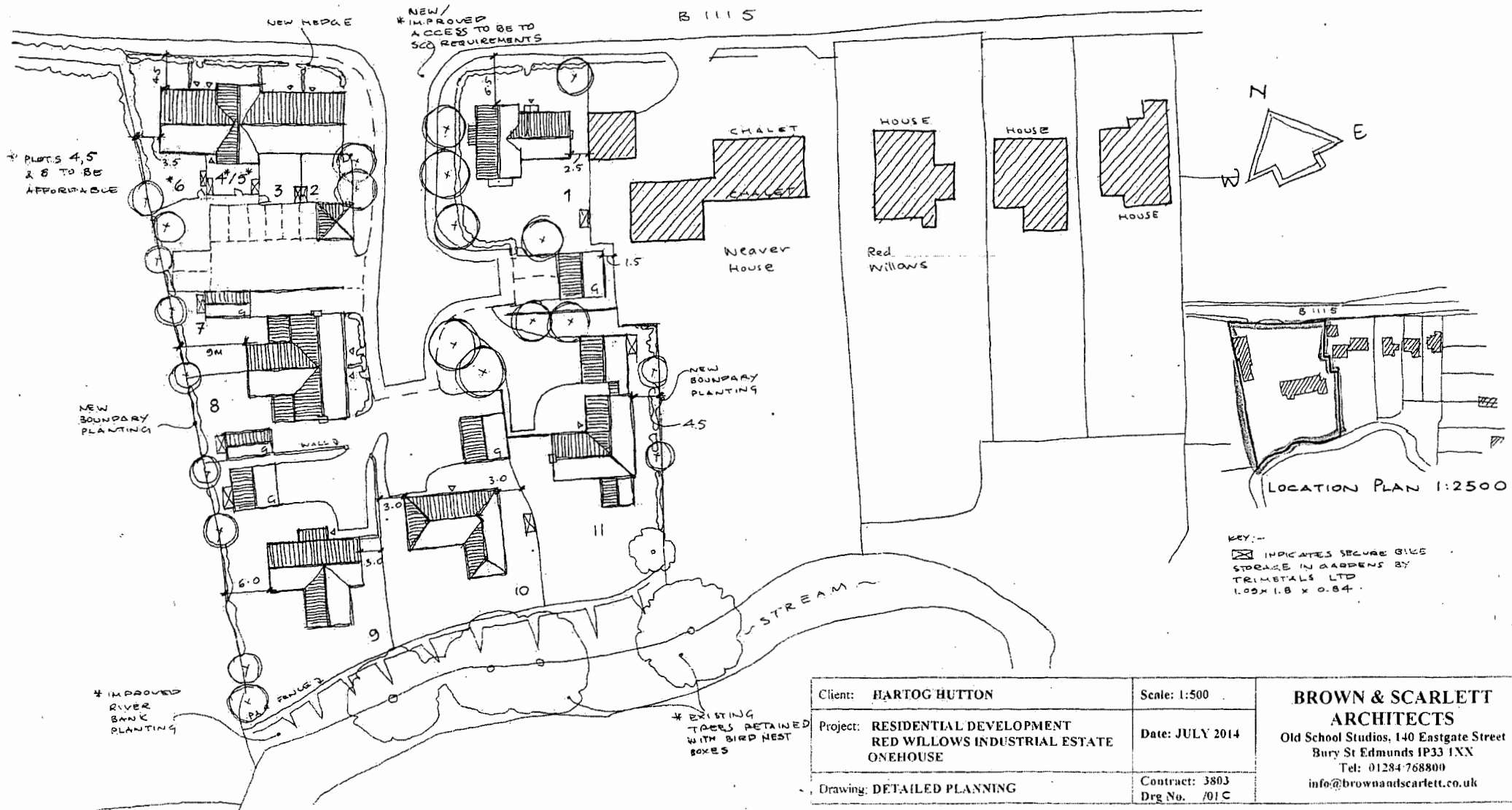


SCALE 1:1250

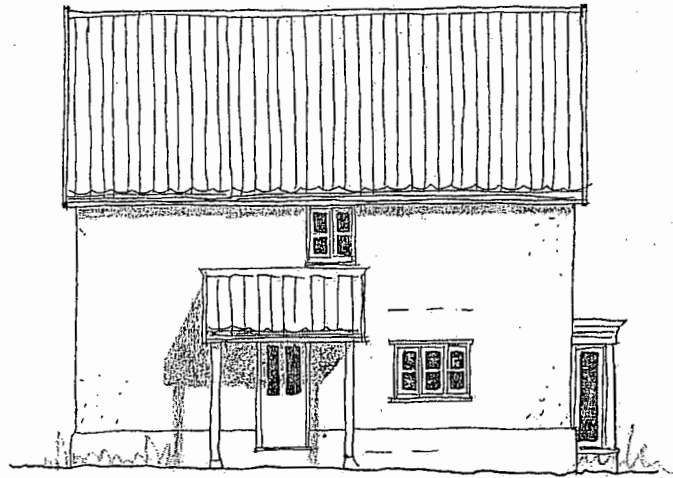
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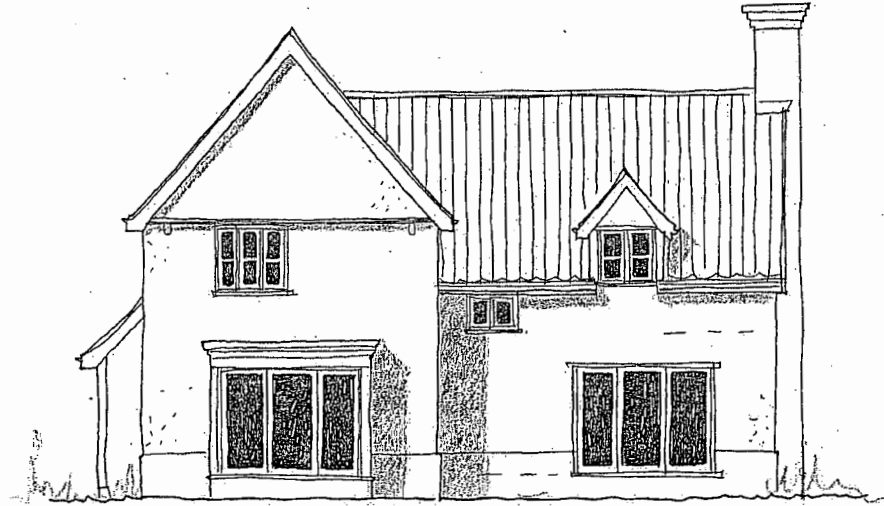
STREET VIEW ~ 1:200



| | | |
|---|--------------------------------|---|
| Client: HARTOG HUTTON | Scale: 1:500 | BROWN & SCARLETT ARCHITECTS Old School Studios, 140 Eastgate Street Bury St Edmunds IP33 1XX Tel: 01284 768800 info@brownandscarlett.co.uk |
| Project: RESIDENTIAL DEVELOPMENT RED WILLOWS INDUSTRIAL ESTATE ONEHOUSE | Date: JULY 2014 | |
| Drawing: DETAILED PLANNING | Contract: 3803 Drg No. /01C | |



WEST ELEVATION ~



SOUTH ELEVATION ~

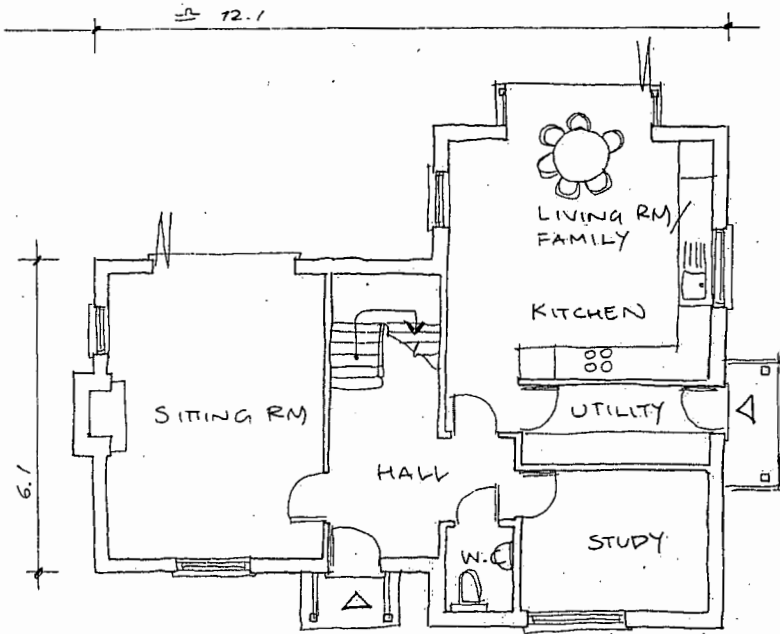


NORTH ELEVATION - PLOT 1

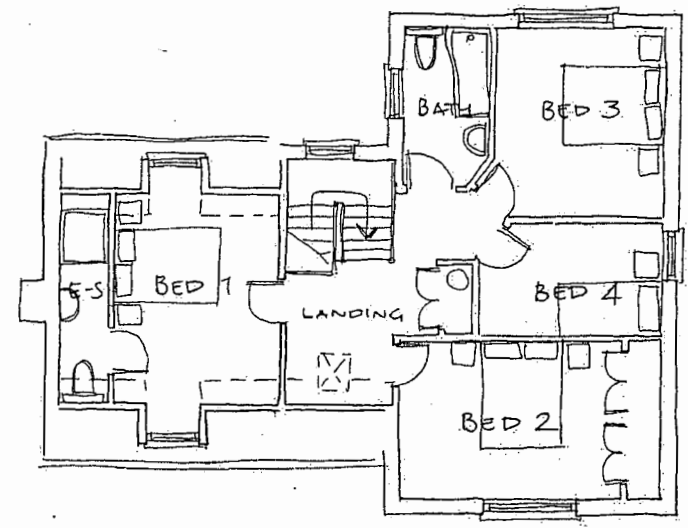
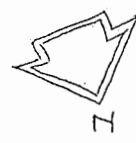


EAST ELEVATION ~ 1:100

| | | |
|---|-------------------------------|---|
| Client: HARTOG HUTTON | Scale: 1:100 | BROWN & SCARLETT ARCHITECTS Old School Studios, 140 Eastgate Street Bury St Edmunds IP33 1XX Tel: 01294 768800 info@brownandscarlett.co.uk |
| Project: RESIDENTIAL DEVELOPMENT RED WILLOWS INDUSTRIAL ESTATE ONEHOUSE | Date: JULY 2014 | |
| Drawing: DETAILED PLANNING | Contract: 3803 Drg No: /02 | |



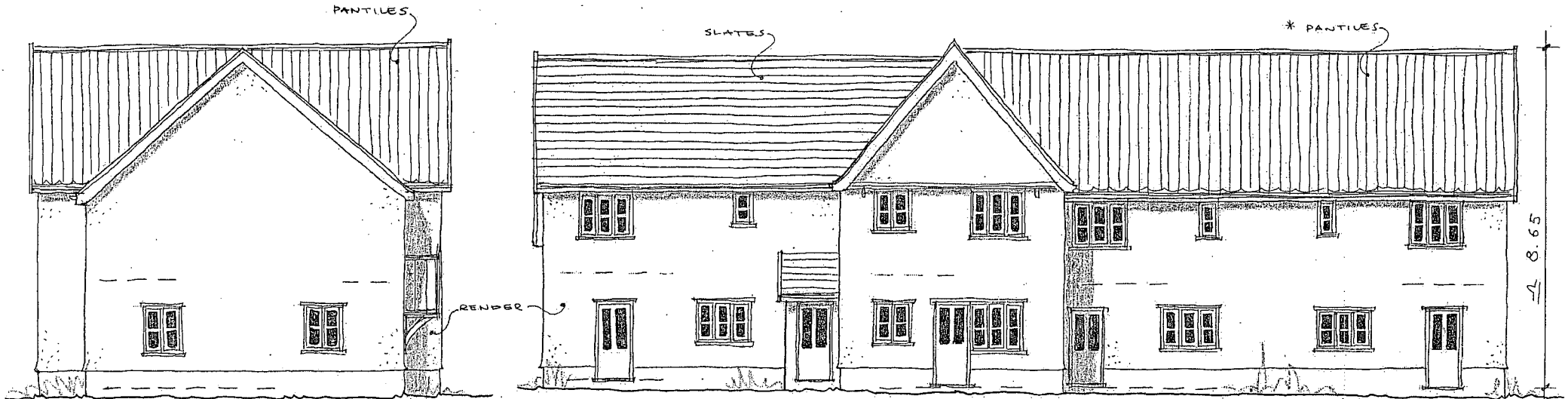
GROUND FLOOR ~ PLOT 1



FIRST FLOOR ~ 1:100

24

| | | |
|---|-------------------------------|---|
| Client: HARTOG HUTTON | Scale: 1:100 | BROWN & SCARLETT ARCHITECTS Old School Studios, 140 Eastgate Street Bury St Edmunds IP33-1XX Tel: 01284.768800 info@brownandscarlett.co.uk |
| Project: RESIDENTIAL DEVELOPMENT RED WILLOWS INDUSTRIAL ESTATE ONEHOUSE | Date: JULY 2014 | |
| Drawing: DETAILED PLANNING | Contract: 3803 Drg No. /03 | |



EAST ELEVATION ~

SOUTH ELEVATION ~ 1:100



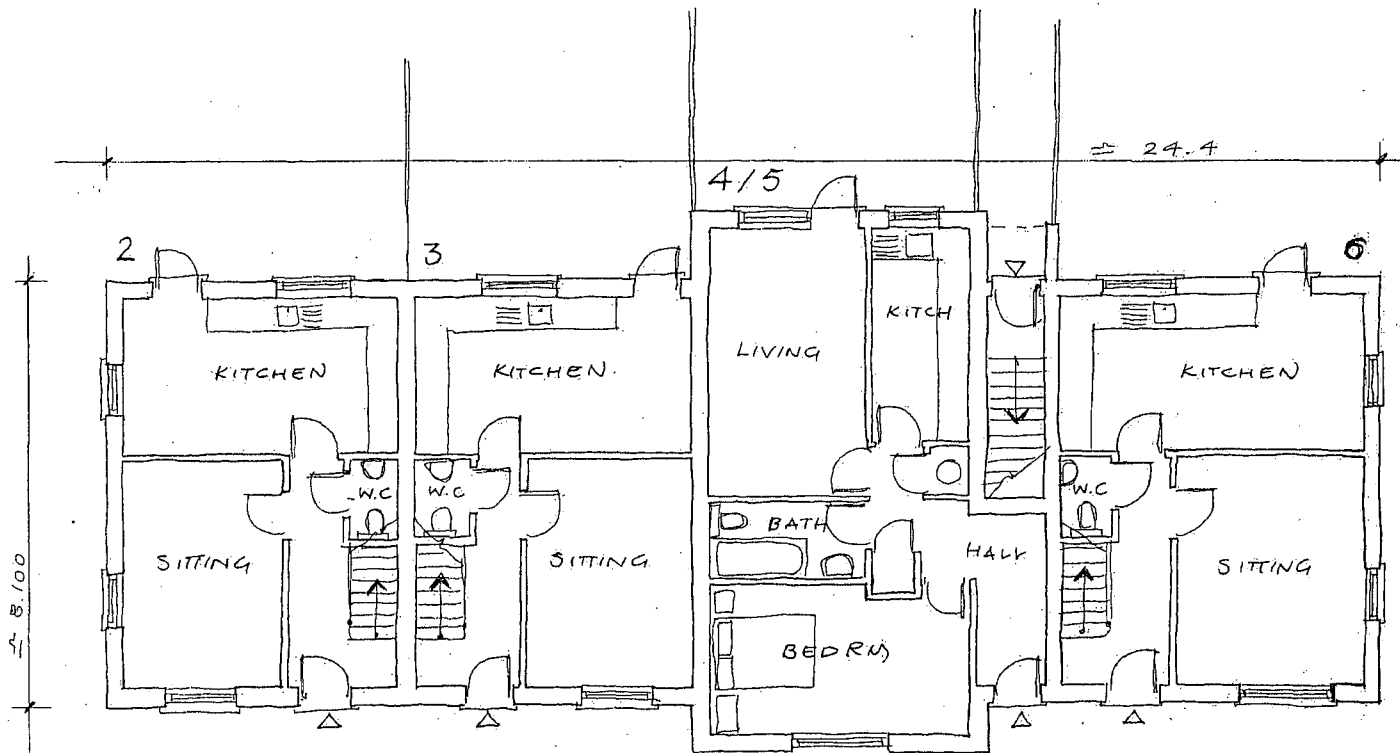
NORTH (FRONT) ELEVATION ~

PLOTS 2 - 5

WEST ELEVATION ~

| | | |
|---|--------------------------------|---|
| Client: HARTOG HUTTON | Scale: 1:100 | BROWN & SCARLETT ARCHITECTS Old School Studios, 140 Eastgate Street Bury St Edmunds IP33 1XX Tel: 01284 768800 info@brownandscarlett.co.uk |
| Project: RESIDENTIAL DEVELOPMENT RED WILLOWS INDUSTRIAL ESTATE ONEHOUSE | Date: JULY 2014 | |
| Drawing: DETAILED PLANNING | Contract: 3803 Drg No. /04A | |

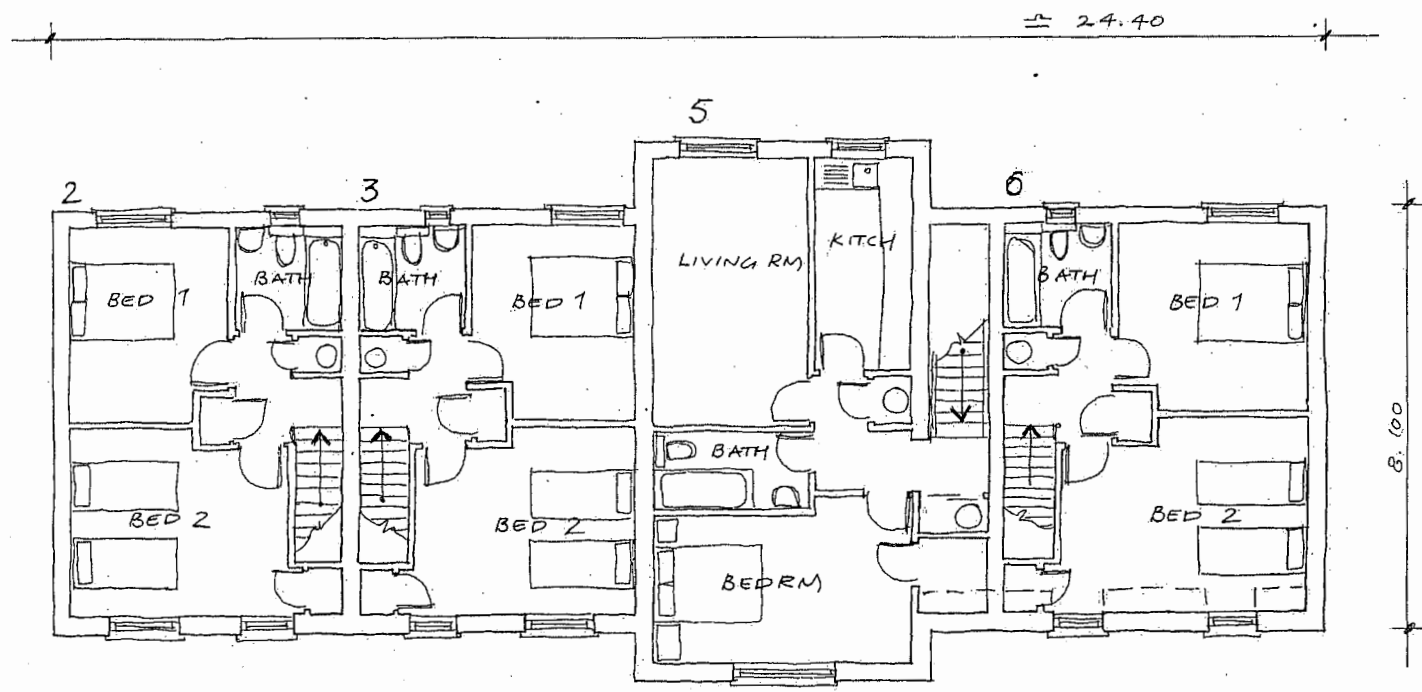
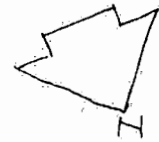
25



GROUND FLOOR PLAN - 1:100 : PLOTS 2-6

26

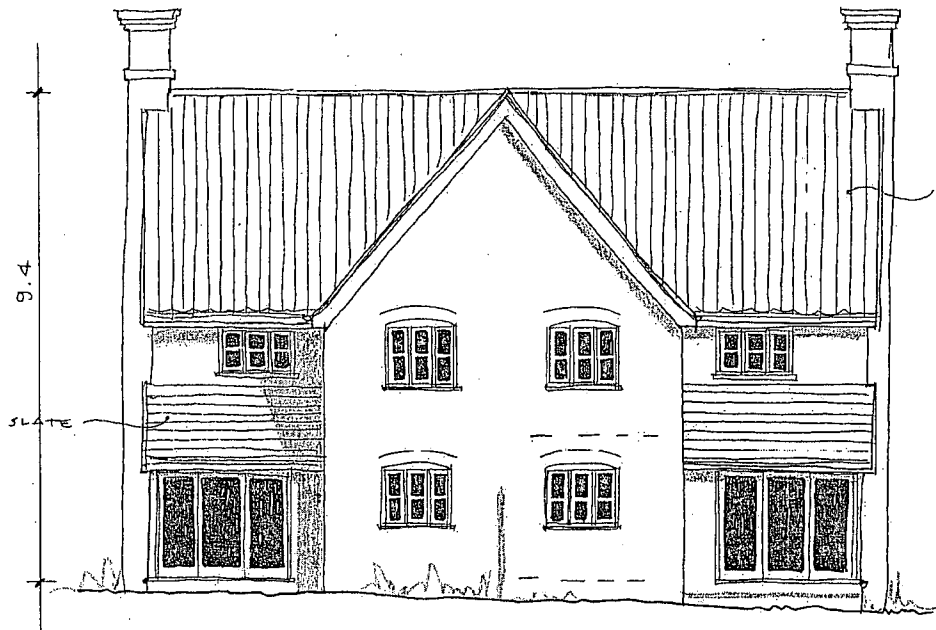
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| Client: HARTOG HUTTON | Scale: 1:100 | BROWN & SCARLETT ARCHITECTS Old School Studios, 140 Eastgate Street Bury St Edmunds IP33 1XX Tel: 01284 768800 info@brownandscarlett.co.uk |
| Project: RESIDENTIAL DEVELOPMENT RED WILLOWS INDUSTRIAL ESTATE ONEHOUSE | Date: JULY 2014 | |
| Drawing: DETAILED PLANNING | Contract: 3803 Drg No: /05B | |



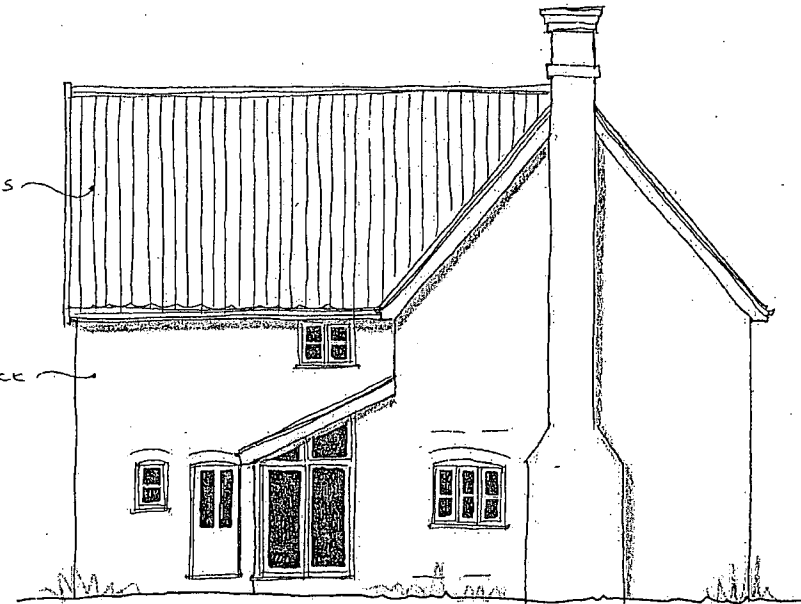
FIRST FLOOR PLAN 1:100 PLOTS 2-6

27

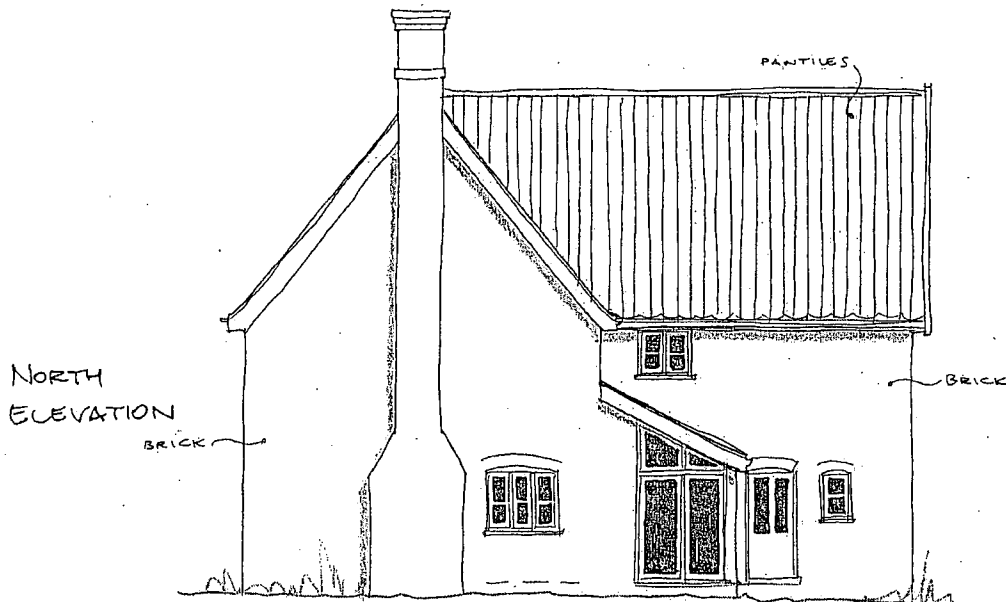
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| Client: HARTOG HUTTON | Scale: 1:100 | BROWN & SCARLETT ARCHITECTS Old School Studios, 140 Eastgate Street Bury St Edmunds IP33 1XX Tel: 01284 768800 info@brownandscarlett.co.uk |
| Project: RESIDENTIAL DEVELOPMENT RED WILLOWS INDUSTRIAL ESTATE ONEHOUSE | Date: JULY 2014 | |
| Drawing: DETAILED PLANNING | Contract: 3803 Drg No. /06B | |



WEST ELEVATION ~



SOUTH ELEVATION ~ 1:100



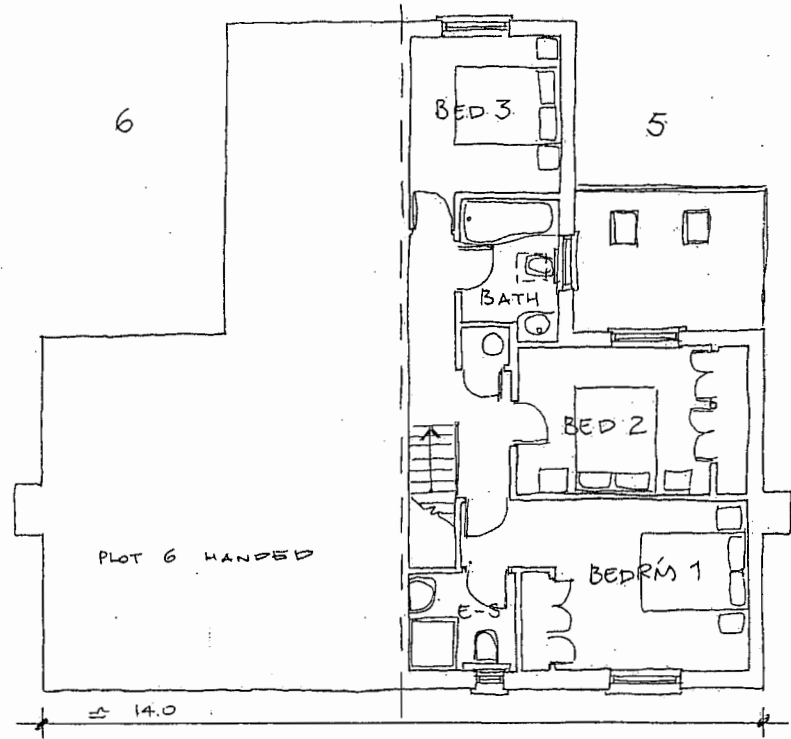
NORTH ELEVATION



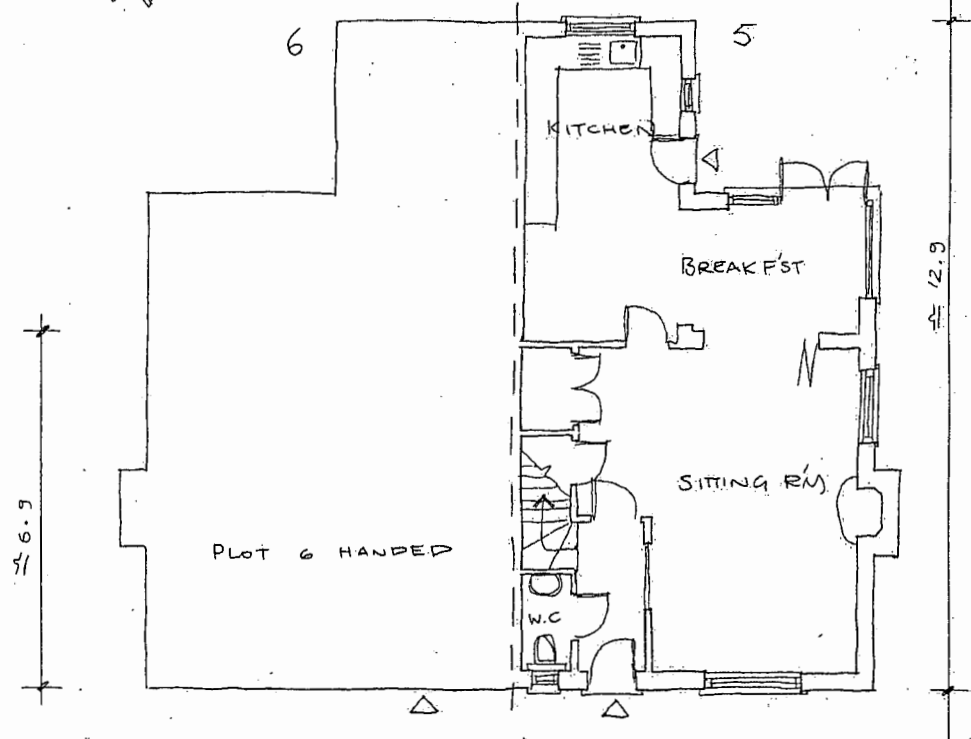
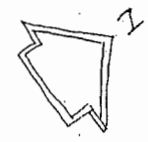
EAST (FRONT) ELEVATION ~ PLOTS 7 & 8

28

| | | |
|---|--------------------------------|---|
| Client: HARTOG HUTTON | Scale: 1:100 | BROWN & SCARLETT ARCHITECTS Old School Studios, 140 Eastgate Street Bury St Edmunds IP33 1XX Tel: 01284 768800 info@brownandscarlett.co.uk |
| Project: RESIDENTIAL DEVELOPMENT RED WILLOWS INDUSTRIAL ESTATE ONEHOUSE | Date: JULY 2014 | |
| Drawing: DETAILED PLANNING | Contract: 3803 Drg No: /07A | |



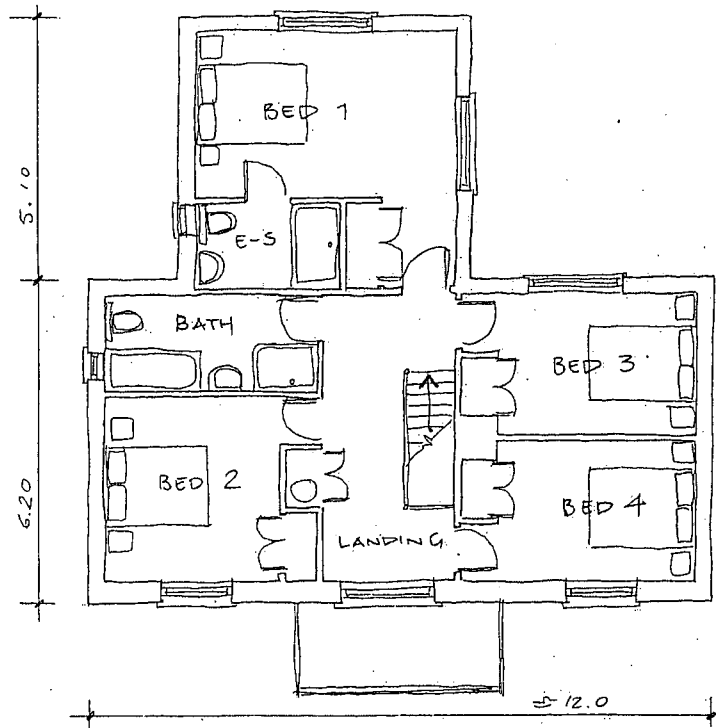
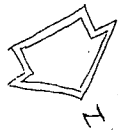
FIRST FLOOR ~ PLOTS 7 & 8



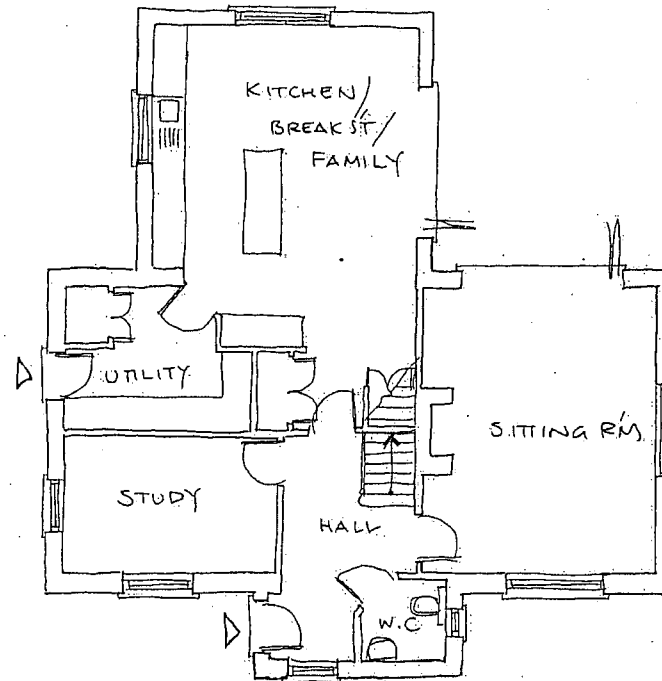
GROUND FLOOR ~ 1:100

29

| | | |
|---|--------------------------------|---|
| Client: HARTOG HUTTON | Scale: 1:100 | BROWN & SCARLETT ARCHITECTS Old School Studios, 140 Eastgate Street Bury St Edmunds IP33 1XX Tel: 01284 768800 info@brownandscarlett.co.uk |
| Project: RESIDENTIAL DEVELOPMENT RED WILLOWS INDUSTRIAL ESTATE ONEHOUSE | Date: JULY 2014 | |
| Drawing: DETAILED PLANNING | Contract: 3803 Drg No. /08A | |

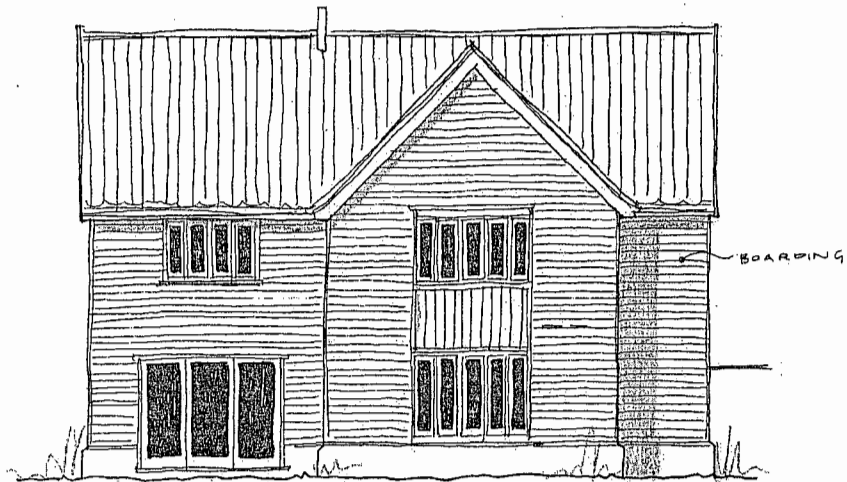


PLOT 9 ~ FIRST FLOOR ~

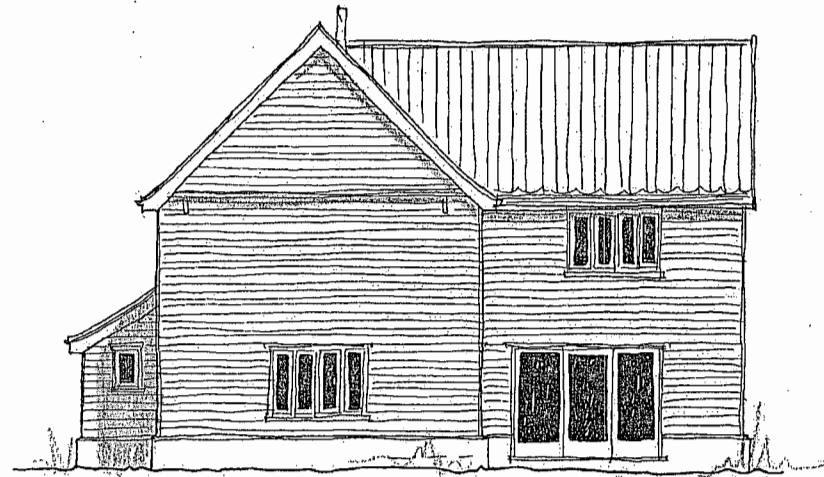


GROUND FLOOR ~ 1:100

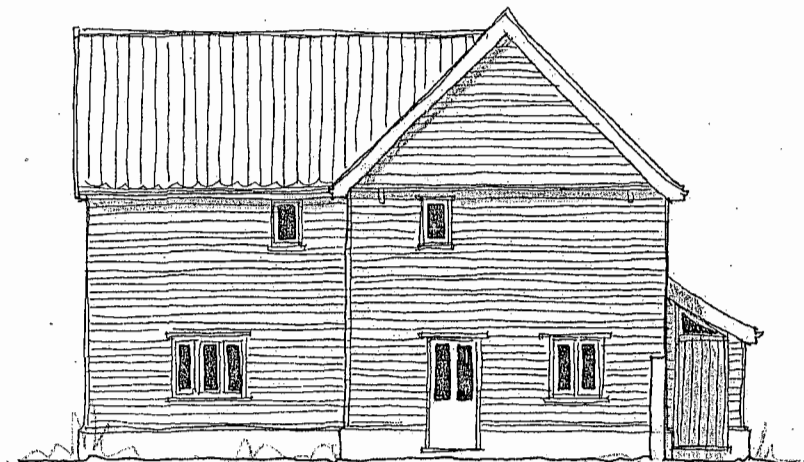
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|---|--------------------------------|--|
| Client: HARTOG HUTTON | Scale: 1:100 | BROWN & SCARLETT ARCHITECTS Old School Studios, 140 Eastgate Street Bury St. Edmunds IP33 1XX Tel: 01284-768800 info@brownandscarlett.co.uk |
| Project: RESIDENTIAL DEVELOPMENT RED WILLOWS INDUSTRIAL ESTATE ONEHOUSE | Date: JULY 2014 | |
| Drawing: DETAILED PLANNING | Contract: 3803 Drg No. /10A | |



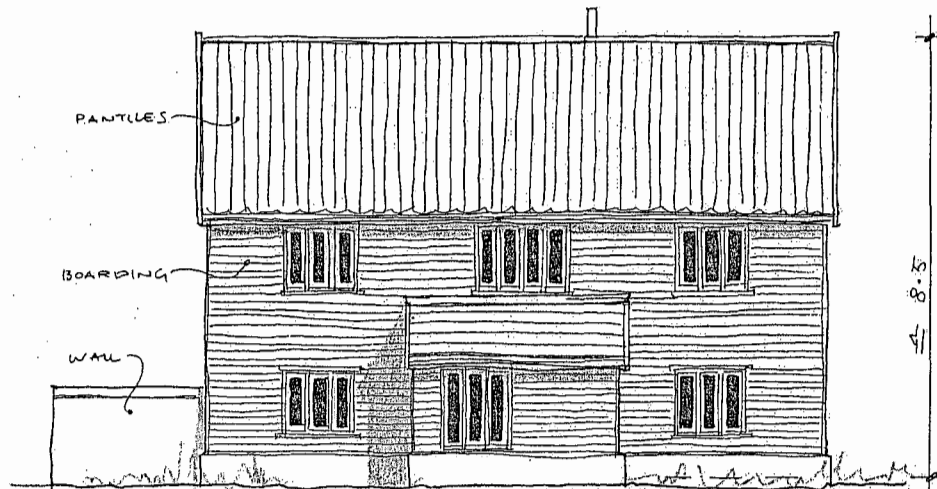
SOUTH ELEVATION ~



WEST ELEVATION ~ 1:100



EAST ELEVATION ~ PLOT 9



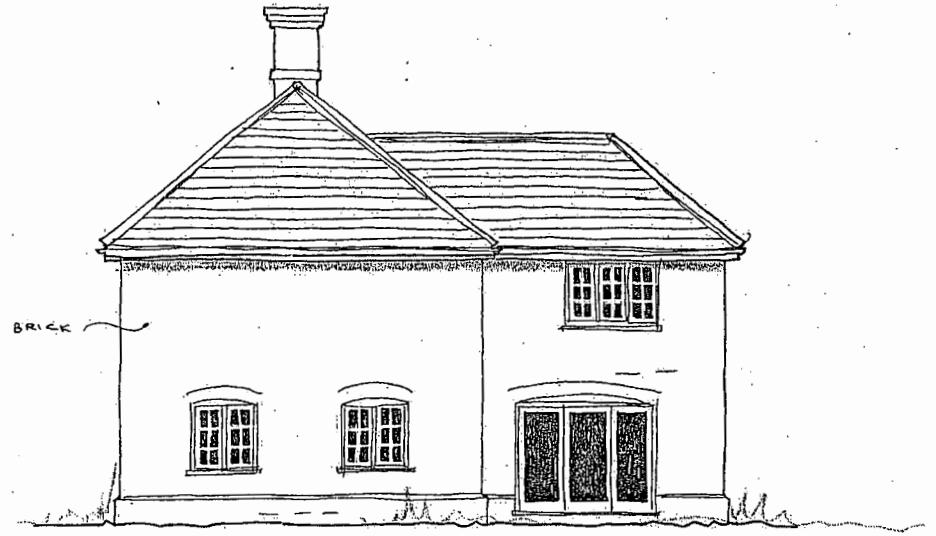
NORTH (FRONT) ELEVATION ~

31

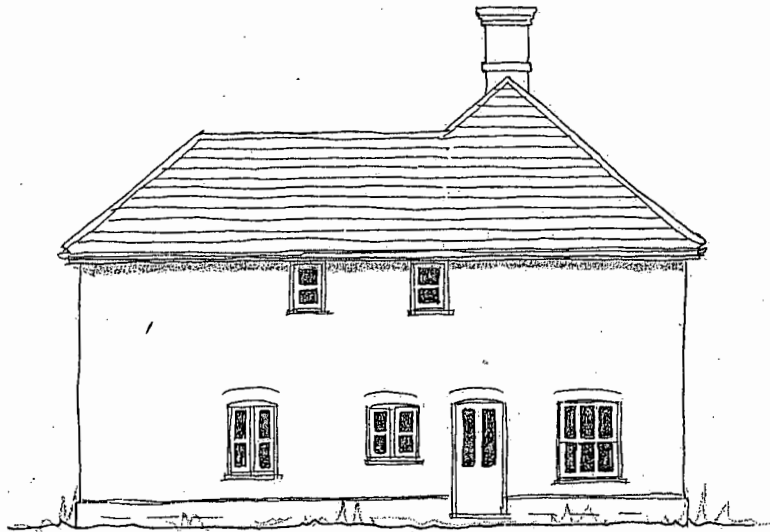
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| Client: HARTOG HUTTON | Scale: 1:100 | BROWN & SCARLETT ARCHITECTS Old School Studios, 140 Eastgate Street Bury St Edmunds IP33 1XX Tel: 01284 768800 info@brownandscarlett.co.uk |
| Project: RESIDENTIAL DEVELOPMENT RED WILLOWS INDUSTRIAL ESTATE ONEHOUSE | Date: JULY 2014 | |
| Drawing: DETAILED PLANNING | Contract: 3803 Drg No. /09B | |



SOUTH ELEVATION ~ 1:100



WEST ELEVATION ~



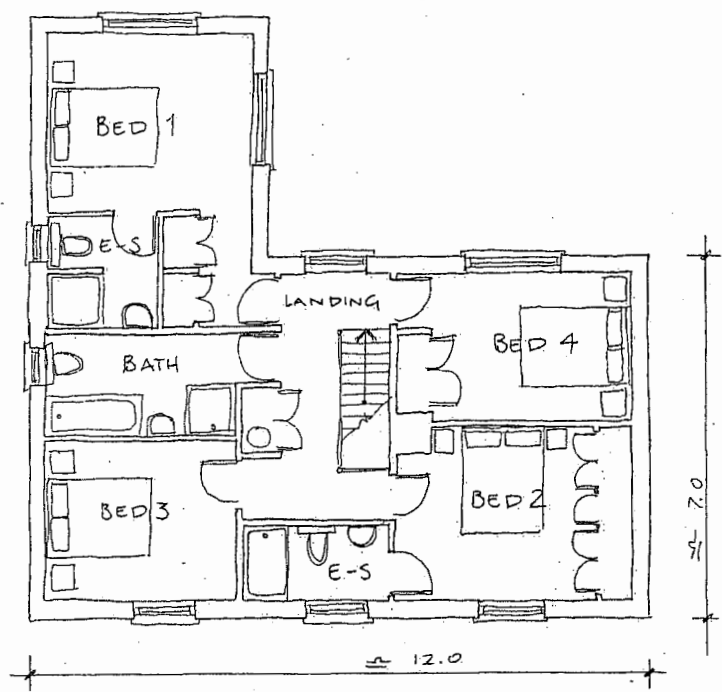
EAST ELEVATION ~ PLOT 10



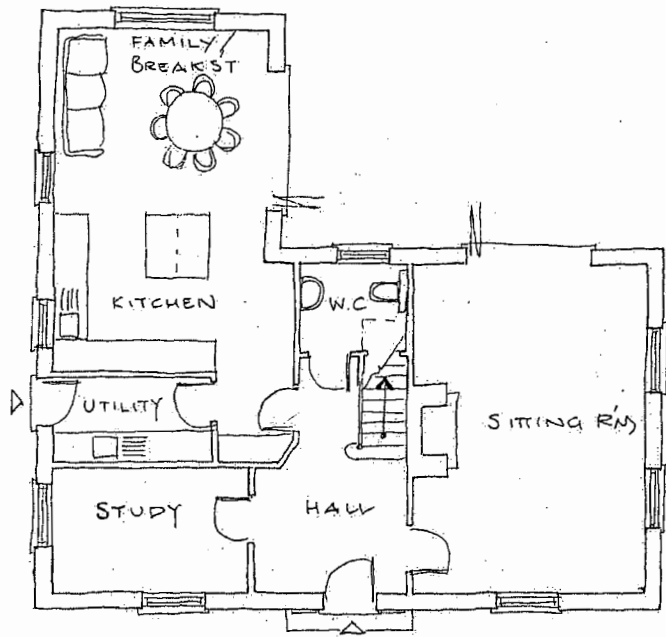
NORTH (FRONT) ELEVATION ~

32

| | | |
|---|--------------------------------|---|
| Client: HARTOG-HUTTON | Scale: 1:100 | BROWN & SCARLETT ARCHITECTS Old School Studios, 140 Eastgate Street Bury St Edmunds IP33 1XX Tel: 01284 768800 info@brownandscarlett.co.uk |
| Project: RESIDENTIAL DEVELOPMENT RED WILLOWS INDUSTRIAL ESTATE ONEHOUSE | Date: JULY 2014 | |
| Drawing: DETAILED PLANNING | Contract: 3803 Drg No. /11A | |



PLOT 10 ~ FIRST FLOOR ~



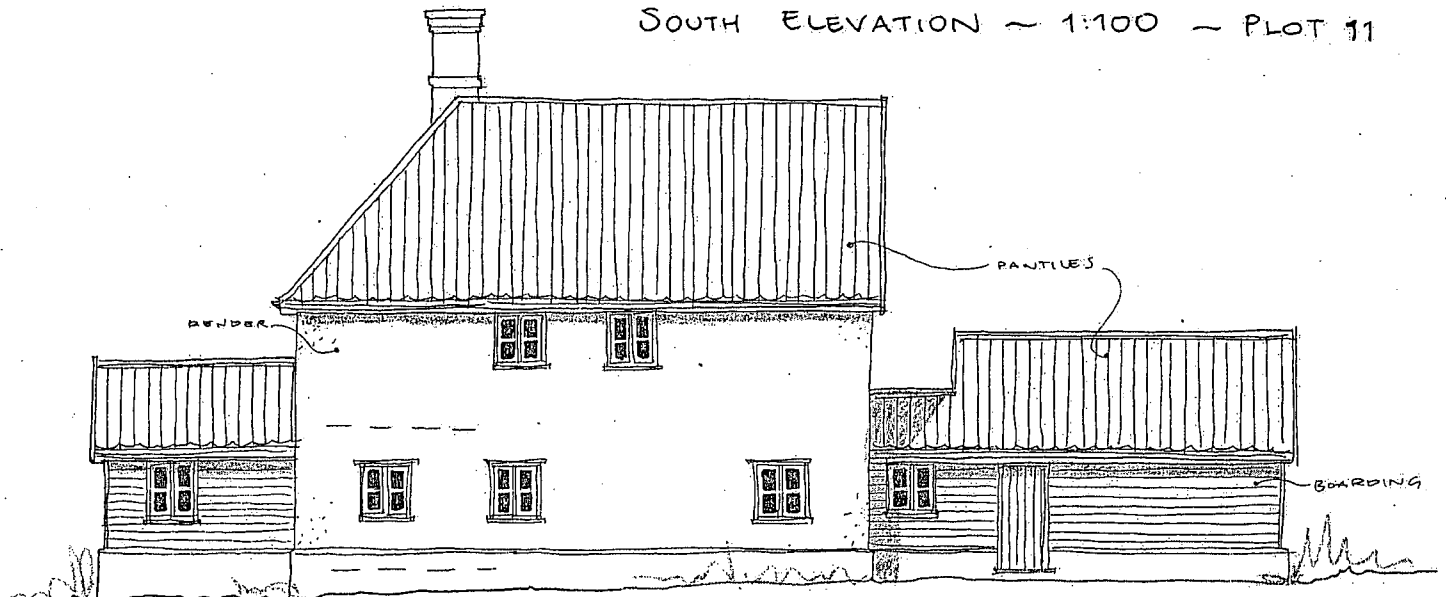
GROUND FLOOR ~ 1:100

33

| | | |
|---|--------------------------------|---|
| Client: HARTOG HUTTON | Scale: 1:100 | BROWN & SCARLETT ARCHITECTS Old School Studios, 140 Eastgate Street Bury St Edmunds IP33 1XX Tel: 01284-768800 info@brownandscarlett.co.uk |
| Project: RESIDENTIAL DEVELOPMENT RED WILLOWS INDUSTRIAL ESTATE ONEHOUSE | Date: JULY 2014 | |
| Drawing: DETAILED PLANNING | Contract: 3803 Drg No. /12A | |



SOUTH ELEVATION ~ 1:100 ~ PLOT 11



EAST ELEVATION ~

34

| | | |
|---|--------------------------------|---|
| Client: HARTOG HUTTON | Scale: 1:100 | BROWN & SCARLETT ARCHITECTS Old School Studios, 140 Eastgate Street Bury St Edmunds IP33 1XX Tel: 01284 768800 info@brownandscarlett.co.uk |
| Project: RESIDENTIAL DEVELOPMENT RED WILLOWS INDUSTRIAL ESTATE ONEHOUSE | Date: JULY 2014 | |
| Drawing: DETAILED PLANN | Contract: 3803 Drg No: /14B | |



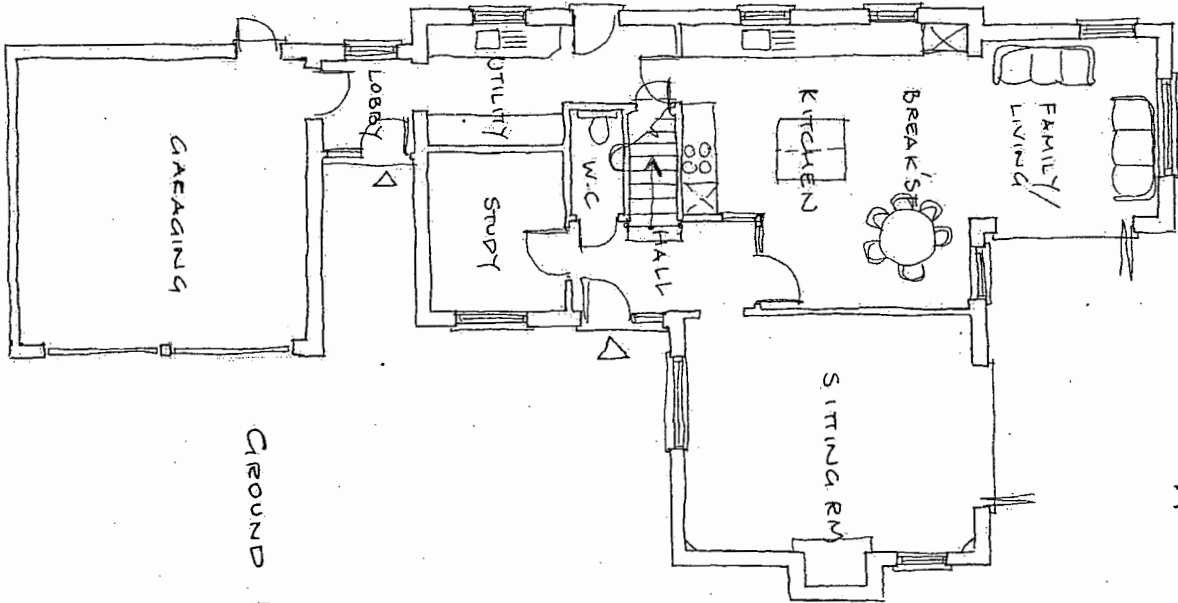
NORTH ELEVATION ~ 1:100



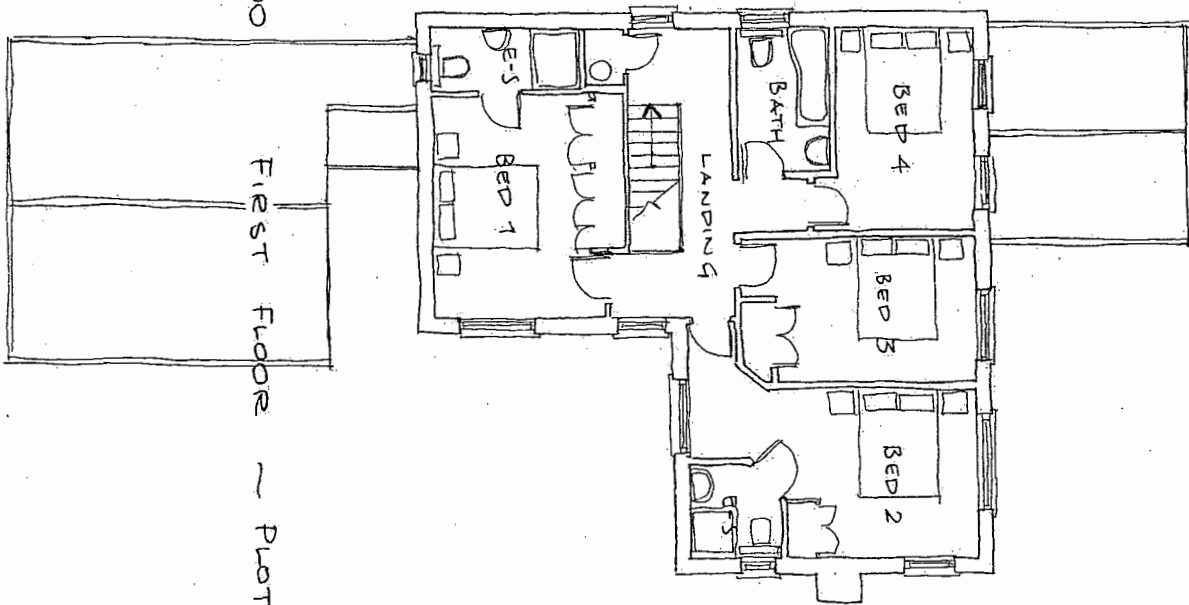
WEST (FRONT) ELEVATION ~ PLOT 11

35

| | | |
|---|--------------------------------|---|
| Client: HARTOG-HUTTON | Scale: 1:100 | BROWN & SCARLETT ARCHITECTS Old School Studios, 140 Eastgate Street Bury St Edmunds IP33 1XX Tel: 01284-768800 info@brownandscarlett.co.uk |
| Project: RESIDENTIAL DEVELOPMENT RED WILLOWS INDUSTRIAL ESTATE ONEHOUSE | Date: JULY 2014 | |
| Drawing: DETAILED PLANNING | Contract: 3803 Drg No. /13A | |

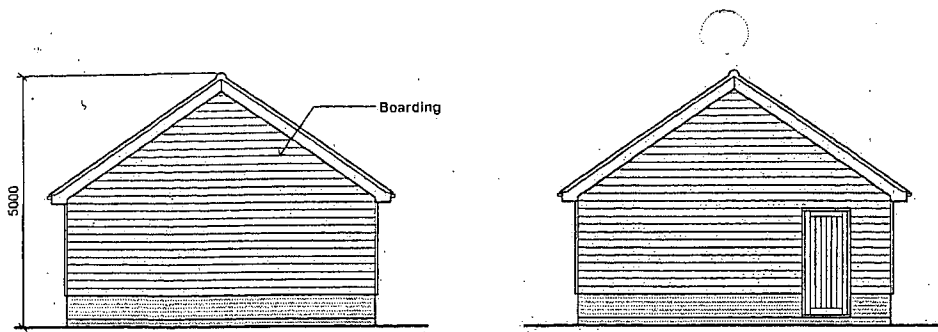


GROUND FLOOR ~ 11100

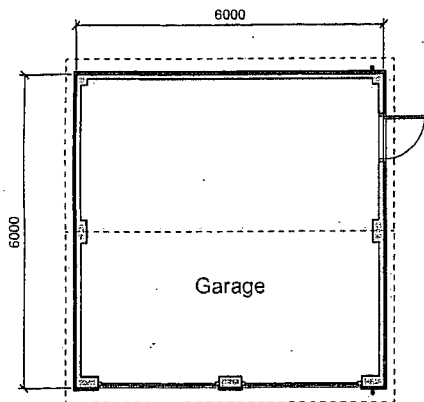
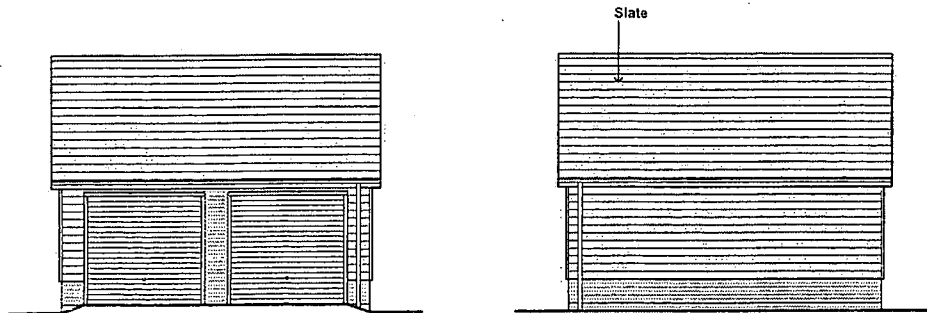


FIRST FLOOR ~ PLOT 11

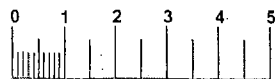
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|---|--------------------------------|---|
| Client: HARTOG HUTTON | Scale: 1:100 | BROWN & SCARLETT ARCHITECTS Old School Studios, 140 Eastgate Street Bury St Edmunds IP33 1XX Tel: 01284 768800 info@brownandscarlett.co.uk |
| Project: RESIDENTIAL DEVELOPMENT RED WILLOWS INDUSTRIAL ESTATE ONEHOUSE | Date: JULY 2014 | |
| Drawing: DETAILED PLANNING | Contract: 3803 Drg No. /15A | |



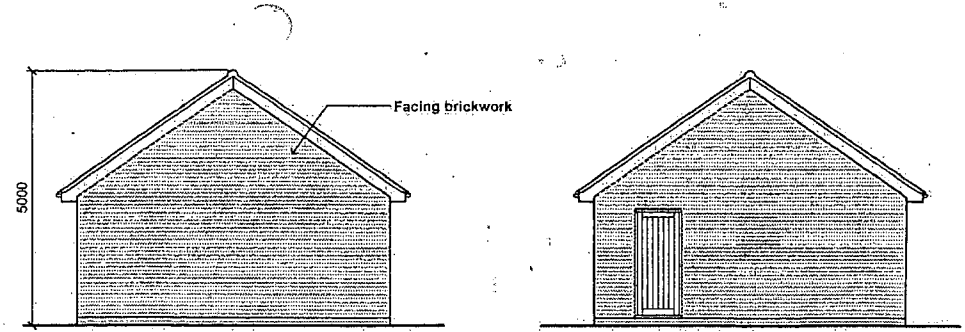
Plots 9&10: garage elevations 1:100



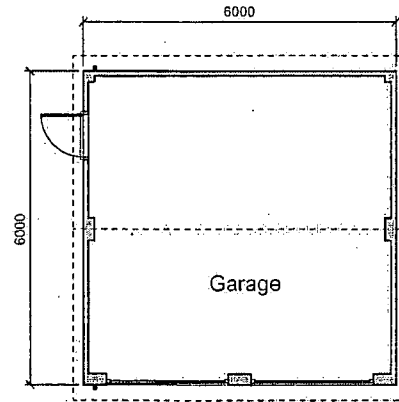
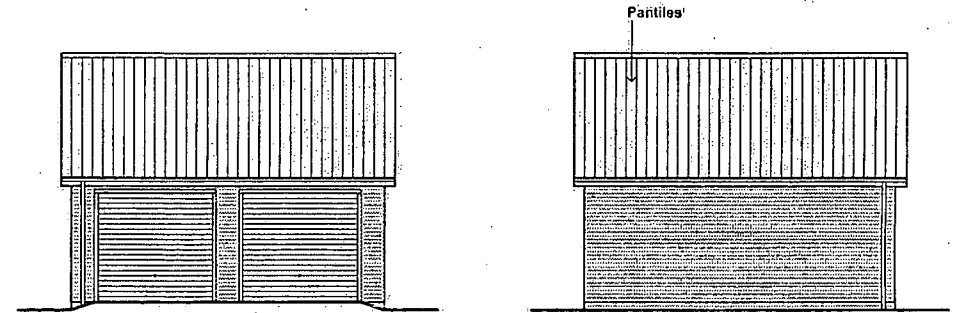
Plots 9&10: garage floor plan 1:100
(Roof plan shown dashed)



SCALE 1:100 (METRES)



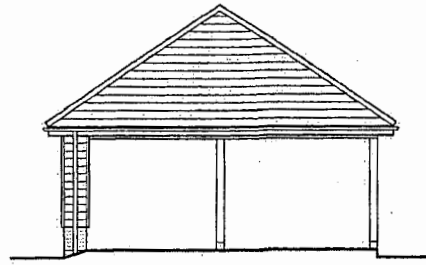
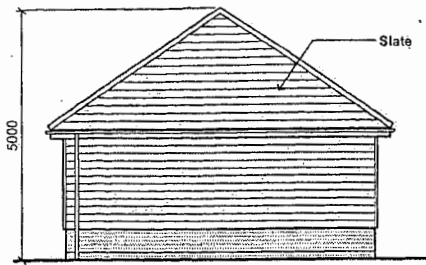
Plots 1&11: garage elevations 1:100



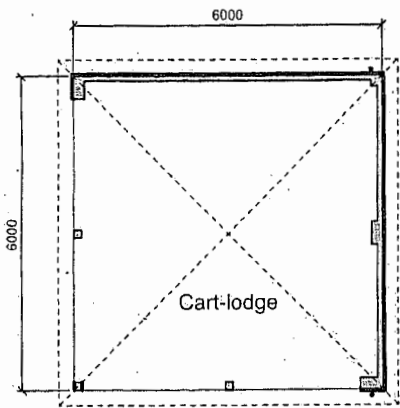
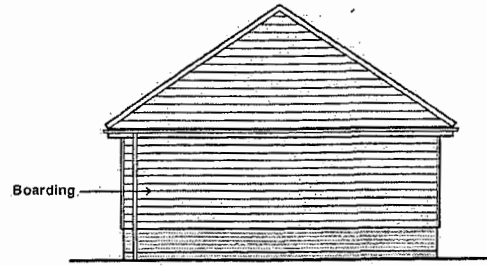
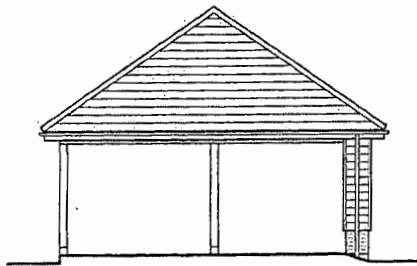
Plots 1&11: garage floor plan 1:100
(Roof plan shown dashed)

37

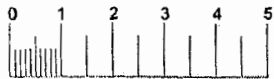
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|---|-------------------|---|
| Client: HARTOG HUTTON | Scale: 1:100 (A3) | BROWN & SCARLETT ARCHITECTS |
| Project: RESIDENTIAL DEVELOPMENT, RED WILLOWS INDUSTRIAL ESTATE, ONEHOUSE | Date: NOV 2014 | |
| Drawing: DETAILED PLANNING | Contract: 3803 | Old School Studios, 145 Edgar Street, Bay St, Edmondh, Suffolk IP33, UK Tel: 01284 768920 Fax: 01284 762880 Email: info@brownandscarlett.co.uk |
| | dwg no: 16 (A) | |



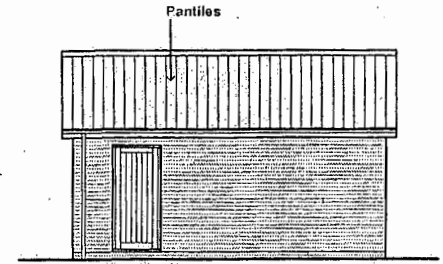
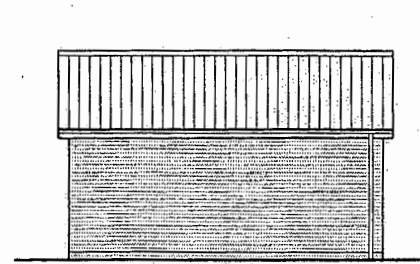
Plot 2: garage elevations 1:100



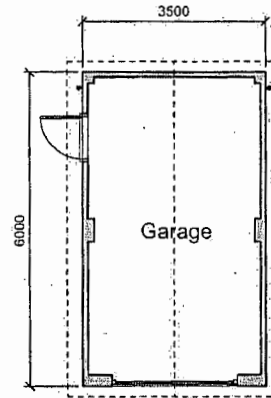
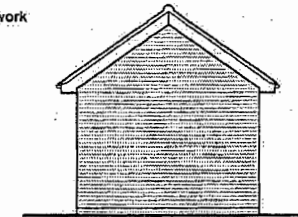
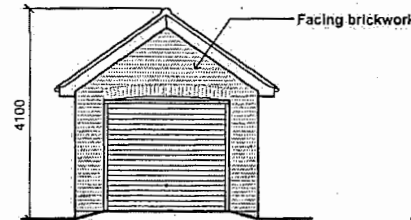
Plot 2: Cart-lodge floor plan 1:100
(Roof plan shown dashed)



SCALE 1:100 (METRES)



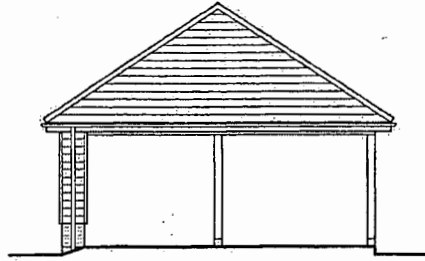
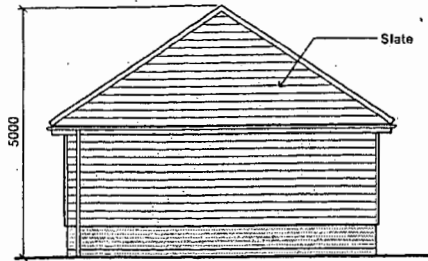
Plots 7&8: garage elevations 1:100
(Plot 7 shown - plot 8 handed)



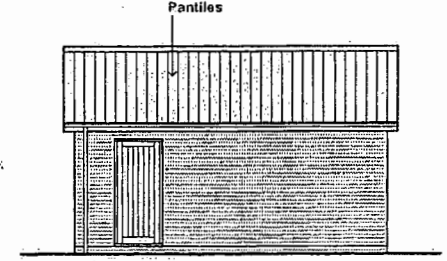
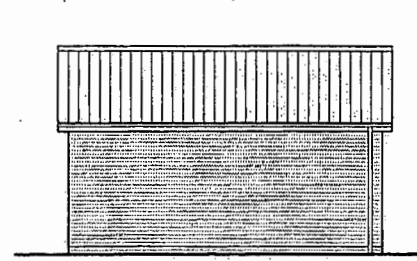
Plots 7&8: garage floor plan 1:100
(Roof plan shown dashed) (Plot 7 shown - plot 8 handed)

38

| | | |
|---|-------------------|--|
| Client: HARTOG HUTTON | Scale: 1:100 (A3) | BROWN & SCARLETT ARCHITECTS <small>Old School Studios, 140 E Angere Street, Bury St Edmunds, Suffolk IP33 1XX Tel: 01284 768000 Fax: 01284 702285 Email: info@brownandscarlett.co.uk</small> |
| Project: RESIDENTIAL DEVELOPMENT, RED WILLOWS INDUSTRIAL ESTATE, ONEHOUSE | Date: NOV 2014 | |
| | Contract: 3803 | |
| Drawing: DETAILED PLANNING | dwg no: 17 (A) | |

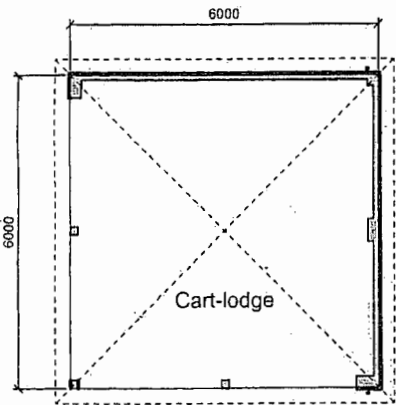
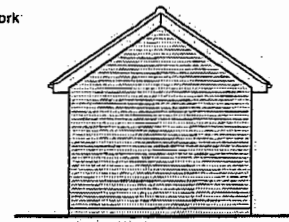
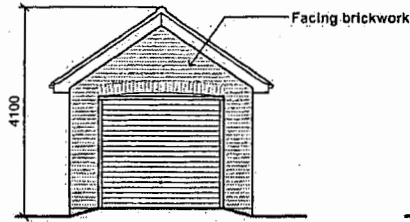
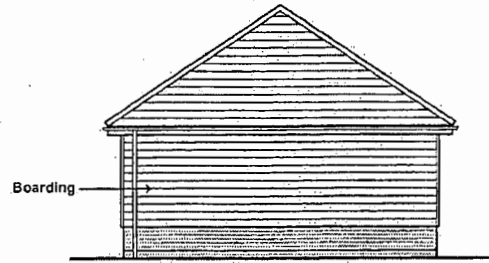
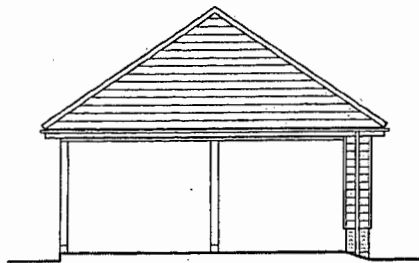


Plot 2: garage elevations 1:100



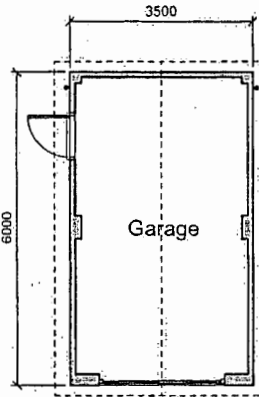
Plots 7&8: garage elevations 1:100

(Plot 7 shown - plot 8 handed)



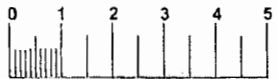
Plot 2: Cart-lodge floor plan 1:100

(Roof plan shown dashed)



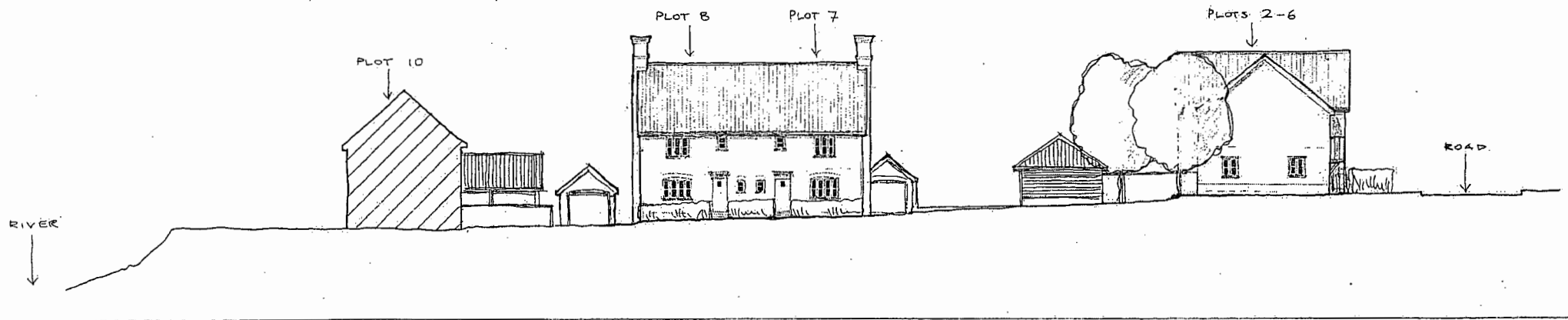
Plots 7&8: garage floor plan 1:100

(Roof plan shown dashed) (Plot 7 shown - plot 8 handed)



SCALE 1:100 (METRES)

| | | |
|---|-------------------|---|
| Client: HARTOG HUTTON | Scale: 1:100 (A3) | BROWN & SCARLETT ARCHITECTS <small>Old School Studios, 140, E Angate Street, Bury St. Edmunds, Suffolk IP33 1XX Tel: 01284 768920 Fax: 01284 762860 Email: info@brownandscarlett.co.uk</small> |
| Project: RESIDENTIAL DEVELOPMENT, RED WILLOWS INDUSTRIAL ESTATE, ONEHOUSE | Date: NOV 2014 | |
| | Contract: 3803 | |
| Drawing: DETAILED PLANNING | dwg no: 17 (A) | |



SITE SECTION ~ 1:250

40

| | | |
|---|-------------------------------|---|
| Client: HARTOG-HUTTON | Scale: 1:250 | BROWN & SCARLETT ARCHITECTS Old School Studios, 140 Eastgate Street Bury St Edmunds IP33 1XX Tel: 01284 768800 info@brownandscarlett.co.uk |
| Project: RESIDENTIAL DEVELOPMENT RED WILLOWS INDUSTRIAL ESTATE ONEHOUSE | Date: Nov 2014 | |
| Drawing: DETAILED PLANNING | Contract: 3803 Drg No. /18 | |

**BIO-DIVERSITY MITIGATION STATEMENT
FOR RED WILLOWS TRADING ESTATE
FINBOROUGH ROAD, ONEHOUSE
FOR HARTOG HUTTON**

The Bio-Diversity report which was attached as part of our Application indicated that there was a low risk of Bat interest and that the site has no evidence of Badgers or Reptiles. All species of flora present were common and widespread throughout Suffolk. There was no suggested mitigation in that regard therefore although the trees on site had the potential for nesting and therefore additional bird nest boxes will be added on the trees to the rear boundary, all of which will be retained as indicated on our site layout plan.

As part of the proposal we will be improving the river bank maintenance and planting with appropriate species as part of a landscaping scheme. The top of the bank will be securely fenced which will adequately separate the garden of plots 9-11 from any potential water mammals and, of course, at the same time provide appropriate Health and Safety barrier between the garden and the stream. There will be new boundary planting on the western edge of the site which will increase the bio-diversity by providing more varied habitat and, indeed, there will be additional planting within the scheme, as indicated.

PARISH COUNCIL

Comments from: Onehouse Parish Council

Planning Officer: Mark Pickrell

Application number 2452/14

Proposal: Demolition of existing industrial buildings and erection of 9 dwellings and amended access.

Location: Land at Red Willows Industrial Estate, Finborough Road, Onehouse
PLEASE SET OUT ANY COMMENTS AND OBSERVATIONS OF YOUR COUNCIL WITH REGARD TO THE ABOVE, BEARING IN MIND THE POLICIES MENTIONED IN THE ACCOMPANYING LETTER.

Councillors support the application with the following comments:

1. A 30 mph limit must be applied prior to the development for road safety. The number of properties to be built more than doubles the number of dwellings in the vicinity and therefore car movements.

2. Concerns are expressed regarding potential flooding due to the ground disturbance for foundations and loss of permeable material.

Following the additional information, Councillors still support the application however have bigger concerns regarding the impact of traffic since 11 properties will now be built.

It is imperative that a 30 mph limit be applied prior to the development for road safety.

Cllrs are disappointed on inconsistency applied by MSDC on affordable housing required on different developments.

Support

Object

No Comments

SIGNED..... *P A Fuller*..... on behalf of..... ONEHOUSE parish council

DATED..... 12 November 2014.....

Consultee Comments for application 2452/14

Application Summary

Application Number: 2452/14

Address: Land at Red Willows Industrial Estate, Finborough Road, Onehouse

Proposal: Demolition of existing industrial buildings and erection of 9no dwellings and amended access.

Case Officer: Mark Pickrell

Consultee Details

Name: Mrs Peggy Fuller

Address: 86 Forest Road, Onehouse, Stowmarket IP14 3HJ

Email: peggy.onehousepc@btinternet.com

On Behalf Of: Onehouse Parish Clerk

Comments

Councillors support the application with the following comments:

1. A 30 mph limit must be applied prior to the development for road safety. The number of properties to be built more than doubles the number of dwellings in the vicinity and therefore car movements.
2. Concerns are expressed regarding potential flooding due to the ground disturbance for foundations and loss of permeable material.

Your Ref: MS/2452/14
Our Ref: 570\CON\2013\14
Date: 13 November 2013
Enquiries to: Colin Bird
Tel: 01473 260400
Email: colin.bird@suffolk.gov.uk

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

For the Attention of: Mark Pickrell

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/2452/14**

PROPOSAL: Demolition of existing industrial buildings and erection of 9no dwellings and amended access

LOCATION: Land At Red Willows Industrial Estate, Finborough Road, Onehouse

ROAD CLASS:

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

The additional plans uploaded to the MSDC website on 5 November 2014 do not affect the highway and, therefore, we have no further comments and the response dated 5 November 2014 still applies.

Yours faithfully

Mr Colin Bird
Development Management Engineer
Highway Network Improvement Services
Economy, Skills & Environment

Your Ref: MS/2452/14
 Our Ref: 570\CON\2013\14
 Date: 5 November 2014
 Enquiries to: Colin Bird
 Tel: 01473 260400
 Email: colin.bird@suffolk.gov.uk



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

For the Attention of: Mark Pickrell

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990
 CONSULTATION RETURN MS/2452/14**

PROPOSAL: Demolition of existing industrial buildings and erection of 9no dwellings and amended access

LOCATION: Land At Red Willows Industrial Estate, Finborough Road, Onehouse

ROAD CLASS:

Further to my previous response, dated 1 September 2014, I have carried out a speed survey to determine the visibility which could be accepted in relation to actual speeds at the proposed access. Using the recorded speeds I have established that the visibility to the west should be a minimum of 120m to comply with the standards used by SCC for this type of road. I have carried out measurements on site and am satisfied that this 120m splay to the west can be achieved with some cut back of vegetation which is within the public highway. Therefore, I withdraw the recommendation of refusal in my previous response.

It is not clear from the application if the proposed road is to be offered for adoption. If so the dimensions must be a 5.5m wide road with minimum 1.8m wide footways or a shared surface minimum 4.8m width with 1m service strips. Should the SCC Street Lighting Engineer require the road to be lit then trees would not be allowed within 5m of any columns and this may affect the planting as shown on the proposed drawing.

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

1 AL 2

Condition: No part of the development shall be commenced until details of the proposed access (including the position of any gates to be erected and visibility splays provided) have been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to the occupation of the properties. 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 B2

Condition: 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.

3 D 2

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

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

4 P 2

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 the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles, where on-street parking and manoeuvring would be detrimental to highway safety.

5 V 3

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 2.4 metres from the nearside edge of the metalled carriageway at the centre line of the access point and a distance of 120 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.

6 NOTE 02

Note 2: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council's Central Area Manager must be contacted on Telephone: 01473 341414.

Further information go to: www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/

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

7 NOTE 05

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

Those that appear to be affected are electricity.

8 NOTE 07

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

Yours faithfully

Mr Colin Bird
Development Management Engineer
Highway Network Improvement Services
Economy, Skills & Environment

Your Ref: MS/2452/14
Our Ref: 570\CON\2013\14
Date: 19 November 2014
Enquiries to: Colin Bird
Tel: 01473 260400
Email: colin.bird@suffolk.gov.uk



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

For the Attention of: Mark Pickrell

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/2452/14**

PROPOSAL: Demolition of existing industrial buildings and erection of 9no dwellings and amended access

LOCATION: Land At Red Willows Industrial Estate, Finborough Road, Onehouse

ROAD CLASS:

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

The access to the highway must conform to the visibility requirements for a 60 mph speed limit which will require a visibility splay of 2.4m x 215m in each direction. This will pass through land which does not appear to be in the applicant's ownership to the west of the proposed site. Therefore, the proposed new development and access will cause an unacceptable reduction in highway safety due to poor visibility.

Yours faithfully

Colin Bird
Development Management Engineer
Network Improvement Services
Economy, Skills & Environment

Your ref: 2452/14
Our ref: Onehouse – land off Finborough Road
Date: 08 September 2014
Enquiries to: Neil McManus
Tel: 01473 264121 or 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

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

Dear Mark,

Onehouse: land off Finborough Road – 2452/14 - developer contributions

I refer to the above planning application for the demolition of existing industrial buildings and the erection of 9 dwellings and amended access at Red Willows Industrial Estate in Onehouse.

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

In terms of local infrastructure needs we require mitigation for early years, primary education, libraries and waste. The adopted Section 106 Developers Guide sets out the approach and can be accessed via the following web-page
<http://www.suffolk.gov.uk/environment-and-transport/planning-and-buildings/planning-and-design-advice/planning-obligations/>

- 1. Early years and primary education.** The education provision topic paper sets out the detailed approach to how contributions are calculated and the cost per dwelling is set out in Table 4. In terms of infrastructure across the SAAP there is significant pressure on early years and primary school provision, so on this basis a respective contribution per dwelling of £609 and £3,045 is sought.
- 2. Libraries.** The libraries and archive infrastructure provision topic paper sets out the detailed approach to how contributions are calculated. A contribution of £216 per dwelling is sought, which will be spent on enhancing provision at Stowmarket Library.

- 3. Waste.** The waste disposal facilities topic paper sets out the detailed approach to how contributions are calculated. A contribution of £51 per dwelling is sought, which will be spent on enhancing provision in Stowmarket.

I will be grateful if the above can be reported to committee when the application is determined.

Yours sincerely,



Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Economy Skills & Environment



Your ref: 2452/14
Our ref: Onehouse – land off Finborough Road
Date: 12 August 2014
Enquiries to: Neil McManus
Tel: 01473 264121 or 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

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

Dear Mark,

Onehouse: land off Finborough Road – 2452/14 - developer contributions

I refer to the above planning application for the demolition of existing industrial buildings and the erection of 9 dwellings and amended access at Red Willows Industrial Estate in Onehouse.

The agreed county-wide threshold which triggers a corporate infrastructure assessment is 10 dwellings and above, so as this scheme is for 9 dwellings we will not be making an assessment of education needs. However, if the scheme is approved we still require notification in order to update our school forecasts.

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,

A handwritten signature in black ink, appearing to read "N. McManus".

Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Economy Skills & Environment

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

MEMORANDUM

FROM: PLANNING CONTROL MANAGER
TO: Economic Strategy Officer
OUR REF: 2452 / 14 - **AMENDED PLANS**
DATE: 06/11/2014

PROPOSAL: Demolition of existing industrial buildings and erection of 9no dwellings and amended access.
LOCATION: Land at Red Willows Industrial Estate, Finborough Road, Onehouse

I recently sent you a consultation in respect of the above application for Planning Permission.

I have recently received further information/revised plans in respect of this and would ask you to take this additional information in account when replying. Please ensure that I receive your reply by **27/11/2014** at the latest.

Planning Control Manager

My observations are:

I have no further comments to make.

Dawn Easter
Economic Development Officer
7 Nov 2014

Signed:

Dated:

Viability Overview Assessment

In order to assess the viability of the proposed planning application for the Onehouse development proposal the Council had carried out a review the Viability Report prepared by Pathfinder Ltd in 12/11/2014. The applicant has indicated that the scheme is not viable to deliver the Council's 35% affordable requirement due to the site value required by the landowners to bring the development forward. The applicant's viability assessment shows that a more viable position is to have the scheme at 26% affordable housing. In this scenario viability improves the profit margin to 17.5% on GDV. Although the target profit rate of 20% on GDV is still not achieved, however, the applicant is prepared to proceed with a lower return of 17.5% profit on GDV.

In order to test the assumptions made in that report, the Council has prepared its own sensitivity analysis, which tests the assumptions made by Pathfinder Ltd and includes an independent appraisal.

On balance, we believe that the assumptions made by Pathfinder in determining the viability of the proposed development are fair and that the overall assessment of the site is within an acceptable tolerance. On this basis, we concur that the site appears to be reasonably viable, deliverable and that the quantum of affordable housing and enabling Section 106 contributions to be fair and appropriate.

Based on extensive negotiation with the applicant, the agreed contributions are considered to represent a fair and reasonable based on the viability information submitted and further work by the council. The provision of Section 106 contributions includes the following:

- Open Space - £28,000
- Education – £40,194
- 3 affordable units

Richard Larbi
Viability - Consultant

| | |
|------------------------------|--|
| MID SUFFOLK DISTRICT COUNCIL | |
| PLANNING CONTROL | |
| RECEIVED | |
| 22 JAN 2015 | |
| ACKNOWLEDGED | |
| DATE | |
| PASS TO | |

MID SUFFOLK DISTRICT COUNCIL
 PLANNING CONTROL
RECEIVED

22 JAN 2015

ACKNOWLEDGED

DATE

PASS TO

MEMORANDUM

FROM: Louise Barker - Strategic Housing
TO: Mark Pickrell – Development Management Officer

OUR REF: 2452 / 14

DATE: 22/1/15

PROPOSAL: Demolition of existing industrial buildings and erection of 9no dwellings and amended access.

LOCATION: Land at Red Willows Industrial Estate, Finborough Road, Onehouse
 I recently sent you a consultation in respect of the above application for Planning Permission.

1. Background Information

- 3 affordable dwellings are now proposed from the original request of 5. Whilst we support 3 affordable dwellings the lack of affordable homes coming forward on other recent local schemes the loss of 2 much needed affordable dwellings from this scheme is extremely disappointing.
- The affordable housing types now proposed is 1 x 2bed houses and 2 x 1bed flats in one block of terraced properties. We therefore recommend all the units are affordable rent tenures.
- The current housing register need for Onehouse is approx 8. Stowmarket has a register need of approx 324.
- Whilst this scheme is a departure from policy it proposes much needed affordable homes within the Stowmarket area which is evidenced by the current registered housing need.
- The greatest combined registered housing need in Stowmarket and Onehouse is for 2bed units. This reflects in the SHMA data which shows that the average household size in Mid Suffolk continues to reduce. This proposal seeks to deliver smaller affordable units.

2. Preferred Mix for Market Homes

- The recent Strategic Housing Market Assessment confirms a continuing and growing need for housing across all tenures. The SHMA shows that average household size in Mid Suffolk continues to reduce. There is a need across the District for smaller dwellings and accommodation suitable for older people and especially those wishing to downsize from larger family housing, across all tenures.

- The market needs to address the need for smaller homes both for younger people who may be newly formed households, but also for older people who are already in the property owning market and require appropriate housing to downsize into. For this reason and to meet the needs of older people the provision of homes built to Lifetime Homes standards are to be encouraged and this can include houses but also bungalows. Broadband and satellite facilities as part of the design should also be standard.
- The market needs to address the need for smaller homes for younger people but also for older people who are already in the property owning market and require appropriate housing to downsize into. For this reason and to meet the needs of older people the provision of Lifetime Homes standards are to be encouraged and this can include houses but also bungalows.
- We therefore recommend that consideration is given to bungalow provision on the open market element of this proposal.
- The open market element scheme proposal is for 2 bedroom and four bedroom dwellings. For the above reasons a more diverse mix of house types on this scheme would be beneficial.

Signed: Louise Barker

Housing Development Officer, Strategic Housing.

Notification of Consultation on Planning Application

FROM: Professional Lead - Planning
TO: Economic Strategy Officer
OUR REF: 2452 / 14 / FUL
DATE: 11/08/2014

CASE OFFICER: Mark Pickrell

PROPOSAL: Demolition of existing industrial buildings and erection of 9no dwellings and amended access.

LOCATION: Land at Red Willows Industrial Estate, Finborough Road, Onehouse

Site Area Hectares

Please let me have your observations on the above proposal within 21 days.

Mark Pickrell

This is an existing employment site that generates local jobs and is not a vacant brownfield site. Whilst extra land for employment uses have been allocated for Stowmarket - nearby at Chilton Leys and further way at Mill Lane, neither of these sites have been developed or are available to relocate the existing businesses to. No mention has been made of arrangements to relocate the businesses that operate from the site and I am concerned at the potential economic impact this would have on those businesses.

Dawn Easter
Economic Development Officer
20 August 2014



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

Our ref: AE/2014/118063/01-L01
Your ref: 2452/14
Date: 1 September 2014

Dear Mr Pickrell

DEMOLITION OF EXISTING INDUSTRIAL BUILDINGS AND ERECTION OF 9NO DWELLINGS AND AMENDED ACCESS LAND AT RED WILLOWS INDUSTRIAL ESTATE, FINBOROUGH ROAD, ONEHOUSE

Thank you for your consultation received on 11 August 2014. We have inspected the application, as submitted, and we have no objection to the proposal, providing the conditions below are appended to any permission granted. Please see our detailed comments below.

Land Contamination

The site is underlain by superficial Sands and Gravels of the Lowestoft Formation designated as a Secondary A Aquifer. Superficial Alluvium deposits, also designated as a Secondary A Aquifer, are indicated to the south of the site. The superficial deposits are underlain by the solid geology of the Crag Group designated as a Principal Aquifer. The site is not located within a groundwater source protection zone (SPZ). Rattlesden River is adjacent to the southern boundary of the site.

An Environmental Desk Study Report, produced by Prior Associates, and referenced 10960, dated October 2013, was submitted in support of this application. Potentially contaminative previous uses of the site have been identified which include works, a garage and a waste transfer station as detailed in the submitted report. An intrusive investigation and groundwater monitoring should be undertaken to evaluate the presence of any significant impacts.

Based on the information provided we are satisfied that the risks to controlled waters are well understood, and appropriate measures will be undertaken to address those risks. To ensure the site is subject to adequate investigation, assessment and

Environment Agency
Cobham Road, Ipswich, Suffolk, IP3 9JD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

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remediation as may be necessary for the protection of controlled waters, and sufficient information is provided in that regard, the conditions set out below should be appended to any planning permission granted.

We ask to be consulted on the details submitted for approval to you to discharge these conditions and on any subsequent amendments/alterations..

Condition 1

<Prior to each phase of development approved by this planning permission no development / No 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), shall take place until a scheme that includes the following components 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.
- 2) 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.
- 3) The results of the site investigation and detailed risk assessment referred to in (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.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy 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 written consent of the local planning authority. The scheme shall be implemented as approved.

Advice to LPA

This condition has been recommended as we are satisfied that there are generic remedial options available to deal with the risks to controlled waters posed by contamination at this site. However, further details will be required in order to ensure that risks are appropriately addressed prior to development commencing.

You must decide whether to obtain such information prior to determining the application or as a condition of the permission. Should you decide to obtain the necessary information under condition we would request that this condition is applied.

Condition 2

No occupation <of any part of the permitted development / of each phase of development> shall take place until a verification report demonstrating completion of

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works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Condition 3

No development should take place until a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Condition 4

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Condition 5

No infiltration of surface water drainage into the ground <> is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reasons

To protect and prevent the pollution of controlled waters (the superficial Secondary A Aquifers and the Crag Principal Aquifer at depth as well as Rattlesden River) from potential pollutants associated with current and previous land uses (including a garage and a waste transfer station as identified in submitted documents) in line with National Planning Policy Framework (NPPF; paragraphs 109 and 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection: Principles and Practice (GP3 v.1.1, 2013) position statements A4 – A6, J1 – J7 and N7.

Sustainable Drainage Systems (SuDS)

We support the use of SuDS for new developments subject to our general

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requirements being satisfied as set out below:

1. Infiltration-sustainable drainage systems (SuDS) such as soakaways, unsealed porous pavement systems or infiltration basins shall only be used where it can be demonstrated that they will not pose a risk to the water environment.
2. Infiltration SuDS have the potential to provide a pathway for pollutants and must not be constructed in contaminated ground. They would only be acceptable if a phased site investigation showed the presence of no significant contamination.
3. Only clean water from roofs can be directly discharged to any soakaway or watercourse. Systems for the discharge of surface water from associated hard-standing, roads and impermeable vehicle parking areas shall incorporate appropriate pollution prevention measures and a suitable number of SuDS treatment train components appropriate to the environmental sensitivity of the receiving waters.
4. The maximum acceptable depth for infiltration SuDS is 2.0 m below ground level, with a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels.
5. Deep bore and other deep soakaway systems are not appropriate in areas where groundwater constitutes a significant resource (that is where aquifer yield may support or already supports abstraction).

For further information on our requirements with regard to SuDS see our Groundwater Protection: Principles and Practice (GP3 v.1.1, 2013) document Position Statements G1 – G13 available at: <https://www.gov.uk/government/publications/groundwater-protection-principles-and-practice-gp3>.

Please refer to the SuDS Manual (CIRIA C697, 2007), the Susdrain website (<http://www.susdrain.org/>) and the draft National Standards for SuDS (Defra, 2011) for more information.

Foul Water Disposal

The application form states that foul sewage will be disposed of via a package treatment plant. A private means of foul effluent disposal is only acceptable when foul mains drainage is unavailable. According to our maps the site is 450m away from the main sewer network. If our maps are correct, the use of non-mains drainage, given the scale of the proposed use, would therefore appear to be appropriate in this case. That said, the method of non-mains disposal should be the most appropriate to minimise the risk to the water environment.

The following advice is relevant to the proposed method of disposal:

Package Treatment Plant

If you wish to discharge treated sewage effluent into a surface water or to ground you may require an Environmental Permit from us. In some cases you may be able to register an exemption. You should apply online at <http://www.environment-agency.gov.uk/business/topics/permitting> or contact us for an Environmental Permit

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application form and further details on 03708 506506.

The granting of planning permission does not guarantee the granting of a permit under the Environmental Permitting Regulations 2010. A permit will be granted where the risk to the environment is acceptable.

A Standard Rules Permit is available for discharges of secondary treated sewage (to surface water only) of between 5 cubic metres a day and 20 cubic metres a day. Discharges of treated sewage greater than 2 cubic metres a day to ground and greater than 20 cubic metres a day to a surface water require a Bespoke Permit.

If it is proposed to discharge treated sewage effluent at a volume of either:

5 cubic metres per day or less to a river, stream, estuary or the sea from a sewage treatment plant, or

2 cubic metres per day or less to groundwater via a drainage field or infiltration system from a septic tank or sewage treatment plant,

then you may wish to register an exemption rather than a permit. Registration is optional and free, with forms available on line at the following link: <https://www.gov.uk/waste-exemptions-storing-waste>

It is an offence to cause or knowingly permit a water discharge activity (or groundwater activity) without a permit or registered exemption or to fail to comply with permit conditions. The plant should be installed, operated and maintained in accordance with the manufacturer's instructions as updated from time to time.

To ensure the site is prevented from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution, the condition set out below should be appended to any planning permission granted.

Condition

The development shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the local planning authority.

Reason

The National Planning Policy Framework paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.

No details have been provided on whether the discharge from the treatment plant will be to ground or surface waters. If the intention is to discharge to ground then, to assess the suitability, further ground investigations will be required to ascertain the depth to groundwater and the soakage rates. Any soakaways or drainage fields will have to meet the relevant British Standards and should not be constructed in contaminated land.

However, should the applicant submit further information which demonstrates that

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the treatment plant will be discharged to the Rattlesden River, then we will have no concerns.

Sustainability

Climate change is one of the biggest threats to the economy, environment and society. New development should therefore be designed with a view to improving resilience and adapting to the effects of climate change, particularly with regards to already stretched environmental resources and infrastructure such as water supply and treatment, water quality and waste disposal facilities. We also need to limit the contribution of new development to climate change and minimise the consumption of natural resources.

Opportunities should therefore be taken in the planning system, no matter the scale of the development, to contribute to tackling these problems. In particular we recommend the following issues are considered at the determination stage and incorporated into suitable planning conditions:

Overall sustainability: a pre-assessment under the appropriate Code/BREEAM standard should be submitted with the application. We recommend that design Stage and Post-Construction certificates (issued by the Building Research Establishment or equivalent authorising body) are sought through planning conditions.

Resource efficiency (including water and waste): see additional advice provided in the technical appendix.

Net gains for nature: see additional advice provided in the technical appendix.

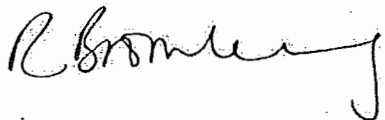
Sustainable energy use: the development should be designed to minimise energy demand and have decentralised and renewable energy technologies (as appropriate) incorporated?

This approach is in line with the objectives of the NPPF as set out in paragraphs 7 and 93-108.

Further information on sustainability can be found in the technical appendix at the end of this letter.

We trust this advice is useful.

Yours sincerely



Ms Rebecca Bromley
Sustainable Places Planning Advisor

Direct dial 01473 706081

Direct e-mail rebecca.bromley@environment-agency.gov.uk

cc Brown & Scarlett Architects

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Technical Appendix – Sustainability

We suggest the following points are addressed by the applicant to limit the developments impact on the environment and ensure it is resilient to future climate change.

Water Efficiency

Over the next 20 years demand for water is set to increase substantially yet there is likely to be less water available due to a drier climate and tighter controls on abstraction. To address this new development should be designed to be as water efficient as possible. This will not only reduce water consumption but also reduce energy bills as approximately 24% of domestic energy consumption in the UK goes to heating water (DTI 2002).

Simple solutions such as dual-flush toilets, water-saving taps and showers, water butts and appliances with the highest water efficiency rating should all be included in the development. The use of greywater recycling and rainwater harvesting will achieve a higher efficiency for the development and should be installed wherever possible.

Any submitted scheme should include detailed information (capacities, consumption rates, etc) on proposed water saving measures. Where rainwater recycling or greywater recycling is proposed, this should be indicated on site plans. Applicants are also advised to refer to the following for further guidance:

<http://www.water-efficient-buildings.org.uk/>; and

<http://www.savewatersavemoney.co.uk/>.

Resource Efficiency

The management of waste should be considered early in the design phase and all developments encouraged to follow the Construction Waste Hierarchy of prevention > re-use > recycling > recovery > disposal. Further information on this can be found at www.defra.gov.uk/publications/files/pb13530-waste-hierarchy-guidance.pdf.

Measures to be included to reduce construction waste include procedures to prevent the over-ordering of materials, reducing damage to materials before use by careful handling and segregating waste on site into separate skips. The developer should also consider how they will incorporate recycled/recovered materials into the building programme, including the use of secondary and recycled aggregates, and re-use of any on-site demolition waste.

Development design can also facilitate household waste recycling and we would suggest that designs incorporate facilities to aid this in line with local recycling provision, especially in multiple-occupancy buildings. We would also suggest that consideration is given to the provision for recycling within public areas. We recommend the following websites which provide ideas and further information: <http://www.wrap.org.uk> and <http://www.tcpa.org.uk/pages/towards-zero-waste.html>.

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Net Gains for Nature

Landscaping proposals should demonstrate that thought has been given to maximising potential ecological enhancement. Paragraph 9 of the NPPF sets out that planning should seek positive improvements and includes an aim to move from a net loss of biodiversity to achieving net gains for nature in line with the Natural Environment White Paper (2011). In determining planning applications Local Authorities are asked to conserve and enhance biodiversity and encourage opportunities to incorporate biodiversity in and around developments (para.118). This presents an opportunity to provide multi-functional benefits - providing open space for residents, sustainable transport links, wildlife/ecological value, climate change resilience, improved water quality and flood risk management.

Incorporating green and/or brown roofs and walls are particularly effective. They provide valuable urban habitats; increased energy efficiency of buildings and attenuation of rain water. Research from the journal *'Environmental Science and Technology'* claims that green walls deliver cleaner air at street level where most people are exposed to the highest pollution. They can also add to an attractive street scene if designed well – a good example of this is the Transport for London Green Wall near Blackfriars station.

Additional Useful Resources

In April 2012 we took on full responsibility for the governments Climate Ready support service which provides advice and support to businesses, the public sector and other organisations on adapting to climate change. The aim is to ensure businesses and services assess how they will be impacted by a changing climate so that they are both resilient and can thrive in the future. The Climate Ready pages of our website (<https://www.gov.uk/government/publications/climate-ready-co-creation-progress-update-and-an-invitation-to-respond>) provide information including guidance on carrying out impact assessments and evaluating adaptation strategies.

The UK Green Building Council has also published a series of documents to help Local Authorities and developers to understand sustainability issues. These documents are available on their website at: <http://www.ukgbc.org/content/advice-planners-and-developers>.

The most recently published technical guidance to the Communities and Local Government's 'Code for Sustainable Homes' also provides useful guidance: http://www.planningportal.gov.uk/uploads/code_for_sustainable_homes_techguide.pdf.



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

02/09/2014

Dear Mark,

RE: 2452/14 Demolition of existing industrial buildings and erection of 9no dwellings and amended access. Land at Red Willows Industrial Estate, Finborough Road, Onehouse

Thank you for sending us details of this application, we have the following comments:

We have read the ecological survey report (Hillier Ecology, Oct 2013) and we are satisfied with the findings of the consultant. We request that the recommendations made within the report are implemented in full, should permission be granted. We also request that any exterior lighting at the site is sensitively designed and implemented and is not directed towards any areas of semi natural habitat, such as the adjacent watercourse.

It is noted that the layout drawing for the proposed development includes planting along the bank of the adjacent watercourse. Otter and water vole have previously been recorded elsewhere on this stretch of the river and therefore it should be ensured that any new planting does not impact on these species. We recommend that all planting within this development is comprised of native species which are appropriate to the local area.

If you require any further information please do not hesitate to contact us.

Yours sincerely

James Meyer
 Conservation Planner



Suffolk Wildlife Trust
 Brooke House, Ashbocking
 Ipswich, IP6 9JY
 Tel. 01473 890089

www.suffolkwildlifetrust.org

info@suffolkwildlifetrust.org

Suffolk Wildlife Trust is a
 registered charity
 no. 262777

From: floods
Sent: 12 August 2014 12:15
To: Planning Admin
Cc: Todd, Will (william.todd@environment-agency.gov.uk)
Subject: RE: Consultation on Planning Application 2452/14 - SCC F&W Reply

Dear Mark,

Suffolk County Council's comments would be "Drainage system to be in accordance with CIRA 697 sustainable drainage and including exceedance routes."

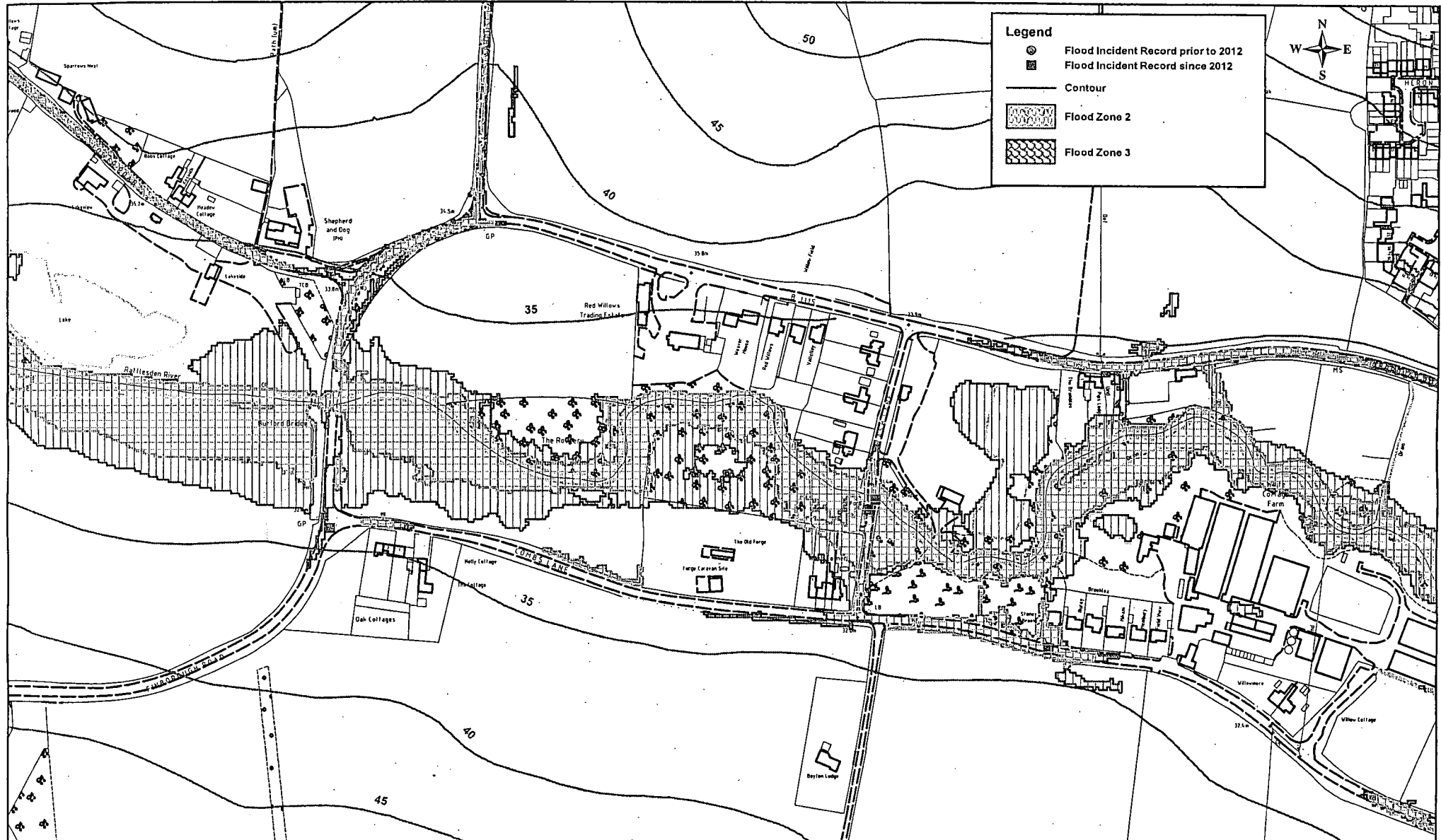
The River Rattle is also a WFD watercourse and will need a WFD assessment to be carried out if any works. Suggest consultation with Environment Agency on this scheme and the impacts of any drainage strategy on the main rivers WFD status.

I have enclosed a flood map for your information.

Regards

Jason Skilton
Flood & Water Engineer

Suffolk County Council
Endeavour House
8 Russell Rd
Ipswich
Suffolk
IP1 2BX



67



Lucy Robinson, Director of Economy, Skills & Environment,
 Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX.

Scale 1:2500
 © Crown copyright and database rights 2014
 Ordnance Survey 100023395.

Metres

River and Sea Flood Risk for - Combs Lane, Onehouse

* Please note this map should not be used to assess flood risk for individual properties, it should only be viewed at a local area scale to give an approximate flood extent. For example small flood defences may not have been incorporated into these flood maps which can influence flood risk.

DATE 12/08/2014

PLANNING CONSULTATION RESPONSE

COMMUNITIES OFFICER (SPORTS)

OPEN SPACE, SPORT AND RECREATION STRATEGY

2452/14 – ONEHOUSE

1. Policy background.

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

2. 2452/14 – Onehouse

- 2.1 The contribution for 2 x 2 bedroom dwellings, 3 x 3 bedroom dwellings and 4 x 4 bedroom dwellings (total 38 persons) in accordance with the Council's adopted Supplementary Planning Document for Social Infrastructure including Open Space, Sport and Recreation is £27,246.00. This broken down as follows:

| | | |
|--|----|-------|
| Play Areas | £ | - |
| Outdoor Pitches (Football, Cricket, Rugby, Hockey) | £ | - |
| Informal recreation space | £ | - |
| Village Halls and Community Centre | £. | 10792 |
| Swimming pools | £ | 3648 |
| Sports Halls | £ | 6840 |

| | | |
|--|---|-------|
| Outdoor other sports pitches (including tennis, bowls, netball and FMGA) | £ | 5130 |
| STP | £ | 836 |
| Total | £ | 27246 |

3. Justification of Need

- 3.1 The Open Space, Sport and Recreation Strategy recognises the need to improve existing village hall facilities in the ward of Onehouse This includes the parishes of Onehouse, Shelland, Harleston, Great Finborough and Buxhall .There are current projects to replace the existing flat roof and upgrade the heating system at the Community Centre in Onehouse, which is also shared with the residents of Harleston and Shelland. There is also a current project at the Church Rooms in Onehouse which is used for community activities to provide disabled access along with accessible toilets for which funding is currently being sought.

In Great Finborough there is an on-going project to improve Pettiward Halls efficiency, funding is currently being sought to install double glazing. Whilst in the neighbouring village of Buxhall there is a small village hall which will require upgrading in the future to meet the needs of the growing population.

Onehouse does not have any sporting facilities of their own so the residents use those that are in the neighbouring town of Stowmarket. These local facilities require investment including at the Bowls Clubs, Football Clubs, Tennis Club, Rugby Club and Cricket Club to ensure they can better serve the needs of the growing local communities, including Onehouse.

Major new sports facilities are planned for Stowmarket in the evolving Stowmarket Area Action Plan. Contributions from across the district are being pooled to assist with the financial provision of these new facilities. There is also an proposal to provide a new artificial pitch in the town, which will also serve the residents of Onehouse.

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

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

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

EXECUTIVE SUMMARY (extracts from the Needs Assessment)

Playing pitches and other outdoor facilities

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

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

Informal recreation space

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

Play facilities

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

Built facilities

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

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

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

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

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

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

- Indoor bowls - there are sufficient facilities in Mid Suffolk for indoor bowls now and up to 2021, although a growing and ageing population will increase demand and impose pressures on existing facilities, and there is no allowance made for any development initiatives planned by the centres and governing bodies which could stimulate participation. Over the timescale envisaged there will also be a need to consider refurbishment of both bowls centres.

- STPs - in accordance with a local standard of one STP per 30,000 population in Mid Suffolk, there is a shortfall of up to two STPs in the district. The options for future provision therefore include:

- The provision of an additional STP in the Stowmarket area
- The possibility, subject to a more detailed feasibility study, of one further STP on a high school site in conjunction with existing sports facilities, and the establishment of a formally adopted Community Use Agreements.

By 2021 (and indeed well in advance of this) significant refurbishment of the existing STPs at Weybread, including the short-term replacement of the existing sand filled surface, will be necessary.

- Village/community halls. Current provision of village halls and community centres in the district is estimated at about 1 hall per 1000 population or the equivalent of 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 | 1,893 | 284 |
| Swimming pools | 0.00919 | 10,446 | 96 |
| Sports Halls | 0.0395 | 4,557 | 180 |
| Outdoor other sports pitches (including tennis, bowls, netball and FMGA) | 1.6 | 84.4 | 135 |
| STP | 0.18 | 122.2 | 22 |
| 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 | 159.5 | 319 |
| Outdoor Pitches (Football, Cricket, Rugby, Hockey) | 16.0 | 43.6 | 697 |
| Informal recreation space | 6.0 | 17 | 102 |
| ADDITIONAL CONTRIBUTION PER PERSON | | | 1118 |

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

From: David Harrold

Sent: 10 November 2014 09:53

To: Planning Admin

Cc: Mark Pickrell

Subject: Plan Ref 2452/14/amend Red Willows Ind Est, Finborough Road, Onehouse. EH - Other Issues

Thank you for consulting me on the amended plans to the above application.

I can confirm that I do not have any objections to the amendments.

David Harrold MCIEH

Senior Environmental Protection Officer

Thank you for consulting me on the above application.

I can confirm that I do not have any objections to the proposed development.

David Harrold MCIEH

Senior Environmental Protection Officer

2452/14/FUL. EH. Land Contamination.

**Land at Red Willows Industrial Estate, Finborough Road, Onehouse,
STOWMARKET, Suffolk.**

**Demolition of existing industrial buildings and erection of 9no dwellings and
amended access [...]**

Many thanks for your request for comments in relation to the above application. I have reviewed the application documents and can confirm that there is a potential risk posed to the proposed development by the former uses of the site and as such I would recommend that the attached condition be included with any decision to approve the application. Without this condition we have no way of guaranteeing the safe development of the site

Regards

Nathan

Dr. Nathan Pittam

Senior Environmental Management Officer - Environmental Protection

Babergh and Mid Suffolk District Council - Working Together

t: 01449 724715

e: nathan.pittam@babergh.gov.uk

w: www.babergh.gov.uk www.midsuffolk.gov.uk

BABERGH/MID SUFFOLK DISTRICT COUNCIL**MEMORANDUM**

TO: Chief Planning Control Officer For the attention of: Planning
 FROM: Nathan Pittam, Environmental Protection Team DATE: 13.8.14
 YOUR REF: 2452/14
 SUBJECT: Demolition of existing industrial buildings and erection of 9no dwellings and amended access

Address: Land at Red Willows Industrial Estate, Finborough Road,
 Onehouse, STOWMARKET, Suffolk.

Please find below my comments regarding contaminated land matters only.

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

Proposed Condition: Standard Contaminated Land Condition (CL01)

No development shall take place until:

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

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

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

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

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

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

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

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

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

Nathan Pittam
Senior Environmental Management Officer

From: Paul Hughes
Sent: 07 November 2014 08:30
To: Planning Admin
Subject: RE: Reconsultation on Planning Application 2452/14

Dear Sir / Madam,

Following your email I have checked the additional information submitted and all appears ok.

Kind regards

Paul Hughes BSc (Hons) GradCABE DipDEA OCDEA
Building Control Surveyor
Babergh and Mid Suffolk District Councils – Working Together
Tel: 01449 724508
Fax: 01449 724514
www.babergh.gov.uk and www.midsuffolk.gov.uk

Consultee Comments for application 2452/14

Application Summary

Application Number: 2452/14

Address: Land at Red Willows Industrial Estate, Finborough Road, Onehouse

Proposal: Demolition of existing industrial buildings and erection of 9no dwellings and amended access.

Case Officer: Mark Pickrell

Consultee Details

Name: Mr Paul Hughes

Address: Mid Suffolk District Council 131 High Street, Needham Market, Ipswich IP6 8DL

Email: paul.hughes@midsuffolk.gov.uk

On Behalf Of: MSDC - Building Control Manager

Comments

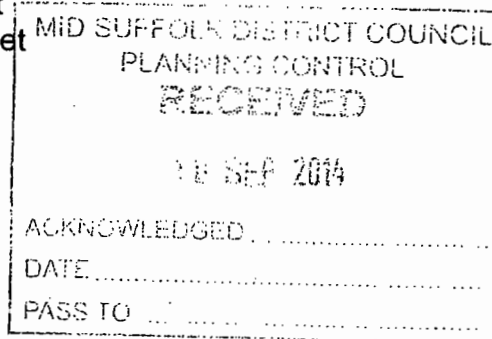
The submitted Environmental Desk Study recommends that, due to the historic and more recent use of the site, a full site investigation with gridded sampling be undertaken to determine if any contamination exists. A suitable remediation strategy to be agreed if any contamination found.



Suffolk Fire and Rescue Service

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: 14/2452/FUL
 Our Ref: FS/F221282
 Enquiries to: Angela Kempen
 Direct Line: 01473 260588
 E-mail: Fire.BusinessSupport@suffolk.gov.uk
 Web Address: <http://www.suffolk.gov.uk>

Date: 08/09/2014

Dear Sirs

Red Willows Trading Estate, Finborough Road, Onehouse, Stowmarket
IP14 3BU
Planning Application No: 14/2452/14

I refer to the above application.

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

Access and Fire Fighting Facilities

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

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

Water Supplies

Suffolk Fire and Rescue Service note that the fire hydrant 110358 is 179 metres away, therefore the following is recommended:

Continued/

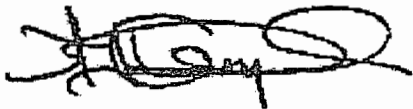
NOT PROTECTIVELY MARKED

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

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

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

Yours faithfully



Mrs A Kempen
Water Officer

Copy: Brown & Scarlett Architects, Old School Studios, 140 Eastgate Street, Bury St
Edmunds IP33 1XX
Enc: Sprinkler information