



8. Schedule of Planning Applications

9 - 220

**Report NA/20/15**

**Note:** *the Chairman may change the listed order of items to accommodate visiting Ward Members and members of the public.*

9. Site Inspections

**Note:** *Should a site inspection be required for any of the applications this will be held on Wednesday 9 December (exact time to be given). The Committee will reconvene after the site inspection at 12:00 noon in the Council Chamber.*

**Would Members please retain the relevant papers for use at that meeting**

10. Urgent business - such other business which, by reason of special circumstances to be specified, the Chairman agrees should be considered as a matter of urgency.

**Note:** Any matter to be raised under this item must be notified, in writing, to the Chief Executive or District Monitoring Officer before the commencement of the meeting, who will then take instructions from the Chairman

**Notes:**

1. The Council has adopted a Charter for Public Speaking at Planning Committees. A link to the full charter is provided below.

<http://www.midsuffolk.gov.uk/assets/UploadsMSDC/Organisation/Democratic-Services/Constitution/Revised-2015/Pages-22-25-Charter-on-Public-Speaking-Planning-Committee-Extract-for-web.pdf>

Those persons wishing to speak on a particular application should arrive in the Council Chamber early and make themselves known to the Officers. They will then be invited by the Chairman to speak when the relevant item is under consideration. This will be done in the following order:

- Parish Clerk or Parish Councillor representing the Council in which the application site is located
- Objectors
- Supporters
- The applicant or professional agent / representative

Public speakers in each capacity will normally be allowed 3 minutes to speak.

2. Ward Members attending meetings of Development Control Committees and Planning Referral Committee may take the opportunity to exercise their speaking rights but are not entitled to vote on any matter which relates to his/her ward.

## Members

Matthew Hicks – Chairman  
Lesley Mayes – Vice-Chairman  
Gerard Brewster  
David Burn  
John Field  
Lavinia Hadingham  
Diana Kearsley  
John Levantis  
Sarah Mansel  
David Whybrow

## Mid Suffolk District Council

### Vision

**“We will work to ensure that the economy, environment and communities of Mid Suffolk continue to thrive and achieve their full potential.”**

### Strategic Priorities 2014-2019

#### 1. Economy and Environment

***Lead and shape the local economy by promoting and helping to deliver sustainable economic growth which is balanced with respect for wildlife, heritage and the natural and built environment.***

##### Outcomes

- Strong and productive relationships with business, visitors and partners are established.
- Investment is secured and employment opportunities are developed through existing and new business including the delivery of more high value jobs.
- Local skills provision is more aligned to the local economy with our education and training equipping people for work.
- Key strategic sites are developed and an infrastructure is in place that delivers economic advantage to existing and new business.
- The natural and built environment and our heritage and wildlife are balanced with growth.
- Our market towns are accessible and sustainable vibrant local and regional centres.
- Growth achieved in the key sectors of food, drink, agriculture, tourism, advanced manufacturing (engineering), logistics and energy sectors of the local economy.
- Potential from the green economy is maximised, for homes and businesses.
- Our environment is more resilient to climate change and flooding, water loss and emissions are reduced.
- A cleaner, safer and healthier environment is delivered providing a good quality of life for residents and visitors.

#### 2. Housing

***Ensure that there are enough good quality, environmentally efficient and cost effective homes with the appropriate tenures and in the right locations.***

##### Outcomes

- That the supply of housing meets the needs and demands of all and supports diverse vibrant communities.
- Appropriate amenities and infrastructure for core villages acting as hubs for their surrounding areas.
- A high standard of housing that is energy efficient, accessible, of good quality, in the right locations and with the right tenures.
- People are able to move more readily and have the choice and ability to access appropriate housing.



### **3. Strong and Healthy Communities**

***Encourage and support individuals and communities to be self sufficient, strong, healthy and safe.***

#### Outcomes

- Vibrant, healthy, sustainable and resilient communities maximising their skills and assets.
- Individuals and communities taking responsibility for their own health, wellbeing, fitness and lifestyles.
- Communities feel safer and there are low levels of crime.
- Communities are better connected and have a strong and productive relationship with Mid Suffolk District Council.

# Suffolk Local Code of Conduct

## 1. Pecuniary Interests

Does the item of Council business relate to or affect any of your/your spouse /partner's pecuniary interests?

Yes

Declare you have a pecuniary interest

Leave the room. Do not participate or vote (Unless you have a dispensation)

Breach = criminal offence

No

No interests to declare

## 2. Non-Pecuniary Interests

Does the item of Council business relate to or affect any of your non-pecuniary interests ?

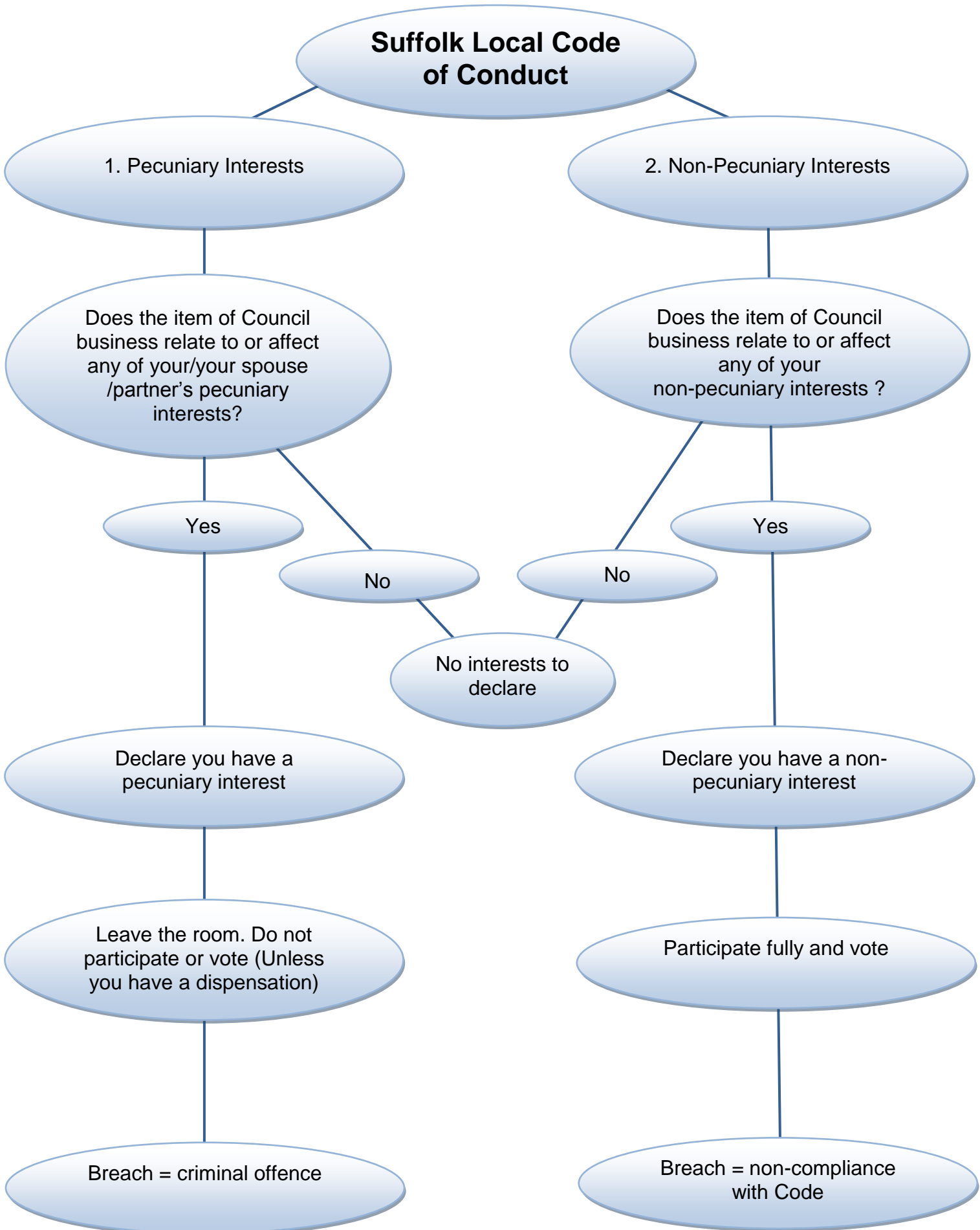
Yes

Declare you have a non-pecuniary interest

Participate fully and vote

Breach = non-compliance with Code

No



# Agenda Item 5

## NA/19/15

### MID SUFFOLK DISTRICT COUNCIL

Minutes of the **DEVELOPMENT CONTROL COMMITTEE 'A'** held at the Council Offices, Needham Market on Wednesday 9 September at 9:30am.

**PRESENT:** Councillors: Lesley Mayes (Vice Chairman in the Chair)  
Gerard Brewster  
David Burn  
John Field  
Nick Gowrley \*  
Lavinia Hadingham  
Diana Kearsley  
John Levantis  
Sarah Mansel  
David Whybrow

Denotes substitute \*

**Ward Members:** Councillor: David Card  
John Levantis  
Sarah Mansel

**In attendance:** Corporate Manager – Development Management  
Senior Development Management Planning Officer (JPG)  
Development Management Planning Officer (LE/SB)  
Governance Support Officer (VL/KD)

#### **NA17 APOLOGIES/SUBSTITUTIONS**

Councillor Nick Gowrley was substituting for Councillor Matthew Hicks.

#### **NA18 DECLARATIONS OF INTEREST**

Councillor David Whybrow declared a non-pecuniary interest in item 4005/14 as an acquaintance of a Director of the agent acting for the applicant.

Councillor John Field advised that as Chair of Baylham Parish Meeting he had prepared the Parish statement and would be speaking on behalf of the Parish. He would therefore not participate in the discussion or vote on the application.

#### **NA19 DECLARATIONS OF LOBBYING**

It was noted that Members had been lobbied on application 1311/15.

#### **NA20 DECLARATIONS OF PERSONAL SITE VISITS**

There were no declarations of personal site visits.

#### **NA21 MINUTES OF THE MEETING HELD 12 AUGUST 2015**

**Report NA/17/15**

The minutes of the meeting held 12 August 2015 were confirmed as a correct record.

## NA22 PETITIONS

None received.

## NA23 QUESTIONS FROM MEMBERS

None received.

## NA24 SCHEDULE OF PLANNING APPLICATIONS

### Report NA/18/15

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

<u>Planning Application Number</u>	<u>Representations from</u>
4005/14	Stuart Gemmill (Parish Council) Richard Pierce-Saunderson (Objector) Brian Belton (Agent)
1311/15	John Field (Parish Meeting) Andrew Cann (Objector) Stuart Howison (Agent)
2396/15	Peter Dow (Parish Council) Doug Reed (Objector) Christopher Loon (Agent)

### Item 1

Application Number:	<b>4005/14</b>
Proposal:	Erection of 44 dwellings together with associated garages, hardstanding, drainage and infrastructure including new accesses
Site Location:	<b>STRADBROKE</b> – Grove Farm, Queen Street
Applicant:	Susan Webster, Jean Keeling and Peter Hillen

Stuart Gemmill, speaking for the Parish Council, advised that the application although not passed unanimously, was supported by the majority. The affordable housing was much needed and it seemed the only way for this to be provided in villages was within a mixed development to finance it.

Richard Pierce-Saunderson, an objector, said the application did not adhere to the Council's strategic priorities. Whilst canvassing for the parish election in May, it came to his attention that 75% of the village were opposed to a development of this size. He said the current infrastructure of the village was struggling to cope with the current demand. He also said that the Housing Needs Survey that was conducted for Stradbroke identified that 12 units were required for the village and not 17 as proposed. He advised that currently Stradbroke had 51 homes for sale that were struggling to sell, and a further 20 currently under construction. The development would have an adverse impact on the landscape and frontage of the village. The traffic in the village was appalling and this development would add to

this. The village would be supportive of a development that contained not more than 20 houses. To pass this application would mean that the Council was going against its own strategic policy.

Brian Belton, the agent, noted that Stradbroke was a key village to accommodate growth, and currently there were no further strategic site developments in Mid Suffolk, with the exception of Stowmarket. Stradbroke Parish Council was very active. There had been concern over the loss of the library, the village shop and Post Office, all of which were now back in the village, thanks to the efforts of the villagers and Parish Council. Grove Farm was villagers first choice for development, with consultations and detailed reports carried out to ensure a robust scheme was presented. The scheme was deliverable and had the support of the planning officer.

Councillor Julie Flatman, Ward Member, commenting by email said that after a thorough and extensive consultation period, she now believed that the current application should be approved with all the recommendations the officers had put in place.

The Committee considered the application at length and requested clarification on various matters from Officers. The Housing Development Officer confirmed that the mix of affordable housing was acceptable and reflected local needs as identified on the Housing Register and in the Housing Needs Survey carried out in 2015. The location of the affordable housing was also considered acceptable in a development of this size.

Whilst the Committee understood residents' concerns regarding the development and existing local infrastructure, it was felt that the application was acceptable.

By a unanimous vote.

**Decision** – That authority be delegated to the Corporate Manager – Development Management to grant planning permission subject to the prior completion of a Section 106 on terms to his satisfaction to secure the following matters and that such permission be subject to the conditions as set out below:

- 1) £4,000.00 for improvements to bus stops in the local area
- 2) £9,504.00 contribution to library services in Stradbroke only
- 3) £2,244.00 waste contribution to SCC
- 4) Provision of on-site informal open space and public access (Community Meadow)
- 5) OSSI contribution of £289,509.90 to the extension of community centre and current playing fields in Stradbroke
- 6) 38.6% affordable housing (mix of local needs and social association)
- 7) Phasing of development to be agreed
- 8) Provision of road improvements to Queen Street, including pedestrian crossing (type to be agreed)

and the following conditions:

- Standard time limit
- Approved plans
- Secure protected species licence (for barns)

- Condition for lighting design with consideration of biodiversity
- Construction management scheme + biodiversity management during construction
- Working hours during development 07:30 – 18:00 hours Monday to Friday and 08:00 – 13:00 hours Saturday, with no work to take place Sundays or Bank Holidays
- Ongoing management of biodiversity issues for the site for a five year period from first occupation
- Open space management to be agreed
- Materials to be agreed
- Surfacing materials to be agreed and to take into account tree and hedgerow root systems
- Notwithstanding details submitted, landscaping details to be agreed
- Tree protection measures and provision of Arboricultural Impact Assessment/Arboricultural Method Statement to be agreed
- Arboricultural monitoring to take place during construction
- Highways: Details of new pedestrian crossing to be agreed and secure this provision
- Highways: Secure access details and provision prior to occupation
- Highways: Secure parking provision shown and retention
- Highways: Secure visibility splays and retention
- Highways: Details of bin storage
- Highways: Details of piping of ditches benefit new accesses
- Highways: Surface water drainage from highways to be agreed
- Highways: Secure Binder course level of construction for roads prior to occupation
- Condition recommended by EA as detailed in full earlier in this report
- Foul and surface water drainage to be agreed

## Item 2

Application Number: **1311/15**  
 Proposal: Use of land for the siting of 1 static caravan and 1 touring caravan for occupation by Gypsies/Travellers. Alterations to vehicular access. Construction of hard standing. Erection of perimeter fencing  
 Site Location: **BAYLHAM** – Land at Church Lane  
 Applicant: Mr A Doherty

Councillor John Field, speaking for the Parish Meeting, advised that Baylham was a small countryside village that had poor access and was not sustainable due to the lack of facilities in the village. The Parish Meeting believed that this proposal did not meet Government requirements and was contrary to MSDC's own policy. The development would introduce a discordant and out of character element with an adverse impact on the Gipping Valley landscape. It was also noted that the development was within 120m of the Grade II listed building and Church. The development was dissimilar to other dwellings in the village and not in keeping with the character of the village. The Committee was asked to refuse the application.

Andrew Cann, an objector, said that he agreed with the justification for refusal in the report and with Councillor Field's comments. He disagreed with the want/need argument, as the applicant was currently housed and did not need

accommodation, aspiration or want was not the same as need. As planning policy had recently changed, the Council must take into account how this change affected the applicant. The applicant advised that they worked away from home and attended horse fairs further afield, but this was a lifestyle choice like many others made, and new guidelines meant that the applicant would no longer be classed as a gypsy or traveller. This needed to be kept in mind, and if the application was refused included in the reasons for refusal.

Stuart Howison, the agent, advised that he became involved with the development after the previous application was refused. He said the anonymous report of Great Crested Newts being on the site had been addressed by way of an ecological survey which had shown there were no protected species on this site. He also spoke of an incident where the site was broken into, and 'Pikeys out' was painted on a wall. The applicant thanked the District and Parish Councils as well as the residents of the village who helped to remove the graffiti after this incident. The Housing Officer had indicated that the application accorded with Policy CS10 in that settlements of this nature worked best when integrated into local communities. He therefore asked that this application was supported and approved.

Councillor David Card, Ward Member, said the Officer's report was a well-balanced paper, which set out the case well, with a considered recommendation which he endorsed. Other sites which had been granted approval were clearly in appropriate places and this site was not. The reasons for refusal were well set out and he commended the recommendation.

Members had sympathy with the applicant but generally considered that the site was not an appropriate location for the proposed development. The village had no capacity for additional development and the Visually Important Open Space was important to the landscape. It was considered regard should also be given to the Inspector's decision on the previous application and a motion for refusal was proposed and seconded.

By 6 votes to 3

**Decision** – That Full Planning Permission be refused for the following reasons:

Having regard to the nature, scale and appearance of the proposal and mindful of the Inspector's decision on a previous appeal the development is considered to result in cluttered overdevelopment of the site that would detract from the open, rural character of the area and would have an unacceptable impact on the appearance of the VIOS and SLA.

Furthermore, the location of the proposal, on the periphery of a countryside village would result in an unsustainable form of development with the occupants of the site being highly dependent on cars to access services and facilities for day to day living.

Weighing all the material planning issues, overall, the proposal is considered to be contrary to the objectives of the NPPF, policies SB3 and CL2 of the Mid Suffolk Local Plan 1998, policy CS5 of the Mid Suffolk Core Strategy 2008 and policy FC1.1 of the Mid Suffolk Core Strategy Focussed Review 2012 and is not acceptable.

Item 3

Application Number: **2396/15**  
Proposal: Erection of two storey dwelling with parking and access to Rose Lane, following demolition of Wesley Hall  
Site Location: **ELMSWELL** – Wesley Hall, Rose Lane (Rear of Elmswell Methodist Church)  
Applicant: The Trustees of Elmswell Methodist Church

Peter Dow, speaking for the Parish Council began by stating that there was very strong feeling in the parish that the Wesley Hall remained as a community facility. A Parish Poll was requested due to this strong feeling and the result gave a clear message that the villagers wished to retain the Hall. The facility was located nearer many of the older members of the community, making it easily accessible for those who could not easily travel to other locations. Other facilities in the village were unable to accommodate the calendar of meetings at the Wesley Hall, therefore relocation was not an option.

Doug Reed, an objector representing the User Group Committee advised that there were several hundred regular users and organisations that used the facility on a one off basis. This demonstrated the successful use of the Hall, and showed how valued it was. In the Parish Poll only 75 people voted to remove the Hall as a community asset, out of approximately 210 voters. There was widespread positive support in the community for the Wesley Hall, and as a growing village there would be greater need in the future for such facilities. The listing of the Hall as an ACV showed how much it was valued.

Christopher Loon, the agent, shared the applicant's viewpoint. The development would re-use a brown field site and provided a more neighbour friendly land use. There was also the matter of the economic viability of maintaining the hall, from which there was a meagre return on capital. The applicant would like to release capital for use in their Christian missions elsewhere. The other facility available in the village, the Blackbourne Centre, was mostly booked in the evenings, and therefore could accommodate the day time activities that currently took place at Wesley Hall. The Blackbourne Centre could also be split to accommodate 4-5 groups at a time. Currently Wesley Hall was allowed to be used as a goodwill gesture but this was no longer sustainable for the Church.

Councillor Sarah Mansel, Ward Member, said Elmswell was a large village with a superb facility in the Blackbourne Centre and was also a hub for the surrounding parishes. It was a very active village with much to do for all ages and both the Blackbourne Centre and the Wesley Hall were very well used with many regular bookings. The village population was also likely to increase considerably and more facilities would be required. The village was split by the railway line and those residents south of the line appreciated a facility within walking distance. She believed the ACV designation was on the whole site which she felt could be a superb site and facility for the village.

Councillor John Levantis, Ward Member, said he reinforced these comments and that the Wesley Hall was a fully used facility. It was well managed by volunteers and consistently managed a profit. It was in a good location in the village centre and although the Blackbourne Centre was an excellent facility it was located on the edge of the village. The two facilities complemented each other and the growing village population meant that both facilities would be well used.



Members considered that the NPPF, paragraph 8 and the ACV to be materially important considerations and that the building should remain in community use until a satisfactory alternative could be demonstrated. It was noted that the community had wished to safeguard the position regarding an opportunity to purchase the building but there had been no formal discussion between the Church and the community. Members requested that Officers include an informative note to the decision notice inviting the applicant to engage in dialogue with the local planning authority and community regarding options for the site.

By 7 votes to 0 with 1 abstention

**Decision** – That Full Planning Permission be refused for the following reasons:

The Wesley Hall has been designated as an Asset of Community Value for which significant community support has been demonstrated. The loss of the community hall would be harmful to the provision of community facilities affecting the vitality of the locality to the detriment of sustainable development with particular regard to the social role performed by the planning system.

On that basis the proposal is contrary to paragraphs 7, 28 and 70 of the NPPF that seek to guard against the unnecessary loss of valued facilities and promotes the retention of such uses, and policies FC1 and FC1.1 of the Core Strategy Focussed Review which translates the guidance contained in the NPPF to local circumstances in seeking to deliver sustainable development.

**Add informative:** The applicant is invited to engage in constructive dialogue with the local planning authority and the community regarding the future of the whole site and to explore mutually acceptable options for the whole Church land

This page is intentionally left blank

**MID SUFFOLK DISTRICT COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE A**

INDEX TO SCHEDULED ITEMS

<b><u>ITEM</u></b>	<b><u>REF. NO</u></b>	<b><u>PROPOSAL &amp; PARISH</u></b>	<b><u>MEMBER/WARD</u></b>	<b><u>OFFICER</u></b>	<b><u>PAGE NO</u></b>
1	2936/15	<b><u>Rattlesden:</u></b> Retention of Shed, Rattlesden	Cllr P Otton	SES	1 - 12
2	3349/15	<b><u>Henley:</u></b> Cross Keys, Henley	Cllr J Caston Cllr J Whitehead	MP	13 - 30
3	3208/15	<b><u>Stowmarket:</u></b> Mulberry House, Milton Way, Stowmarket	Cllr P Ekpenyong Cllr L Mayes	MP	31 - 76
4	1492/15	<b><u>Stowmarket:</u></b> Land West of Farriers Road, Edgecomb Park, Stowmarket	Cllr G Brewster Cllr N Gowrley	JPG	77 - 207

This page is intentionally left blank

1.

MID SUFFOLK DISTRICT COUNCIL  
DEVELOPMENT CONTROL COMMITTEE - 02 December 2015

---

**AGENDA ITEM NO** 1.  
**APPLICATION NO** 2936/15  
**PROPOSAL** Retention of garden shed and tool shed  
**SITE LOCATION** Lydgate Cottage, Birds Green, Rattlesden IP30 0RT  
**SITE AREA (Ha)**  
**APPLICANT** Mr & Mrs Sullivan  
**RECEIVED** August 18, 2015  
**EXPIRY DATE** October 14, 2015

---

**REASONS FOR REFERENCE TO COMMITTEE**

The application is referred to committee for the following reason :

- a Member of the Council has requested that the application is determined by the appropriate Committee and the request has been made in accordance with the Planning Code of Practice or such other protocol / procedure adopted by the Council. The Members reasoning is included in the agenda bundle.

**PRE-APPLICATION ADVICE**

1. This application was received following an invitation from the Enforcement Team after a complaint was received about unauthorised works to the dwelling.

**SITE AND SURROUNDINGS**

2. Lydgate Cottage is a mid terrace, thatched, two storey, rendered cottage. The row of cottages is Grade II Listed for Group Value. The cottages are located with the Conservation Area of Rattlesden in Birds Green.

Lydgate Cottage has a small north facing rear garden bounded by 1.8m high close boarded fencing.

**HISTORY**

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

2937/15      Retention of 2no. replacement rear ground floor windows      Withdrawn 14/10/2015

**PROPOSAL**

4. The proposal seeks planning permission for the retention of a garden shed and a small tool store. Both structures are constructed of timber and finished with black timber weatherboard with felt roof. The garden shed measures 2m in depth, with a width of 4m and has a dual pitched roof with a height of 2.9m. The tool shed is 0.6m in depth, with a width of 1.0m and has a mono pitched roof

with a height of 1.5m. Both structures are located on the site boundary with Teazel Cottage.

## POLICY

5. **Planning Policy Guidance** - See Appendix below.

## CONSULTATIONS

6. **Rattlesden Parish Council** - Objection raised to the retention of the garden shed because of its height and proximity to the boundary and overshadowing of the neighbouring property.

**MSDC - Heritage** - The erection of these sheds required planning permission, by virtue of their location within the curtilage of a listed building, but not listed building consent. Although photographs submitted with the application show that the rear garden with these sheds in place has a very cramped and crowded appearance, the sheds are not, in themselves, unusually large or particularly incongruous in this domestic setting. Given that they are in the rear garden and are not visible from any significant public vantage point, my assessment is that they are not harmful to the setting or significance of the listed building and the heritage team raises no objection to their retention. As they are already in place, there are no heritage-related conditions that are appropriate in this instance.

## LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

**Teazel Cottage, Birds Green, Rattlesden** - Objection to proximity of building to boundary and size which is causing overshadowing in the garden.

## ASSESSMENT

8. The proposal is considered to raise the following core planning issues:

**Principle of Development** - The principle of the erection of residential outbuildings is supported subject to compliance with Local Plan policies GP1, H16, SB2, HB1, HB8 and Core Strategy policies CS5, FC1 and FC1.1 and other material considerations. Relevant Local Plan policies set out are considered to be consistent with paragraphs 17, 131 and 132.

**Residential amenity** - The garden shed and tool store are modest domestic garden buildings appropriate in the domestic garden of this property. They are located on the boundary with Teazel Cottage and the shed, because of its height results in a shadow during the day to the garden of Teazel Cottage. However, the garden is north facing and therefore the impact of the shed to the garden would only be at the end of the day when the sun is in the west. Before the shed was erected there was overshadowing from the 1.8m high close boarded fence. This slight loss of light to the garden from the slight increase from the shed over the existing fence is acceptable.

**Heritage** - The Heritage Team confirm that the shed does not cause harm to the listed building because the shed is located to the rear of the building and



therefore not affecting the setting or significance of the Listed Building or the Conservation Area.

**Summary** - A garden shed is not an alien feature within the garden of a dwellinghouse. The garden is small but the shed, in this case, is acceptable in terms of its affect on the setting of the listed building and also the loss of light that is created from the roof of the shed. Approval of the garden shed and tool store is recommended.

**RECOMMENDATION**

**That Full Planning Permission be granted subject to the following conditions:**

**Approved Plans**

Philip Isbell  
Corporate Manager - Development Management

Samantha Summers  
Planning Officer

**APPENDIX A - PLANNING POLICIES**

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

**Cor5** - CS5 Mid Suffolks Environment  
**CSFR-FC1** - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT  
**CSFR-FC1.1** - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

**2. Mid Suffolk Local Plan**

**GP1** - DESIGN AND LAYOUT OF DEVELOPMENT  
**HB1** - PROTECTION OF HISTORIC BUILDINGS  
**HB8** - SAFEGUARDING THE CHARACTER OF CONSERVATION AREAS  
**H16** - PROTECTING EXISTING RESIDENTIAL AMENITY  
**SB2** - DEVELOPMENT APPROPRIATE TO ITS SETTING

**3. Planning Policy Statements, Circulars & Other policy**

**NPPF** - National Planning Policy Framework

**APPENDIX B - NEIGHBOUR REPRESENTATIONS**

Letter(s) of representation(s) have been received from a total of **1** interested party(ies).

The following people **objected** to the application

[REDACTED]

4.

The following people **supported** the application:

The following people **commented** on the application:

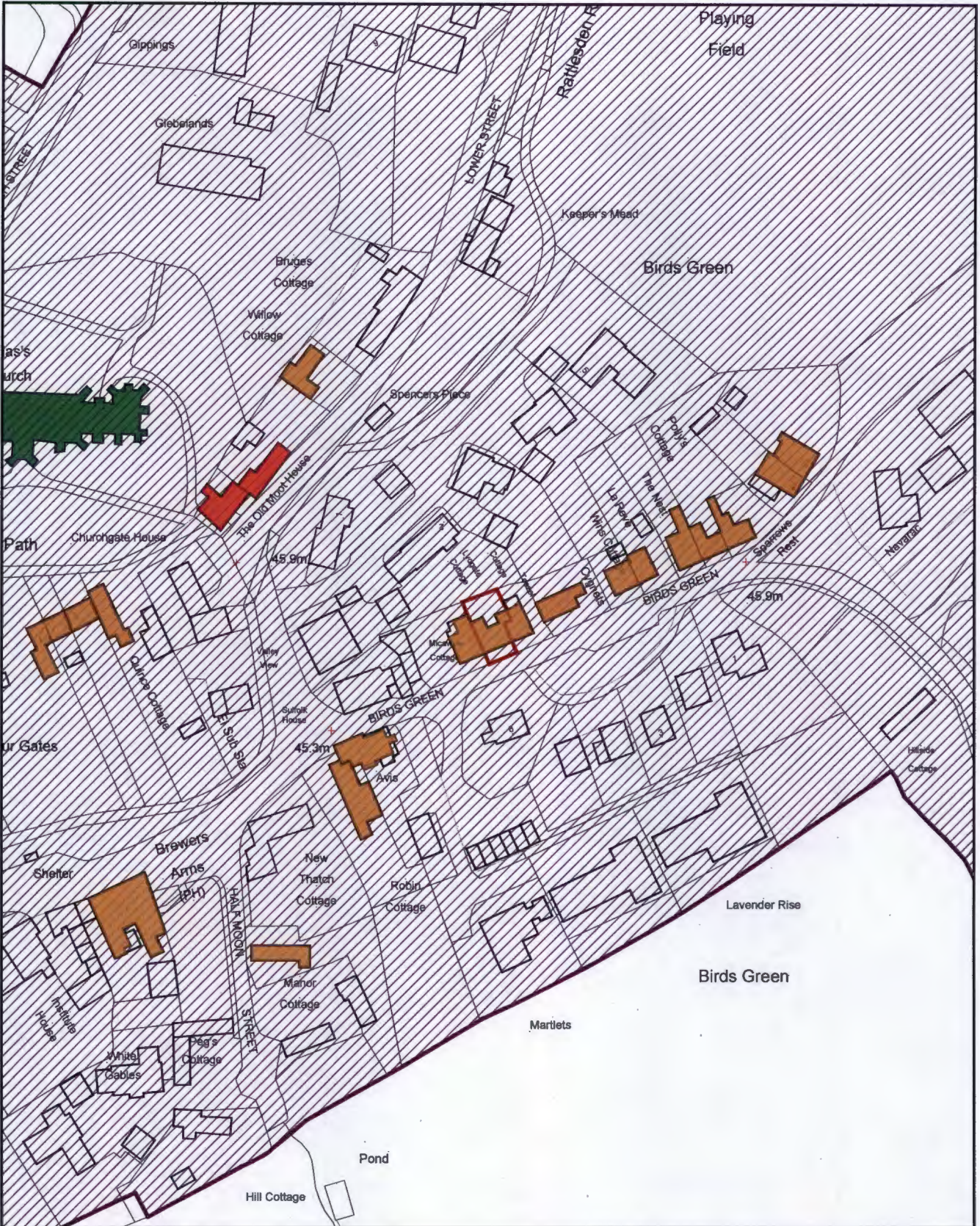


## MEMBER REFERRAL TO COMMITTEE

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

Planning application reference	EN/1500080
Parish	RATTLESDEN
Member making request	PENNY OTTON
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	With the growing need for extra space within existing properties this could be significant elsewhere across the district
13.4 Please detail the clear and substantial planning reasons for requesting a referral	This is in the conservation area and within the unique row of listed thatched cottages many of which have very small rear gardens. This application is of a height which appears tom be at odds with policy HB4 "does not detract from the architectural or historic nature of the building which is listed." HB8 " particular attention will be paid to the appearance of and the nature of any features including walls and fences" Most importantly; H18 " extensions are in keeping with the size, design and materials of existing and will not materially or detrimentally effect the amenities of neighbours.
13.5 Please detail the wider District and public interest in the application	As in 13.3 and the expectation by the public that the district,s heritage will always be taken onto account
13.6 If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development	No applicable
13.7 Please confirm what steps you have taken to discuss a	I have been in contact with the planning officer and the head of planning





**Title:** Constraints Map  
**Reference:** 2936/15  
**Site:** Lydgate Cottage, Birds Green, Rattlesden IP30 0RT



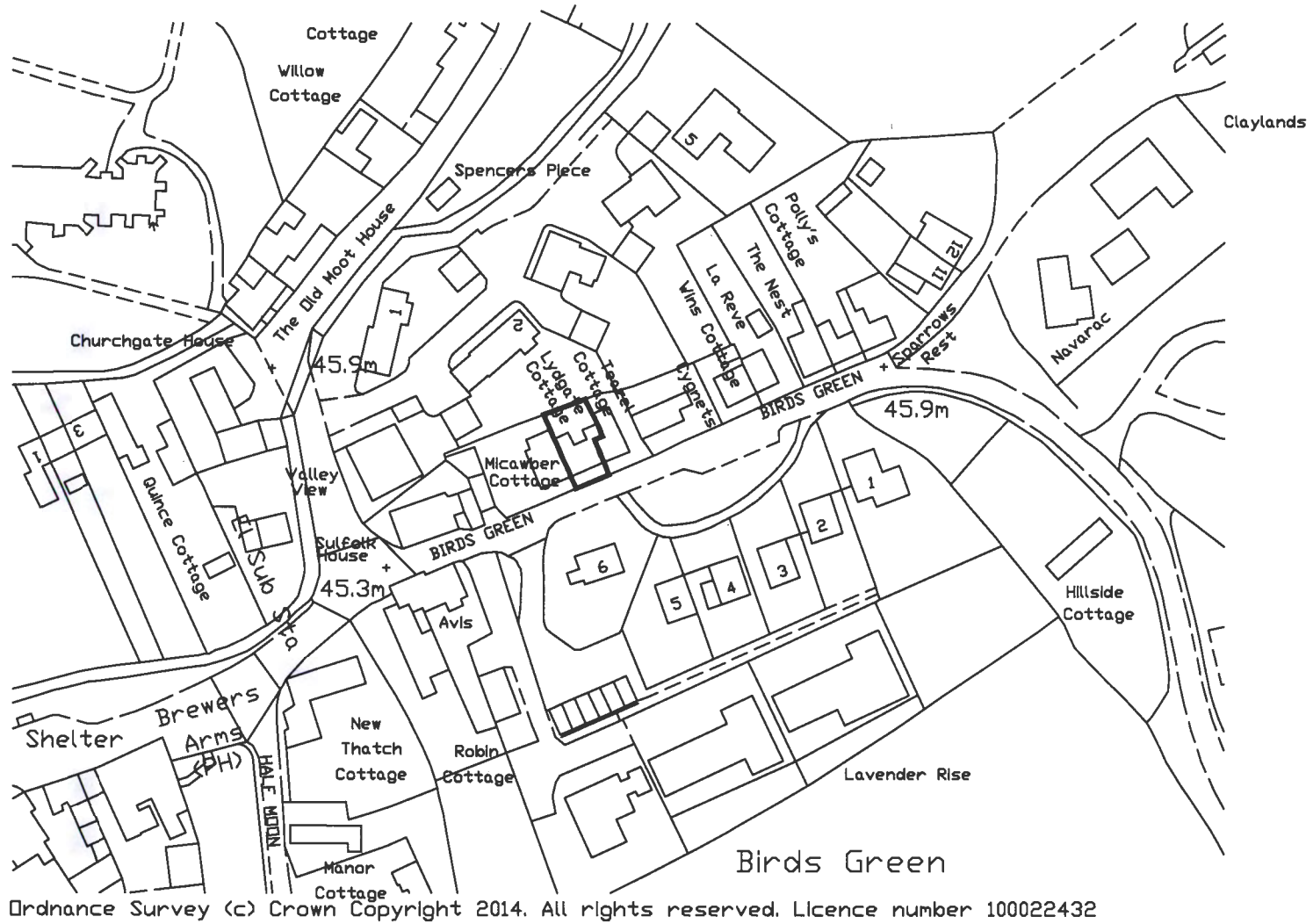
**MID SUFFOLK DISTRICT COUNCIL**  
 131, High Street, Needham Market, IP6 8DL  
 Telephone : 01449 724500  
 email: customerservice@csd.gov.uk  
 www.midsuffolk.gov.uk



SCALE 1:1250

Reproduced by permission of  
 Ordnance Survey on behalf of HMSO.  
 © Crown copyright and database right 2015  
 Ordnance Survey Licence number 100017810





7.



Do not scale from this drawing. All measurements to be checked on site. Any discrepancies, contact the issuer.			
	Lara Turner Architectural Services Rose Cottage High Street Rattlesden Bury St Edmunds Suffolk IP30 0RA		Lara Turner Architectural Services © tel: 01449 737428 e-mail: enquiries@ltaarchitectural.co.uk
	DETAIL: LOCATION PLAN		PROJECT: OUTBUILDINGS - LYDGATE COTTAGE, BIRDS GREEN, RATTLESDEN, IP30 0RT
Scale: I:1250@A4	Date: August 2015	JOB No. LCPS2015	DRG No. 01

8.

3 Spencers Piece

2 Spencers Piece

Cygnets

garden shed

tool shed

window 2

window 1


Teazel Cottage

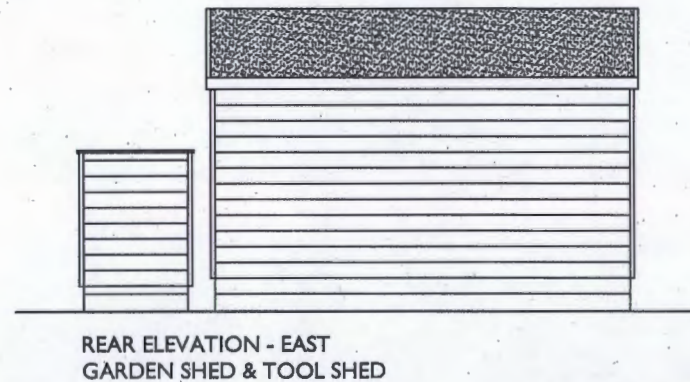
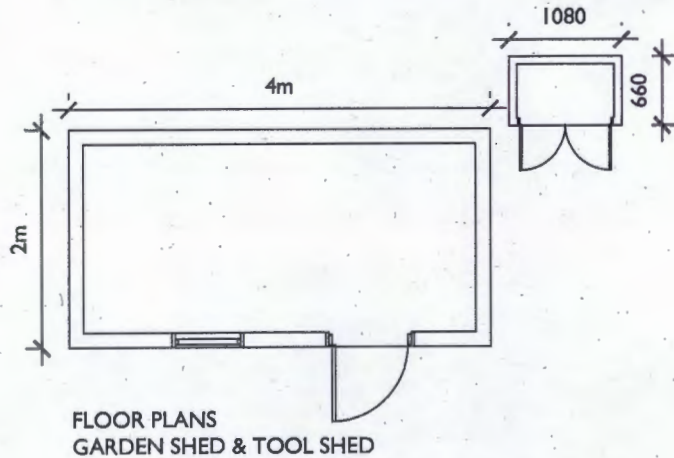
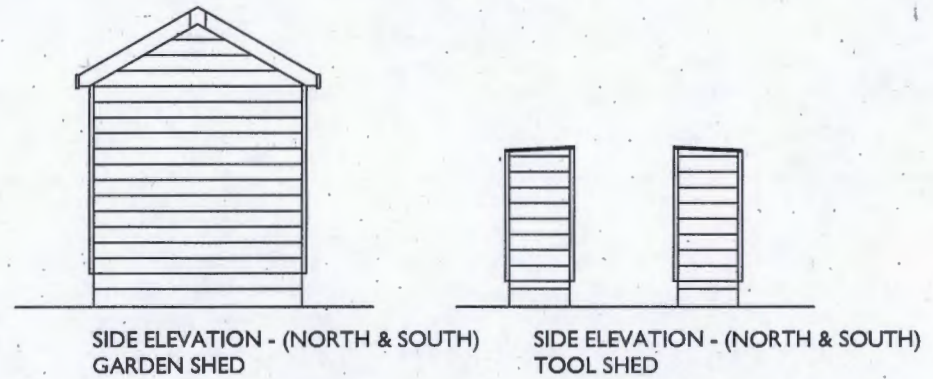
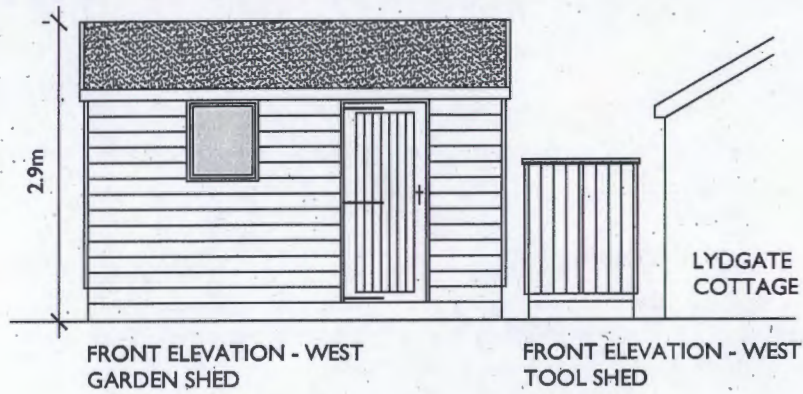
Lydgate Cottage

Micawber Cottage

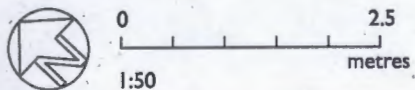
BIRDS GREEN



Do not scale from this drawing. All measurements to be checked on site. Any discrepancies, contact the issuer.			
 <b>Lara Turner Architectural Services</b>		Rose Cottage High Street Rattlesden Bury St Edmunds Suffolk IP30 0RA	Lara Turner Architectural Services © tel: 01449 737428 e-mail: enquiries@ltaarchitectural.co.uk
DETAIL: BLOCK PLAN EXISTING		PROJECT: OUTBUILDINGS - LYDGATE COTTAGE, BIRDS GREEN, RATTLEDEN, IP30 0RT	
Scale: 1:100@A3	Date: August 2015	JOB No. LCPS2015	DRG No. 02



External finishes:  
 170mm concrete base  
 150mm red brick plinth  
 black stained weatherboard cladding  
 black stained timber window & door  
 grey felt roof



Ref. Date Revision

Do not scale from this drawing. All measurements to be checked on site. Any discrepancies, contact the Issuer.			
<p>Lara Turner Architectural Services</p>	Rose Cottage High Street Rattlesden Bury St Edmunds Suffolk IP30 0RA	Lara Turner Architectural Services © telt: 01449 737428 e-mail: enquiries@larchitectural.co.uk	
	DETAIL: GARDEN SHED & TOOL SHED PLANS & ELEVATIONS		PROJECT: OUTBUILDINGS - LYDGATE COTTAGE, BIRDS GREEN, RATTLEDEN, IP30 0RT
Scale: 1:50@A3	Date: August 2015	JOB No. LCPS2015	DRG No. 03

**From:** Rattlesden Parish Council  
**Sent:** 23 September 2015 10:44  
**To:** Samantha Summers  
**Cc:** Planning Admin  
**Subject:** FW: 2936/15 and 2937/15 - Rattlesden Parish Council Comments

Dear Samantha

On re-reading the response in my previous e-mail I realised that I had made an error in the text which detracted from its meeting. Please would you accept this particular e-mail as the definitive view of Rattlesden Parish Council. My apologies for any inconvenience.

Doug

Doug Reed, Parish Clerk

**2936/15 and 2937/15 - Rattlesden Parish Council Comments**

The Council has now considered the applications and wishes to OBJECT to the retention of the garden shed. The property is within the Rattlesden Conservation Area and the garden shed is immediately adjacent to its boundary. In such circumstances, the Council understands that it should be no more than 2.5 metres in height. It is higher.

The shed also appears to extend along the whole length of the boundary and, at the height in question, would seem obstructive to the neighbouring property. It must reasonably be assumed that there is an overshadowing and loss of outlook. The impact of its retention would be a serious visual disamenity in a Conservation Area where the properties are all listed buildings.

The Council has no objection to the retention of two replacement rear ground-floor windows.

Doug Reed

Parish Clerk

Rattlesden Parish Council





## HERITAGE COMMENTS

**Application No.:** 2936/15 (FHA) & 2937/15 (LBC)  
**Proposal:** Retention of garden shed and tool shed (FHA); retention of 2no. replacement rear ground floor windows (LBC).  
**Address:** Lydgate Cottage, Birds Green, Rattlesden IP30 0RT  
**Date:** 25<sup>th</sup> September 2015

## SUMMARY

1. The Heritage Team considers that the proposal would cause harm to the significance of Lydgate Cottage as a designated heritage asset, as the application includes the installation and/or retention of windows with unacceptable joinery details. The level of harm is assessed as less than substantial, but it is not outweighed by any identified public benefits of the proposal.
2. The Heritage Team recommends that the application in its present form be refused as it does not meet the requirements of NPPF 131, 132 and 134. It also fails to meet requirements of saved LP policies HB1 and HB3.

## DISCUSSION

Lydgate Cottage is a listed building, having been added to the list on 18<sup>th</sup> April 1988. It also lies within the Rattlesden conservation area. The heritage issues are the effect of the retention of these works on the character, appearance and significance of the listed building itself and on its significance as a heritage asset, and on the character, appearance and significance of the conservation area.

As all of these developments and alterations have been carried out at the rear of the property and are not visible from any significant public vantage point, the effect on the character and appearance of the conservation area is minimal and unlikely to be harmful.

**Retention of sheds:** the erection of these sheds required planning permission, by virtue of their location within the curtilage of a listed building, but not listed building consent. Although photographs submitted with the application show that the rear garden with these sheds in place has a very cramped and crowded appearance, the sheds are not, in themselves, unusually large or particularly incongruous in this domestic setting. Given that they are in rear garden and are not visible from any significant public vantage point, my assessment is that they are not harmful to the setting or significance of the listed building and the heritage team raises no objection to their retention. As they are already in place, there are no heritage-related conditions that are appropriate in this instance.

**Retention of windows:** replacement of the windows required listed building consent, but not planning permission. In accordance with best practice, an application for retention should be determined in the same way and assessed against the same criteria as would an application made in advance of the works taking place. Our normal approach to the

replacement of windows is that, provided the windows are not of historic value in themselves, their replacement will be permitted in principle. New windows must have joinery, glazing, finishes and colour appropriate to their location within a building of special architectural and historic interest and be made of appropriate materials. In this case, as the windows have already been replaced, it is difficult to say what was there before. Nevertheless, the windows it is planned to retain appear to have planted-on, "cosmetic" or "fake" glazing bars: these are not features we would normally support on any window in a listed building. My conclusion is that their inclusion in this case is inappropriate and introduces an unwelcome, inauthentic and overtly modern element into the glazing, which is harmful to significance. I assess the level of harm as less than substantial, but it is not outweighed by any identified public benefits of the proposal.

Accordingly, the Heritage Team recommends that the application in its present form be refused as it does not meet the requirements of NPPF 131, 132 and 134 or not. It also fails to meet the requirements of saved LP policies HB1 and HB3.

**Name:** William Wall  
**Position:** Enabling Officer - Heritage



MID SUFFOLK DISTRICT COUNCIL  
DEVELOPMENT CONTROL COMMITTEE - 02 December 2015

---

<b>AGENDA ITEM NO</b>	<b>2.</b>
<b>APPLICATION NO</b>	3349/15
<b>PROPOSAL</b>	Change of use of existing public house to residential dwelling including removal of part of existing car park, revised application following refusal of application 1799/15
<b>SITE LOCATION</b>	The Cross Keys Inn, Main Road, Henley, IP6 0QP
<b>SITE AREA (Ha)</b>	0.43
<b>APPLICANT</b>	Mr Hammond
<b>RECEIVED</b>	September 16, 2015
<b>EXPIRY DATE</b>	December 4, 2015

---

**REASONS FOR REFERENCE TO COMMITTEE**

The application is referred to committee for the following reason:

- (1) The Head of Economy considers the application to be of a controversial nature having regard to the planning reasoning expressed by the Parish Council, the extent and planning substance of comments received from third parties, the location, scale and nature of the application and its recent planning history.

**PRE-APPLICATION ADVICE**

1. The application was previously refused planning permission contrary on 16<sup>th</sup> July 2015 following committee on 15<sup>th</sup> July 2015. Since the previous refusal the applicant has undertaken further marketing of the site. No detailed pre-application advice has been sought since the previous application.

**SITE AND SURROUNDINGS**

2. The Cross Keys public house is located on the south-eastern side of a rural crossroads approximately 1 kilometre north of the village of Henley.

There is a car park to the south of the building, and a dwelling a short distance beyond that. Diagonally opposite the public house is a farmhouse and associated buildings; otherwise the site lies in generally open countryside.

**HISTORY**

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



1799/15	Change of use of existing public house to residential dwelling including removal of part of existing car park	Refused 16/07/2015
3579/14	Change of use of existing public house to residential dwelling including removal of part of existing car park	Withdrawn 22/01/2015
3626/13	Demolition of outbuilding and extension of car park. Alteration works to existing public house and erection of new dwelling for use in conjunction with the public house.	Refused 27/05/2014
1103/07	Erection of a single 3-bedroom dwelling with associated parking on part of the existing car park	Withdrawn 08/06/2007
473/75	Retention of 75' high experimental radio mast and timber hunt until 30 June 1976.	18/08/1975

### PROPOSAL

4. It is proposed to change the use of an existing public house and restaurant (Use Class A3/A4) to a single residential dwelling (Use Class C3).

### POLICY

5. **Planning Policy Guidance**

See Appendix below.

### CONSULTATIONS

6. **Henley Parish Council**

'The parish council decided unanimously to oppose the application on the following grounds:

The Parish Council does not accept the argument that the Cross Keys pub business was failing and required closure; does not believe that the terms on which the pub is being offered for sale (an asking price of £295,000 plus 50% of any uplift in value over 20 years if change of use is allowed) are fair and reasonable; is aware of very considerable support in the Henley area for the continuing existing of the Cross Keys as a pub.'

#### **MSDC Communities**

No comment at time of writing although an application for the site to be listed as an Asset of Community Value has been received and is being processed. An update will be made available at the meeting.

#### **Suffolk County Council - Highways**

No objection subject to conditions

#### **MSDC - Heritage**

'The change of use will have negligible impact on the buildings historic interest. Alterations proposed have no material impact on the buildings external character.'

**Historic England**

No objection

**LOCAL AND THIRD PARTY REPRESENTATIONS**

7. This is a summary of the representations received.

8 letters of objection and a petition with 106 respondents from a variety of properties within the Ipswich area have been received. The material considerations raised in these are summarised as:

- Infrequent opening hours and overpriced food quality
- Advertised selling price too high
- Central point for the Henley community for generations
- Too many village pubs being closed down
- Popular local pub that serves the community
- It is the last bastion of amenity in the village of Henley
- Current use not promoted enough
- Investment required but the pub has potential
- Loss of a community asset

4 letters of support have been received. The material considerations raised in these are summarised as:

- Not enough local support
- The pub was not used enough to make the business viable
- Location is too isolated to be a successful business
- Change of use preferable to being left vacant

**ASSESSMENT**

8. The conversion of the public house to a dwelling would result in the provision of a new dwelling in the countryside and the loss of a local facility. The proposed conversion does not include any structural changes to the building so the consideration of the application is based on the use of the property and associated land only.

The application is considered in relation to the following key issues:

- Summary of policy position
- Principle of development
- Loss of local facility
- Provision of new dwelling
- Highway and Access Issues

**Summary of policy position**

The Local Plan 1998 (Saved Policies)



The application site lies approx. 1km north of the village of Henley. As such, it is located in the countryside. There are no policies within the Local Plan that specifically relate to the conversion of public houses to dwellings. However, Policy E6 – Retention of individual industrial and commercial sites seeks to protect existing employment generating uses (eg. A4) unless there is significant public benefit of its conversion to non-employment generating uses (eg. C3):

Core Strategy (2008) and Core Strategy Focussed Review (2012)

Core Strategy Policy CS2 sets out categories of development that may be acceptable in the rural area, dependent on any proposals being in accordance with other Core Strategy Policies. This includes the possible conversion of rural buildings, the reuse and adaptation of buildings for appropriate purposes, community services and facilities to meet a proven local need and employment generating proposals.

Policy CS5 provides that *"All development will maintain and enhance the environment, including the historic environment, and retain the local distinctiveness of the area"*.

The Core Strategy Focused Review (CSFR) was adopted by Full Council on 20 December 2012 and should be read as a supplement to Mid Suffolk's adopted Core Strategy (2008). This document updates some of the policies of the 2008 Core Strategy. The document does introduce new policy considerations, including Policy FC 1 - Presumption in favour of sustainable development that refers to the National Planning Policy Framework (NPPF) objectives and Policy FC 1.1 - Mid Suffolk approach to delivering Sustainable Development that provides *"development proposals will be required to demonstrate the principles of sustainable development and will be assessed against the presumption in favour of sustainable development as interpreted and applied locally to the Mid Suffolk context through the policies and proposals of the Mid Suffolk new style Local Plan. Proposals for development must conserve and enhance the local character of the different parts of the district. They should demonstrate how the proposal addresses the context and key issues of the district and contributes to meeting the objectives and the policies of the Mid Suffolk Core Strategy and other relevant documents."*

NPPF

The Council acknowledges that it is unable to demonstrate a five-year supply of deliverable housing land, as required by paragraph 47 of the Framework. Accordingly, in accordance with paragraph 49 of the Framework, the proposal should be considered in the context of the presumption in favour of sustainable development. For the purposes of decision taking, that means granting planning permission unless the adverse effects of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework, taken as a whole.

The NPPF also states in Section 3 'Supporting a prosperous rural economy', Paragraph 28 that:

*'To promote a strong rural economy, local and neighbourhood plans should:*

...

- *Promote the retention and development of local services and community facilities in villages, such as shops, meeting places,*



*sports venues, cultural buildings, public houses and places of worship.'*

Whilst there is the presumption in favour of sustainable development and a lack of a 5 year land supply, the minimal gain to the housing provision should be weighed carefully against the potential loss of a community asset.

#### SPD

Supplementary Planning Guidance – Retention of Shops, Post Offices and Public Houses in Villages (Adopted February 2004) sets out the Council's position with specific regard to the conversion of pubs to dwellings. This states that there will be '...support for the retention of facilities, where they can be shown to be viable...'. Paragraph 5.4 of SPD goes on to state:

*'The change of use of a village public house to an alternative use will not be permitted unless:*

- *At least one other public house exists within the settlement boundary or within easy walking distance to it; and*
- *It can be demonstrated by the applicant that all reasonable efforts have been made to sell or let (without restrictive covenant) the property as a public house, and that it is not economically viable; and*
- *There is no evidence of significant support from the community for the retention of the public house*

*If permission is granted for change of use, preference will be given to the premises remaining in some form of community or employment use; as long as there are no significant traffic, amenity, environmental or conservation problems as a result.*

*The council will require applicants to provide information on the following matters to enable full evaluation of their proposals'*

In relation to the first point from the SPD set out above, the submitted Design and Access states that Henley Village Hall is within the settlement boundary and provides a good range of services, including alcohol sales. Easy walking distance is defined in the SPD as being 200-300m from the settlement boundary. For reference, the application site is approx. 700m from the settlement boundary. There is not a footpath or street lighting and the highway has an unrestricted speed limit.

Whilst the last dedicated public house in the immediate vicinity of Henley, the Village Hall is licenced for alcohol sales and is within the settlement boundary, unlike the pub subject of this application.

In respect of the second criteria it should also be noted that there is no definition of "reasonable" and so assessment of the extent of efforts made to sell or let the property is highly subjective. However, the adopted planning guidance provides further details within the document detailed below:-

*- The property is required to have been advertised for sale for a minimum of 12 months. Information should include selling agent's literature, valuations and offers that have been received on the property.*



Information has been provided setting out the marketing that has been undertaken, commencing in October 2014 until present. An update provided on 4<sup>th</sup> November stating that there have been no new offers received.

- Information on the annual accounts/turn over of the premises for the most recent trading year should be submitted to the Local Planning Authority. These should take the form as if submitted to HM Inland Revenue and not just a single line 'the losses were...£\*\*\*'

The profit and loss accounts for the period that the public house was in operation have been submitted. This covers the period of November 2013 to August 2014. No further details are available.

- Evidence needs to be submitted on the opening hours of the premises, and attempts at diversification to sell/provide a wider product range/let rooms.

No details of the opening hours of the pub have been provided. However, third party representation makes reference to sporadic opening hours. Planning Officers have discussed alternative uses at the site. The submitted design and access statement provides an assessment of these alternatives. Further detail is provided below.

- Whether an application for financial assistance by an application to the Local Authority for rate relief has been made.

This is unknown, however reviewing this Council's criteria for rate relief it is unlikely that this business would qualify or at least it would be for a short temporary period only.

- Whether an application to the Local Authority to accommodate multiple use of the premises has been made.

An application was submitted and subsequently refused for the erection of a single dwelling in the rear garden of the site. It was proposed that this would allow additional accommodation for staff and support the ongoing viability of the business. No other applications for alternative uses have been submitted.

Finally there is the third criterion that refers to support and the community. It states:-

- *There is no evidence of significant support from the community for the retention of the public house*

A problem with this criterion is the failure to define "community" and so again this is a subjective term. For example how many letters represent a community? Is approximately 8 letters, a petition with more than 100 respondents from a range of properties in the wider Ipswich area and a parish council objection enough to represent a community given the size of the village/parish? Should you consider the comments from the wider area or just local customers that could be expected to use the public house?

The policy guidance provides some further detail on this point to help judge this criteria as reproduced below:-

There must be a significant expression of public support and evidence



illustrated, this should include:

- Considerable support in the form of letters expressing local concern is strong evidence of support;
- The expressed concern of the Parish Council, which should be based on consultation with the public to be valid.

Third party representation has been received, as summarised above, including a petition with 106 respondents from a range of properties in the parish of Henley and Ipswich area objecting to the proposed conversion.

The pub has been registered as an Asset of Community Value. The inclusion on the list of assets is currently undergoing review. No offers were made during the moratorium period. The registering of the pub as an ACV is currently being reviewed.

Henley Parish Council voted unanimously to object to the application.

General Permitted Development Order (2015)

It should be noted that updated Permitted development rights were issued in April 2015. Part 3, Class A of the GPDO sets out criteria where the conversion of a public house (A4) to a shop (A1) or financial and professional services (A2) could be acceptable.

A change of use under this regulation is dependent upon the site not being subject of an application to be registered as an asset of community value or having already been listed as being an asset of community value.

- **Principle of development**

Taking the above policies into account, the principle of the proposed conversion would be acceptable only if the applicant can reasonably demonstrate that the existing business is not viable, reasonable efforts have been made to sell the pub in its current form, alternatives are available and there is no significant local support for the current use.

- **Alternative facilities**

There are no other pub/restaurants within the village of Henley. However, it is noted that Henley Village Hall is located within the settlement boundary and provides a range of facilities for the local community, including licensed alcohol sales, albeit based on limited opening times and run by volunteers.

There are alternative pubs and restaurants within a relatively short driving distance from Henley including The Swan at Westerfield, The Fountain at Tuddenham and The Sorrell Horse at Barham, for example.

Although this is the last pub in the immediate vicinity of Henley, the site is not within a reasonable walking distance of the village as there is not a footpath to the site, no street lighting and there are a variety of other pubs within short driving distance of the site. Users inevitably rely upon the private car.

The pub outside is outside of the settlement boundary. There are a range of other pubs and restaurants in driving distance of Henley. Henley Village Hall provides an alternative within the settlement boundary itself, albeit on a limited basis. Based on this it is considered that the Cross Keys is not the only reasonable alternative for drinking, dining and community social events in the



vicinity of Henley.

- **Marketing of existing business**

The applicant's submission sets out the marketing undertaken in an attempt to sell the pub with its current use, albeit with an overage relating to any potential residential development within the site.

Marketing commenced based on a sales price of £350,000 in October 2014 with advertisement via Fleurets Leisure Property Specialist. Marketing included an advertisement on the estate agents website, in regional and national media, the local press and regular advertisement in trade publications.

Whilst interest was noted, there were no viewings of the property. However, two offers circa £230,000 were received last year but were discounted by the applicant as they were significantly below the asking price.

The asking price of the property was subsequently reduced from £350,000 to £295,000 in February 2015 following concerns raised by the Planning Officer that the asking price as set out in the previous application ref. 3579/14 appeared high. Further marketing was undertaken based on the reduced price of £295,000 from February 2015 to present. No new offers were reported.

Valuation of the pub has been provided from local estate agents to substantiate the asking price of £295,000. For information, the pub was purchased by the applicant in September 2013 for £190,000 and was subsequently refurbished with a stated investment of £73,657.

In relation to the points set out in the SPD, the applicant has provided information for the marketing of the property since October 2014, 13 months before this application is considered by Committee.

- **Viability of established use**

Information submitted demonstrates the significant investment made in the initial start-up of the pub in new equipment. This can be taken as a demonstration of the intention of the owner to operate the business under its established use.

Due to the limited period in which the pub was in operation under the current owner, the accounts available are limited to the period of November 2013 to August 2014. The submitted Design and Access Statement states that the business is not financially viable with net profits for the period of 20<sup>th</sup> November 2013 to 31<sup>st</sup> August 2014 being below forecasts.

Diversification of the business to support the existing use has been discussed with the applicant prior to the application to convert the pub to a dwelling. Previous submissions included the erection of a new dwelling in the rear garden of the site to allow additional staff accommodation. An application for this was refused at committee under application reference 3626/14.

Alternative uses of holiday accommodation and extension of the existing building were discussed with the applicant prior to submission of this application. The applicant has given consideration to these options but discounted them as set out in the submitted Design and Access Statement. The reasons for discounting are based on the financial investment required to establish holiday accommodation. Extension of the existing building is not considered practical



due to the layout of the existing building and site boundaries.

- **Community Support**

8 letters of representation and a petition with over 100 signatures have been received objecting to the application. 4 letters of support have been received.

The listing as an Asset of Community Value is currently being reviewed. An update is not available at the time of writing. However, members shall be updated as soon as possible.

The SPD states that 'considerable support in the form of letters expressing local concern is strong evidence of support'.

The extent of community support is inevitably difficult to objectively gauge but over 100 letters is considered to be a significant level of interest in this application. This should be taken into account and the ACV is capable of being considered as a material consideration. This does not correlate with the evidence put forward by the applicant that the business is not viable. It is acknowledged that an offer of £230,000 was made to purchase the pub with its current use excluding the overage clause in early 2015 but no further offers have been made since the asking price was reduced to £295,000.

- **Provision of a new dwelling**

The proposed conversion would re-use an existing building in the countryside. The provision of one new dwelling in the rural area would be of marginal benefit to the Council's provision of a five year land supply. The sustainability of the proposed use as a dwelling is considered in relation to the existing use as a pub. Neither the existing or proposed use benefits from a footpath link to the nearest settlement.

Taking the above points into account it is considered that the proposed use as a dwelling is likely to be less dependent upon the private motor vehicle than the use of the site as a pub. Whilst policy would usually restrict a new dwelling in the countryside, the proposed change of use is unlikely to result in any significant change in the character and appearance of the area.

On that basis, it is considered that the change of use to a dwelling would have a net gain in the sustainable use of the site whilst providing a marginal benefit to the Council's five year land supply.

- **Design and Layout**

The application seeks permission for the change of use of the building only. No structural changes are proposed as part of this application and, therefore, there are no changes to the design and layout of the site.

- **Highway and Access Issues**

There are no objections from a highways safety perspective based on the use of the existing access.

- **Consultee and Representatives Comment**

No objections to the proposed change of use have been received from statutory consultees. Third party representation is summarised above and available within the committee agenda.

- **CONCLUSION**

The proposed development would result in the loss of the last public house within the vicinity of Henley. However, the public house has been shown to have had limited financial success under current management. The property has been marketed for the required period as set out in the relevant SPD. The pub was relatively recently purchased by the applicant and underwent a marketing campaign as part of the previous sale. It is considered that the marketing undertaken prior to this application is reasonable.

Significant numbers of representations have been received IN objection to the loss of the pub. However, this has not been substantiated by sales or offers to purchase the pub with its established use. The rural location and poor linkage to the nearest settlement is likely to have had a bearing on the attractiveness of the building for business investment.

The provision of community facilities are of significant importance in the consideration of applications in relation to the NPPF and with particular reference to the SPD.

The site that is subject of this application is not well linked to an existing settlement and has undergone ample marketing without investment based on its current use. Although not a traditional pub, there are services provided within the village through the Village Hall and there are a wide range of alternative facilities within a short drive of Henley.

Taking the location and marketing into account and the provision of one new dwelling, it is considered that, in this instance, the conversion of the pub to a single dwelling is acceptable.

### **RECOMMENDATION**

**That Full Planning Permission be granted subject to the following conditions:**

- 1. 3 year time limit**
- 2. Compliance with submitted plans**
- 3. Details of boundary treatment**
- 4. Highways condition – no means of enclosure over 0.6m in height**

Philip Isbell  
Corporate Manager - Development Management

Mark Pickrell  
Senior Planning Officer

### **APPENDIX A - PLANNING POLICIES**

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

**Cor1** - CS1 Settlement Hierarchy

**Cor2** - CS2 Development in the Countryside & Countryside Villages

**Cor5** - CS5 Mid Suffolks Environment

**CSFR-FC1** - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

**CSFR-FC1.1** - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE

DEVELOPMENT

Cor6 - CS6 Services and Infrastructure

2. Mid Suffolk Local Plan

E6 - RETENTION OF INDIVIDUAL INDUSTRIAL AND COMMERCIAL SITES

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

HB13 - PROTECTING ANCIENT MONUMENTS

H9 - CONVERSION OF RURAL BUILDINGS TO DWELLINGS

H7 - RESTRICTING HOUSING DEVELOPMENT

H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT

T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT

3. Planning Policy Statements, Circulars & Other policy

SPGP - PUBLIC HOUSES

NPPF - National Planning Policy Framework

**APPENDIX B - NEIGHBOUR REPRESENTATIONS**

Letter(s) of representation(s) have been received from a total of 13 interested party(ies).

The following people **objected** to the application

[REDACTED]

The following people **supported** the application:

[REDACTED]

The following people **commented** on the application:

This page is intentionally left blank





**Title:** Site Location Plan

**Reference:** 3349/15

**Site:** The Cross Keys Inn, Main Road, Henley, IP6 0QP



**MID SUFFOLK DISTRICT COUNCIL**

131, High Street, Needham Market, IP6 8DL  
Telephone : 01449 724500  
email: [customerservice@csduk.gov.uk](mailto:customerservice@csduk.gov.uk)  
[www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)



SCALE 1:1250

Reproduced by permission of  
Ordnance Survey on behalf of HMSO.  
© Crown copyright and database right 2015  
Ordnance Survey Licence number 100017810

Date Printed : 16/11/2015



5045114

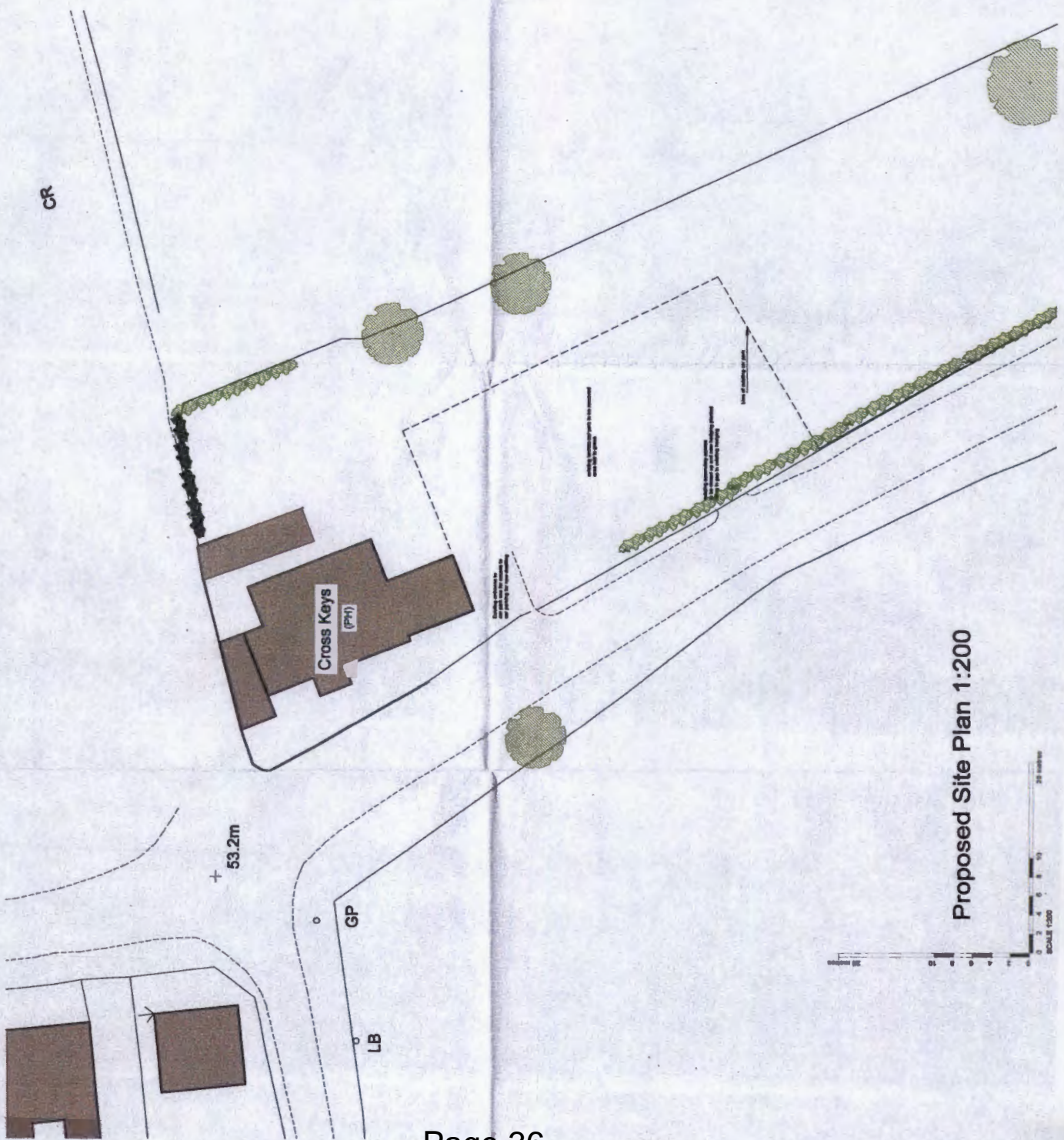
**CONSTRUCTION (PLANNING) REGULATIONS 2007**  
 SECTION 186(1)(A) - PLANNING PERMISSION REQUIRED FOR THE PROPOSED WORKS.  
 THE PROPOSED WORKS ARE NOT PERMITTED UNDER THE CURRENT PLANNING PERMISSION.  
 THE PROPOSED WORKS ARE NOT PERMITTED UNDER THE CURRENT PLANNING PERMISSION.  
 THE PROPOSED WORKS ARE NOT PERMITTED UNDER THE CURRENT PLANNING PERMISSION.

**Planning Control Received**  
 -9 OCT 2015  
 Approved by: [Signature]  
 Date: 09/10/15



**peter wells architects**  
 111250 @ A1  
 1:1250  
 11/10/15  
 Planning Application

Client	Cross Keys
Site	Main Road, Hoveley, Ipswich
Project	Proposed Site Plan & Location Plan
Drawn	11/10/15
Checked	11/10/15
Scale	1:1250
Project No.	PW0813_01
Project Name	Planning Application





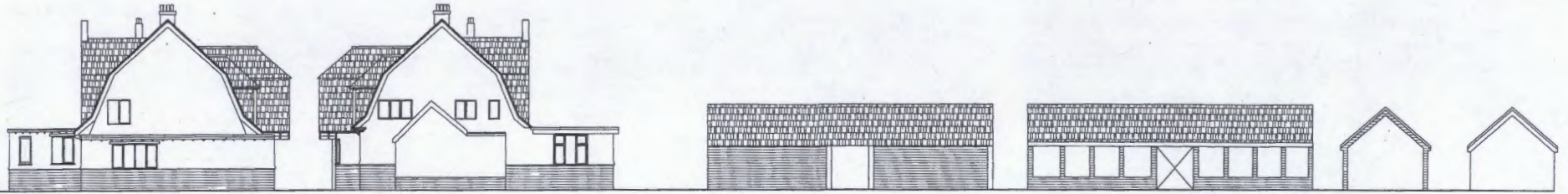
CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007  
 Building Regulations Approved Document A: Structure  
 1. If you do not fully understand the data provided during the construction of the structure, please contact the person who provided the data or a member of the design team.

Planning Control  
 Received  
 - 9 OCT 2015  
 Acknowledged  
 Date  
 By Mr. [Signature]



Front elevation

rear elevation



side elevation

side elevation

shed Front elevation

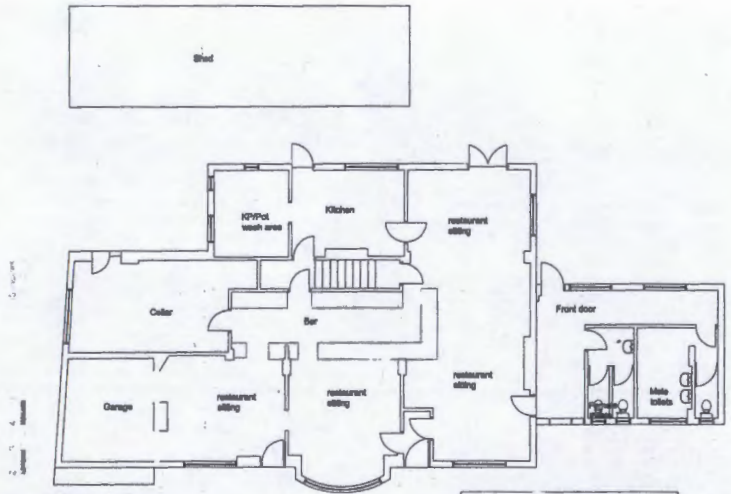
shed rear elevation

shed side elevation

shed side elevation

Page 37

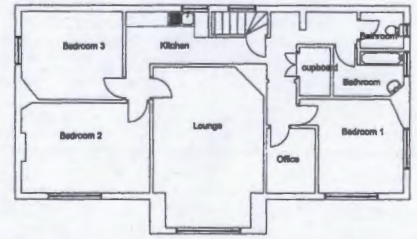
26.



Ground Floor

SCALE 1:10

THESE PLANS ARE THE PREMISES AS EXISTING.  
 THERE ARE NO PROPOSALS TO CARRY OUT ANY  
 EXTERNAL ALTERATION WORKS AS PART OF THE  
 CONVERSION TO RESIDENTIAL.



First Floor

Site 1	Site 2
Site 3	Site 4
Site 5	Site 6
Site 7	Site 8
Site 9	Site 10
Site 11	Site 12
Site 13	Site 14
Site 15	Site 16
Site 17	Site 18
Site 19	Site 20
Site 21	Site 22
Site 23	Site 24
Site 25	Site 26
Site 27	Site 28
Site 29	Site 30
Site 31	Site 32
Site 33	Site 34
Site 35	Site 36
Site 37	Site 38
Site 39	Site 40
Site 41	Site 42
Site 43	Site 44
Site 45	Site 46
Site 47	Site 48
Site 49	Site 50
Site 51	Site 52
Site 53	Site 54
Site 55	Site 56
Site 57	Site 58
Site 59	Site 60
Site 61	Site 62
Site 63	Site 64
Site 65	Site 66
Site 67	Site 68
Site 69	Site 70
Site 71	Site 72
Site 73	Site 74
Site 75	Site 76
Site 77	Site 78
Site 79	Site 80
Site 81	Site 82
Site 83	Site 84
Site 85	Site 86
Site 87	Site 88
Site 89	Site 90
Site 91	Site 92
Site 93	Site 94
Site 95	Site 96
Site 97	Site 98
Site 99	Site 100

**peter wells architect**  
 01204 610231 07767 734  
 peter.wells@peterwellsarchitect.com

**Cross Keys, Hensley, Ipswich**  
**Ferrwick Ltd**  
 Existing Elevations and Plans  
 1:100 @ A1  
 Dec 2015  
 PW013\_03  
 Planning Application

This drawing was prepared for the client, Project A. It is issued for use for the purposes set out in the Project Brief.  
 Peter Wells Architect accepts no responsibility whatsoever for the use of this drawing for any other purpose than that intended.  
 The drawing is to be read in conjunction with all relevant contracts and specifications.  
 No responsibility is accepted for the accuracy of the information provided.  
 © Copyright Peter Wells Architect 2015

## Consultee Comments for application 3349/15

### Application Summary

Application Number: 3349/15

Address: The Cross Keys Inn, Main Road, Henley, IP6 0QP

Proposal: Change of use of existing public house to residential dwelling including removal of part of existing car park, revised application following refusal of application 1799/15

Case Officer: Mark Pickrell

### Consultee Details

Name: Mr Rod Caird

Address: 26 Church Lane, Henley, Ipswich IP6 0RQ

Email: rodcaird@yahoo.co.uk

On Behalf Of: Henley Parish Clerk

### Comments

This planning application was considered at a meeting of Henley Parish Council on October 27, 2015.

The Parish Council decided unanimously to oppose the application on the following grounds:

The Parish Council does not accept the argument that the Cross Keys pub business was failing and required closure; does not believe that the terms on which the pub is being offered for sale (an asking price of £295,000 plus 50% of any uplift in value over 20 years if change of use is allowed) are fair or reasonable; is aware of very considerable support in the Henley area for the continuing existence of the Cross Keys as a pub.



Your Ref: MS/3349/15  
 Our Ref: 570\CON\3177\15  
 Date:  
 Highways Enquiries to: kyle.porter@suffolk.gov.uk



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

Email: [planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk)

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

**For the Attention of:** Mark Pickrell

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3349/15**

**PROPOSAL:** Change of use of existing public house to residential dwelling including removal of part of existing car park, revised application following refusal of application 1799/15

**LOCATION:** The Cross Keys Inn, Main Road, Henley

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 V 6

Condition: Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no means of frontage enclosure shall exceed 0.6 metres in height above the level of the carriageway of the adjacent highway.

Reason: In the interests of highway safety in order to maintain intervisibility between highway users.

2 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/](http://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.

Yours sincerely,

**Mr Kyle Porter**  
**Development Management Technician**  
 Strategic Development – Resource Management



## Consultation Response Pro forma

<b>1</b>	<b>Application Number</b>	3349/15 Cross Keys Inn, Henley	
<b>2</b>	<b>Date of Response</b>	21.10.15	
<b>3</b>	<b>Responding Officer</b>	Name:	Paul Harrison
		Job Title:	Enabling Officer
		Responding on behalf of...	Heritage
<b>4</b>	<b>Summary and Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<ol style="list-style-type: none"> <li>1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> <li>• no harm to any heritage asset because the building's modest contribution to the character of the area is not affected by the alterations proposed.</li> </ul> </li> <li>2. The Heritage Team recommends approval.</li> </ol>	
<b>5</b>	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>I see no reason to vary from my comment on previous applications:</p> <p>From old OS maps it appears that the existing building was erected between 1904 and 1926, possibly as a purpose-built roadside inn. Its architectural character relates it to roadside inns which were built in the inter-war period in rural areas to cater for newly mobile urban populations. As such the building, although not meeting the strict criteria for listing, makes a modest contribution to the character of its rural surroundings.</p> <p>The change of use will have negligible impact on the building's historic interest. Alterations proposed have no material impact on the building's external character.</p>	
<b>6</b>	<b>Amendments, Clarification or Additional Information Required</b> (if holding objection)  If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		

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





## EAST OF ENGLAND OFFICE

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

Direct Dial: 01223 582724

Our ref: P00481681

Dear Mr Pickrell

**Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015**

**THE CROSS KEYS INN, MAIN ROAD, HENLEY, IP6 0QP**  
**Application No 3349/15**

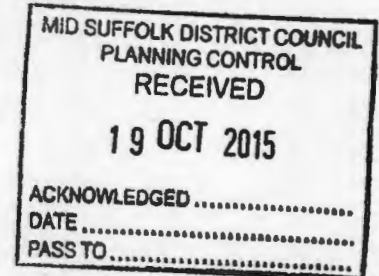
Thank you for your letter of 12 October 2015 notifying Historic England of the application for listed building consent/planning permission relating to the above site. On the basis of the information provided, **we do not consider that it is necessary for this application to be notified to Historic England** under the relevant statutory provisions, details of which are enclosed.

If you consider that this application does fall within one of the relevant categories, or if there are other reasons for seeking the advice of Historic England, we would be grateful if you could explain your request. Please do not hesitate to telephone me if you would like to discuss this application or the notification procedures in general.

We will retain the application for four weeks from the date of this letter. Thereafter we will dispose of the papers if we do not hear from you.

Yours sincerely

**Janine Dykes**  
Assistant Inspector of Historic Buildings and Areas  
E-mail: [janine.dykes@HistoricEngland.org.uk](mailto:janine.dykes@HistoricEngland.org.uk)

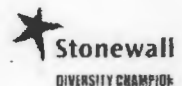


Enclosure: List of applications requiring consultation with and notification to Historic England



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749  
[HistoricEngland.org.uk](http://HistoricEngland.org.uk)



This page is intentionally left blank

MID SUFFOLK DISTRICT COUNCIL  
DEVELOPMENT CONTROL COMMITTEE - 02 December 2015

---

<b>AGENDA ITEM NO</b>	<b>3.</b>
<b>APPLICATION NO</b>	3208/15
<b>PROPOSAL</b>	Demolition of existing A1/ Sui Generis units. Erection of 3 and four storey C3 residential unit to provide 14 apartments which comprise of 4no. 2 bed flats, 6no. 1 bed flats and 4no. 1 bed maisonettes (revised scheme to 2867/14)
<b>SITE LOCATION</b>	Mulberry House, Milton Road South, Stowmarket, IP14 1EZ
<b>SITE AREA (Ha)</b>	0.07
<b>APPLICANT</b>	Mr Haydon
<b>RECEIVED</b>	September 2, 2015
<b>EXPIRY DATE</b>	December 3, 2015

---

**REASONS FOR REFERENCE TO COMMITTEE**

The application is referred to committee for the following reason:

- (1) the Head of Economy considers the application to be of a controversial nature having regard to the planning reasoning expressed by the Parish Council and the location, scale and / or nature of the application.

**PRE-APPLICATION ADVICE**

1. Pre-application advice was sought prior to submission of a previous application. An application was subsequently submitted seeking permission for 13 flats utilising access from the south of the site. This was withdrawn prior to determination due to ownership issues with the access. Further pre-application advice was undertaken with SCC Highways based on the utilisation of the existing access to the site directly from Milton Way.

**SITE AND SURROUNDINGS**

2. The application is located on the corner of Milton Road South and Gipping Way. An access road to Morrisons runs to the south-west of the site with the associated public car park abutting the south-eastern of the site.

Existing buildings on the site include Mulberry House which is a part two storey building with dual pitched roof and part single storey with mono-pitch roof. The building is constructed from red brick and clay pantile. The existing building is in retail use currently occupied by Events.

The remainder of the site is currently a vacant former car sales site with hardstanding. Boundary treatment includes low fencing on and gated access directly from Milton Road South on the north-western boundary and part low fencing and part 1.8m hit and miss fencing on the north-eastern boundary



abutting Gipping Way.

The car sale site has been vacant for a number of years and the boundary and hardstanding have become overgrown with bushes.

The site is approx. 70m north-east of the town centre.

Neighbouring properties to the south of the site include Sheringham Court which is a mix of flats between two and three storeys in height. To the west of the site is Milton House which is a detached grade II listed building set within garden land. To the south-west is a Morrisons supermarket and car park. To the north is currently vacant site which was formerly industrial buildings which have since been demolished. To the north west is a site which is currently undergoing redevelopment for the provision of a retail unit and builders merchants.

The ground level of the site slopes down to the north, towards the nearby River Gipping. The ground level rises towards the south and the town centre. The neighbouring car park is set on a level with the superstore, resulting in retaining walls abutting the site with a higher ground level at the north-eastern corner of the site.

## HISTORY

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

2867/14	Demolition of existing A1/Sui Generis units. Erection of three and four storey C3 residential unit to provide 9 number 1 bedroom apartments and 4 number 2 bedroom apartments.	Withdrawn 22/12/2014
---------	---	----------------------

## PROPOSAL

4. It is proposed to demolish the existing buildings on the site and erect a three and four storey residential development providing 14 apartments which comprise of 4no. 2 bed flats, 6no. 1 bed flats and 4no. 1 bed maisonettes.

The proposed development is of modern design with external elevations to include a mix of traditional red brick walls with blue/grey ceramic tile detail, through colour render, zinc panels and vertical timber cladding.

## POLICY

5. **Planning Policy Guidance**

See Appendix below.

## CONSULTATIONS

6. **Stowmarket Parish Clerk**

'That the Town Council recommends refusal of the application on the following grounds:

i) That, contrary to planning policy H13, the proposed development will not have satisfactory access to the adjacent highway. The proposed access/egress will have a detrimental impact upon roads in the immediate vicinity of the proposed development including Milton Road South and Gipping Way. The Town Council is of the opinion that these roads are already highly congested, especially in the mornings and early evenings and the proposed development will further impact upon this situation; and

ii) That the proposed development will fail to meet the following standards of planning policy T10:

- a) the provision of safe access to and egress from the site;
- b) the suitability of existing roads giving access to the development, in terms of the safe and free flow of traffic and pedestrian safety;
- c) whether the amount and type of traffic generated by the proposal will be acceptable in relation to the capacity of the road network in the locality of the site; and
- d) the provision of adequate space for the parking .... of cars.

The Town Council also wishes to express disappointment of the loss of the existing A1/Sui Generis units.'

#### **Suffolk County Council - Highways**

'Although there have previously been concern for the conversion of this site to residential use, this site is extremely well located to take advantage of nearby shopping, amenities and sustainable transport options which are located close to this site and this helps to mitigate the potential highway concerns. Although the existing access is proposed to be retained, the access road to Morrison's site is adjacent to the existing vehicular access and therefore it is likely that a minor intensification of this access would cause minimal impact compared to the vehicles that use the access road to the supermarket.'

No objections subject to conditions.

#### **SCC - Corporate S106**

Extract:

<b>Service Requirement</b>	<b>Contribution per dwelling</b>	<b>Capital Contribution</b>
Education - Primary	£937	£12,181
Education – Secondary	£0	£0
Education – Sixth Form	£0	£0
Pre-School Provision	£0	£0
Transport	£-	£-
Rights of Way	£-	£-
Libraries	£216	£3,024
Waste	£51	£714
<b>Total</b>	<b>£1,204</b>	<b>£15,919</b>

#### **MSDC Economic Strategy**

No objection in principle comments of the Town Council regarding traffic issues is reiterated.

**Suffolk County Council - Archaeological Service**

No objection and no recommended conditions

**MSDC - Environmental Health - Land Contamination**

No objections subject to condition

**MOD Safeguarding**

No objections

**Fire Service Hq - County Fire Officer**

No objections

**Historic England**

No comment

**LOCAL AND THIRD PARTY REPRESENTATIONS**

7. This is a summary of the representations received.

1 letter of objections has been received based on the following issues:

- Inadequate parking provision
- Highway safety issues due to proximity to junction with Gipping Way

**ASSESSMENT**

8. The proposed development is considered in relation to the following key points:

- Principle of development
- Design and layout
- Highways and access
- 106 contributions

• **Principle of development**

The Local Plan 1998 (Saved Policies)

The proposed development lies within the settlement boundary of Stowmarket.

Policy SB1 of the Local Plan states that new development will take place within existing settlements unless provided for by other policies contained in the plan.

Policy H2 states that within towns the scale of housing development will be consistent with protecting the character of the settlement and landscape setting of the town.

Policy E6 provides that the district planning authority recognises the importance of existing industrial and commercial sites as providing local employment opportunities. In considering applications for change of use the district planning authority will expect a significant benefit for the surrounding environment, particularly in terms of improved residential amenity or traffic safety. The current site has the use as a vacant sui generis car sale plot and trading retail unit.



The Local Development Framework Core Strategy 2008

Policy CS1 of the Core Strategy states that the majority of new development will be directed to towns and key service centres.

Policy CS5 of the Core Strategy states that the council will seek to protect and conserve landscape qualities. CS5 also states that any new development will be of a high quality design that respects the local distinctiveness of the district and create visual interest in the street scene.

Policy CS6 of the Core Strategy states that new development will provide or support the delivery of appropriate and accessible infrastructure.

Policy CS7 of the Core Strategy states that 50% of new development will be on brownfield land.

The Core Strategy Focused Review (CSFR) 2012

The Core Strategy Focused Review (CSFR) Policy FC 1 sets out the council's presumption in favour of sustainable development. This is qualified by supporting text that states that the Council will grant permission unless material considerations indicate otherwise – taking into account whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework as a whole; or specific policies in that Framework indicate that development should be restricted.

Policy FC 1.1 sets out Mid Suffolk's approach to delivering Sustainable Development and states that "*development proposals will be required to demonstrate the principles of sustainable development and will be assessed against the presumption in favour of sustainable development as interpreted and applied locally to the Mid Suffolk context through the policies and proposals of the Mid Suffolk new style Local Plan. Proposals for development must conserve and enhance the local character of the different parts of the district. They should demonstrate how the proposal addresses the context and key issues of the district and contributes to meeting the objectives and the policies of the Mid Suffolk Core Strategy and other relevant documents.*"

Stowmarket Area Action Plan

SAAP Policy 4.1 – Presumption in Favour of Sustainable Development reinforces Core Strategy Focused Review FC 1 and FC 1.1. This provides that the Council will take a positive approach in accordance with the NPPF and always work with applicants to secure development that improves the economic, social and environmental conditions in the area.

SAAP Policy 4.2 – Providing a Landscape Setting for Stowmarket provides that, where appropriate, the Council seek to enhance the landscape setting of Stowmarket with particular regard to development that may impact on views in, out and across Stowmarket. In this instance, the site would be relatively prominent to views from Gipping Way and provide a potential feature in the street scape of the town centre in views from the north.

NPPF

The National Planning Policy Framework (NPPF) provides that the NPPF "*does not change the statutory status of the development plan as the starting point for*



*decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise".*

The NPPF also provides (paragraph 187) that *"Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work pro-actively with applicants to secure developments that improve the economic, social and environmental conditions of the area."*

Section 7 of the NPPF refers to design. It provides that good design is a key aspect of sustainable development; it should contribute positively to making places better for people. Decisions should aim to ensure that development will function well and add to the overall quality of the area, establish a strong sense of place, create attractive and comfortable places to live, work and visit, optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks.

Furthermore it provides that development should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. The NPPF goes on to state it is "proper to seek to promote or reinforce local distinctiveness" (paragraph 60) and permission should be "refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions" (paragraph 64).

#### NPPF – Supply of Housing

The NPPF provides that Local Authorities should maintain a five year land supply for residential development. Para 49 goes on to provide *"Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites."*

The Council acknowledges that it is unable to demonstrate a five-year supply of deliverable housing land, as required by paragraph 47 of the Framework. Accordingly, in accordance with paragraph 49 of the Framework, the proposal should be considered in the context of the presumption in favour of sustainable development. For the purposes of decision taking, that means granting planning permission unless the adverse effects of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework, taken as a whole.

This site has the potential to offer a welcome opportunity to add to land supply in Stowmarket in the particular circumstances of this brownfield site, close to the town centre of Stowmarket.

In summary, the proposed development is a brownfield site in a sustainable location within Stowmarket. The mix of 1 and 2 bedroom dwellings is in demand in the town. The development would result in the loss of an employment site, albeit in need of investment to achieve its optimal value and a commercial asset. Subject to achieving high quality design the principle of residential development on the site is accepted.



- **Design and layout**

The site is very prominent within Stowmarket, being adjacent to Gipping Way, close to the town centre and visible in views when travelling towards the town centre from the modern Cedars Park residential development site. Views of the site from Gipping Way give a relatively poor impression. The site is in a potential feature location, located prominently on Gipping Way and visible in views across the nearby public car park.

Other development in the area includes Morrisons supermarket and associated car park, Sheringham Court which includes two and three storey residential development. Permission has recently been granted for a DIY retail unit and builders merchants nearby. Permission has also recently been granted for a three storey block residential flats on Ipswich Street. On the opposite corner of the site is a grade II listed building set within an open garden space. Permission has also recently been granted for residential development at land on Prentice Road and three storey development granted on land off Creting Road, west. A historic permission has also been granted for residential development on the former industrial land on the opposite side of Gipping Way.

Given the topography of the site and recent permissions for new development in the area, the application site has the potential to form a landmark development, creating a gateway from the industrial and employment areas along the eastern parts of Gipping Way into the town centre and mixed areas of retail and residential uses.

The internal layout, underground parking and provision of communal outdoor space is considered to avoid unacceptable serious impact on residential amenity of adjacent property whilst still providing a relatively good level of amenity for future occupants. The arrangement of rooms provides reasonable safeguards to privacy for residents of Sheringham Court to the south west.

The scale, layout, massing and detailing of this development is considered to be of a high quality that is befitting of its location as a landmark feature along one of the main highways into central Stowmarket and would uplift the appearance of the area. The design of the building is considered to be befitting of its location.

- **Highways and access**

The existing use of the site is for car sales (*sui generis*). The site has been vacant for several years. However, under the existing permitted use a new car sales business could operate from the site without planning permission, subject to there being no material change in the intensity of use.

Milton Way is a busy access road, linking between Ipswich Street and the town centre with Gipping Way. Milton Way is also used to access Morrisons and the public car park. As such there is frequent queuing from the traffic lights on the junction with Gipping Way past the proposed access. However, this is to be assessed in relation to the existing permitted use of the site that could allow a car sales business to operate without restriction.

The application proposes 14no. flats with 1no. parking space per unit and a secure cycle storage area. The site is approx. 400m from the railway station and 100m from the town centre with associated public transport links. Visitors to the development could reasonably be expected to use the adjacent public car park.

Suffolk County Council Highways have assessed the parking provision and access and consider that there would not be a significant adverse impact that would warrant refusal of the application.

Whilst it is acknowledged that the proposed development is likely to result in an increased impact on the nearby junction with Gipping Way, no objection has been raised by SCC Highways.

The proposed development would be in a sustainable location and can reasonably be expected to benefit from good access to local services and facilities without dependency on private motor vehicles and occupants would have good access to public transport. In all the circumstances it is considered access and parking arrangements are acceptable.

- **Financial contributions**

The proposed development would provide 14no. 1 and 2 bed units. The site is within the settlement boundary of Stowmarket where the threshold for the provision of affordable housing is 15 units or more. The proposal is therefore not liable to provide affordable units. However, it should be acknowledged that there is demand for smaller 1 and 2 bed units close to the town centre of Stowmarket.

The application site would be liable to provide contributions towards the provision of open space and social infrastructure (OSSI). However, any contributions are required to comply with CIL Regulation 122 which restricts the pooling of contributions from 5 or more developments. CILL 122 regulations also require any contributions to be made for specific projects or needs that would arise due to the proposed development. Given the location of the site close to the centre of Stowmarket it has not been possible to allocate contributions towards any specific projects that have already benefitted from pooled contributions. OSSI contributions have therefore not been secured for this development.

SCC Infrastructure contributions are bound by the same CIL 122 regulations. Comments provided on behalf of SCC Infrastructure set out sites to which contributions would be assigned whilst complying with CIL 122. These would total £15,919. It is recommended that these are secured by 106 if permission is resolved to be granted.

- **CONCLUSION**

The proposal gives the opportunity to redevelop a brownfield site close to the town centre of Stowmarket and improve the appearance of a partly neglected site and provide a 'landmark' development that improves the appearance of the area and act as a 'gateway' site, marking the entrance to the centre of Stowmarket when travelling along Gipping Way.

The development would replace the vacant car sales plot and replace the existing retail unit. Whilst the loss of retail unit is regrettable, it is noted that there are vacant units within the shopping frontage of Stowmarket that would be better related to the town centre. The loss of the sui generis use would result in the loss of an employment opportunity but considering that the site has been vacant for several years it is considered that the loss of the existing use is acceptable.

The proposed development would utilise an existing access. Considering the



existing use of the site and associated access SCC Highways consider that the development would not result in a significant adverse impact on highway and, considering the very sustainable location of the site, has shown that suitable parking can be provided.

The design of the building would enhance the character and appearance of the area and would be in keeping with the modern character of recently approved developments in the vicinity of the site. The development would help meet demand for smaller residential units in a sustainable location and would provide a welcome contribution towards the Council's land supply on a brownfield site close to the centre of Stowmarket.

### **RECOMMENDATION**

**That authority be delegated to The Corporate Manager for Development Management to grant outline planning permission subject to the prior completion of a Section 106 on terms to his satisfaction to secure the following head of terms and that such permission be subject to the conditions as set out below:**

- **Contribution towards the provision of Suffolk County Council Infrastructure including the following:**
  - **Primary education: £12,181**
  - **Libraries: £3,024**
  - **Waste: £714**

### **Conditions:**

1. **3 year time limit**
2. **Compliance with plans**
3. **Details of materials to be agreed notwithstanding applicant's drawings**
4. **Hard and soft landscaping scheme to be agreed**
5. **Hard and soft landscaping scheme to be implemented as agreed**
6. **Cycle storage to be provided**
7. **Bin store to be provided**
8. **Highways – Provision of parking and access**
9. **Contamination scheme**

Philip Isbell  
Corporate Manager - Development Management

Mark Pickrell  
Senior Planning Officer

### **APPENDIX A - PLANNING POLICIES**

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

- Cor1 - CS1 Settlement Hierarchy
- Cor5 - CS5 Mid Suffolks Environment
- Cor6 - CS6 Services and Infrastructure
- Cor7 - CS7 Brown Field Target
- Cor8 - CS8 Provision and Distribution of Housing
- Cor9 - CS9 Density and Mix
- CS SAAP - Stowmarket Area Action Plan
- CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
- CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT
- CSFR-FC2 - PROVISION AND DISTRIBUTION OF HOUSING

2. **Mid Suffolk Local Plan**

- HB8 - SAFEGUARDING THE CHARACTER OF CONSERVATION AREAS
- HB9 - CONTROLLING DEMOLITION IN CONSERVATION AREAS
- HB1 - PROTECTION OF HISTORIC BUILDINGS
- HB13 - PROTECTING ANCIENT MONUMENTS
- GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
- H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION
- E6 - RETENTION OF INDIVIDUAL INDUSTRIAL AND COMMERCIAL SITES
- H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT
- H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS
- H2 - HOUSING DEVELOPMENT IN TOWNS
- HB8 - SAFEGUARDING THE CHARACTER OF CONSERVATION AREAS

3. **Planning Policy Statements, Circulars & Other policy**

- NPPF - National Planning Policy Framework
- C01/03 - Safeguarding aerodromes, technical sites and military explosives

**APPENDIX B - NEIGHBOUR REPRESENTATIONS**

Letter(s) of representation(s) have been received from a total of 1 interested party(ies).

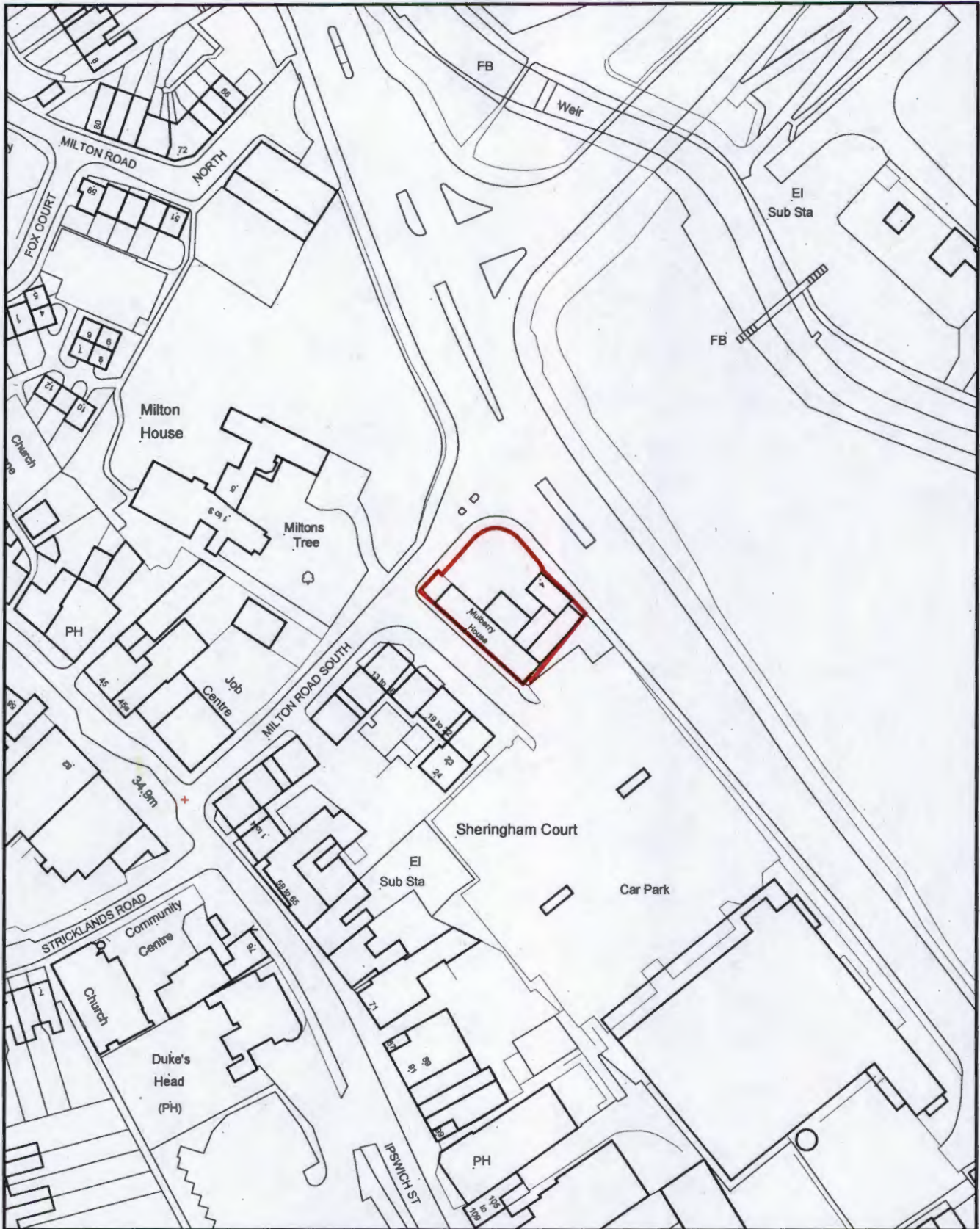
The following people **objected** to the application

[REDACTED]

The following people **supported** the application:

The following people **commented** on the application:





**Title:** Site Location Plan

**Reference:** 3208/15

**Site:** Mulberry House, Milton Road South, Stowmarket, IP14 1EZ



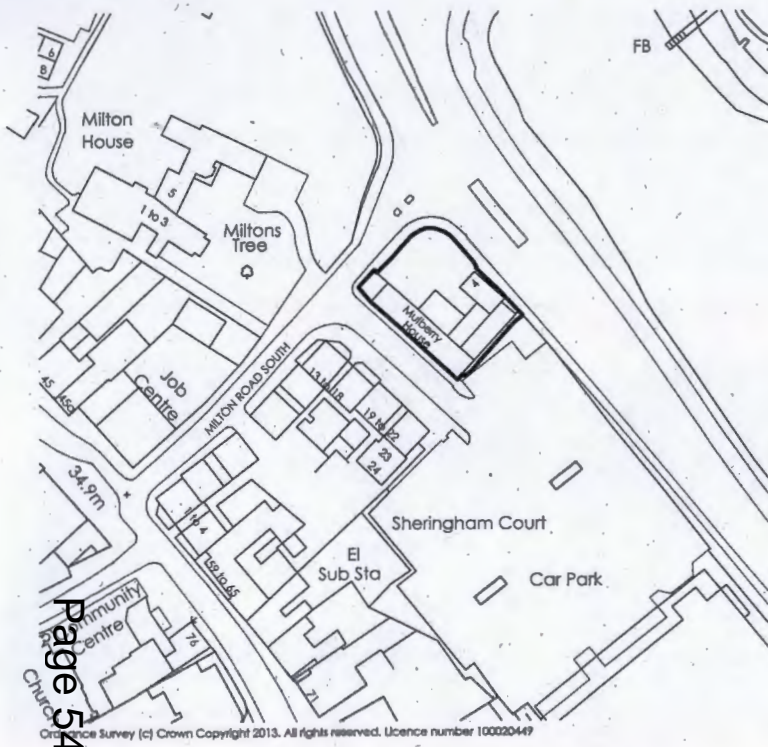
**MID SUFFOLK DISTRICT COUNCIL**  
 131, High Street, Needham Market, IP6 8DL  
 Telephone : 01449 724500  
 email: customerservice@csduk.gov.uk  
 www.midsuffolk.gov.uk



SCALE 1:1250

Reproduced by permission of  
 Ordnance Survey on behalf of HMSO.  
 © Crown copyright and database right 2015  
 Ordnance Survey Licence number 100017810





Page 54

Ordnance Survey (c) Crown Copyright 2013. All rights reserved. Licence number 100020449

Site Location Plan  
1:1250



Proposed Site Block and Roof Plan  
1:500

42.

DO NOT SCALE THIS DRAWING - USE DIMENSIONS  
The Contractor is to check and verify all dimensions on site before starting work and report any omissions or errors. This drawing is to be read in conjunction with all relevant consultants and specialists drawings. This Drawing is Copyright

This drawing is issued for the sole and exclusive use of the named recipient. Distribution to any third party is on the strict understanding that no liability is accepted by architects for any discrepancies, errors or omissions that may be present, and no guarantee is offered as to the accuracy of information shown.

Revisions

A-27/08/15 A-23/04/15 Site block plan added

Drawing Title  
Site Location Plans  
Project  
New Dwellings  
Milton Road  
Stowmarket  
Client  
Haydon Holdings

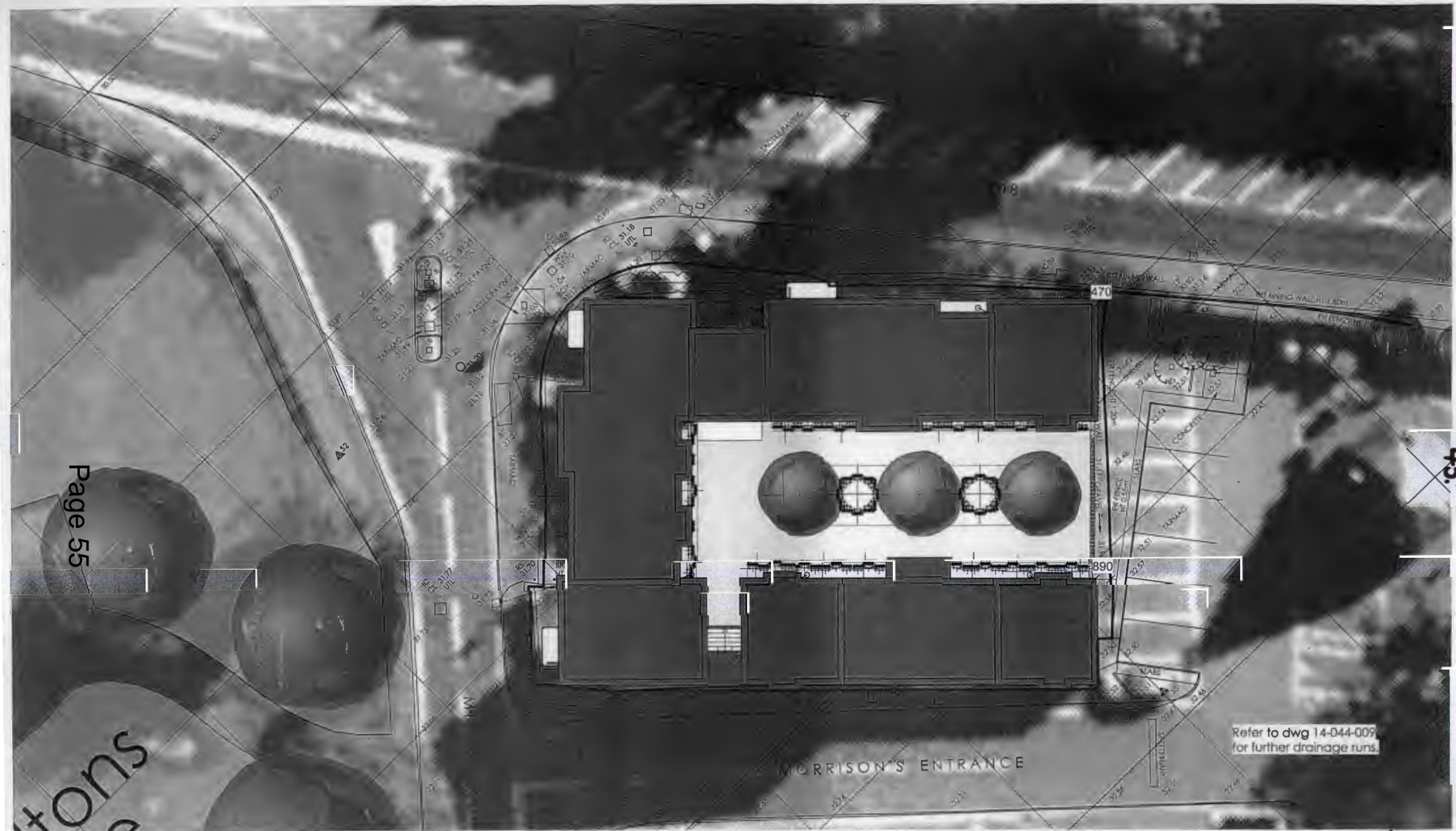
Drawing Number  
14-044-001A  
Scale  
As Indicated  
Date  
Sept 2015  
Drawn By  
BMA

DEVELOPED

infinite architects  
stable block  
8 angel hill  
bury st edmunds  
suffolk ip33 1uz  
t: 01284 727710  
e: thestudio@infinitearchitects.co.uk  
www.infinitearchitects.co.uk

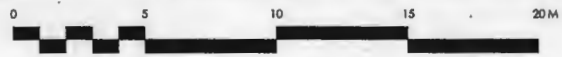
RIBA Chartered Practice





Proposed Site Plan

- Foul drainage to connect to existing
- Surface water drainage to connect to existing



DO NOT SCALE THIS DRAWING - USE DIMENSIONS  
 The Contractor is to check and verify all dimensions on site before starting work and report any omissions or errors. This drawing is to be read in conjunction with all relevant consultants and specialists drawings. This Drawing is Copyright

This drawing is issued for the sole and exclusive use of the named recipient. Distribution to any third party is on the strict understanding that no liability is accepted by inifinitarchitects for any discrepancies, errors or omissions that may be present, and no guarantee is offered as to the accuracy of information shown.

Revisions  
**A-23/06/15** Amendments to graphical attributes of topo. survey

Drawing Title  
**Proposed Site Plan**  
 Project  
**New Dwellings**  
 Milton Road  
 Stowmarket  
 Client  
**Haydon Holdings**

Drawing Number  
**14-044-002A**  
 Scale  
**1:200**  
 Date  
**Sept 2015**  
 Drawn By  
**BMA**

DEVELOPED  
**inifinitarchitects**  
 stable block  
 8 angel hill  
 bury st edmunds  
 suffolk ip33 1ue  
 t: 01284 727710  
 e: thestudio@inifinitarchitects.co.uk  
 www.inifinitarchitects.co.uk

**RIBA** #  
 Chartered Practice





Page 56

Proposed view from Gipping Way

**DO NOT SCALE THIS DRAWING - USE DIMENSIONS**

The Contractor is to check and verify all dimensions on site before starting work and report any omissions or errors. This drawing is to be read in conjunction with all relevant consultants and specialist drawings. This Drawing is Copyright

This drawing is issued for the sole and exclusive use of the named recipient. Distribution to any third party is on the strict understanding that no liability is accepted by the architects for any discrepancies, errors or omissions that may be present, and no guarantee is offered as to the accuracy of information shown.

**Revisions**

- A- 24/06/15 Finalising preim drawings
- B- 26/08/15 Finalising planning drawings

**Drawing Title**  
Proposed View 1 - Option 2

**Project**  
New Dwellings  
Milton Road  
Stowmarket

**Client**  
Haydon Holdings

**Drawing Number**  
14-044-005 B

**Scale**  
NTS@A4

**Date**  
Aug 2015  
**Drawn By**  
BMA

DEVELOPED

**infinite architects**

stable block  
3 angel hill  
bury st edmunds  
suffolk ip33 1uz  
t: 01284 727710  
e: thestudio@infinitearchitects.co.uk  
www.infinitearchitects.co.uk

**RIBA**   
Chartered Practice



Proposed view from Milton Road

DO NOT SCALE THIS DRAWING - USE DIMENSIONS  
 The Contractor is to check and verify all dimensions on site before starting work and report any omissions or errors. This drawing is to be read in conjunction with all relevant consultants and specialist drawings. This Drawing is Copyright

This drawing is issued for the sole and exclusive use of the named recipient. Distribution to any third party is on the strict understanding that no liability is accepted by mlt architects for any discrepancies, errors or omissions that may be present, and no guarantee is offered as to the accuracy of information shown.

Revisions

- A- 24/06/15 Finalising prelim drawings
- B- 26/08/15 Finalising planning drawings

Drawing Title  
**Proposed View 2 - Option 2**

Project  
 New Dwellings  
 Milton Road  
 Stowmarket

Client  
 Haydon Holdings

Drawing Number  
**14-044-006 B**

Scale  
 NTS@A4

Date  
**Aug 2015**  
 Drawn By  
 BMA

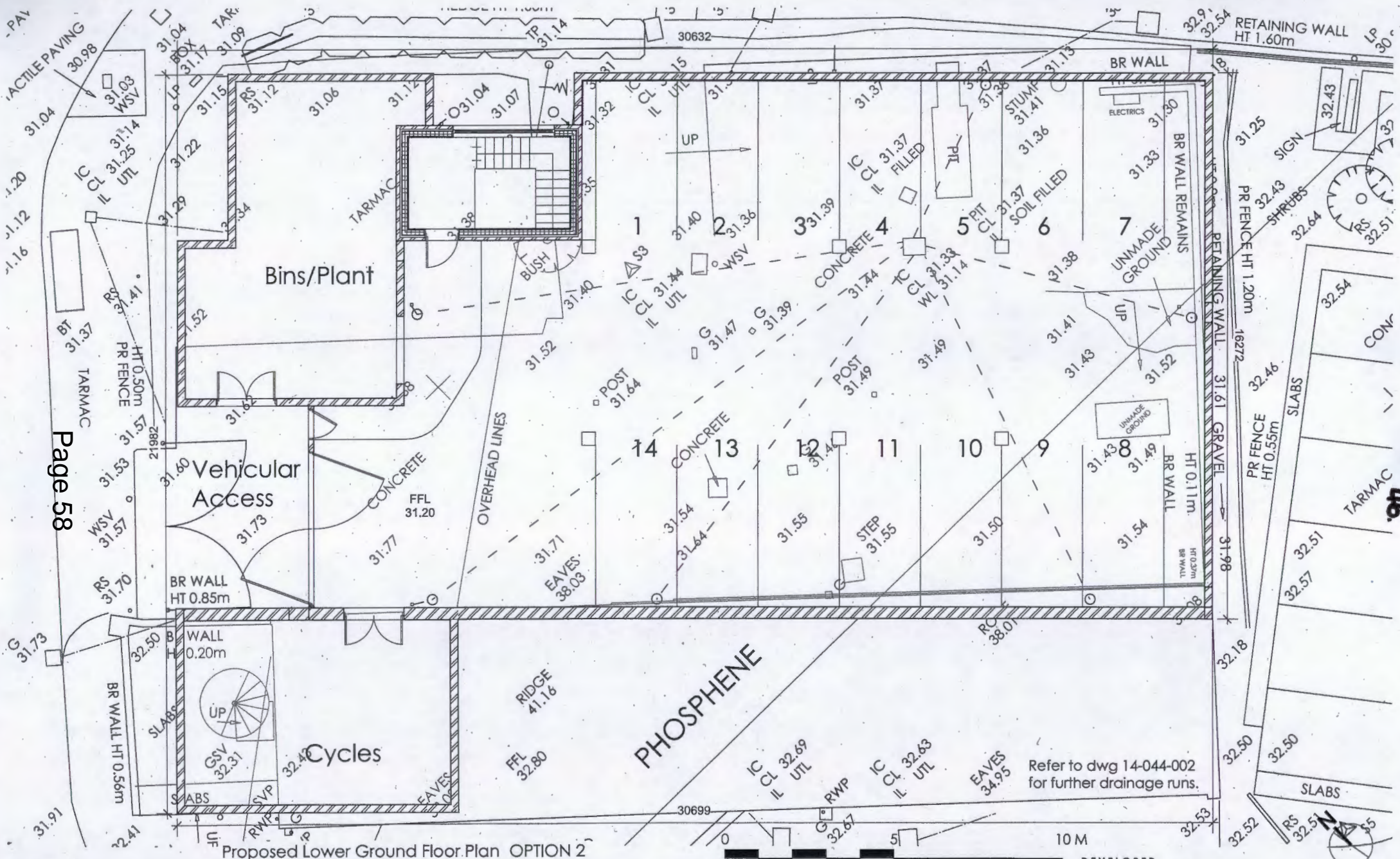
DEVELOPED

**infinite architects**

5 stable block  
 2 langal hill  
 2 bury st edmunds  
 5 uffolk ip33 1ux  
 t : 01284 727710  
 e : [info@infinitearchitects.co.uk](mailto:info@infinitearchitects.co.uk)  
 w : [www.infinitearchitects.co.uk](http://www.infinitearchitects.co.uk)

**RIBA**   
 Chartered Practice





Proposed Lower Ground Floor Plan OPTION 2

DO NOT SCALE THIS DRAWING - USE DIMENSIONS  
 The Contractor is to check and verify all dimensions on site before starting work and report any omissions or errors. This drawing is to be read in conjunction with all relevant consultants and specialists drawings. This Drawing is Copyright  
 This drawing is issued for the sole and exclusive use of the named recipient. Distribution to any third party is on the strict understanding that no liability is accepted by architects for any discrepancies, errors or omissions that may be present, and no guarantee is offered as to the accuracy of information shown.

Revisions
— Foul drainage to connect to existing
— Surface water drainage to connect to existing

Drawing Title  
**Proposed Lower Ground Floor Plan**  
 Project  
**New Dwellings**  
 Milton Road  
 Stowmarket  
 Client  
**Haydon Holdings**

Drawing Number  
**14-044-009**  
 Scale  
**1:100**  
 Date  
**Sept 2015**  
 Drawn By  
**BMA**

**DEVELOPED**

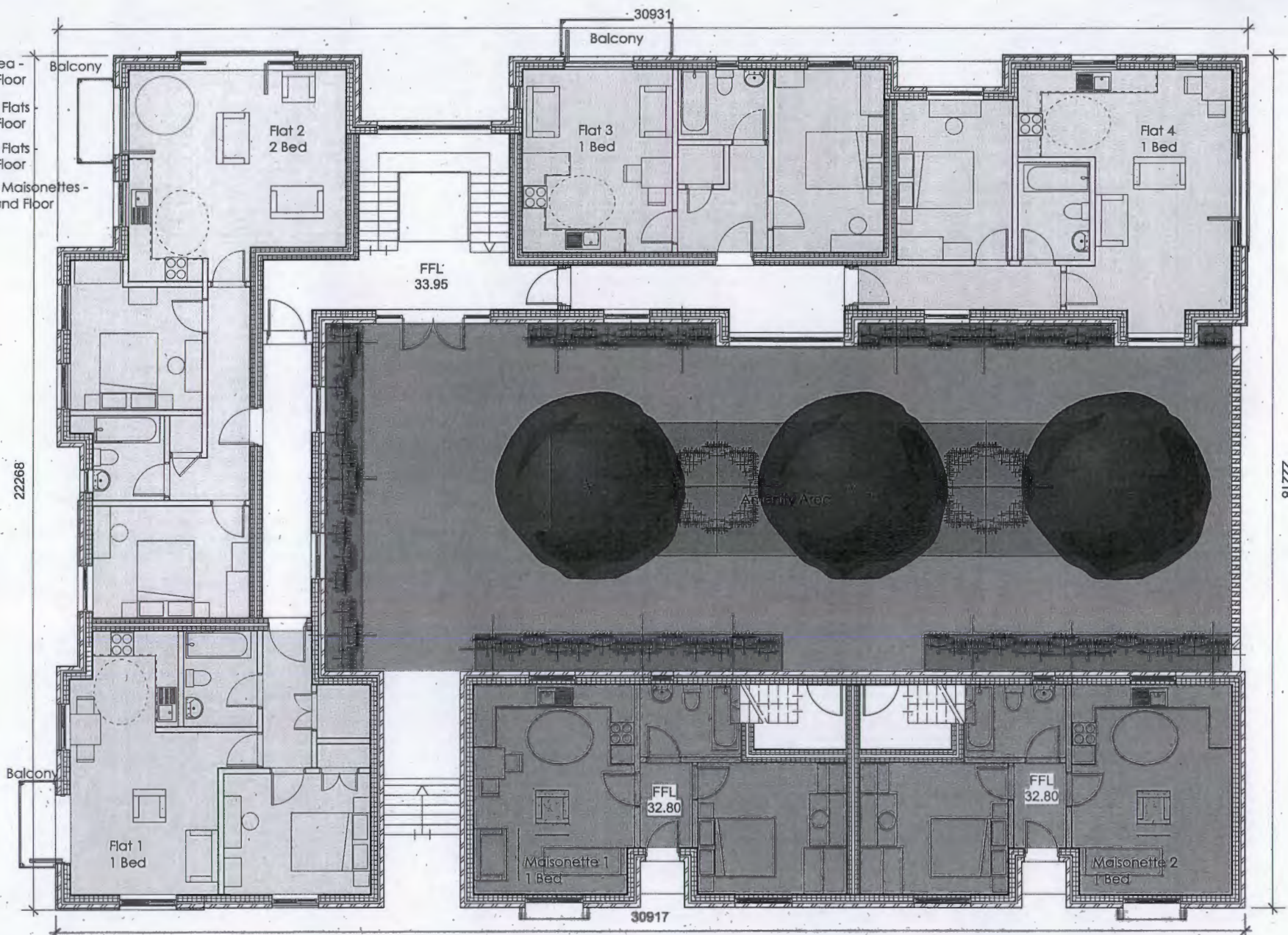
**infinite architects**  
 stable block  
 6 angel hill  
 busy st edmunds  
 suffolk ip33 1uz  
 t: 01284 727110  
 e: thestudio@infinitearchitects.co.uk  
 www.infinitearchitects.co.uk

**RIBA**  
 Chartered Practice

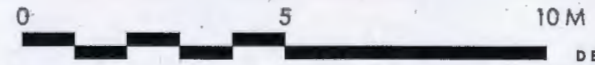
Refer to dwg 14-044-002 for further drainage runs.



- Amenity Area - Lower First Floor
- 1 no. 2 Bed Flats Lower First Floor
- 3 no. 1 Bed Flats Lower First Floor
- 2 no. 1 Bed Maisonettes - Upper Ground Floor



Proposed Ground/ Lower First Floor Plans OPTION 2



DEVELOPED



Page 59

47.

DO NOT SCALE THIS DRAWING - USE DIMENSIONS  
 The Contractor is to check and verify all dimensions on site before starting work and report any omissions or errors. This drawing is to be read in conjunction with all relevant consultants and specialists drawings. This Drawing is Copyright

This drawing is issued for the sole and exclusive use of the named recipient. Distribution to any third party is on the strict understanding that no liability is accepted by inifinityarchitects for any discrepancies, errors or omissions that may be present, and no guarantee is offered as to the accuracy of information shown.

- Revisions
- A- 24/06/15 Finalising prelim drawings
  - B- 26/08/15 Amendment to layout of Flat 1
  - C- 29/09/15 Amended to 14 no. flats

Drawing Title  
**Proposed Ground/Lower First Floor Plans**  
 Project  
**New Dwellings**  
 Milton Road  
 Stowmarket  
 Client  
**Haydon Holdings**

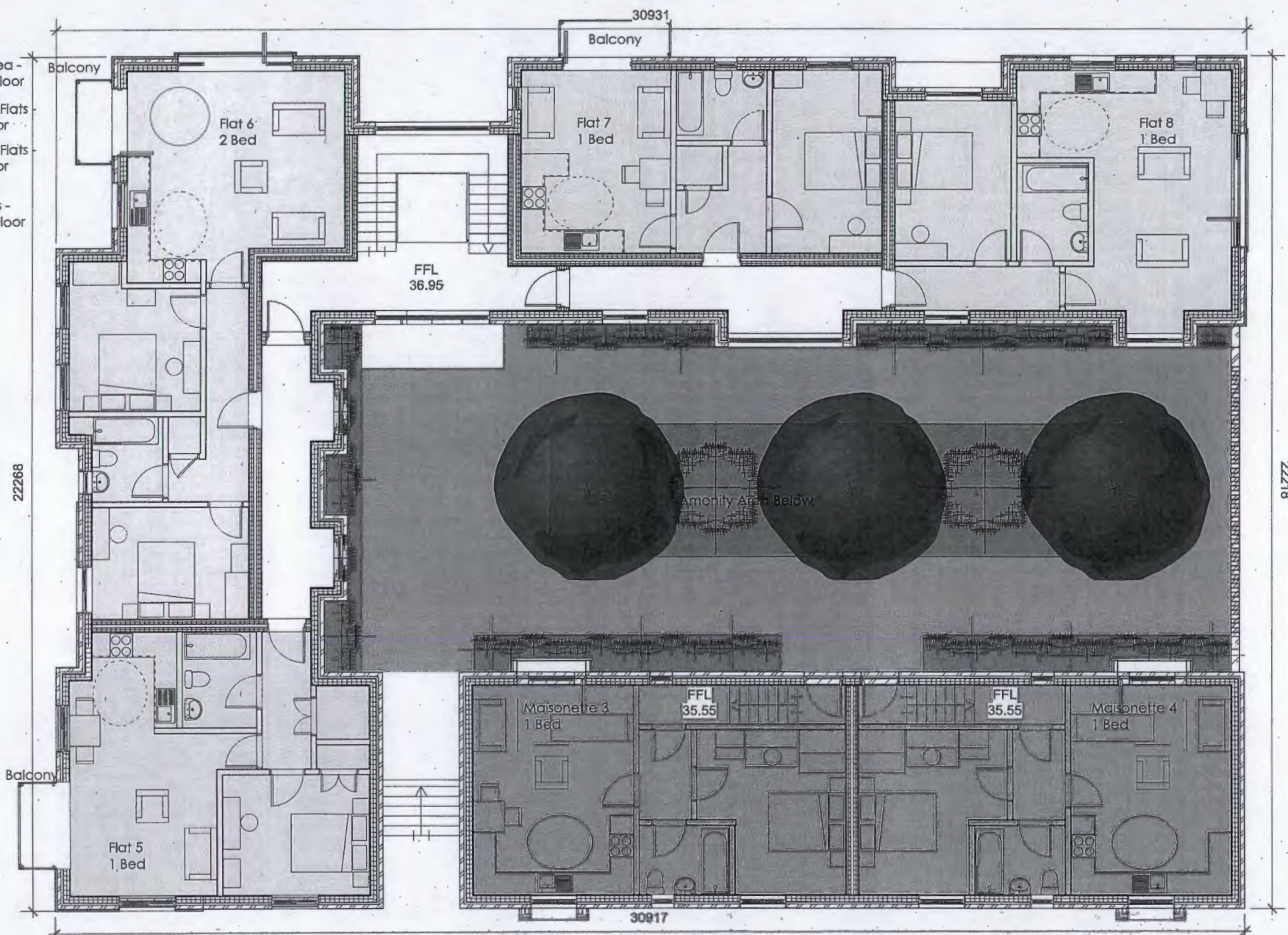
Drawing Number  
**14-044-010C**  
 Scale  
**1:100**  
 Date  
**Sept 2015**  
 Drawn By  
**BMA**

**inifinityarchitects**  
 stable block  
 8 angel hill  
 bury st edmunds  
 suffolk ip33 1uz  
 t: 01284 727710  
 e: thestudio@inifinityarchitects.co.uk  
 www.inifinityarchitects.co.uk

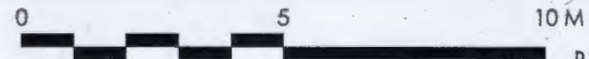
**RIBA**   
 Chartered Practice



- Amenity Area - Lower First Floor
- 1 no. 2 Bed Flats Second Floor
- 3 no. 1 Bed Flats Second Floor
- 2 no. 1 Bed Maisonettes - Upper First Floor



Proposed First/ Second Floor Plans OPTION 2



DEVELOPED



DO NOT SCALE THIS DRAWING - USE DIMENSIONS  
 The Contractor is to check and verify all dimensions on site before starting work and report any omissions or errors. This drawing is to be read in conjunction with all relevant consultants and specialists drawings. This Drawing is Copyright

This drawing is issued for the sole and exclusive use of the named recipient. Distribution to any third party is on the strict understanding that no liability is accepted by inifinityarchitects for any discrepancies, errors or omissions that may be present, and no guarantee is offered as to the accuracy of information shown.

Revisions

- A- 24/06/15 Finalising prelim drawings
- B- 26/08/15 Finalising planning drawings
- C- 29/09/15 Amended to 14 no. flats

Drawing Title  
 Proposed First/Second Floor Plans

Project  
 New Dwellings  
 Milton Road  
 Stowmarket

Client  
 Haydon Holdings

Drawing Number  
 14-044-011C

Scale  
 1:100

Date  
 Sept 2015  
 Drawn By  
 BMA

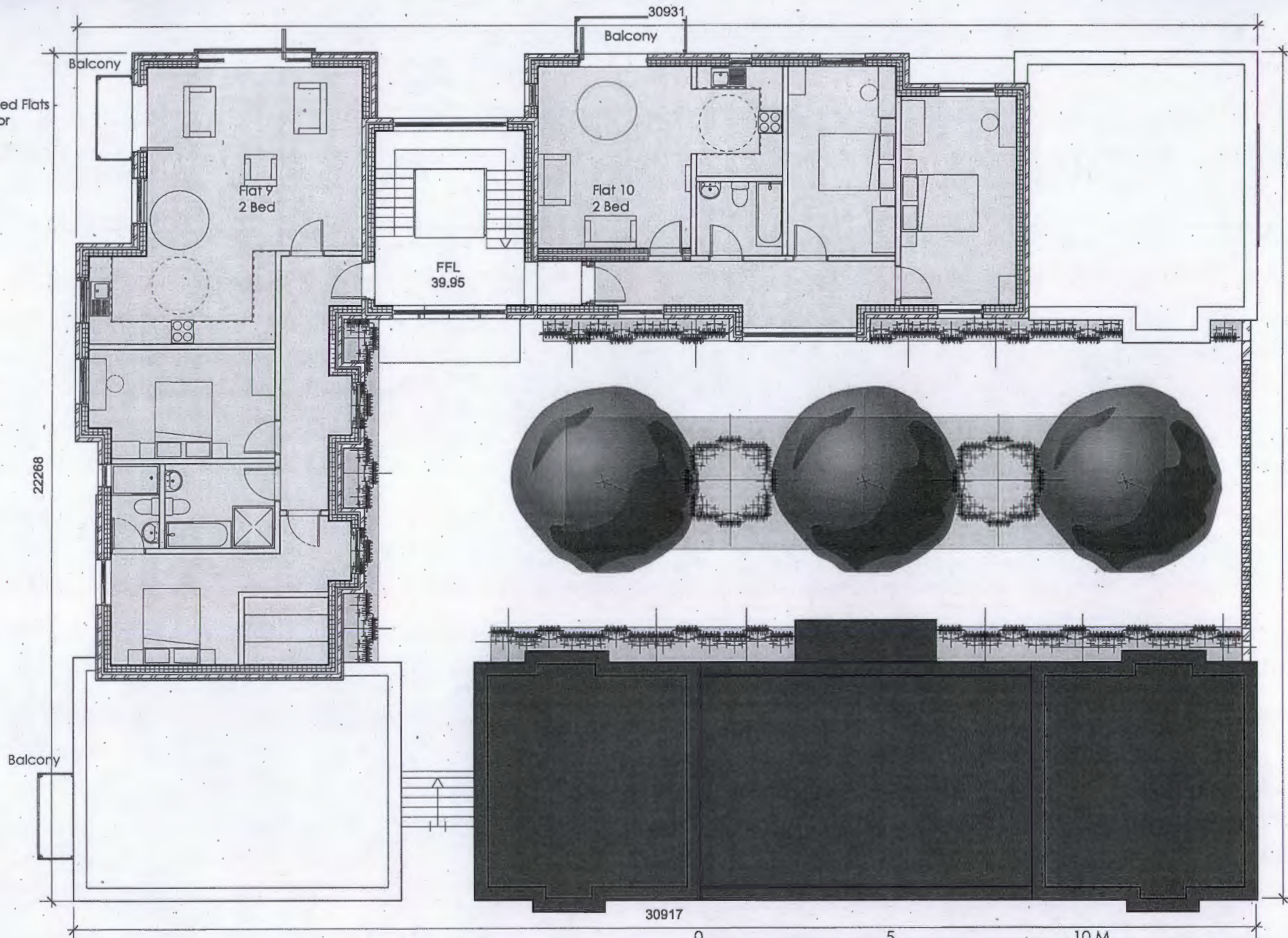
inifinityarchitects

stable block  
 8 angel hill  
 bury st edmunds  
 suffolk ip33 1uz  
 t: 01284 727710  
 e: thestudio@inifinityarchitects.co.uk  
 www.inifinityarchitects.co.uk

RIBA  
 Chartered Practice



2 no. 2 Bed Flats  
Third Floor



Proposed Third Floor Plans OPTION 2

DO NOT SCALE THIS DRAWING - USE DIMENSIONS  
The Contractor is to check and verify all dimensions on site before starting work and report any omissions or errors. This drawing is to be read in conjunction with all relevant consultants and specialists drawings. This Drawing is Copyright

This drawing is issued for the sole and exclusive use of the named recipient. Distribution to any third party is on the strict understanding that no liability is accepted by inifinit architects for any discrepancies, errors or omissions that may be present, and no guarantee is offered as to the accuracy of information shown.

Revisions

- A- 24/06/15 Finalising prelim drawings
- B- 26/08/15 Finalising planning drawings
- C- 29/09/15 Amended to 14 no. flats

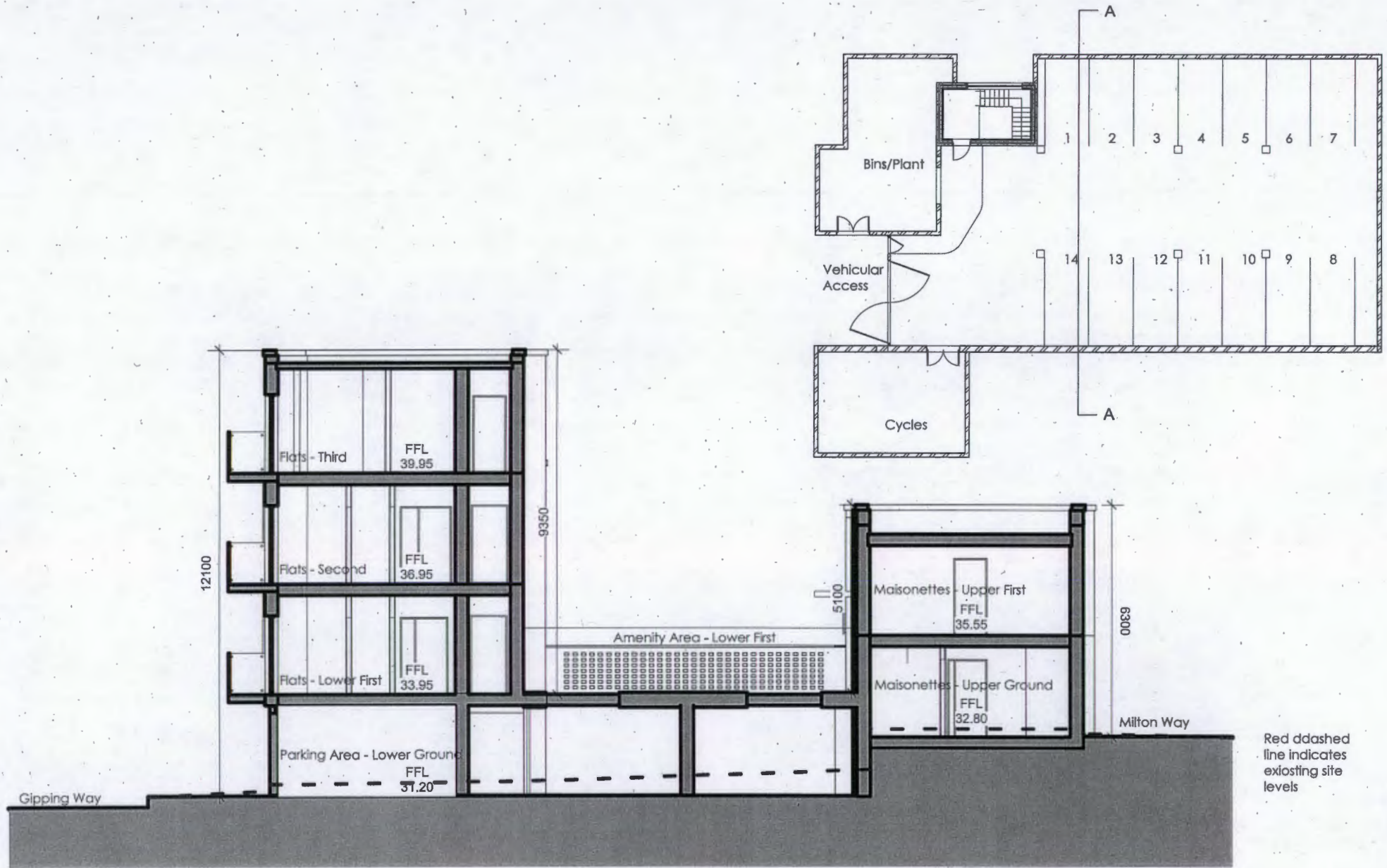
Drawing Title  
**Proposed Third Floor Plans**  
Project  
**New Dwellings**  
Milton Road  
Stowmarket  
Client  
Haydon Holdings

Drawing Number  
**14-044-012C**  
Scale  
1:100  
Date  
**Sept 2015**  
Drawn By  
**BMA**

**inifinit architects**  
stable block  
8 angel hill  
bury st edmunds  
suffolk ip33 1uz  
t: 01284 727710  
e: thestudio@inifinitarchitects.co.uk  
www.inifinitarchitects.co.uk







Site Section OPTION 2

DO NOT SCALE THIS DRAWING - USE DIMENSIONS  
 The Contractor is to check and verify all dimensions on site before starting work and report any omissions or errors. This drawing is to be read in conjunction with all relevant consultants and specialists drawings. This Drawing is Copyright

This drawing is issued for the sole and exclusive use of the named recipient. Distribution to any third party is on the strict understanding that no liability is accepted by mtrarchitects for any discrepancies, errors or omissions that may be present, and no guarantee is offered as to the accuracy of information shown.

Revisions

A-24/06/15 Option 2 - alternative balconies

Drawing Title  
**Proposed Site Cross Section & Lower Ground Plan**  
 Project  
**New Dwellings**  
 Milton Road  
 Stowmarket  
 Client  
**Haydon Holdings**

Drawing Number  
**14-044-013A**  
 Scale  
**1:100**  
 Date  
**Sept 2015**  
 Drawn By  
**BMA**

**infinitearchitects**  
 stobie block  
 8 angel hill  
 bury st edmunds  
 suffolk ip33 1ux  
 t: 01284 727710  
 e: thestudio@infinitearchitects.co.uk  
 www.infinitearchitects.co.uk

**PROPOSED FINISHES**

Walls: Traditional red brick walls and with blue/ grey ceramic tile detail, through colour render, zinc panels, vertical timber cladding

Roof: Single ply roofing membrane with aluminium drip.

Windows: Double glazed grey powder coated aluminium framed

Doors: Double glazed grey powder coated aluminium framed

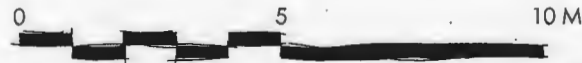
30931



Page 63

51

**Proposed Northeast Elevation OPTION 2**



**DO NOT SCALE THIS DRAWING - USE DIMENSIONS**  
The Contractor is to check and verify all dimensions on site before starting work and report any omissions or errors. This drawing is to be read in conjunction with all relevant consultants and specialists drawings. This Drawing is Copyright

This drawing is issued for the sole and exclusive use of the named recipient. Distortion to any third party is on the strict understanding that no liability is accepted by architects for any discrepancies, errors or omissions that may be present, and no guarantee is offered as to the accuracy of information shown.

**Revisions**

- A- 24/06/15 Finalising prelim drawings
- B- 26/08/15 Finalising planning drawings

**Drawing Title**  
Proposed Northeast Elevation - OPTION 2

**Project**  
New Dwellings  
Milton Road  
Stowmarket

**Client**  
Haydon Holdings

**Drawing Number**  
14-044-020 B

**Scale**  
1:100

**Date**  
Aug 2015

**Drawn By**  
BMA

DEVELOPED

**infinite architects**

stable block  
8 angel hill  
bury st edmunds  
suffolk ip33 1uz  
t: 01284 727710  
e: thestudio@infinitearchitects.co.uk  
www.infinitearchitects.co.uk

**RIBA**   
Chartered Practice



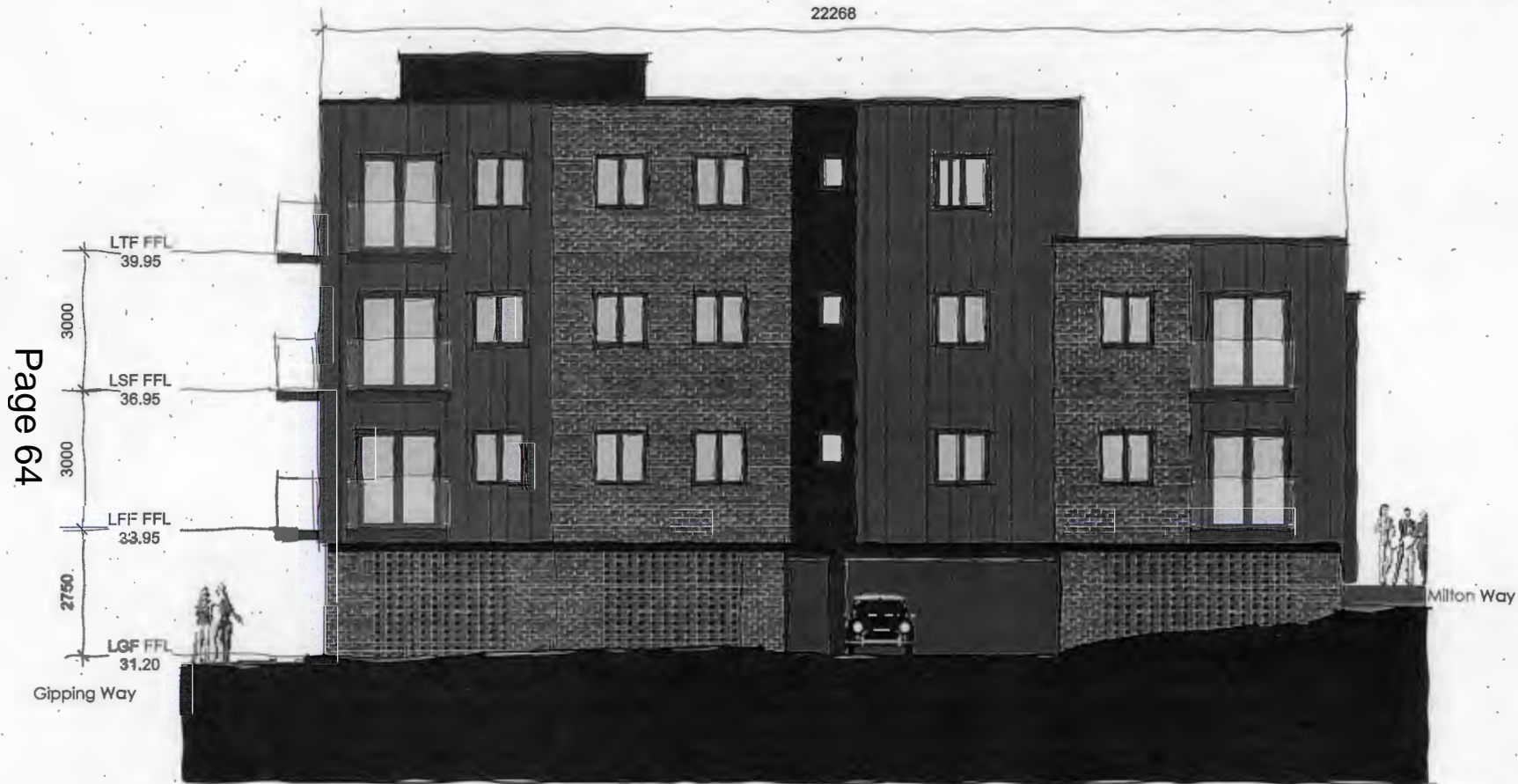
**PROPOSED FINISHES**

Walls: Traditional red brick walls and with blue/ grey ceramic tile detail, through colour render, zinc panels, vertical timber cladding

Roof: Single ply roofing membrane with aluminium drip.

Windows: Double glazed grey powder coated aluminium framed

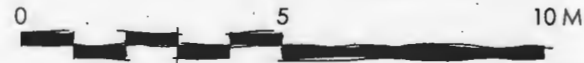
Doors: Double glazed grey powder coated aluminium framed



Page 64

52.

Proposed Northwest Elevation OPTION 2



**DO NOT SCALE THIS DRAWING - USE DIMENSIONS**  
The Contractor is to check and verify all dimensions on site before starting work and report any omissions or errors. This drawing is to be read in conjunction with all relevant consultants and specialists drawings. This Drawing is Copyright

This drawing is issued for the sole and exclusive use of the named recipient. Distribution to any third party is on the strict understanding that no liability is accepted by architects for any discrepancies, errors or omissions that may be present, and no guarantee is offered as to the accuracy of information shown.

**Revisions**

- A- 24/06/15 Finalising prelim drawings
- B- 26/08/15 Finalising planning drawings

Drawing Title  
Proposed Northwest Elevation - OPTION 2

Project  
New Dwellings  
Milton Road  
Stowmarket

Client  
Haydon Holdings

Drawing Number  
14-044-021 B

Scale  
1:100

Date  
Aug 2015  
Drawn By  
BMA

DEVELOPED

infinite architects

stable block  
8 angel hill  
bury st edmunds  
suffolk ip33 1uz  
t: 01284 727710  
e: thestudio@infinitearchitects.co.uk  
www.infinitearchitects.co.uk

RIBA Chartered Practice



**PROPOSED FINISHES**

Walls: Traditional red brick walls and with blue/ grey ceramic tile detail, through colour render, zinc panels, vertical timber cladding

Roof: Single ply roofing membrane with aluminium drip.

Windows: Double glazed grey powder coated aluminium framed

Doors: Double glazed grey powder coated aluminium framed



**Proposed Southwest Elevation OPTION 2**

**DO NOT SCALE THIS DRAWING - USE DIMENSIONS**  
The Contractor is to check and verify all dimensions on site before starting work and report any omissions or errors. This drawing is to be read in conjunction with all relevant consultants and specialist drawings. This Drawing is Copyright

This drawing is issued for the sole and exclusive use of the named recipient. Distribution to any third party is on the strict understanding that no liability is accepted by the architects for any discrepancies, errors or omissions that may be present, and no guarantee is offered as to the accuracy of information shown.

**Revisions**

- A- 24/06/15 Finalising prellim drawings
- B- 26/08/15 Finalising planning drawings

Drawing Title  
**Proposed Southwest Elevation - OPTION 2**

Project  
**New Dwellings**  
Milton Road  
Stowmarket

Client  
**Haydon Holdings**

Drawing Number  
**14-044-022 B**

Scale  
**1:100**

Date  
**Aug 2015**

Drawn By  
**BMA**

**DEVELOPED**

**infinite architects**

stable block  
8 angel hill  
bury st edmunds  
suffolk ip33 1uz  
t: 01284 727710  
e: thestudio@infinitearchitects.co.uk  
www.infinitearchitects.co.uk

**RIBA**   
Chartered Practice



PROPOSED FINISHES

Walls: Traditional red brick walls and with blue/ grey ceramic tile detail, through colour render, zinc panels, vertical timber cladding

Roof: Single ply roofing membrane with aluminium drip.

Windows: Double glazed grey powder coated aluminium framed

Doors: Double glazed grey powder coated aluminium framed



Proposed Southeast Elevation OPTION 2

DO NOT SCALE THIS DRAWING - USE DIMENSIONS  
The Contractor is to check and verify all dimensions on site before starting work and report any omissions or errors. This drawing is to be read in conjunction with all relevant consultants and specialists drawings. This Drawing is Copyright

This drawing is issued for the sole and exclusive use of the named recipient. Distribution to any third party is on the strict understanding that no liability is accepted by mltarchitects for any discrepancies, errors or omissions that may be present, and no guarantee is offered as to the accuracy of information shown.

Revisions

- A- 24/06/15 Finalising prelim drawings
- B- 26/08/15 Finalising planning drawings

Drawing Title  
Proposed Southeast Elevation - OPTION 2

Project  
New Dwellings  
Milton Road,  
Stowmarket

Client  
Haydon Holdings

Drawing Number  
14-044-023 B

Scale  
1:100

Date  
Aug 2015  
Drawn By  
BMA

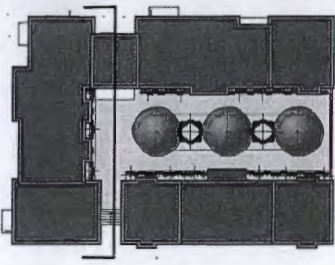
DEVELOPED

infinite architects

stable block  
8 angel hill  
bury st edmunds  
suffolk ip33 1uz  
t: 01284 727710  
e: thestudio@infinitearchitects.co.uk  
www.infinitearchitects.co.uk

RIBA Chartered Practice





**PROPOSED FINISHES**

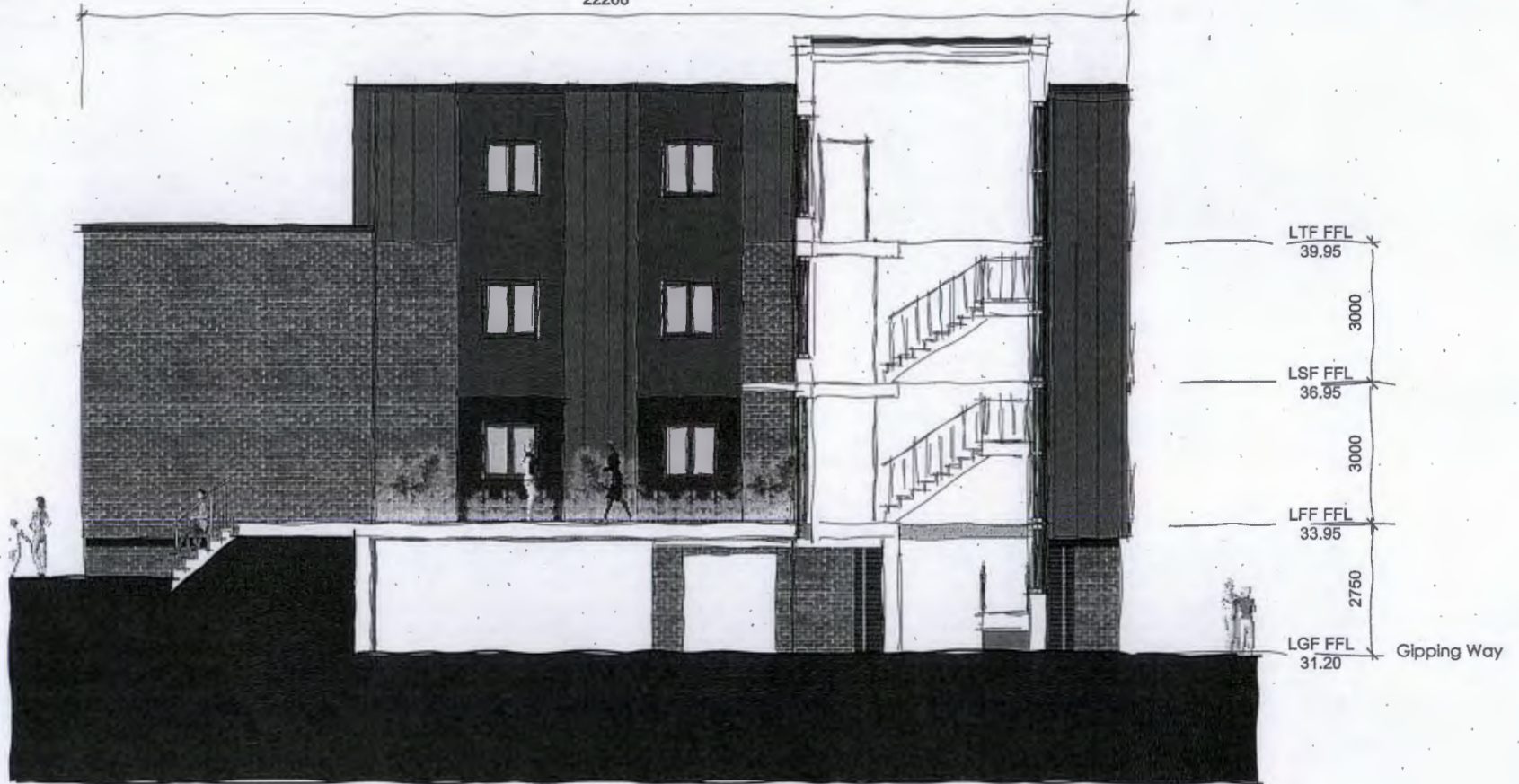
Walls: Traditional red brick walls and with blue/ grey ceramic tile detail, through colour render, zinc panels, vertical timber cladding

Roof: Single ply roofing membrane with aluminium drip.

Windows: Double glazed grey powder coated aluminium framed

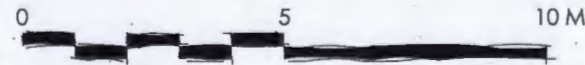
Doors: Double glazed grey powder coated aluminium framed

22268



Page 67

55



Proposed Southeast Sectional Elevation - OPTION 2

DEVELOPED

DO NOT SCALE THIS DRAWING - USE DIMENSIONS  
The Contractor is to check and verify all dimensions on site before starting work and report any omissions or errors. This drawing is to be read in conjunction with all relevant consultants and specialists drawings. This Drawing is Copyright

This drawing is issued for the sole and exclusive use of the named recipient. Distribution to any third party is on the strict understanding that no liability is accepted by inifinityarchitects for any discrepancies, errors or omissions that may be present, and no guarantee is offered as to the accuracy of information shown.

Revisions

Drawing Title  
Proposed Southeast Sectional Elevation - OPTION 2  
Project  
New Dwellings  
Milton Road  
Stowmarket  
Client  
Haydon Holdings

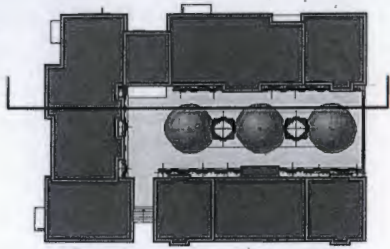
Drawing Number  
14-044-024  
Scale  
1:100  
Date  
Aug 2015  
Drawn By  
BMA

inifinityarchitects

stable black  
8 angel hill,  
bury st edmunds  
suffolk ip33 1uz  
t: 01284 727710  
e: thestudio@inifinityarchitects.co.uk  
www.inifinityarchitects.co.uk

RIBA Chartered Practice





PROPOSED FINISHES

Walls: Traditional red brick walls and with blue/ grey ceramic tile detail, through colour render, zinc panels, vertical timber cladding

Roof: Single ply roofing membrane with aluminium drip.

Windows: Double glazed grey powder coated aluminium framed

Doors: Double glazed grey powder coated aluminium framed

30931

LTF FFL  
39.95

Page 68

LFF FFL  
33.95

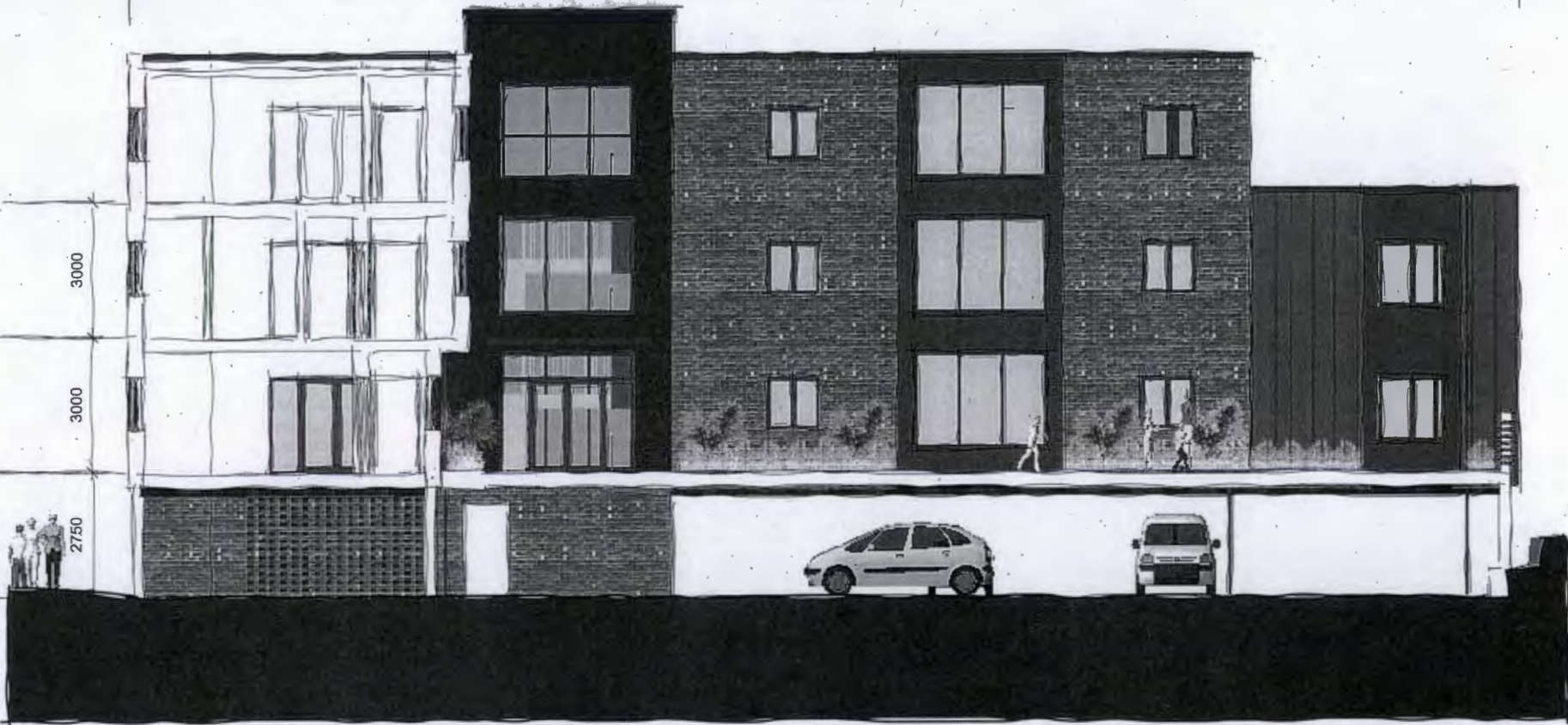
LGF FFL  
31.20

Milton Road

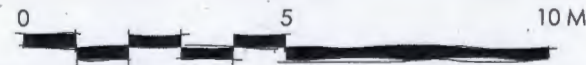
3000

3000

2750



56.



Proposed Southwest Sectional Elevation OPTION 2

DEVELOPED

DO NOT SCALE THIS DRAWING - USE DIMENSIONS  
The Contractor is to check and verify all dimensions on site before starting work and report any omissions or errors. This drawing is to be read in conjunction with all relevant consultants and specialist drawings. This Drawing is Copyright

This drawing is issued for the sole and exclusive use of the named recipient. Distribution to any third party is on the strict understanding that no liability is accepted by infinit architects for any discrepancies, errors or omissions that may be present, and no guarantee is offered as to the accuracy of information shown.

Revisions

Drawing Title  
Proposed Southwest Sectional Elevation - OPTION 2

Project  
New Dwellings  
Milton Road  
Stowmarket

Client  
Haydon Holdings

Drawing Number  
14-044-025

Scale  
1:100

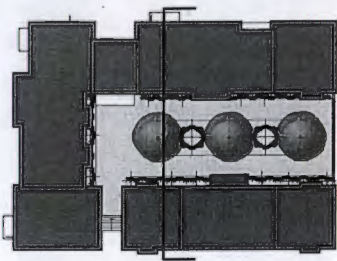
Date  
Aug 2015  
Drawn By  
BMA

infinit architects

stable block  
8 angel hill  
bury st edmunds  
suffolk ip33 1uz  
t: 01284 727710  
e: thestudio@infinitarchitects.co.uk  
www.infinitarchitects.co.uk

RIBA   
Chartered Practice





**PROPOSED FINISHES**

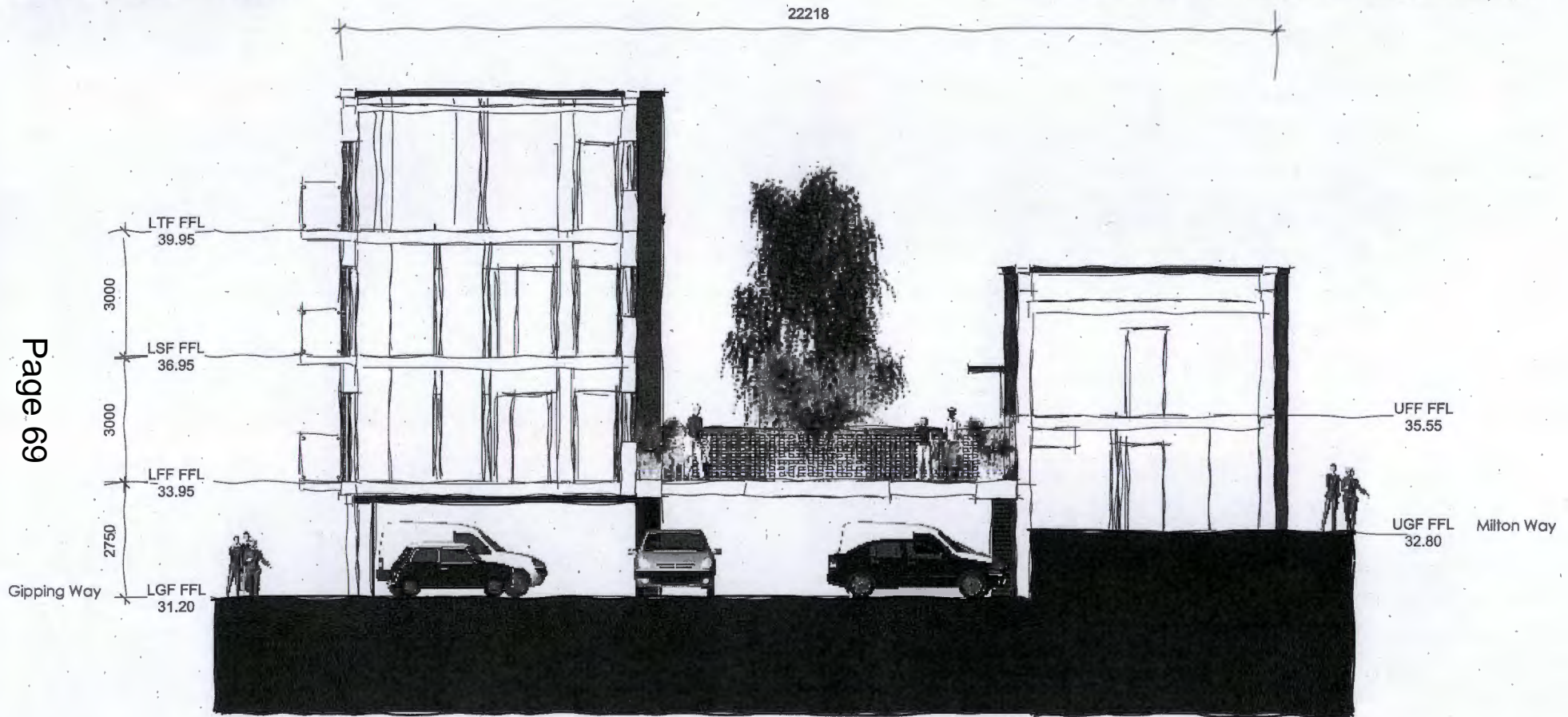
Walls: Traditional red brick walls and with blue/ grey ceramic tile detail, through colour render, zinc panels, vertical timber cladding

Roof: Single ply roofing membrane with aluminium drip.

Windows: Double glazed grey powder coated aluminium framed

Doors: Double glazed grey powder coated aluminium framed

Page 69



57.

Proposed Northwest Sectional Elevation OPTION 2



DEVELOPED

DO NOT SCALE THIS DRAWING - USE DIMENSIONS  
The Contractor is to check and verify all dimensions on site before starting work and report any omissions or errors. This drawing is to be read in conjunction with all relevant consultants and specialists drawings. This Drawing is Copyright

This drawing is issued for the sole and exclusive use of the named recipient. Distribution to any third party is on the strict understanding that no liability is accepted by inifinit architects for any discrepancies, errors or omissions that may be present, and no guarantee is offered as to the accuracy of information shown.

Revisions

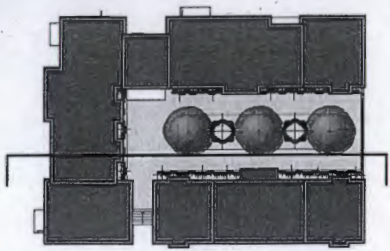
Drawing Title  
Proposed Northwest Sectional Elevation - OPTION 2  
Project  
New Dwellings  
Milton Road  
Stowmarket  
Client  
Haydon Holdings

Drawing Number  
14-044-026  
Scale  
1:100  
Date  
Aug 2015  
Drawn By  
BMA

**inifinit**architects  
stable block  
6 angel hill  
busy st admunds  
a Suffolk, IP33 1UZ  
t: 01284 727710  
e: thestudio@inifinitarchitects.co.uk  
www.inifinitarchitects.co.uk

**RIBA**   
Chartered Practice





**PROPOSED FINISHES**

Walls: Traditional red brick walls and with blue/ grey ceramic tile detail, through colour render, zinc panels, vertical timber cladding

Roof: Single ply roofing membrane with aluminium drip.

Windows: Double glazed grey powder coated aluminium framed

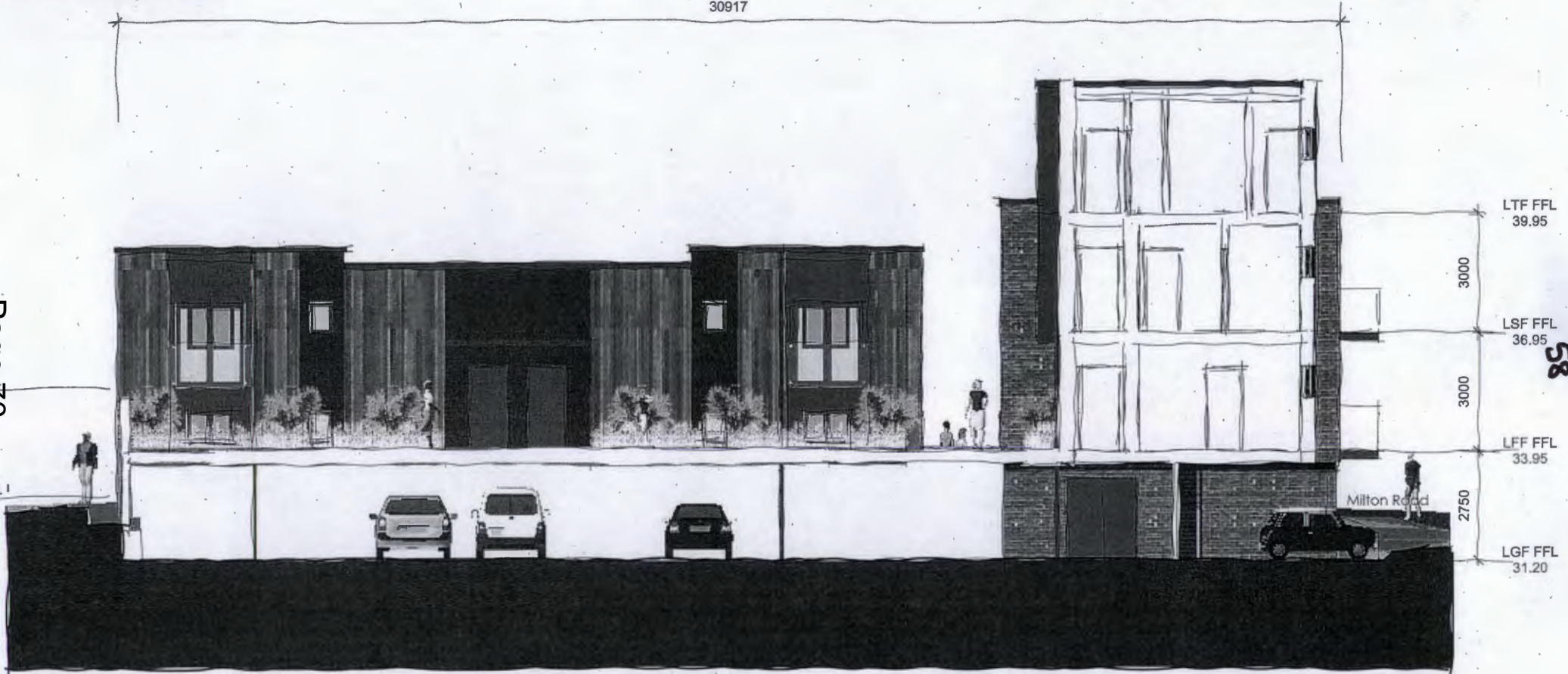
Doors: Double glazed grey powder coated aluminium framed

30917

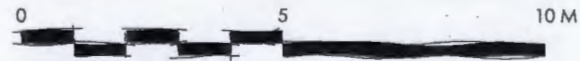
Page 70

UFF FFL  
35.55

UGF FFL I  
32.80



Proposed Northeast Sectional Elevation OPTION 2



DO NOT SCALE THIS DRAWING - USE DIMENSIONS  
The Contractor is to check and verify all dimensions on site before starting work and report any omissions or errors. This drawing is to be read in conjunction with all relevant consultants and specialists drawings. This Drawing is Copyright

This drawing is issued for the sole and exclusive use of the named recipient. Distribution to any third party is on the strict understanding that no liability is accepted by the architects for any discrepancies, errors or omissions that may be present, and no guarantee is offered as to the accuracy of information shown.

Revisions

Drawing Title  
**Proposed Northeast Sectional Elevation - OPTION 2**  
Project  
**New Dwellings**  
Milton Road  
Stowmarket  
Client  
**Haydon Holdings**

Drawing Number  
**14-044-027**  
Scale  
**1:100**  
Date  
**Aug 2015**  
Drawn By  
**BMA**

DEVELOPED

**infinite architects**

stable block  
8 angel hill  
bury st edmunds  
suffolk ip33 1uz  
t: 01284 727710  
e: thestudio@infinitearchitects.co.uk  
www.infinitearchitects.co.uk

**RIBA**   
Chartered Practice

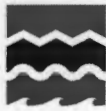


**3208/15**

That the Town Council recommends refusal of the application on the following grounds:

- i) That, contrary to planning policy H13, the proposed development will not have satisfactory access to the adjacent highway. The proposed access/egress will have a detrimental impact upon roads in the immediate vicinity of the proposed development including Milton Road South and Gipping Way. The Town Council is of the opinion that these roads are already highly congested, especially in the mornings and early evenings and the proposed development will further impact upon this situation; and
- ii) That the proposed development will fail to meet the following standards of planning policy T10:
  - a) the provision of safe access to and egress from the site;
  - b) the suitability of existing roads giving access to the development, in terms of the safe and free flow of traffic and pedestrian safety;
  - c) whether the amount and type of traffic generated by the proposal will be acceptable in relation to the capacity of the road network in the locality of the site; and
  - d) the provision of adequate space for the parking .... of cars.

The Town Council also wishes to express disappointment of the loss of the existing A1/Sui Generis units.



60.

Historic England

EAST OF ENGLAND OFFICE

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

Direct Dial: 01223 582721

Our ref: **W:** P00477970

06 October 2015

Dear Mr Pickrell

**Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015  
MULBERRY HOUSE, MILTON ROAD SOUTH, STOWMARKET, IP14 1EZ  
Application No 3208/15 - Amendments/ revised plans**

Thank you for your letter of 2 October 2015 notifying Historic England of the revised plans for planning permission relating to the above site. Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.

#### **Recommendation**

**The application(s) should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.**

It is not necessary for us to be consulted again on this application. However, if you would like further advice, please contact us to explain your request. We can then let you know if we are able to help further and agree a timetable with you.

Yours sincerely

**David Eve**

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



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749  
HistoricEngland.org.uk



*Historic England is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.*



61.

**From:** Greg McSorley  
**Sent:** 23 September 2015 08:59  
**To:** Planning Admin  
**Subject:** Re 3208/15 Mulberry House, Milton Road South

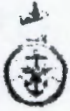
Good morning,

Thank you for consulting us on this proposal. In my opinion there would be no significant impact on known archaeological sites or areas with archaeological potential. I have no objection to the development and do not believe any archaeological mitigation is required.  
Best wishes,

**Greg McSorley**  
Business Support Officer  
Suffolk County Council Archaeological Service

62.

3208/15



**Ministry  
of Defence**

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

**Defence  
Infrastructure  
Organisation**

Safeguarding Department  
Statutory & Offshore

Defence Infrastructure Organisation  
Kingston Road  
Sutton Coldfield  
West Midlands  
B75 7RL

Tel: +44 (0)121 311 2259 Tel (MOD): 94421 2259

Fax: +44 (0)121 311 2218

E-mail: [DIO-safeguarding-statutory@mod.uk](mailto:DIO-safeguarding-statutory@mod.uk)

[www.mod.uk/DIO](http://www.mod.uk/DIO)

05 October 2015

Your Reference: **3208/15**  
Our reference: DIO/SUT/43/2/89 (2015/1542)

Dear Mark,

**MOD Safeguarding – Wattisham Station**

**Proposal:** Demolition of existing A1/Sui Generis units. Erection of 3 and 4 storey C3 residential unit to provide 14 apartments which comprise of 4 no. 2 bed flats 6 no. 1 bed flats and 4 no. 1 bed maisonettes (revised scheme to 2867/14)

**Location:** Mulberry House, Milton Road South, Stowmarket, IP14 1EZ

**Grid Ref:** 605128, 258499

**Planning Ref:** **3208/15**

Thank you for consulting the Ministry of Defence (MOD) on the above proposed development which was received by this office on 02/10/2015. I can confirm that the MOD has no safeguarding objections to this proposal.

I trust this is clear however should you have any questions please do not hesitate to contact me.

Yours sincerely

Laura Nokes







**Suffolk Fire and Rescue Service**

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

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

Your Ref: 3208/15  
Our Ref: FS/F221286  
Enquiries to: Mrs Angela Kempen  
Direct Line: 01473 260588  
E-mail: Fire.BusinessSupport@suffolk.gov.uk  
Web Address: <http://www.suffolk.gov.uk>

Date: 25/09/2015

SEP

MP

Dear Sirs

**Mulberry House, Milton Road South, Stowmarket, Suffolk IP14 1EZ**  
**Planning Application No: 3208/15**

I refer to the above application.

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

**Access and Fire Fighting Facilities**

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

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

**Water Supplies**

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

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

/continued

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

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

Yours faithfully

A large, dark, irregularly shaped redaction mark covering the signature area.

Mrs A Kempen  
Water Officer

CC Mrs. Benzir Misbah-Amann, Infinity Architects, 8 Angel Hill, Bury St.  
Edmunds, Suffolk IP33 1UZ  
Enc: Sprinkler letter



**From:** Andrea Stordy  
**Sent:** 07 October 2015 11:22  
**To:** Planning Admin  
**Subject:** FAO: Mark Pickrell

Planning Application: 3208/15  
Location: Mulberry House, Milton Road South, Stowmarket, IP14 1EZ

Good Morning,  
Thank you for your letter of 2/10/2015.

Please be advised that we have made formal comment on planning application 3208/15 on 22/09/2015.

If you require a copy of the original comments made, please email your request to [water.hydrants@suffolk.gov.uk](mailto:water.hydrants@suffolk.gov.uk), quoting Fire Ref: F221286.

Kind regards,  
Sent on behalf of the Water Officer

Andrea Stordy  
BSO

Engineering,  
Public Health and Protection  
Suffolk County Council  
3rd Floor, Lime Block  
Endeavour House,  
Russell Road,  
IP1 2BX

Tel.: 01473 260564  
Email: [andrea.stordy@suffolk.gov.uk](mailto:andrea.stordy@suffolk.gov.uk)  
Team Mailbox: [water.hydrants@suffolk.gov.uk](mailto:water.hydrants@suffolk.gov.uk)

Your Ref: MS/3208/15  
 Our Ref: 570\CON\3359\15  
 Date: 30/10/15  
 Highways Enquiries to: andrew.pearce@suffolk.gov.uk



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

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

**For the Attention of: Mark Pickrell**

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3208/15**

**PROPOSAL:** Demolition of existing A1/ Sui Generis units. Erection of 3 and four storey C3 residential unit to provide 14 apartments which comprise of 4no. 2 bed flats, 6no. 1 bed flats and 4no. 1 bed maisonettes (revised scheme to 2867/14)

**LOCATION:** Mulberry House, Milton Road South, Stowmarket

**ROAD CLASS:**

Although there have previously been concern for the conversion of this site to residential use, this site is extremely well located to take advantage of nearby shopping, amenities and sustainable transport options which are located close to this site and this helps to mitigate the potential highway concerns. Although the existing access is proposed to be retained, the access road to Morrisons site is adjacent to the existing vehicular access and therefore it is likely that a minor intensification of this access would cause minimal impact compared to the vehicles that use the access road to the supermarket.

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

**1 P 5**

Condition: One parking space / secure cycle space for each dwelling shall be made available for use prior to the occupation of the dwelling and shall thereafter be retained for these purposes.

Notwithstanding the provisions of Article 3, Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development shall be carried out in such a position as to preclude vehicular access to those car parking / cycle spaces.

Reason: In the interests of highway safety and to ensure adequate vehicular parking provision within the site is provided and maintained.

Yours faithfully

**Mr Andrew Pearce**  
 Senior Development Management Engineer  
 Strategic Development – Resource Management



67.



# Boyer

Date: 29/09/2015

Ref: 14.618

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

15 De Grey Square  
De Grey Road  
Colchester  
Essex  
CO4 5YQ

T: 01206 769 018  
F: 01206 564 746

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

Dear Mark,

## **Developer Contributions Requirements – 3208/15 – Mulberry House, Milton Road South, Stowmarket**

I am writing on behalf of Suffolk County Council in relation to the above planning application for 13 dwellings in Stowmarket. Boyer has been instructed to assist in providing an assessment of the infrastructure requirements for this application on behalf of Suffolk County Council.

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

The contribution requirements set out in this letter are intended to be a starting point for discussion between Suffolk County Council and the Local Authority. These requirements should be used as the basis to establish the priorities that are going to be related to this specific site and proposal.

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

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

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



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

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

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

### **Community Infrastructure Levy**

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

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

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

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

The details of specific contribution requirements related to the proposed scheme are set out below:

#### **1. Education**

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

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

We would anticipate the following minimum pupil yields from a development of 13 dwellings (taking into account dwelling type and mix):



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

The local catchment schools are Abbots Hall Primary School and Stowmarket High School. Based on existing capacities there are currently insufficient surplus places available at the catchment primary school, therefore funding is required for 1 additional place at a cost of **£12,181** (2015/16 costs). There are currently sufficient surplus places available at the catchment high school.

The scale of contributions is based on cost multipliers for the capital cost of providing a school place, which are reviewed annually to reflect changes in construction costs. The figures quoted will apply during the financial year 2015/16 only and have been provided to give a general indication of the scale of contributions required should residential development go ahead. The sum will be reviewed at key stages of the application process to reflect the projected forecasts of pupil numbers and the capacity of the schools concerned at these times. Once a Section 106 legal agreement has been signed, the agreed sum will be index linked using the BCIS Index from the date of the Section 106 agreement until such time as the education contribution is due. SCC has a 10 year period from date of completion of the development to spend the contribution on local education provision.

Clearly, local circumstances may change over time and I would draw your attention to section 13 of this letter which sets out this information is time-limited to 6 months from the date of this letter.

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

It is the responsibility of SCC to ensure that there is sufficient provision under the Childcare Act 2006 and that this relates to section 8 of the NPPF. Section 7 of the Childcare Act sets out a duty to secure free early years provision for pre-school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of the year for all 3 and 4 year olds. The Government have also recently signalled the introduction of 30 hours free entitlement a week from September 2017. The Education Act (2011) introduced the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds.

From these development proposals we would anticipate up to 1 pre-school pupils arising at a cost of £6,091 per place. However, there is a surplus of 66 places in the locality and therefore no contribution is sought in this instance.

## **3. Play space provision**

Consideration will need to be given to adequate play space provision. A key document is the 'Play Matters: A Strategy for Suffolk', which sets out the vision for providing more open space where children and young people can play. Some important issues to consider include:

- In every residential area there are a variety of supervised and unsupervised places for play, free of charge;
- Play spaces are attractive, welcoming, engaging and accessible for all local children and young people, including disabled children, and children from minority groups in the community;
- Local neighbourhoods are, and feel like, safe, interesting places to play;
- Routes to children's play spaces are safe and accessible for all children and young people.

#### 4. Transport

The NPPF at Section 4 promotes sustainable transport. A comprehensive assessment of highways and transport issues is required as part of any planning application. This will include travel plan, pedestrian and cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 agreements as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. This will be co-ordinated by Andrew Pearce of Suffolk County Highway Network Management.

In its role as Highway Authority, Suffolk County Council has worked with the local planning authorities to develop county-wide technical guidance on parking in light of new national policy and local research. This was adopted by the County Council in November 2014 and replaces the Suffolk Advisory Parking Standards (2002). The guidance can be viewed at <http://www.suffolk.gov.uk/assets/suffolk.gov.uk/Environment%20and%20Transport/Planning/2014-11-27%20Suffolk%20Guidance%20for%20Parking.pdf>

#### 5. Rights of Way

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

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

#### 6. Libraries

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

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

The capital contribution towards the development of library services arising from this scheme is 216 x 13 = **£2,808**. This would be spent at the local catchment library in Stowmarket and allows for improvements and enhancements to be made to library services and facilities.



## 7. Waste

Site waste management plans have helped to implement the waste hierarchy and exceed target recovery rates and should still be promoted. The NPPF (para. 162) requires local planning authorities to work with others in considering the capacity of waste infrastructure.

A waste minimisation and recycling strategy needs to be agreed and implemented by planning conditions. Design features for waste containers and the availability of recycling facilities should be considered in finalising the design of the development.

Strategic waste disposal is dealt with by the County Council, which includes disposal of household waste and recycling centres. A contribution of £51 per dwelling is sought for improvement, expansion or new provision of waste disposal facilities. For this development that would be a capital contribution of **£663**.

## 8. Supported Housing

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

## 9. Sustainable Drainage Systems

Section 10 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. National Planning Practice Guidance notes that new development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of sustainable drainage systems. Additionally, and more widely, when considering major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate.

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

## 10. Fire Service

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

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

## 11. Superfast broadband

Section 5 of the NPPF supports high quality communications infrastructure and highlights at paragraph 42 that high speed broadband plays a vital role in enhancing the provision of local

community facilities and services. SCC would recommend that all development is equipped with superfast broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion. Direct access from a new development to the nearest BT exchange is required (not just tacking new provision on the end of the nearest line). This will bring the fibre optic closer to the home which will enable faster broadband speed.

#### 12. Legal costs

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

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

#### 14. Summary Table

Service Requirement	Contribution per dwelling	Capital Contribution
Education - Primary	£937	£12,181
Education – Secondary	£0	£0
Education – Sixth Form	£0	£0
Pre-School Provision	£0	£0
Transport	£-	£-
Rights of Way	£-	£-
Libraries	£216	£2,808
Waste	£51	£663
<b>Total</b>	<b>£1,204</b>	<b>£15,652</b>

Table 1.1: Summary of Infrastructure Requirements

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

Yours sincerely

*C. Pollard*

Catherine Pollard  
Senior Planner  
**Boyer Planning Ltd**

Tel: 01206 769018

Email: catherinepollard@boyerplanning.co.uk

cc. Neil McManus, Suffolk County Council



MID SUFFOLK DISTRICT COUNCIL

## MEMORANDUM

TO: Chief Planning Control Officer For the attention of: Mark Pickrell

FROM: Philippa Stroud, Environmental Protection Team DATE: 05.10.15

YOUR REF: 3208/15/FUL - Land Contamination.

SUBJECT: Mulberry House, Milton Road South, Stowmarket, IP14 1EZ

Demolition of existing A1/Sui Generis units. Erection of 3 and four storey C3 residential unit to provide 13 apartments which comprise of 1no. 3 bed flat, 3no. 2 bed flats, 5no. 1 bed flats and 4no. 1 bed maisonettes (revised scheme to 2867/14)

**Please find below my comments regarding contaminated land matters only.**

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

Proposed Condition: Standard Contaminated Land Condition (CL01)

*No development shall take place until:*

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

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

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

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

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

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

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

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

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

Philippa Stroud  
Senior Environmental Protection Officer



Jane Cole

**From:** BMSDC Economic Development  
**Sent:** 19 November 2015 11:16  
**To:** Planning Admin; BMSDC Economic Development; Mark Pickrell  
**Subject:** RE: Consultation on Planning Application 3208/15

**Categories:** Yellow Category

Please see below BMSDC Economic Development comments in respect of this application for demolition of an existing building with A1/sui generis uses and redevelopment with 13 no residential dwellings and associated parking.

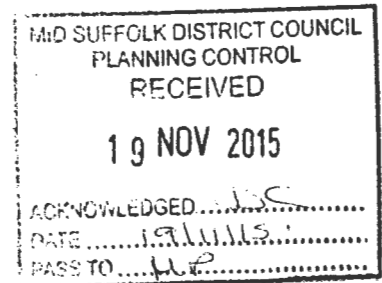
The loss of potential A1 and sui generis uses on this site are regrettable, however the applicant has made representations that the existing uses are not a viable use of the site. The site might be more appropriate for alternative uses more in keeping with office/professional type accommodation however conversion to accommodate such uses could require considerable capital investment. We are aware of the Town Council comments and would reiterate their concerns regarding traffic congestion.

Consequently, in principle we have no objection to the grant of this planning permission as the site could be suitable for residential development for the reasons stated in the various applicant documents. However, the potential traffic issues identified by the Town Council could be mitigated by a less dense development of the site.

Mark, apologies from Eco Dev as you will receive this way too late for deadline date, really sorry but hope this is of use. Regards.

Delia Cook  
Economic Development Officer  
DD : 01449 724786

**Economic Development  
Babergh and Mid Suffolk District Councils working together**



**From:** [planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk) [<mailto:planningadmin@midsuffolk.gov.uk>]  
**Sent:** 17 September 2015 17:00  
**To:** BMSDC Economic Development  
**Subject:** Consultation on Planning Application 3208/15

Correspondence from MSDC Planning Services.

Proposal: Demolition of existing A1/ Sui Generis units. Erection of 3 and four storey C3 residential unit to provide 13 apartments which comprise of 1no. 3 bed flat, 3no. 2 bed flats, 5no. 1 bed flats and 4no. 1 bed maisonettes (revised scheme to 2867/14)

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

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

The planning policies that appear to be relevant to this case are NPPF, HB8, HB9, HB1, HB13, GP1, H17, C01/03, Cor1, Cor5, Cor6, Cor7, Cor8, Cor9, CS SAAP, CSFR-FC1, CSFR-FC1.1, CSFR-FC2, E6, H13, H15, H2, HB8, which can

be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Mid Suffolk District Council shall be understood as neither given nor endorsed by Mid Suffolk District Council.



MID SUFFOLK DISTRICT COUNCIL  
DEVELOPMENT CONTROL COMMITTEE - 02 December 2015

---

<b>AGENDA ITEM NO</b>	4
<b>APPLICATION NO</b>	1492/15
<b>PROPOSAL</b>	Hybrid application for residential development that consists of the following elements:-  Full Planning sought for Phase I comprising of 75 single storey dwellings, garaging and parking and public open space/attenuation basin (SUDs).  Outline Planning sought with all matters reserved (except for access) for Phases II-III for up to 110 dwellings to incorporate a sheltered housing scheme of up to 60 units and public open space areas.
<b>SITE LOCATION</b>	Land West of Farriers Road, Edgecomb Park, Stowmarket
<b>SITE AREA (Ha)</b>	10.78
<b>APPLICATION TYPE</b>	<u>FUL</u>
<b>APPLICANT</b>	Construct Reason Limited / E.Durrant and Sons
<b>RECEIVED</b>	April 23, 2015
<b>EXPIRY DATE</b>	September 2, 2015

---

**REASONS FOR REFERENCE TO COMMITTEE**

The application is referred to committee for the following reason :

- (1) it is a "Major" application for:-
- a residential land allocation for 15 or over dwellings

**PRE-APPLICATION ADVICE**

1. The site has been subject to a formal masterplan process and the contents of the masterplan were formally noted by the Council. Additional pre-application advice with regards to the detailed layout has also been provided

**SITE AND SURROUNDINGS**

2. The site consists of two distinct parts located on the eastern edge of Stowmarket. The northern part of the site is accessed off Farriers Road and consists of two areas of scrub land with significant hedgerows and trees around the boundaries. The northern boundary of the site is the River Rattlesden. The central part of the site is accessed from Poplar Hill and is bisected by a public

footpath. It comprises part of an agricultural field.

There was a southern part of the site and is a much smaller parcel of agricultural field land located on the opposite side of Popular Hill, but this was removed from the scheme. Poplar Hill is the high point of the site with the land sloping down to the north and south.

To the east of the site are residential properties located on Farriers Road, Millers Close, The Twinings and Verneuil Close. On the northern boundary is the river and then agricultural land. To the west of the site is agricultural land (part of the same field as the site). Except for the public footpath there are no designations on the site.

### HISTORY

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

None relevant

### PROPOSAL

4. The planning application is a hybrid application for residential development. The full application is for 75 dwellings and outline application with all matters reserved for 110 dwellings including a sheltered housing scheme of up to 60 units.

The full planning application is for the northern half of the site. The 75 dwellings would all be two or three bed bungalows. A new access off the end of Farriers Road is proposed. On the first of the two original fields which made up the northern part of the site, dwellings are proposed along the access road. To the rear of these would be public open space which would include areas for the infiltration basins. Beyond this the landscape belt would retain.

The hedgerow between the two fields would also be retained; although it would be breached by the access road and some trees would need to be felled for the access. The majority of the first phase of dwellings would be located within the second field. Dwelling would be located along the line road or on side roads off the spine road. A footpath would lead from the centre of the site to the area of public open space. The spine road would then road to through to the central part of the site which is subject to the outline application.

A indicative layout has been provided for the area for the outline permission based on the adopted Development Brief (Oct 2014). This shows anew access onto Popular Hill, close to the Church Hall. An Area of open space would be located between the existing road and footpath. Beyond this there would be dwellings along the Spine Road and off various side roads.

### POLICY

5. **Planning Policy Guidance**



See Appendix below.

## **CONSULTATIONS**

### **6. Stowmarket Town Council**

No objection however the Town Council wishes to raise the following point:

- i) the proposal will result in significant extra strain being placed upon the existing foul sewage system, the Town Council would expect that Anglian Water install addition to the system in order for it to cope with the increase in demand.
- ii) That measures must be taken to adequately and efficiency deal with the drainage of the clear water
- iii) significant additional pressure would be placed on the Combs Ford Doctors Surgery which has closed to new patients until May 2016
- iv) there is already significant pressure upon the proposed road network and in particular, Edgecomb Road and Poplar Hill.
- v) That all the road infrastructure should be build as Phase One to allow for the public transport networks to be put in place immediately to serve the residents of the dwellings established as part of the first phase.
- vi) That with regards to the proposed screening, recommended that mature specimens be planted prior to or, immediately at, the start of Phase One and
- vii) that no play areas be created upon the site and the s.106 contribution for play provision be used to improve existing play areas within the Combs Ford area.

### **Combs Parish Council**

Object to the proposal for the following reasons:

- impact on highways in particular Edgecomb Road
- elderly population will not be able to use public transport
- impact on the sewerage system
- lack of linkages to surrounding footpaths and cycle paths
- lack of solar panels
- dwellings will not have inbuilt renewable energy sources or enhanced instillation
- lack of visibility onto Poplar Hill and associated traffic dangers
- lack of boundary landscape to area of the outline application
- lack of health facilities

### **Suffolk County Council: Archaeology**

The site lies in an area of archaeological potential . Recommend condition relating to a programme of archaeological work

### **Suffolk County Council: Fire and Rescue Service**

Recommends a condition relating to fire hydrants within the development.

### **Suffolk County Council - Infrastructure contributions**

Require the following contributions:

Primary education - 4 places £48,724

Pre-school contributions - 13 places £79,182

Libraries - £32,400

Waste - £6,375

### **MSDC Policy**

Follows the adopted Edgecomb Park development brief so covers the requirements of planning policy and the project team. Require additional information on future ownership and maintenance of the public open space to the east of Poplar Hill. (See Assessment in regard to this matter, this has been removed from the scheme at this time)

### **Anglian Water**

Recommend condition relating to foul water strategy.

### **Landscape Officer**

Site is in a visually prominent valley side and ridge top location next to a existing block of housing. The southernmost part of the site is in an elevated and visually prominent location and has a weaker relationship with the existing housing. The proposed layout has responded to this by using this area of the site for public open space.

Given the exposed located essential that key structural and boundary planting associated with later phases is established as part of phase one of the development. Be appropriate to agree the phased of structural and boundary planting. Need to condition exact details of landscaping. Southernmost area of open space appears rather bare and will require some boundary planting. Recommend conditions.

### **SCC flooding**

Confirms scheme is acceptable in terms of flood risk and attenuation proposals.

### **Environmental Agency**

Recommend condition relating to land contamination. Need to ensure that land adjacent to the river is protected by a buffer zone of native riparian habitat at least 15 metres wide. Recommend condition relating to buffer zone. The scheme will bring the Stowmarket Sewage Treatment Works to capacity, following this significant work will be required prior to any other significant development. The Site Waste Management Plan lack ambition and should considered reducing waste. Further opportunities for overall sustainability and resource efficiency should be taken.

### **Natural England**

Site is in close proximity of Combs Wood SSSI put satisfied that the proposal development will not damage or destroy the interest features for which the site has been notified.

### **Suffolk County Council: Highways**

Extensive response that supports the proposed development provide final views



on highway matters, public transport, travel plan and rights of way. Highways conditions and elements for 106 Legal Agreement are recommended.

#### **Suffolk Wildlife Trust**

Request that the recommendations made within the reports are implemented in full. In addition there should be a sensitive lighting scheme. Concern raised about the protection of hedges if they are incorporated into domestic boundaries. The area to the north of the site and boundary trees and hedges should be protected during construction phase and subject to appropriate management measures in the long term. The new areas of green space should be design to maximise ecological value and long term beneficial management.

#### **MSDC arboriculture**

The proposal requires the removal of a number of trees but the majority of these are either in poor condition or of low amenity value and the impact of their loss can be mitigated with new planting. In a few instances, trees of high value are proposed for removal and these should be retained if at all possible. The Ash is a tree of high value without significant defect. Some realignment of the proposed access should be considered to accommodate this important tree. In other areas the proximity and orientation is likely to result in post-development pressure for pruning or felling should be avoided.

#### **MSDC Environmental Protection: Land contamination**

Recommend condition relating to land contamination.

#### **NHS Suffolk**

Seeks contribution towards Comb Ford Surgery

### **LOCAL AND THIRD PARTY REPRESENTATIONS**

7. This is a summary of the representations received.
- **Surface water drainage what not be adequate**
  - **Foul drainage works will involve road closures causing disruption**
  - **Increase traffic flow on Edgecomb Park and Farriers Road**
  - **Combs Ford Medical Practice is closed to new patients, residents on the estate will have to travel to Stow Health Practice**
  - **Detrimental impact on bat roosts**
  - **Conservation strip will be used for SUDS**
  - **Lack of infrastructure**
  - **Use of SUDs may lead to flooding elsewhere**
  - **Impact on rural character of Combs village**
  - **Loss of privacy**

### **ASSESSMENT**

8. There are a number of considerations which will be addressed as follows.

- Principle of Development
- Highway and Access Issues
- Design and Layout
- Residential Amenity
- Landscaping
- Biodiversity
- Environment and Flood risk
- Section 106 Considerations
- Conclusion

9. **● PRINCIPLE OF DEVELOPMENT**

The principle of development is established for this application under the SAAP, Core Strategy and its review and the recently adopted SPD. The specific principles from these documents and the material considerations found within the NPPF are considered below.

Local Plan 1998

Members will be aware that the weight to be attached to the 1998 Local Plan must be considered carefully by reference to the NPPF to ensure consistency.

The saved Local Plan through policies GP1, H13, H15, H16, and T10 supports good design that reflects Suffolk character, avoids adverse impacts on amenity and considered traffic and highway implications of development. Policy HB1 while not wholly NPPF compliant refers to setting of historic buildings and along with other policies including employment matters shall be considered in the detailed assessment below. This development would normally be contrary to local plan policy H7, but is not the case as an allocated site within the SAAP and there are no other principle issues against the development arising from the local plan.

10. **The Core Strategy 2008**

Policy CS1 provides that the majority of employment, retail and housing development shall be directed to towns and key service centres. Policy CS2 provides a list of possible development in the countryside. The SAAP as part of the development plan should be read in conjunction with the Core Strategy and allows in principle for the development of Edgecomb Park.

Policy CS4 provides that all development will contribute to the delivery of sustainable development and reflect the need to plan for climate change and then outlines issues of flood risk, pollution and biodiversity. Also included is encouragement of the implementation of Sustainable Urban Drainage Systems (SUDs) that this application does include within its proposals. There are no principle issues raised in CS4 to resist the proposed development or make it contrary to the development plan.

Policy CS5 provides that all development will maintain and enhance the environment, including the historic environment, design and landscape and retain the local distinctiveness. There are no principle issues involved in this policy and the details of the scheme in relation to this policy are assessed in the sections below.



Policy CS6 provides the need for consideration of appropriate infrastructure and what may be considered. In this case the SAAP also provides a list of possible consideration of supporting infrastructure as too does the Development Brief SPD adopted. This will be considered further in the assessment below. However, it is noted that there is no priority order of such infrastructure considerations nor that an application should be refused for failing to include any specific element of infrastructure. Accordingly this policy offers no principle issues to resist the proposed development.

Policy CS7 provides that fifty percent of development within the district should be on previously developed sites and is considered in respect of both allocations and windfall sites. The policy does not seek to resist greenfield sites nor that should these not be used prior to previously used sites.

The proposed development is not being put forward on previously developed land, but the need for greenfield development is recognised and for Stowmarket the allowance for such development on greenfield is higher than for previously used sites (further reference to policy FC2 below should also be made). Taking the district as a whole there is no reason at this time to consider the authority will fail to achieve the provided target in the plan period and there is no principle reason to resist this development.

Policy CS8 was replaced by the Core Strategy Focused Review 2012 policy FC2. This replaced policy provides that 900 dwellings in Stowmarket should be provided in the next 5 years to meet the housing need and 600 of these are envisaged to be on greenfield sites. A total of 1525 dwellings for Stowmarket over the next 15 years are forecasted and this development will be a significant contributor to meet this need.

Policy CS9 provides requirements on the density and mix of new housing development. The policy seeks a mix of types, sizes and affordability in terms of residential schemes, but does not set any specific levels or percentages to achieve. The proposed development provides a range of small dwellings and larger ones with some flat development and it is considered that the proposal achieves the aim of the policy. The policy also provides that new development should provide an average density of at least 30 dwellings per hectare. In this proposal a density of approximately 24 dwellings per hectare is proposed and while this does not fulfil this requirement being an edge of town site and bungalow nature proposals it is considered that the proposed density is suitable and appropriate in this location with consideration to the adjacent estates.

#### 11. Core Strategy Focused Review (CSFR)

The Core Strategy Focused Review (CSFR) was adopted by Full Council on 20 December 2012 and should be read as a supplement to Mid Suffolk's adopted Core Strategy (2008). This document updates some of the policies of the 2008 Core Strategy as already addressed above.

The CSFR document does introduce new policy considerations, including Policy FC 1 - Presumption in favour of sustainable development that refers to the National Planning Policy Framework (NPPF) objectives and Policy FC 1.1 - Mid Suffolk approach to delivering Sustainable Development that provides *"development proposals will be required to demonstrate the principles of*

*sustainable development and will be assessed against the presumption in favour of sustainable development as interpreted and applied locally to the Mid Suffolk context through the policies and proposals of the Mid Suffolk new style Local Plan. Proposals for development must conserve and enhance the local character of the different parts of the district. They should demonstrate how the proposal addresses the context and key issues of the district and contributes to meeting the objectives and the policies of the Mid Suffolk Core Strategy and other relevant documents."*

12. The Stowmarket Area Action Plan (SAAP)

The Stowmarket Area Action Plan was adopted 21st February 2013. This provides a number of new policies in respect of this site as well as overarching policies that apply to relevant housing or commercial development within the defined Action Plan area. A number of these policies will be addressed in the appropriate sections below, but none seek to resist the principle of development or its phasing.

The site is allocated within the Stowmarket Area Action Plan under policy 6.20 which provides that the area is allocated for residential development and a sheltered housing scheme. The planning application is for the uses set out in the Stowmarket Area Action Plan and therefore complies with policy 6.20. As such the principle of the development is therefore acceptable.

On consideration of the Core Strategy, Local Plan, SAAP and adopted Development Brief SPD officers consider that in broad terms there are no principle issues that the proposed phase one application is in conflict with. The proposed development includes all required elements as sought by the local policy framework established for this allocation. Matters of detail and sustainability are addressed in sections below.

13. NPPF

The National Planning Policy Framework (NPPF) was published on 27<sup>th</sup> March 2012. It provides that the NPPF *"does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise"*. The NPPF also provides (para 187) that *"Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area."*

The document should be considered as a whole, but a few key points are outlined below for member consideration some particularly relevant to the consideration of obligations assessed at the end of this report.

Section 6 of the NPPF for housing provides that (para 49) Housing applications should be considered in the context of the presumption in favour of sustainable development.

Under Paragraph 173 of the NPPF it provides that *"Pursuing sustainable*



*development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable”.*

Section 7 of the NPPF refers to design. It provides that good design is a key aspect of sustainable development; it should contribute positively to making places better for people. Decisions should aim to ensure that development will function well and add to the overall quality of the area, establish a strong sense of place, create attractive and comfortable places to live, work and visit, optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks. Furthermore it provides that development should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. The NPPF goes on to state it is "proper to seek to promote or reinforce local distinctiveness" (para 60) and permission should be "refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions" (para 64).

#### 14. **• HIGHWAY AND ACCESS ISSUES**

SAAP Policy 8.1 - Developer Contributions to a Sustainable Transport Network provides that the need to travel should be reduced and use of sustainable transport encouraged. *"Development proposals will be assessed in terms of impact on the road network, traffic capacity, highway safety, environmental impact of traffic generated, pedestrian and cycle accessibility and availability and access to public transport. The Council will require mitigating measures to be provided to the satisfaction of the highway authority where necessary."* It goes on to provide that developers will either make direct provision of the necessary transport infrastructure relating to their site or will contribute to an overall fund for provision of identified transport improvements in the Stowmarket Area Action Plan area. The policy does specifically provide that viability will be taken into account.

In respect of this allocated site SAAP policy 6.23 sets out the transport expectations. In accordance with this policy it is concluded that the development complies by securing improved transport linkages between the site and the local facilities at Combs Ford and the town centre. It provides an access point to both Farriers Road and Poplar Hill as required. The extension of a bus service has been secured through the proposed site and the town's "Stop with Real Time Passenger Information" service will be both improved and continued within the site. Footpath and cycle improvements: the Combs Ford Meadow; and Combs to Poplar Hill Stowmarket scheme are to be secured via a Section 106 agreement.

SCC Highways Authority have confirmed no objection to the scheme. A number of conditions are recommended and members will find these in the bundle. There are a number of conditions recommended by SCC and all are recommended to

members. Contributions to bus stops and public rights of way are also recommended.

During the course of the application traffic concerns have been raised. Part of this related to the bus gate proposed to the centre of the site essentially restricting traffic in the northern section to use Farriers Road access and the southern housing proposed to use the Poplar Hill access. Farriers Road that leads on to Edgecomb Road is highlighted for being used as a "rat run" to avoid traffic calming measures on Poplar Hill and some concern was that traffic from the development would be specifically directed towards Edgecomb Road. Instead the bus gate is now removed and all traffic from the scheme will be free to use either and both accesses. Accordingly it is considered that traffic from the development will spread out more evenly overall, but there is the risk that this site becomes the new "rat run". This risk is lessened by the location of the site and main road route planned remains not as direct as Verneuil Ave/Edgecomb Road, but to ensure this will not be the new popular choice traffic calming will be secured within this development to ensure it is not attractive as a cut through.

At this time the request for travel plan contributions as set out by SCC for £198,967.00 are not recommended to members. Recently Phase 1 Chilton Leys another allocated site was approved and gave permission for 215 dwellings. The Travel Plan contribution sought for this development by SCC was £56,750.00 (£250 per dwelling). The contribution sought for this development represents essentially four times that sought for Chilton Leys and differences between these schemes for Stowmarket needs further investigation. Further discussion on this matter is being sought with SCC. It is noted that the travel plan is sought as well as three local footpath improvement schemes and bus stop improvements that are recommended to be secured.

Accordingly delegated authority is sought to further examine the travel plan requirements and ensure it passes the required tests of being both reasonable and related to the development. A travel plan shall be secured for the development, but this detail is sought to be left to the discretion of the Development Management Corporate Manager. In conclusion the development is not considered to warrant refusal on highway grounds.

15. **• DESIGN AND LAYOUT**

The development plan contains a number of policies on design and layout, some of which have been detailed in the earlier sections of this report. The SAAP does not contain any specific design policies in general or in relation to this allocation. Instead the SAAP seeks a development brief for most allocated sites and allows for the design principles to be explored through that process. There are considerations regarding wider landscape views provided by the SAAP, but these will be considered in sections later.

16. In layout terms there are a number of requirements of this development due to the location and its potential wider landscape impact. This development is also part full and part outline, but while outline the development brief provides significant leads to understand how development will work and need to be placed along the access road

All proposed dwellings have a road frontage, and in many ways this does represent a traditional housing development in its principles with gardens backing



onto other gardens and avoiding any substantial unsupervised spaces or areas dominated by a rear unattractive garden fences. There are no narrow unobserved alleyways and car parking is either clustered or located at the sides of dwellings avoiding significant numbers of cars and parking dominating the area.

A key element to this entire development is that all the dwellings are bungalows and this creates an entire different place for Stowmarket. In addition these dwellings are essentially enclosed by significant green spaces need for both landscaping as edge of town development, but also for the service of the large functional SUDs system proposed.

Overall the design and layout are considered to be acceptable, of appropriate quality and accords to the development plan, including the SAAP and adopted development brief.

17. **• RESIDENTIAL AMENITY**

Policies within the adopted development plan require, inter alia, that development does not materially or detrimentally affect the amenities of the occupiers of neighbouring properties. It is considered that this proposal does not give rise to any concerns of loss of neighbour amenity by reason of form and design not least due to the bungalow approach.

As considered in the design and layout, the majority of the proposed housing is a reasonable distance away from existing dwellings. The lighting is not likely to be excessive beyond standard requirements for an estate and the lighting of the main street especially is essentially sandwiched within the centre of the site.

The change from an undeveloped field to urban estate will be significant in terms of noise, but for existing residents it will be not unlike the current background levels of noise that already exists. Again the existing and proposed landscape buffer and placement of houses away from existing neighbours will mitigate some of this impact. Construction will have an adverse impact, but for a temporary period that is not considered unreasonable given the gain benefits of housing development in consideration of wider economic growth.

18. **• LANDSCAPING**

SAAP Policy 4.2 provides that development proposals when appropriate extend and enhance the quality of the wider green infrastructure, maximise conservation and biodiversity. It goes on to recognise views and impact on the skyline across Stowmarket and seeks when feasible and practicable that key aspects of the proposed landscape improvements are put in place prior to the commencement of buildings works. SAAP Policy 6.22 does identify that development on this site will have a number of wider landscape issues to address, but this development deals with these significantly by essentially being single storey development only.

In addition the proposed development provides significant public open space and landscaping to the western boundaries to create a new green corridor/edge for Stowmarket. SCC Landscaping officers do not object to the scheme and proposed conditions.

19. **• BIODIVERSITY**

Regulation 9(5) of the Conservation of Habitats and Species Regulations 2010 (Implemented 1st April 2010) provides that all "competent authorities" (public bodies) to "have regard to the Habitats Directive in the exercise of its functions." In order for a Local Planning Authority to comply with regulation 9(5) it must "engage" with the provisions of the Habitats Directive. Woolley v Morge determined that in order to discharge its regulation 9(5) duty a Local Planning Authority must consider in relation to an application (full, outline or listed building) the following:-

(i) whether any criminal offence under the 2010 Regulations against any European Protected Species is likely to be committed; and

(ii) if one or more such offences are likely to be committed, whether the LPA can be satisfied that the three Habitats Directive "derogation tests" are met. Only if the LPA is satisfied that all three tests are met may planning permission be granted. In addition SAAP Policy 9.1 seeks that all development proposals repair and strengthen ecological corridors, not isolation habitats, assess harm on species and propose mitigation if possible and retain nature features, plant tree belts where the site borders open countryside.

In this case the site is a number of fields and these have been left fallow mostly for some time. Survey work has been undertaken and the proposals are designed to provide and retain significant habitat. Overall is considered subject to suitable conditions that this development would not significantly harm interests to warrant refusal.

20. **• ENVIRONMENT AND FLOOD RISK**

The majority of the site was in use as agricultural fields and not recorded or considered likely to contain contamination issues above normal expectations.

While not in flood zone 2 or 3, for a development of this size there would be potential surface water flood risk considerations. In addition a tributary leading to the Ratlesden River along the north of the site is an important factor to consider. This has in this case been considered alongside a significant SUD system to manage surface water issues and no objection has been made by the Environment Agency and negotiations and agreement with SCC Flooding has been achieved.

The proposed development offers a lot of open public space, despite the removal of the open space area (Phase3) opposite the main housing site across Poplar Hill. This area was proposed to serve as further open space within the SAAP, but during the course of the application it was considered that no organisation would want or could afford to manage this land that was not directly part of the main development site. As a prominent area exposed to wide ranging views in the landscape its proper management and use would be critical. Its removal pulls the proposed development as a whole away from St Marys Church and Combs Wood and removes any impact on their setting. On this basis this area remains a field.

21. **• SECTION 106 CONSIDERATIONS**

A lot of work has been undertaken by your officers and experts in the Council's



team on the viability assessment. This is a "greenfield site" and while this might be not as significant in cost to say "brownfield" sites in broad terms it should not be a general assumption. Greenfield sites have no existing services and all these must be put in.

Various policies within the SAAP, Local Plan, and Core Strategy list potential obligations to be considered for this site. The development brief also includes a list of potential obligations. From these sources and given the consultation responses the following has been identified.

- |    |  |            |
|----|--|------------|
| 1  | Contribution to Combs Ford Surgery only                        | £60,880.00 |
| 2  | New bus stop on site   | £15,000.00 |
| 3  | Existing bus stop improvements off site                        | £10,000.00 |
| 4  | Travel Plan (To be agreed)                                     |            |
| 5  | Resurfacing of Stowmarket Public footpath FP 45                | £15,900.00 |
| 6  | Resurfacing of Combs Public Footpath FP 32                     | £6,375.00  |
| 7  | Resurfacing of Stowmarket Public footpath FP 53 (to play area) |            |
|    |  | £11,250.00 |
| 8  | Affordable Housing on site 19%                                 |            |
| 9  | Primary/Secondary Education                                    | £48,724.00 |
| 10 | Pre school provision   | £79,183.00 |
| 11 | Libraries  | £32,400.00 |
| 12 | Waste  | £6,375.00  |
| 13 | On site public open space.                                     |            |
| 14 | OSSI Contribution (To be agreed)                               |            |

In respect of obligation 14 a verbal update on this matter will be given at committee.

## 22. • CONCLUSION

This allocated location is considered right for a residential development that reflects the established thrust of previous deliberations including the Development Brief adopted by this Council and SAAP.

Insofar as this application is concerned it is considered that overall the scheme design is acceptable and of an appropriately standard of design to warrant permission in all the complex circumstances of this case.

The development includes a package of benefits for mitigation of the impacts of the development in accordance with the development plan.

Taking the application package as a whole, Officers are content to recommend that planning permission be granted, with a Section 106 package that would lead to the further contribution of suitable housing to fulfill its five year housing supply.

## RECOMMENDATION

**That Full and Outline Planning Permission be granted subject to the prior completion of a satisfactory Section 106 planning obligation upon terms to the satisfaction of the Development Management Corporate Manager to the following heads of terms (as generally described above):-**

- 1 Contribution to Combs Ford Surgery only £60,880.00
- 2 New bus stop on site £15,000.00
- 3 Existing bus stop improvements off site £10,000.00
- 4 Travel Plan (To be agreed)
- 5 Resurfacing of Stowmarket Public footpath FP 45 £15,900.00
- 6 Resurfacing of Combs Public Footpath FP 32 £6,375.00
- 7 Resurfacing of Stowmarket Public footpath FP 53 (to play area) £11,250.00
- 8 Affordable Housing on site 19%
- 9 Primary/Secondary Education £48,724.00
- 10 Pre school provision £79,183.00
- 11 Libraries £32,400.00
- 12 Waste £6,375.00
- 13 On site public open space.
- 14 OSSI Contribution (To be confirmed)
- 15 Phased delivery of development
- 16 Public rights of way on site shall be agreed.
- 17 Public parking and Bus laybys shall be agreed

**And the following conditions to be imposed upon such hybrid permission.**

For Housing (Full) Permission

- Standard Time Limit
- Approved Plans Agreed

For Housing (Outline) Permission

- Standard Time Limit Outline
- Reserved Matters (except access)
- Approved Plans Agreed

For both Elements

- Archeological Programme of Works
- Materials
- External Lighting to be agreed
- Landscaping scheme and tree protection
- Landscaping implementation and stages for this application to be agreed.
- Highways conditions as recommended by SCC
- Site waste management strategy to be agreed
- Development is carried out in accordance with the Flood Risk assessment submitted by applicant
- Resource efficiency measures to be agreed during construction
- Scheme of rainwater harvesting
- Provision of fire hydrants, number and position to be agreed.
- Construction Methodology to be agreed.
- Ecology strategy to be agreed.

Philip Isbell  
Corporate Manager - Development Management

John Pateman-Gee  
Senior Planning Officer

## **APPENDIX A - PLANNING POLICIES**

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

- Cor1** - CS1 Settlement Hierarchy
- Cor4** - CS4 Adapting to Climate Change
- Cor5** - CS5 Mid Suffolks Environment
- CSFR-FC1** - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
- CSFR-FC1.1** - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT
- CSFR-FC2** - PROVISION AND DISTRIBUTION OF HOUSING
- CS SAAP** - Stowmarket Area Action Plan
- Cor2** - CS2 Development in the Countryside & Countryside Villages
- Cor9** - CS9 Density and Mix
- Cor8** - CS8 Provision and Distribution of Housing
- Cor6** - CS6 Services and Infrastructure

### **2. Mid Suffolk Local Plan**

- RT12** - FOOTPATHS AND BRIDLEWAYS
- H16** - PROTECTING EXISTING RESIDENTIAL AMENITY
- H15** - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS
- H13** - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT
- T10** - HIGHWAY CONSIDERATIONS IN DEVELOPMENT
- GP1** - DESIGN AND LAYOUT OF DEVELOPMENT
- HB1** - PROTECTION OF HISTORIC BUILDINGS
- T13** - BUS SERVICES

### **3. Planning Policy Statements, Circulars & Other policy**

- NPPF** - National Planning Policy Framework

## **APPENDIX B - NEIGHBOUR REPRESENTATIONS**

Letter(s) of representation(s) have been received from a total of **10** interested party(ies).

The following people **objected** to the application



The following people **supported** the application:

The following people **commented** on the application:



**Title:** Committee Site Plan  
**Reference:** 1492/15  
**Site:** Land West of Farriers Road, Stowmarket



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



SCALE 1:5000

Reproduced by permission of  
 Ordnance Survey on behalf of HMSO.  
 © Crown copyright and database right 2015  
 Ordnance Survey Licence number 100017810









**CONSTRUCT REASON LIMITED**  
 Planning and Design  
 2008-08-27  
 Farmington Park, Farmers Road  
 STOPMARKET

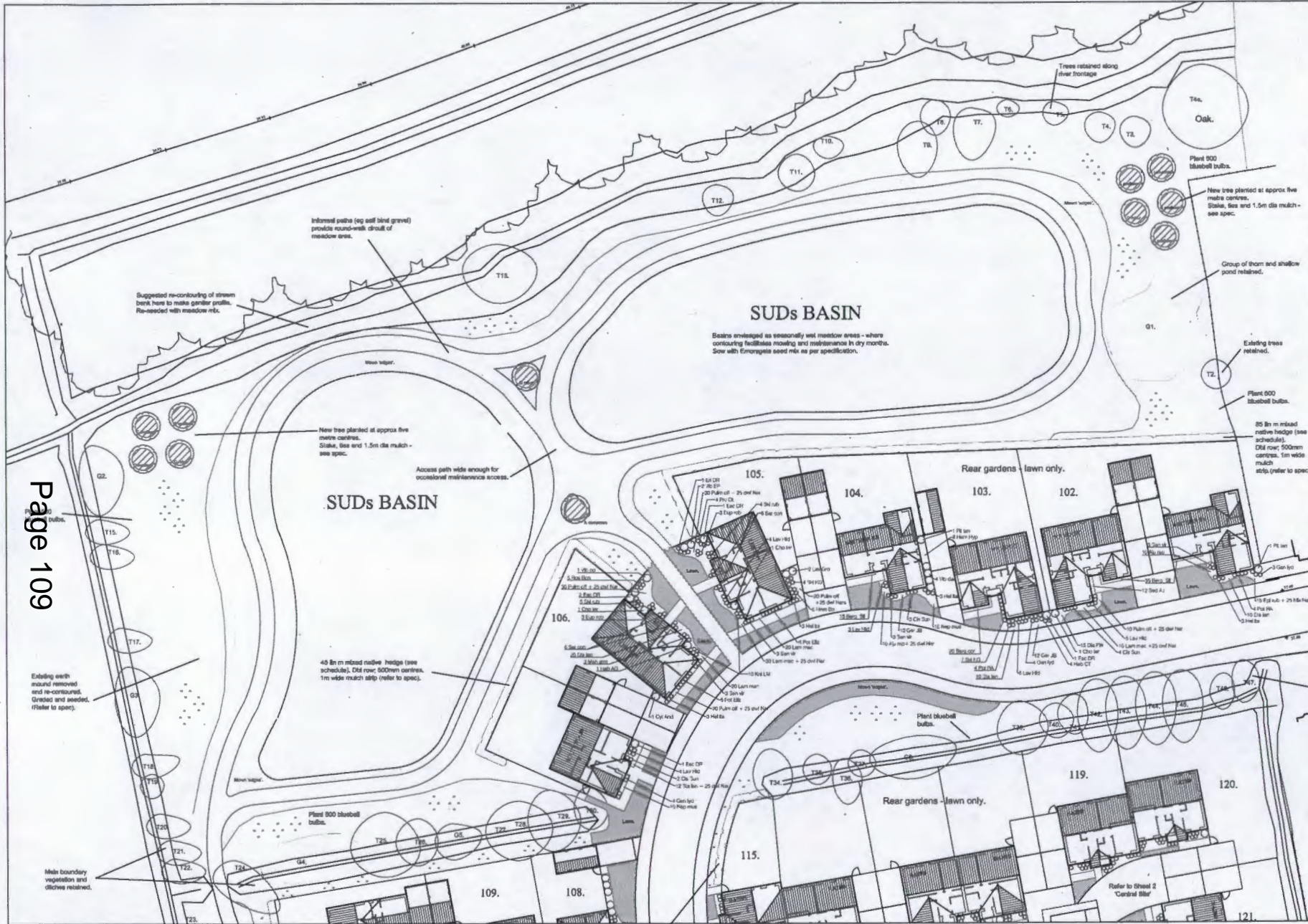
**PLANNING MASTER PLAN**

NO.	DESCRIPTION	DATE	BY	FOR
1	PLANNING MASTER PLAN	2008-08-27	CONSTRUCT REASON LIMITED	CLIENT





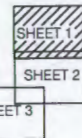










Page 109

Planting Plan at 1:250 @A1

20 ft in mixed native hedge (see schedule), DBH row: 500mm centres, 1m wide mulch strip (refer to spec). (Allow additional 20 ft in hedging to grip up existing boundaries after retaining and other archaeological works completed).



**Key**

-  Existing trees retained
-  Lawn areas
-  'Meadow' grassland.
-  Planting beds.
-  New shrub planting.
-  New tree planting.

Refer also to LD 02 and 03 for other planting areas and LD04 for plant schedules.

**Landscape Statement in brief:**  
The Phase 1 landscape scheme will retain mature trees and sections of hedge to create a strongly rural character for the new development. A communal landscape area adjacent the river at the north edge of the site will be managed as a meadow habitat and feature new native tree planting. New sections of native hedge will help to integrate private boundaries.

Within the residential streets the scheme includes tree, shrub, perennial and bulb planting selected to provide colour and interest throughout the year and with benefits for local wildlife. Lawn areas, trees and shrubs will provide spatial structure to the street environments. Rear garden areas will be left as lawn for future residents to develop.

Trees and hedge retained along existing field boundaries. Refer to Arboricultural Report for Tree Protection Plan and Arboricultural Method Statement.

Client	RM	14-02-2015
Project	RM	13/14

**Richard Morrison Associates**  
landscape design • environmental planning • arboriculture

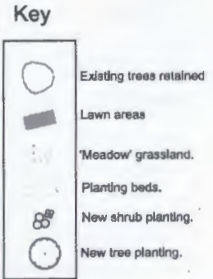
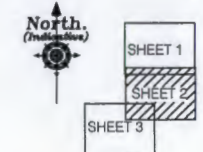
28 Belmont Lane, North Rowley, Elm's Lane  
North, PE22 8PQ    Tel: 01383 842884  
www.rma.co.uk    e-mail: info@rma.co.uk

Client:	Contract Rescom		
Job:	Proposed Residential Development Parkers Road, Sevenmarket - Phase 1		
Drawing:	Detailed Planting Plan Sheet 1 - North of site		
Scale:	RM	Date:	17-06-2014
Scale:	RM	Date:	1:250 @ A1
Scale:	RM	Date:	27/14
Scale:	RM	Date:	LD 01



30 in m mixed native hedge (see schedule).  
 Dfd row: 500mm centres, 1m wide mulch strip (refer to spec).

See LD01 for hedge notes.



Refer also to LD 01 and 03 for other planting areas and LD04 for planting schedules.

Page 110

98

Planting Plan at 1:250 @A1

A. Revised Phase 1 Design		RM	14-05-2015
-		RM	
-		RM	
 <b>richardmorrisonassociates</b> landscape design • environmental planning architecture			
88 Common Lane, North Broomfield, King's Lynn Norfolk PE33 0NF    Tel: 01553 602000 <a href="http://www.richardmorrison.co.uk">www.richardmorrison.co.uk</a> e-mail: <a href="mailto:info@richardmorrison.co.uk">info@richardmorrison.co.uk</a>			
Client: Contract Reason			
Job: Proposed Residential Development Farmers Road, Stowmarket - Phase 1			
Drawing: Detailed Planting Plan Sheet 2 - Central Site			
Drawn:	RM	Date:	01-08-2014
Check:	RM	Scale:	1:200 @ A1
		Page No:	275/24
		Sheet No:	LD 02









See LD02 for continuation of planting.

See LD02 for continuation of planting.



SHEET 1  
SHEET 2  
SHEET 3

**Key**


-  Existing trees retained
-  Lawn areas
-  Meadow grassland.
-  Planting beds.
-  New shrub planting.
-  New tree planting.

Refer also to LD 01 and 03 for other planting areas and LD04 for planting schedules.

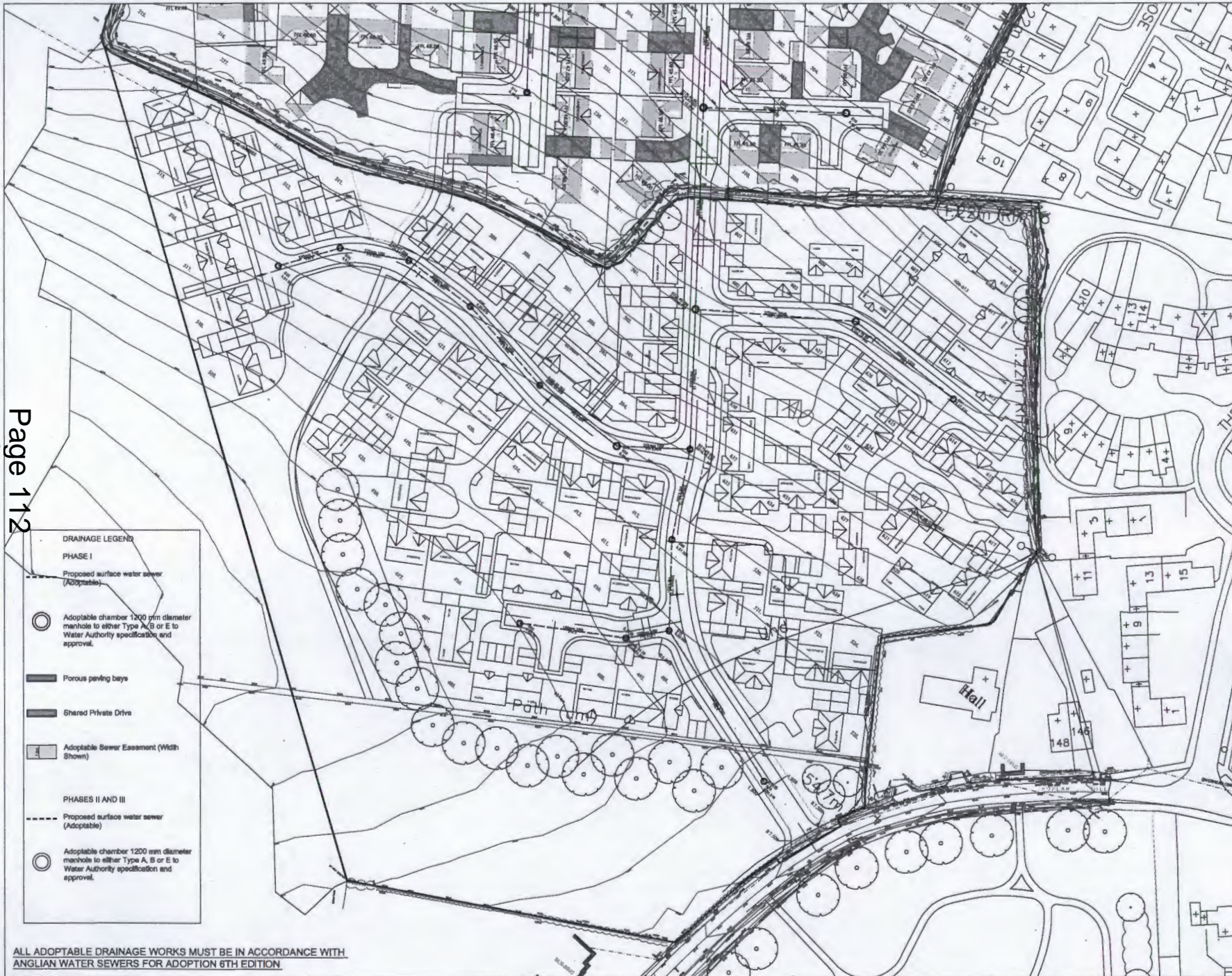
Page 111

99.

Planting Plan at 1:250 @A1

A. Revised Phase 1 Design		RM	14-05-2015
B. Approved		RM	14-05-2015
C. Approved		RM	14-05-2015
 <b>Redwood Associates</b> landscape design • environmental planning • arboriculture			
88 Clonson Lane, North Rowley, May's Lane Northam, Wiltshire BA33 9NF    Tel: 01262 892824 www.redwood-associates.co.uk    e-mail: info@redwood-associates.co.uk			
Client: Construct Ransom			
Job: Proposed Residential Development, Farmers Road, Stonehenge - Phase 1			
Drawing: Detailed Planting Plan, Sheet 3 - South Site			
Drawn: RM	Date: 01-08-2014	Scale: 1:250 @ A1	Sheet: 23/14
Check: RM	Date: 1-08-2014	Scale: 1:250 @ A1	Sheet: LD 01





ALL ADOPTABLE DRAINAGE WORKS MUST BE IN ACCORDANCE WITH ANGLIAN WATER SEWERS FOR ADOPTION 6TH EDITION

**GENERAL NOTES:**

All drainage works shall be constructed in accordance with the specifications for the Water Industry 7th Edition, BS 5911 and 5912 and Terms for Adoption 6th Edition for surface drainage, and the specifications for the Water Industry 7th Edition, BS 5911 and 5912 for sewerage.

The construction and installation of the drainage system are to comply with the following:

- Adoptable shall be 1200 mm diameter.
- Private sewer works shall be 150 mm diameter.
- All pipe materials to be approved for use in accordance with the Building Regulations.
- All pipe materials to be installed in accordance with the Building Regulations.
- Technical drawing (plans) to be constructed using ground surface levels with 100mm accuracy.
- 1.0m or less: 400 x 400mm x 100mm deep.
- 1.0m or less: 1000 x 1000 x 100mm deep.
- 1.0m or less: 1000 x 1000 x 100mm deep.

**PIPE MATERIALS SHALL BE AS FOLLOWS:**

1.0m or less: 400 x 400mm x 100mm deep.

1.0m or less: 1000 x 1000 x 100mm deep.

1.0m or less: 1000 x 1000 x 100mm deep.

All gullies shown in shared parking areas to be trapped road gullies

REV	DATE	DESCRIPTION/REASON FOR ISSUE	APPD
<p><b>MTC</b> ENGINEERING MTC Engineering (Cambridge) Ltd Ground Floor, 24 High Street Whitstable, Cambridgeshire, CB22 4LT Tel: (01223) 837275, Fax: (01223) 835648 E-mail: <a href="mailto:info@mtceng.co.uk">info@mtceng.co.uk</a></p>			

**TITLE**  
Land West of Farriers Road  
Edgecom Park, Stowmarket  
Phase II & III - Preliminary  
Surface Water Drainage Strategy

ORIG	J.T.C	DATE	July 2015
CHKD		SCALE	1/500 @ A1
APPD		DRAWING NO	1033-06

This drawing and the work depicted are the copyright of MTC Engineering (Cambridge) Ltd and may not be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of MTC Engineering (Cambridge) Ltd.



**DRAINAGE LEGEND**

**PHASE I**

- Proposed surface water sewer (Adoptable)
- Adoptable chamber 1200 mm diameter manhole to either Type A, B or E to Water Authority specification and approval.
- Porous paving bays
- ▬ Shared Private Drive
- Adoptable Sewer Emergent (With Show)

**PHASES II AND III**

- Proposed surface water sewer (Adoptable)
- Adoptable chamber 1200 mm diameter manhole to either Type A, B or E to Water Authority specification and approval.

Balancing Pond to provide maximum storage of 2462 cubic metres of storage to contain the 1 in 100 yr + CC rainfall event

Connection to the open Watercourse at Headwall S13 shall be subject to the approval of the Land Drainage Authority and Anglian Water

Machols S12 incorporating Flow Control Device  
Maximum Flow = 0.7 l/sec

ALL ADOPTABLE DRAINAGE WORKS MUST BE IN ACCORDANCE WITH  
BRITISH STANDARD BS 5388 PART 1:1990  
ADAPTATION WATER SEWERS FOR ADOPTION 8TH EDITION

Page 113

**DRAINAGE NOTES:**

All drainage works shall be constructed in accordance with the 8th Edition of the British Standard BS 5388 Part 1:1990 and the current specifications for materials and workmanship as published by the relevant authorities, and to the relevant project specifications or otherwise as the engineer may direct.

The specifications and standards of the drainage systems are to comply with the Building Regulations Approved Document H 19 (2013) for Building drainage unless otherwise specified.

Drainage shall be laid out with sufficient allowance.

Private drains serving more than 10 dwellings to be 150mm dia.

All other drains and to be constructed to be laid out to be constructed in accordance with the Building Regulations Approved Document H 19 (2013) for Building drainage unless otherwise specified.

Technical/contractor to be consulted using current practice codes with 100mm minimum cover.

Depth to SL: 100mm minimum after drainage

1.5m or less: 400 x 400mm or a precast concrete 400mm dia. or less

1.5m or less: 400 x 700mm or 1000mm dia.

1.5m: 400 x 700mm or 1000mm dia.

**APPRECIATION SHEET TO BE AS FOLLOWS:**

1. All drainage works shall be constructed in accordance with the Building Regulations Approved Document H 19 (2013) for Building drainage unless otherwise specified.

2. All drainage works shall be constructed in accordance with the Building Regulations Approved Document H 19 (2013) for Building drainage unless otherwise specified.

3. All drainage works shall be constructed in accordance with the Building Regulations Approved Document H 19 (2013) for Building drainage unless otherwise specified.

4. All drainage works shall be constructed in accordance with the Building Regulations Approved Document H 19 (2013) for Building drainage unless otherwise specified.

5. All drainage works shall be constructed in accordance with the Building Regulations Approved Document H 19 (2013) for Building drainage unless otherwise specified.

All drainage works shall be constructed in accordance with the Building Regulations Approved Document H 19 (2013) for Building drainage unless otherwise specified.

All drainage works shall be constructed in accordance with the Building Regulations Approved Document H 19 (2013) for Building drainage unless otherwise specified.

All drainage works shall be constructed in accordance with the Building Regulations Approved Document H 19 (2013) for Building drainage unless otherwise specified.

All drainage works shall be constructed in accordance with the Building Regulations Approved Document H 19 (2013) for Building drainage unless otherwise specified.

All drainage works shall be constructed in accordance with the Building Regulations Approved Document H 19 (2013) for Building drainage unless otherwise specified.

All drainage works shall be constructed in accordance with the Building Regulations Approved Document H 19 (2013) for Building drainage unless otherwise specified.

All drainage works shall be constructed in accordance with the Building Regulations Approved Document H 19 (2013) for Building drainage unless otherwise specified.

All drainage works shall be constructed in accordance with the Building Regulations Approved Document H 19 (2013) for Building drainage unless otherwise specified.

All drainage works shall be constructed in accordance with the Building Regulations Approved Document H 19 (2013) for Building drainage unless otherwise specified.

All drainage works shall be constructed in accordance with the Building Regulations Approved Document H 19 (2013) for Building drainage unless otherwise specified.

All gullies shown in shared parking areas to be trapped road gullies

REV	DATE	DESCRIPTION/REASON FOR ISSUE	APPD

**MTC**  
ENGINEERING  
MTC Engineering (Cambridge) Ltd  
Ground Floor, 24 High Street  
Worchester, Cambridgeshire, CB2 2LT  
Tel: 01223 827290, Fax: 01223 836448  
E-mail: info@mtc-engineering.co.uk

**TITLE**  
Land West of Farriers Road  
Edgecom Park, Stowmarket  
Phase I - Surface  
Water Drainage Strategy

DRWG	J.T.C	DATE	July 2015
CHKD		SCALE	1/500 @ A1
APPR		DRAWING NO	1033-05

This drawing and the works depicted are the copyright of MTC Engineering (Cambridge) Ltd and may not be reproduced or amended without the written permission of MTC Engineering. No liability will be accepted for amendments made by other persons.

101.



**Site Details:**

LAND OFF FARRIERS  
ROAD, STOWMARKET, IP14  
2NS

**Client Ref:** 1235  
**Report Ref:** GS-1400434  
**Grid Ref:** 604278, 257179

**Map Name:** County Series

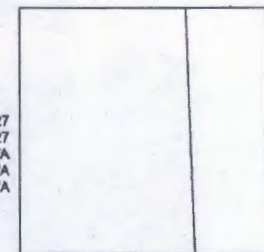
**Map date:** 1927

**Scale:** 1:2,500

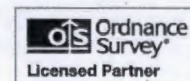
**Printed at:** 1:2,500



Surveyed 1927  
Revised 1927  
Edition N/A  
Copyright N/A  
Levelled N/A



Surveyed 1927  
Revised 1927  
Edition N/A  
Copyright N/A  
Levelled N/A

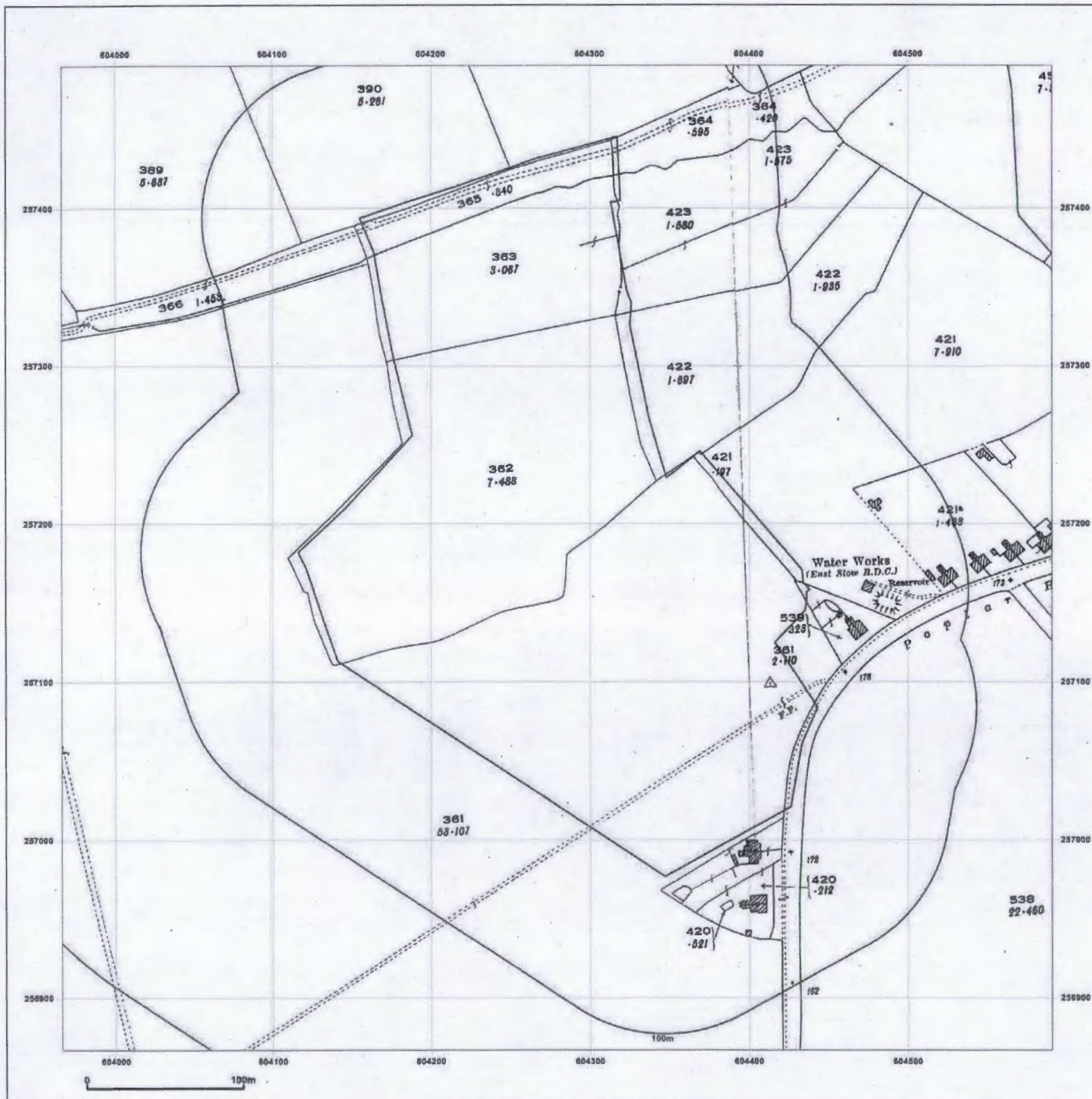


Produced by  
GroundSure Environmental Insight  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

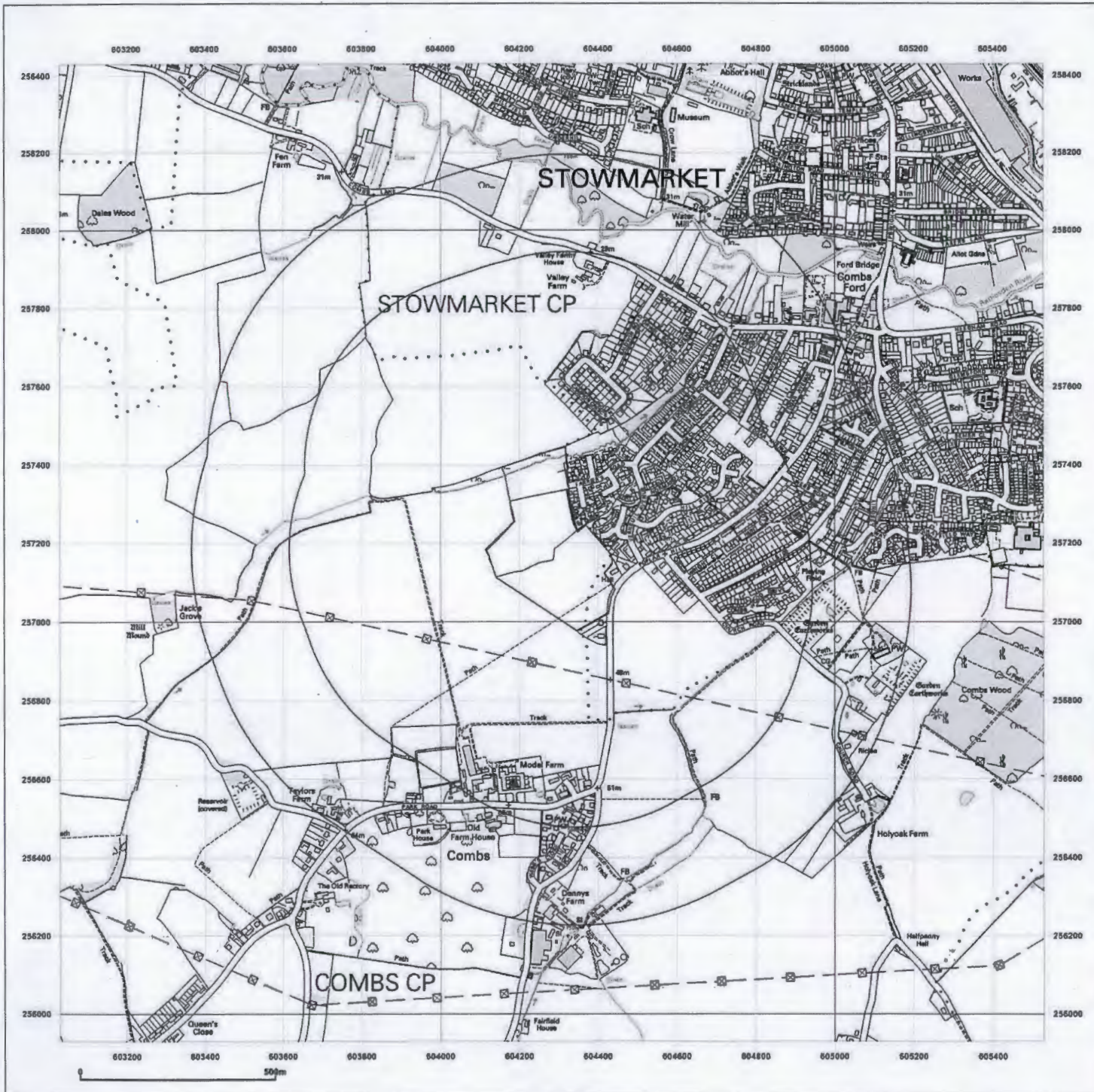
© Crown copyright and database rights 2013 Ordnance Survey 100035207

Production date: 16 April 2014

To view map legend click here [Legend](#)







**Site Details:**  
 LAND OFF FARRIERS ROAD, STOWMARKET, IP14 2NS

Client Ref: 1235  
 Report Ref: GS-1400434  
 Grid Ref: 604278, 257179

Map Name: 1:10,000 Raster  
 Map date: 2002  
 Scale: 1:10,000  
 Printed at: 1:10,000



103.

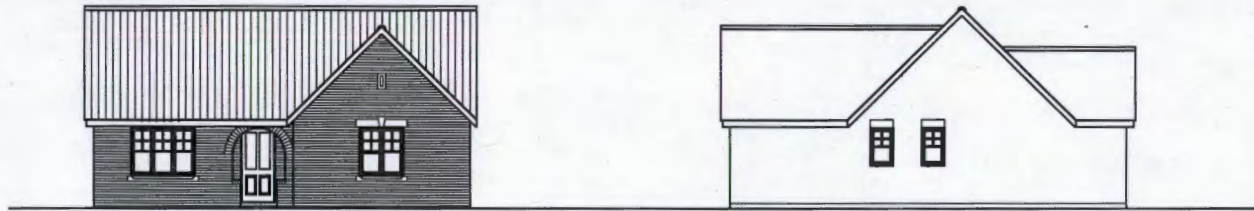


Produced by  
 GroundSure Environmental Insight  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2013 Ordnance Survey 100035207

Production date: 16 April 2014  
 To view map legend click here [Legend](#)





FRONT

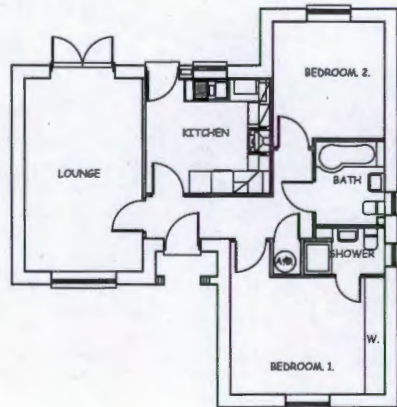
SIDE



REAR

SIDE

E L E V A T I O N S



P L A N

**MATERIALS:**  
 PLOTS: 101 & 129 ALL BRICKWORK TO BE: ANGLIAN ORANGE STOCK  
 ROOF TILES TO BE: SANDTOFT RUSTIC RED CONCRETE DOUBLE PANTILES  
 PLOT: 104: ALL BRICKWORK TO BE: ANGLIAN BUFF HANDMADE  
 ROOF TILES TO BE: MARLEY EDGEEMERE SMOOTH GREY INTERLOCKING SLATES  
 WITH TERRACOTTA RED RIDGE TILES.

Bungalow Type 'WISTERIA E.S.'

Beaver House  
 Northern Road  
 Sudbury  
 Suffolk CO10 6XQ

Sudbury 01787 376241

**CONSTRUCT  
 REASON  
 LIMITED**

JOB TITLE

EDGECOMBE PARK  
 FARRIERS RD, STOWMARKET

DRAWING TITLE

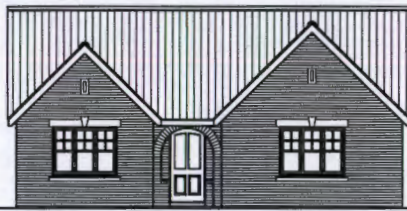
PLANS & ELEVATIONS  
 PLOT Nos: 101, 104 & 129.AS.

REV	DATE	DETAILS	BY

SCALES 1:100	DESIGN BY	DATE MAR 2015
	DRAWN BY GB	

DRAWING NO. 2084/AD/2/101	REV								
------------------------------	-----	--	--	--	--	--	--	--	--

104



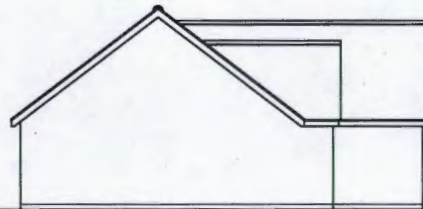
FRONT



SIDE

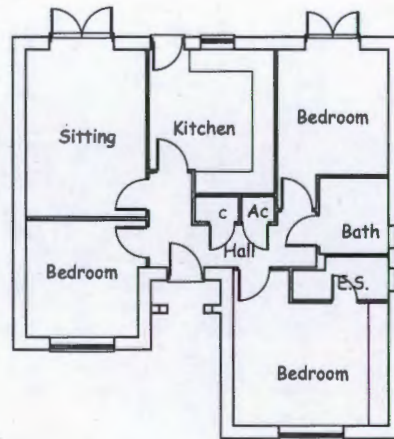


REAR



SIDE

E L E V A T I O N S



P L A N

**MATERIALS:**

PLOTS: 102 & 103 ALL BRICKWORK TO BE: ANGLIAN ORANGE STOCK  
 ROOF TILES TO BE: SANDTOFT RUSTIC RED CONCRETE DOUBLE PANTILES

PLOT: 109: ALL BRICKWORK TO BE: ANGLIAN BUFF HANDMADE  
 ROOF TILES TO BE: SANDTOFT TERRACOTTA CONCRETE DOUBLE PANTILES

PLOT: 112: ALL BRICKWORK TO BE: ANGLIAN BUFF HANDMADE  
 ROOF TILES TO BE: MARLEY EDMERE SMOOTH GREY INTERLOCKING SLATES  
 WITH TERRACOTTA RED RIDGE TILES.

BUNGALOW TYPE 'WAVENEY'  
 floor area 83.36m<sup>2</sup> (897ft<sup>2</sup>)

Beaver House  
 Northern Road  
 Sudbury  
 Suffolk CO10 6XQ  
 Sudbury 01787 376241

**CONSTRUCT  
 REASON  
 LIMITED**

JOB TITLE

EDGECOMBE PARK  
 FARRIERS RD, STOWMARKET

DRAWING TITLE

PLANS & ELEVATIONS  
 PLOTS: 102.HANDED, 103,109 & 112.AS.

REV	DATE	DETAILS	BY

SCALES	DESIGN BY	DATE
1:100		MAR 2015
DRAWING No.	DRAWN BY	REV
2084/AD/2/102	GB	

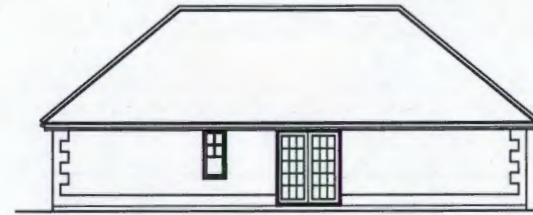




FRONT



SIDE



REAR



SIDE

E L E V A T I O N S

MATERIALS:

**BRICKWORK:** UP TO 300mm ABOVE D.P.C. LEVEL, TO QUOINS ON EXTERNAL CORNERS & ARCHES/SOLDIERS OVER OPENINGS TO BE: ANGLIAN ORANGE STOCK. ALL REMAINING BRICKWORK TO BE ANGLIAN BUFF HANDMADE.

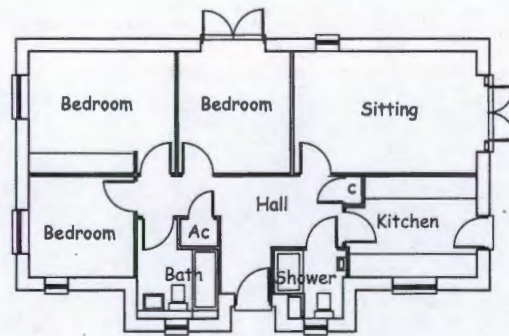
**ROOF TILES TO BE:** MARLEY EDGEMERE SMOOTH GREY INTERLOCKING SLATES WITH TERRACOTTA RIDGE AND HIP TILES

WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Bungalow Type 'LEISTON'

Beaver House  
Northern Road  
Sudbury  
Suffolk CO10 6XQ  
Sudbury 01787 376241

**CONSTRUCT  
REASON  
LIMITED**

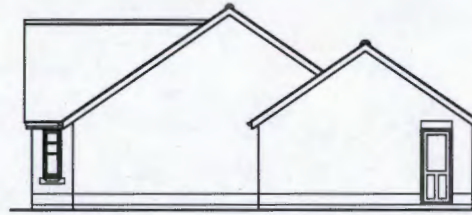


P L A N

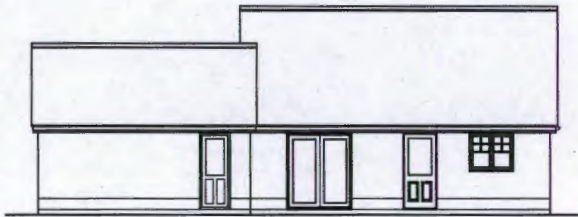
JOB TITLE		EDGECOMBE PARK FARRIERS RD, STOWMARKET	
DRAWING TITLE		PLANS & ELEVATIONS PLOT No: 105. HANDED, 106.AS.	
REV	DATE	DETAILS	BY
SCALES	DESIGN BY	DATE	
1:100		MAR 2015	
	DRAWN BY		
	GB		
DRAWING No.	2084/AD/2/103	REV	



FRONT



SIDE

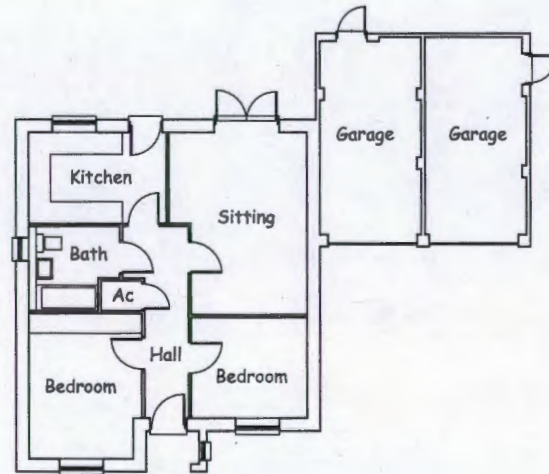


REAR



SIDE

E L E V A T I O N S



P L A N

**MATERIALS:**

BRICKWORK UP TO 300mm ABOVE D.P.C. LEVEL AND TO ENTRANCE ARCH TO BE: ANGLIAN ORANGE STOCK.  
ALL REMAINING BRICKWORK TO BE: ANGLIAN BUFF HANDMADE

ROOF TILES TO BE: MARLEY SMOOTH GREY EDGEMERE  
INTERLOCKING SLATES WITH TERRACOTTA RIDGE TILES.

WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Bungalow Type 'SOUTHWOLD'

Beaver House  
Northern Road  
Sudbury  
Suffolk CO10 6XQ  
Sudbury 01787 376241

**CONSTRUCT  
REASON  
LIMITED**

JOB TITLE  
**EDGECOMBE PARK  
FARRIERS RD, STOWMARKET**

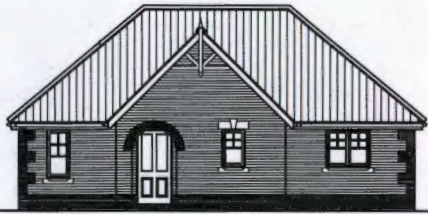
DRAWING TITLE  
**PLANS & ELEVATIONS  
PLOT No: 107.AS.**

REV	DATE	DETAILS	BY

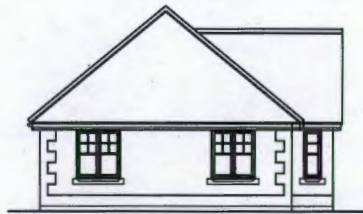
SCALES 1:100	DESIGN BY	DATE MAR 2015
	DRAWN BY GB	

DRAWING No. 2084/AD/2/104	REV								
---------------------------	-----	--	--	--	--	--	--	--	--

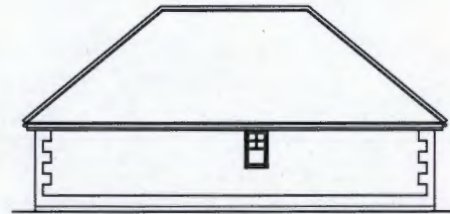




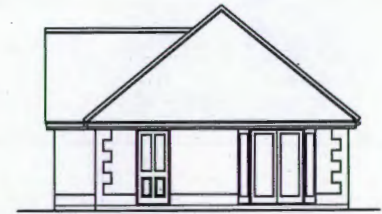
FRONT



SIDE



REAR



SIDE

E L E V A T I O N S

MATERIALS:

**BRICKWORK:** UP TO 300mm ABOVE D.P.C. LEVEL, TO QUOINS ON EXTERNAL CORNERS & ARCHES/SOLDIERS OVER OPENINGS TO BE: ANGLIAN ORANGE STOCK. ALL REMAINING BRICKWORK TO BE ANGLIAN BUFF HANDMADE.

**ROOF TILES TO BE:** MARLEY EDMERE SMOOTH GREY INTERLOCKING SLATES WITH TERRACOTTA RIDGE AND HIP TILES

WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Bungalow Type 'ALDEBURGH'

Beaver House  
Northern Road  
Sudbury  
Suffolk CO10 6XQ  
Sudbury 01787 376241

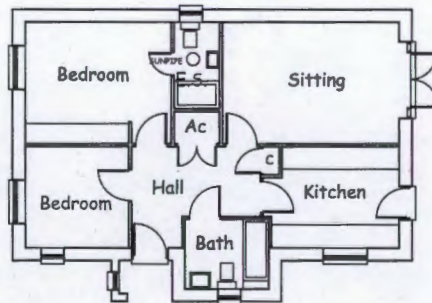
**CONSTRUCT  
REASON  
LIMITED**

JOB TITLE  
**EDGECOMBE PARK  
FARRIERS RD, STOWMARKET**

DRAWING TITLE  
**PLANS & ELEVATIONS  
PLOT No: 108.A5.**

REV	DATE	DETAILS	BY

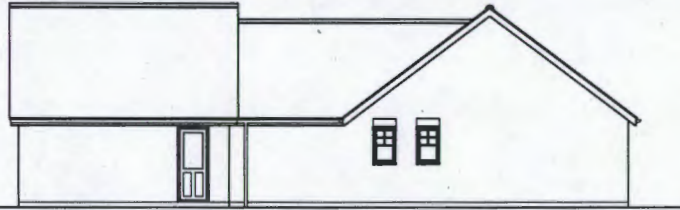
SCALES 1:100	DESIGN BY	DATE MAR 2015
	DRAWN BY GB	
DRAWING No. 2084/AD/2/105	REV	



P L A N



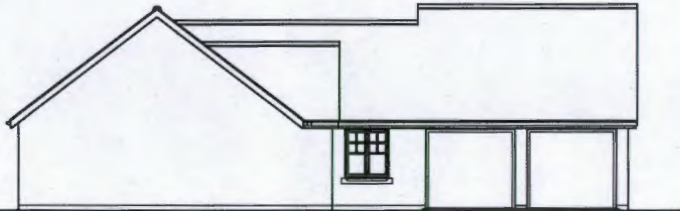
FRONT



SIDE

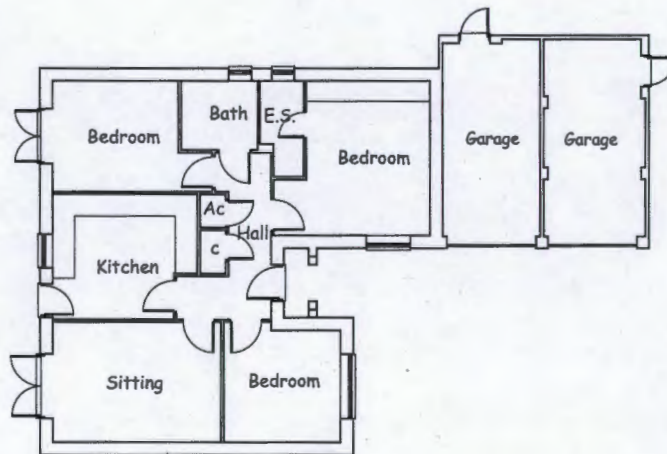


REAR



SIDE

E L E V A T I O N S



P L A N

**MATERIALS:**

ALL BRICKWORK TO BE: ANGLIAN BUFF HANDMADE

ROOF TILES TO BE: SANDTOFT TERRACOTTA CONCRETE DOUBLE PANTILES.

WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Bungalow Type 'WAVENEY G'

Beaver House  
Northern Road  
Sudbury  
Suffolk CO10 6XQ

Sudbury 01787 376241

**CONSTRUCT  
REASON  
LIMITED**

JOB TITLE

EDGECOMBE PARK  
FARRIERS RD, STOWMARKET

DRAWING TITLE

PLANS & ELEVATIONS  
PLOT No: 110.AS.

REV	DATE	DETAILS	BY

SCALES 1:100	DESIGN BY	DATE MAR 2015
	DRAWN BY GB	

DRAWING No. 2084/AD/2/106	REV								
---------------------------	-----	--	--	--	--	--	--	--	--





FRONT

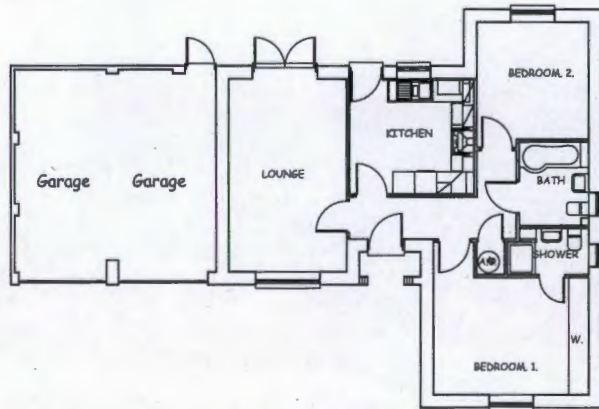
SIDE



REAR

SIDE

E L E V A T I O N S



P L A N

**MATERIALS:**

ALL BRICKWORK TO BE: ANGLIAN ORANGE STOCK  
 ROOF TILES TO BE: MARLEY EDGEEMERE SMOOTH GREY INTERLOCKING SLATES  
 WITH TERRACOTTA RIDGE TILES.  
 WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Bungalow Type 'WISTERIA E.S.'

Beaver House  
 Northern Road  
 Sudbury  
 Suffolk CO10 6XQ  
 Sudbury 01787 376241

**CONSTRUCT  
 REASON  
 LIMITED**

JOB TITLE

EDGECOMBE PARK  
 FARRIERS RD, STOWMARKET

DRAWING TITLE

PLANS & ELEVATIONS  
 PLOT Nos: 111.AS.

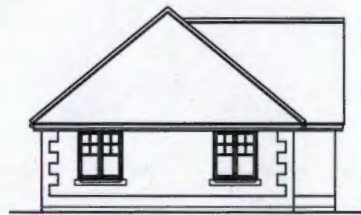
REV	DATE	DETAILS	BY

SCALE	DESIGN BY	DATE
1:100		MAR 2015
	DRAWN BY	
	GB	

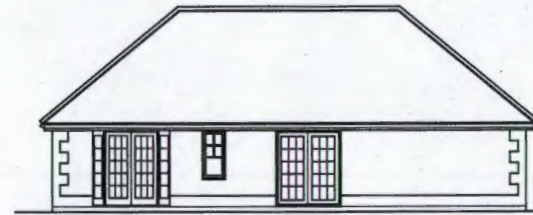
DRAWING No.	2084/AD/2/107	REV	
-------------	---------------	-----	--



FRONT



SIDE



REAR



SIDE

E L E V A T I O N S

MATERIALS:

**BRICKWORK:** UP TO 300mm ABOVE D.P.C. LEVEL, TO QUOINS ON EXTERNAL CORNERS & ARCHES/SOLDIERS OVER OPENINGS TO BE: ANGLIAN ORANGE STOCK. ALL REMAINING BRICKWORK TO BE ANGLIAN BUFF HANDMADE.

**ROOF TILES TO BE:** MARLEY EDGEMERE SMOOTH GREY INTERLOCKING SLATES WITH TERRACOTTA RIDGE AND HIP TILES

WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Bungalow Type 'LEISTON'

Beaver House  
Northern Road  
Sudbury  
Suffolk CO10 6XQ  
Sudbury 01787 376241

**CONSTRUCT  
REASON  
LIMITED**

JOB TITLE

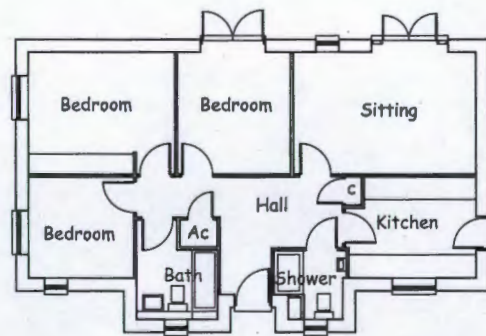
EDGEcombe PARK  
FARRIERS RD, STOWMARKET

DRAWING TITLE

PLANS & ELEVATIONS  
PLOT No: 113.AS.

REV	DATE	DETAILS	BY

SCALES 1:100	DESIGN BY	DATE MAR 2015
	DRAWN BY GB	
DRAWING No. 2084/AD/2/108	REV	



P L A N

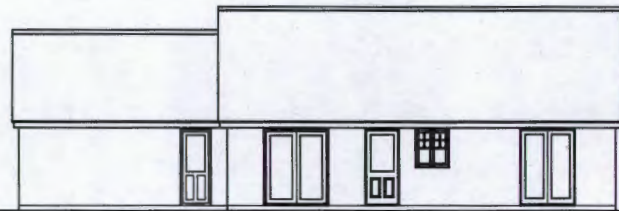




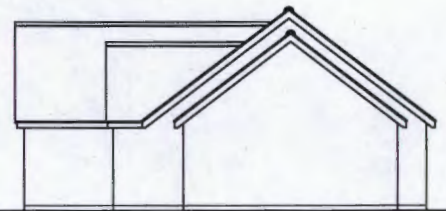
FRONT



SIDE



REAR



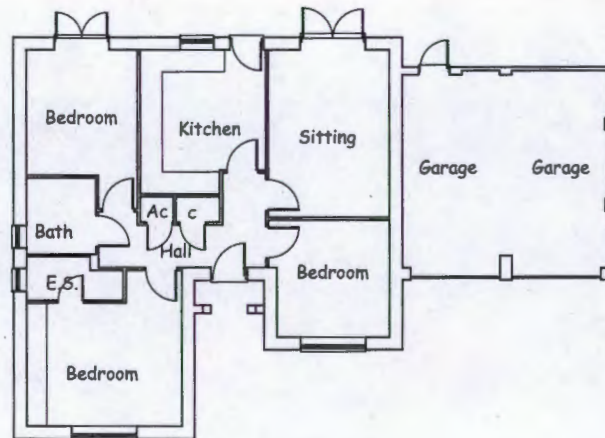
SIDE

E L E V A T I O N S

MATERIALS:

ALL BRICKWORK TO BE: ANGLIAN ORANGE STOCK  
 ROOF TILES TO BE: SANDTOFT RUSTIC RED CONCRETE  
 DOUBLE PANTILES

BUNGALOW TYPE 'WAVENEY'  
 floor area 83.36m<sup>2</sup> (897ft<sup>2</sup>)



P L A N

Beaver House  
 Northern Road  
 Sudbury  
 Suffolk CO10 6XQ  
 Sudbury 01787 376241

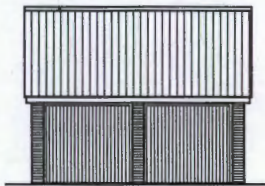
**CONSTRUCT  
 REASON  
 LIMITED**

JOB TITLE  
**EDGECOMBE PARK  
 FARRIERS RD, STOWMARKET**

DRAWING TITLE  
**PLANS & ELEVATIONS  
 PLOTS: 114.AS.**

REV	DATE	DETAILS	BY

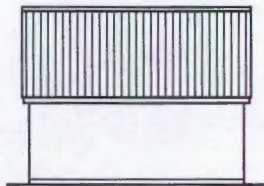
SCALE	DESIGN BY	DATE
1:100		MAR 2015
	DRAWN BY	
	GB	
DRAWING No.	2084/AD/2/109	REV



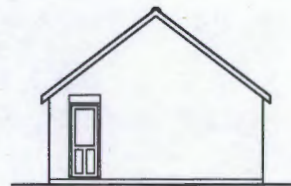
FRONT



SIDE

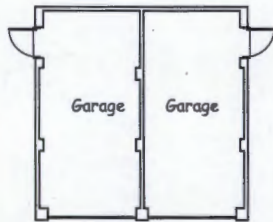


REAR



SIDE

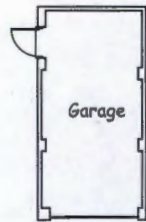
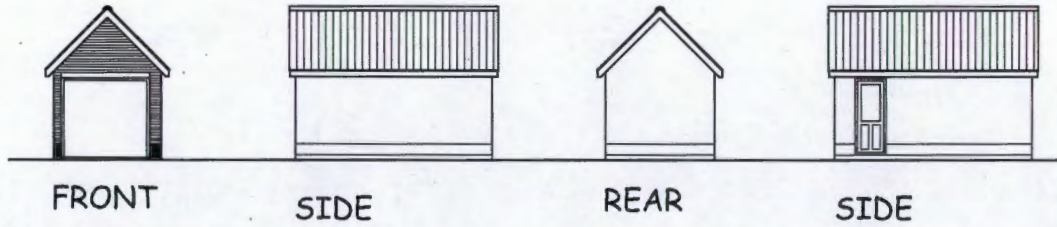
**MATERIALS:**  
 BRICKWORK AND ROOF TILES TO MATCH  
 ASSOCIATED DWELLING  
  
 WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu



PLAN

Beaver House Northern Road Sudbury Suffolk CO10 6XQ Sudbury 01787 376241		<b>CONSTRUCT                  REASON                  LIMITED</b>	
JOB TITLE EDGECOMBE PARK FARRIERS RD, STOWMARKET			
DRAWING TITLE GARAGE DETAILS PLOTS: 101/102, 104/105, 112/113.AS.			
REV	DATE	DETAILS	BY
SCALES 1:100		DESIGN BY G. BLOYS	DATE MAR 2015
DRAWING No. 2084/AD/2/110		REV	[Grid for revision tracking]





PLAN

**MATERIALS:**  
 BRICKWORK AND ROOF TILES TO MATCH  
 ASSOCIATED DWELLING  
  
 WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Beaver House  
 Northern Road  
 Sudbury  
 Suffolk CO10 6XQ  
  
 Sudbury 01787 376241

**CONSTRUCT  
 REASON  
 LIMITED**

JOB TITLE  
 EDGECOMBE PARK  
 FARRIERS RD, STOWMARKET

DRAWING TITLE  
 DETACHED GARAGE DETAILS  
 PLOT: 108.AS. 103 & 129.HANDED

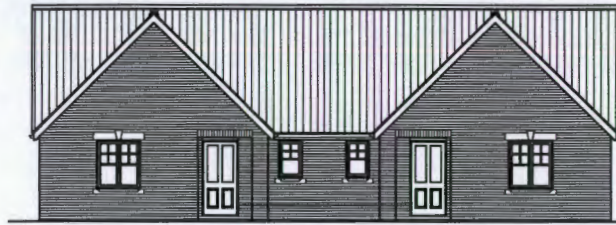
REV	DATE	DETAILS	BY

SCALES 1:100	DESIGN BY	DATE MAR 2015
	DRAWN BY GB	

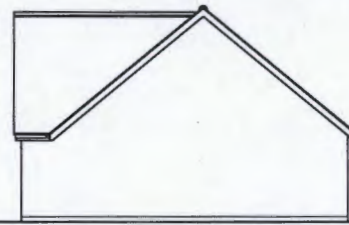
DRAWING No. 2084/AD/2/111

<small>REV</small>									
--------------------	--	--	--	--	--	--	--	--	--

114



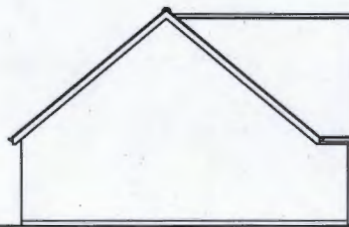
FRONT



SIDE



REAR



SIDE

E L E V A T I O N S

MATERIALS:

ALL BRICKWORK TO BE: ANGLIAN BUFF HANDMADE  
 ROOF TILES TO BE: SANDTOFT RUSTIC RED CONCRETE DOUBLE PANTILES  
 WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Bungalow Type 'HA.1BB'

Beaver House  
 Northern Road  
 Sudbury  
 Suffolk CO10 6XQ

Sudbury 01787 376241

**CONSTRUCT  
 REASON  
 LIMITED**

JOB TITLE

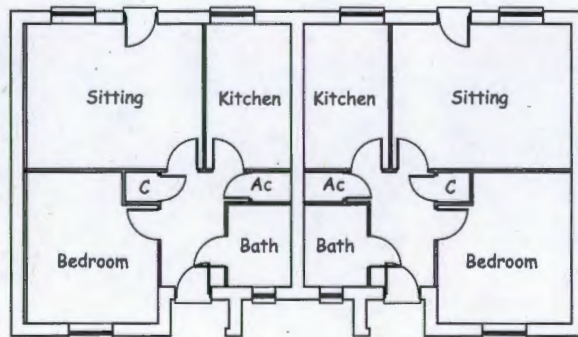
EDGECOMBE PARK  
 FARRIERS RD, STOWMARKET

DRAWING TITLE

PLANS & ELEVATIONS  
 PLOT Nos: 117/118, 125/126. AS.

REV	DATE	DETAILS	BY

SCALES	DESIGN BY	DATE
1:100		MAR 2015
	DRAWN BY	
	GB	
DRAWING No.	2084/AD/2/112	REV

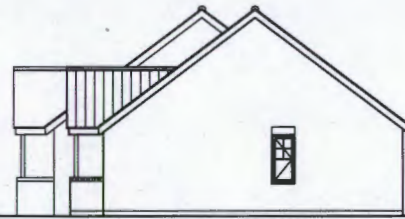


P L A N





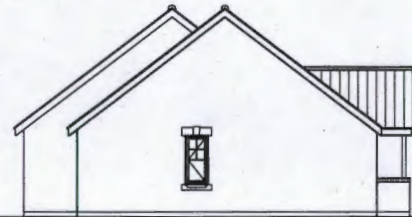
FRONT



SIDE

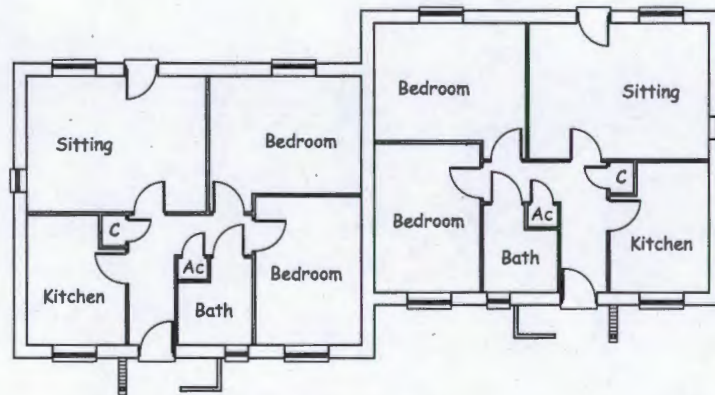


REAR



SIDE

E L E V A T I O N S



P L A N

MATERIALS:

ALL BRICKWORK TO BE: ANGLIAN ORANGE STOCK

ROOF TILES TO BE: SANDTOFT RUSTIC RED CONCRETE DOUBLE PANTILES.

WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Bungalow Type 'HA 2BB'

Beaver House  
Northern Road  
Sudbury  
Suffolk CO10 6XQ

Sudbury 01787 376241

**CONSTRUCT  
REASON  
LIMITED**

JOB TITLE

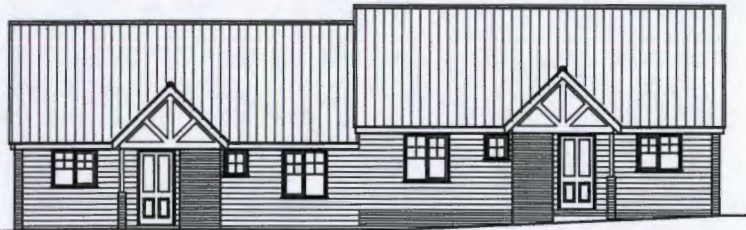
EDGEcombe PARK  
FARRIERS RD, STOWMARKET

DRAWING TITLE

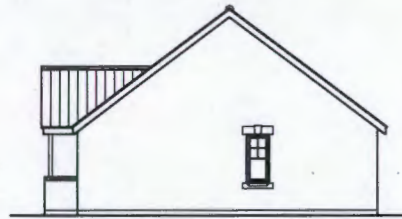
PLANS & ELEVATIONS  
PLOT Nos: 119/120.AS, 123/124.HANDED

REV	DATE	DETAILS	BY

SCALES 1:100	DESIGN BY	DATE MAR 2015
	DRAWN BY GB	
DRAWING No. 2084/AD/2/113	REV	



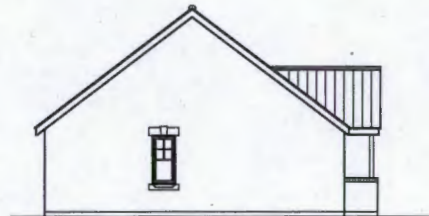
FRONT



SIDE



REAR



SIDE

E L E V A T I O N S

**MATERIALS:**

ALL BRICKWORK TO BE: ANGLIAN ORANGE STOCK  
 CLADDING TO BE: HARDIE PLANK 'BOOTHBAY BLUE'  
 ROOF TILES TO BE: MARLEY SMOOTH GREY EDGEMERE INTERLOCKING SLATES  
 WITH TERRACOTTA RIDGE TILES

WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Bungalow Type 'HA 2BB'

Beaver House  
 Northern Road  
 Sudbury  
 Suffolk .CO10 6XQ  
 Sudbury 01787 376241

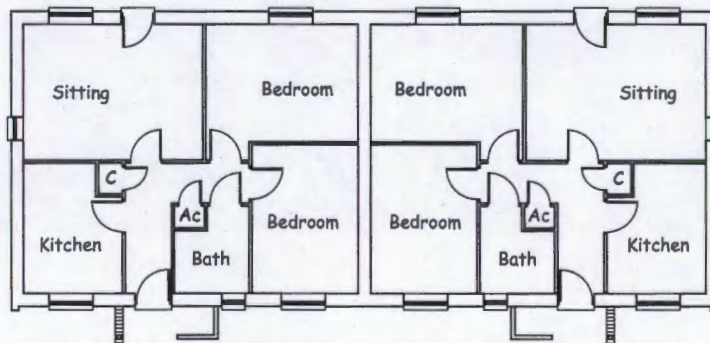
**CONSTRUCT  
 REASON  
 LIMITED**

JOB TITLE  
 EDGECOMBE PARK  
 FARRIERS RD, STOWMARKET

DRAWING TITLE  
 PLANS & ELEVATIONS  
 PLOTS: 121, 122.AS.

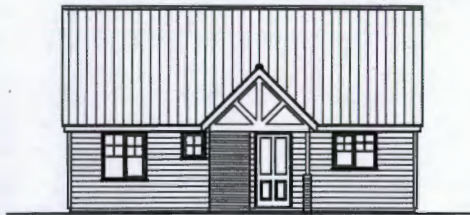
REV	DATE	DETAILS	BY

SCALES 1:100	DESIGN BY	DATE MAR 2015
	DRAWN BY GB	
DRAWING No. 2084/AD/2/114	REV	



P L A N

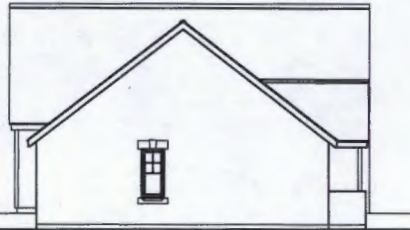




FRONT



SIDE

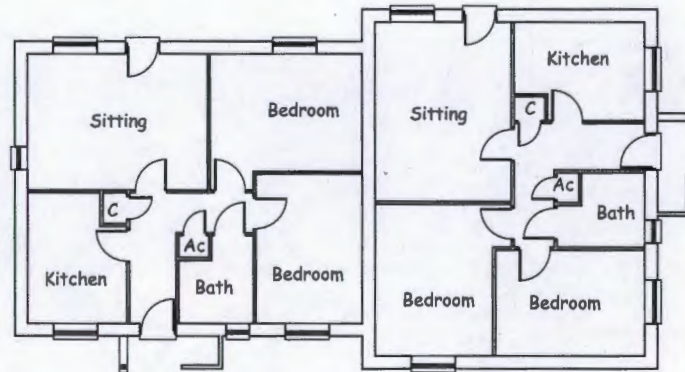


REAR



SIDE

E L E V A T I O N S



P L A N

MATERIALS:

ALL BRICKWORK TO BE: ANGLIAN ORANGE STOCK  
 CLADDING TO BE: HARDIE PLANK 'BOOTHBAY BLUE'  
 ROOF TILES TO BE: MARLEY SMOOTH GREY EDGEMERE INTERLOCKING SLATES WITH TERRACOTTA RIDGE TILES.

WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Bungalow Type 'HA 2BB'

Beaver House  
 Northern Road  
 Sudbury  
 Suffolk CO10 6XQ

Sudbury 01787 376241

**CONSTRUCT  
 REASON  
 LIMITED**

JOB TITLE

EDGEcombe PARK  
 FARRIERS RD, STOWMARKET

DRAWING TITLE

PLANS & ELEVATIONS  
 PLOT Nos: 127/128.AS.

REV	DATE	DETAILS	BY

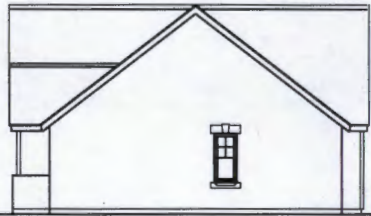
SCALES 1:100	DESIGN BY	DATE MAR 2015
	DRAWN BY GB	
DRAWING No. 2084/AD/2/115	REV	



FRONT



SIDE

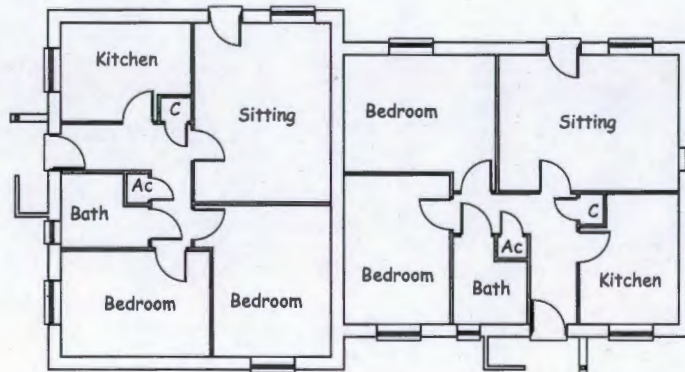


REAR



SIDE

E L E V A T I O N S



P L A N

MATERIALS:

ALL BRICKWORK TO BE: ANGLIAN ORANGE STOCK  
 CLADDING TO BE: HARDIE PLANK 'BOOTHBAY BLUE'  
 ROOF TILES TO BE: MARLEY SMOOTH GREY EDGEMERS INTERLOCKING SLATES WITH TERRACOTTA RIDGE TILES.

WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Bungalow Type 'HA 2BB'

Beaver House  
 Northern Road  
 Sudbury  
 Suffolk CO10 6XQ

Sudbury 01787 376241

**CONSTRUCT  
 REASON  
 LIMITED**

JOB TITLE

EDGEcombe PARK  
 FARRIERS RD, STOWMARKET

DRAWING TITLE

PLANS & ELEVATIONS  
 PLOT Nos: 115/116.AS.

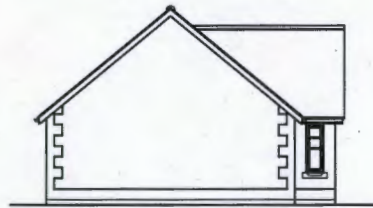
REV	DATE	DETAILS	BY

SCALES 1:100	DESIGN BY	DATE MAR 2015
	DRAWN BY GB	
DRAWING No. 2084/AD/2/116	REV	





FRONT



SIDE

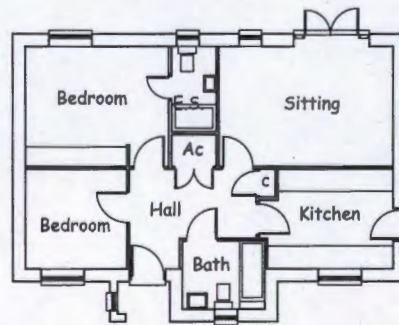


REAR



SIDE

E L E V A T I O N S



P L A N

**MATERIALS:**

BRICKWORK UP TO 300mm ABOVE D.P.C. LEVEL, TO QUOINS ON EXTERNAL CORNERS & ARCHES/SOLDIERS OVER OPENINGS TO BE: ANGLIAN ORANGE STOCK.  
 ALL REMAINING BRICKWORK TO BE ANGLIAN BUFF HANDMADE.  
 ROOF TILES TO BE: SANDTOFT TERRACOTTA CONCRETE DOUBLE PANTILES  
 WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Bungalow Type 'DUNWICH'

Beaver House  
 Northern Road  
 Sudbury  
 Suffolk CO10 6XQ  
 Sudbury 01787 376241

**CONSTRUCT  
 REASON  
 LIMITED**

JOB TITLE  
**EDGECOMBE PARK  
 FARRIERS RD, STOWMARKET**

DRAWING TITLE  
**PLANS & ELEVATIONS  
 PLOT Nos: 201, 203, 214.AS.**

REV	DATE	DETAILS	BY

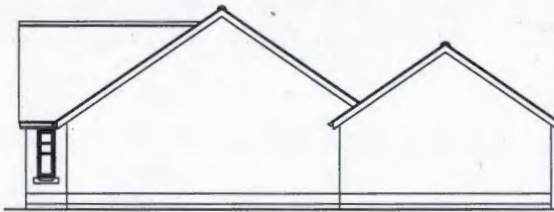
SCALES 1:100	DESIGN BY	DATE MAR 2015
	DRAWN BY GB	

DRAWING No. 2084/AD/2/201

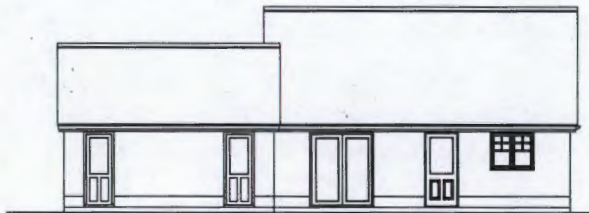
132



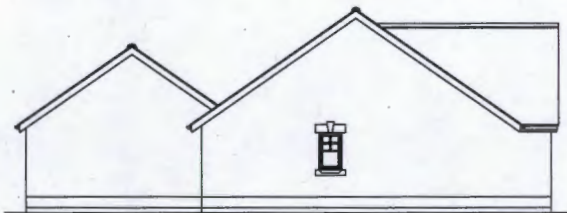
FRONT



SIDE



REAR



SIDE

E L E V A T I O N S

**MATERIALS:**  
 BRICKWORK UP TO 300mm ABOVE D.P.C. LEVEL AND TO ENTRANCE ARCH TO BE: ANGLIAN ORANGE STOCK.  
 ALL REMAINING BRICKWORK TO BE: ANGLIAN BUFF HANDMADE  
 ROOF TILES TO BE: SANDTOFT TERRACOTTA CONCRETE DOUBLE PANTILES  
 WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Bungalow Type 'SOUTHWOLD'

Beaver House  
 Northern Road  
 Sudbury  
 Suffolk CO10 6XQ  
 Sudbury 01787 376241

**CONSTRUCT  
 REASON  
 LIMITED**

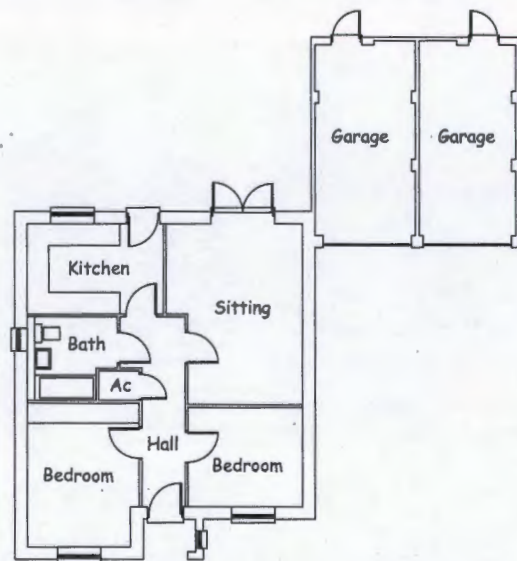
JOB TITLE  
 EDGECOMBE PARK  
 FARRIERS RD, STOWMARKET

DRAWING TITLE  
 PLANS & ELEVATIONS  
 PLOT Nos: 202.AS.

REV	DATE	DETAILS	BY

SCALES 1:100	DESIGN BY	DATE MAR 2015
	DRAWN BY GB	

DRAWING NO. 2084/AD/2/202	REV								
------------------------------	-----	--	--	--	--	--	--	--	--

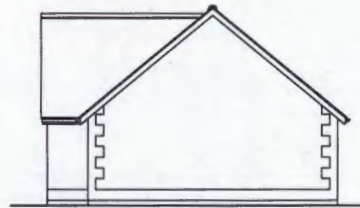


P L A N





FRONT



SIDE

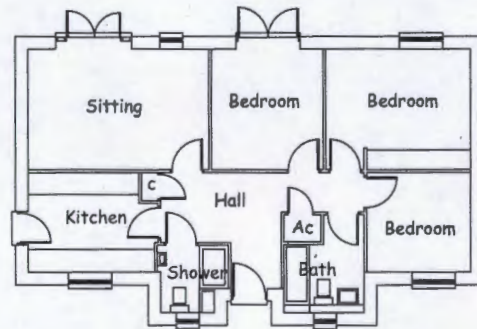


REAR



SIDE

E L E V A T I O N S



P L A N

**MATERIALS:**

**BRICKWORK:** UP TO 300mm ABOVE D.P.C. LEVEL, TO QUOINS ON EXTERNAL CORNERS & ARCHES/SOLDIERS OVER OPENINGS TO BE: ANGLIAN ORANGE STOCK.  
ALL REMAINING BRICKWORK TO BE: ANGLIAN BUFF HANDMADE

**ROOF TILES TO BE:**

PLOT: 204: SANDTOFT TERRACOTTA CONCRETE DOUBLE PANTILES  
PLOT: 216: MARLEY SMOOTH GREY EDGEMERE INTERLOCKING SLATES WITH TERRACOTTA RIDGE TILES.

WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Bungalow Type 'LEISTON'

Beaver House  
Northern Road  
Sudbury  
Suffolk CO10 6XQ  
Sudbury 01787 376241



JOB TITLE

EDGECOMBE PARK  
FARRIERS RD, STOWMARKET

DRAWING TITLE

PLANS & ELEVATIONS  
PLOT No: 204.AS, 216.HANDED.

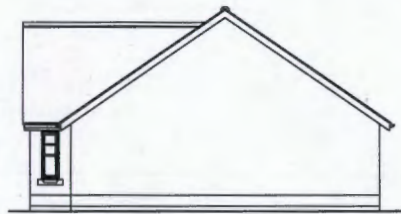
REV	DATE	DETAILS	BY

SCALES 1:100	DESIGN BY	DATE MAR 2015
	DRAWN BY GB	

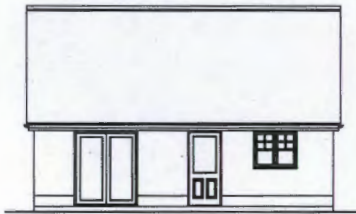
DRAWING No.	2084/AD/2/203	REV							
-------------	---------------	-----	--	--	--	--	--	--	--



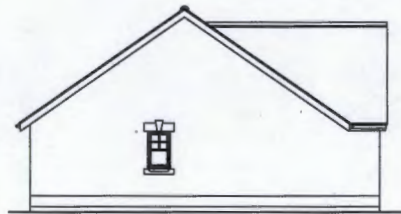
FRONT



SIDE

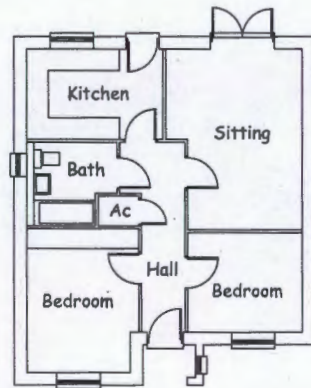


REAR



SIDE

E L E V A T I O N S



P L A N

MATERIALS:

BRICKWORK UP TO 300mm ABOVE D.P.C. LEVEL AND TO ENTRANCE ARCH TO BE: ANGLIAN ORANGE STOCK.  
ALL REMAINING BRICKWORK TO BE: ANGLIAN BUFF HANDMADE

ROOF TILES TO BE: SANDTOFT TERRACOTTA CONCRETE DOUBLE PANTILES

WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Bungalow Type 'SOUTHWOLD'

Beaver House  
Northern Road  
Sudbury  
Suffolk CO10 6XQ

Sudbury 01787 376241

**CONSTRUCT  
REASON  
LIMITED**

JOB TITLE  
EDGECOMBE PARK  
FARRIERS RD, STOWMARKET

DRAWING TITLE  
PLANS & ELEVATIONS  
PLOT No: 205.AS.

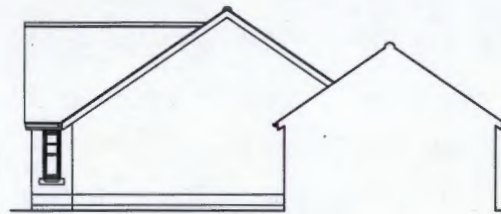
REV	DATE	DETAILS	BY

SCALES 1:100	DESIGN BY	DATE MAR 2015
	DRAWN BY GB	
DRAWING No. 2084/AD/2/204	REV	

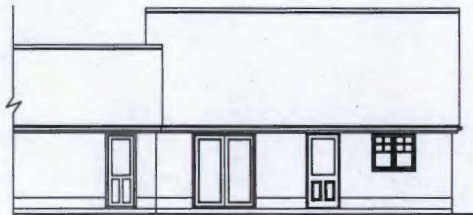




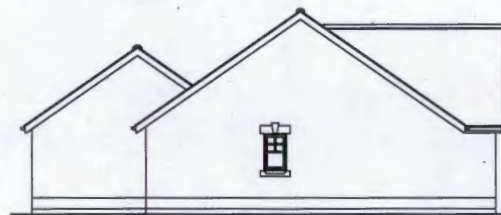
FRONT



SIDE

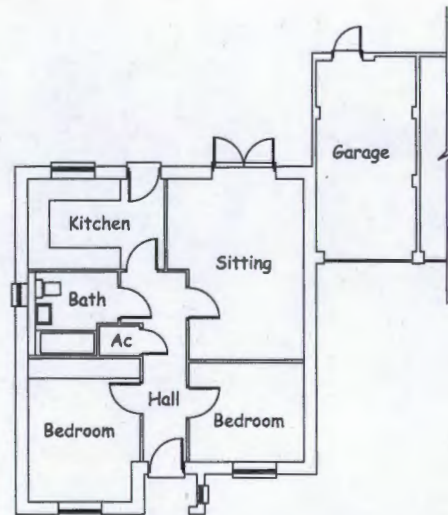


REAR



SIDE

E L E V A T I O N S



P L A N

MATERIALS:

PLOT: 212

BRICKWORK UP TO 300mm ABOVE D.P.C. LEVEL AND TO ENTRANCE

ARCH TO BE: ANGLIAN ORANGE STOCK.

ALL REMAINING BRICKWORK TO BE: ANGLIAN BUFF HANDMADE

ROOF TILES TO BE: SANDTOFT TERRACOTTA CONCRETE  
DOUBLE PANTILES

PLOTS: 221/222

BRICKWORK TO BE: ANGLIAN ORANGE STOCK

ROOF TILES TO BE: SANDTOFT RUSTIC RED CONCRETE  
DOUBLE PANTILES.

WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Bungalow Type 'SOUTHWOLD'

Beaver House  
Northern Road  
Sudbury  
Suffolk CO10 6XQ

Sudbury 01787 376241

**CONSTRUCT  
REASON  
LIMITED**

JOB TITLE  
**EDGECOMBE PARK  
FARRIERS RD, STOWMARKET**

DRAWING TITLE  
**PLANS & ELEVATIONS  
PLOT Nos: 212 & 222.AS.  
221.HANDED**

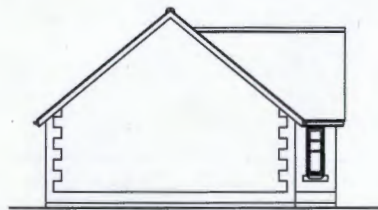
REV	DATE	DETAILS	BY

SCALES <b>1:100</b>	DESIGN BY	DATE <b>MAR 2015</b>
	DRAWN BY <b>GB</b>	

DRAWING No.	<b>2084/AD/2/208</b>	REV							
-------------	----------------------	-----	--	--	--	--	--	--	--



FRONT



SIDE

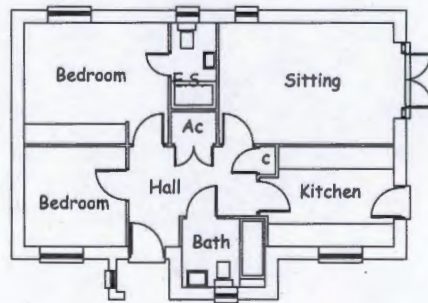


REAR



SIDE

E L E V A T I O N S



P L A N

MATERIALS:

BRICKWORK UP TO 300mm ABOVE D.P.C. LEVEL, TO QUOINS ON EXTERNAL CORNERS & ARCHES/SOLDIERS OVER OPENINGS TO BE: ANGLIAN ORANGE STOCK.  
 ALL REMAINING BRICKWORK TO BE ANGLIAN BUFF HANDMADE.  
 ROOF TILES TO BE: MARLEY SMOOTH GREY EDMERE INTERLOCKING SLATES WITH TERRACOTTA RIDGE TILES  
 WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Bungalow Type 'DUNWICH'

Beaver House  
 Northern Road  
 Sudbury  
 Suffolk CO10 6XQ

Sudbury 01787 376241

**CONSTRUCT  
 REASON  
 LIMITED**

JOB TITLE  
 EDGECOMBE PARK  
 FARRIERS RD, STOWMARKET

DRAWING TITLE  
 PLANS & ELEVATIONS  
 PLOT No: 213.AS.

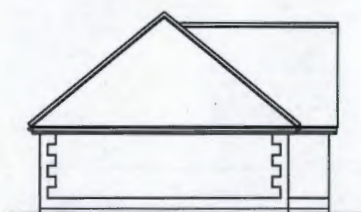
REV	DATE	DETAILS	BY

SCALE	DESIGN BY	DATE
1:100		MAR 2015
DRAWING No.	DRAWN BY	REV
2084/AD/2/209	GB	

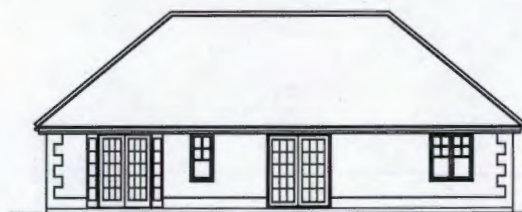




FRONT



SIDE



REAR



SIDE

E L E V A T I O N S

MATERIALS:

BRICKWORK UP TO 300mm ABOVE D.P.C. LEVEL, TO QUOINS ON EXTERNAL CORNERS & ARCHES/SOLDIERS OVER OPENINGS TO BE: ANGLIAN ORANGE STOCK.  
 ALL REMAINING BRICKWORK TO BE ANGLIAN BUFF HANDMADE.  
 ROOF TILES TO BE: MARLEY SMOOTH GREY EDGEMERE INTERLOCKING SLATES WITH TERRACOTTA RIDGE AND HIP TILES.  
 WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Bungalow Type 'LEISTON'

Beaver House  
 Northern Road  
 Sudbury  
 Suffolk CO10 6XQ  
 Sudbury 01787 376241

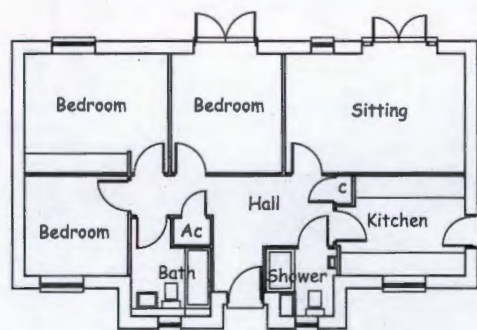
**CONSTRUCT  
 REASON  
 LIMITED**

JOB TITLE  
 EDGECOMBE PARK  
 FARRIERS RD, STOWMARKET

DRAWING TITLE  
 PLANS & ELEVATIONS  
 PLOT No: 225 & 229.AS.  
 226. HANDED.

REV	DATE	DETAILS	BY

SCALES 1:100	DESIGN BY	DATE MAR 2015
DRAWING No. 2084/AD/2/210	DRAWN BY GB	REV



P L A N



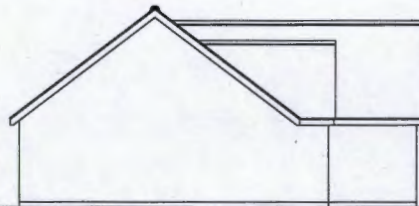
FRONT



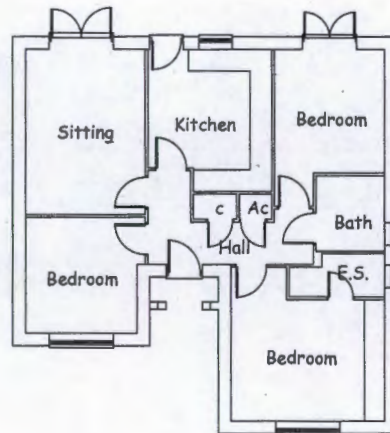
SIDE



REAR



SIDE



FLOOR PLAN

**MATERIALS:**

PLOT: 224

ALL BRICKWORK TO BE: ANGLIAN BUFF HANDMADE

ROOF TILES TO BE: SANDTOFT TERRACOTTA CONCRETE DOUBLE PANTILES.

PLOT: 227

ALL BRICKWORK TO BE: ANGLIAN ORANGE STOCK

ROOF TILES TO BE: MARLEY SMOOTH GREY EDGEMERE INTERLOCKING SLATES WITH TERRACOTTA RIDGE TILES.

WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

BUNGALOW TYPE 'WAVENEY'  
floor area 83.36m<sup>2</sup>(897ft<sup>2</sup>)

Beaver House  
Northern Road  
Sudbury  
Suffolk CO10 6XQ  
  
Sudbury 01787 376241

**CONSTRUCT  
REASON  
LIMITED**

JOB TITLE

EDGEcombe PARK  
FARRIERS RD, STOWMARKET

DRAWING TITLE

PLANS & ELEVATIONS  
PLOTS: 224.AS, 227.HANDED.

REV	DATE	DETAILS	BY

SCALES	DESIGN BY	DATE
1:100	GB	MAR 2015
DRAWING NO.	REV	
2084/AD/2/213		





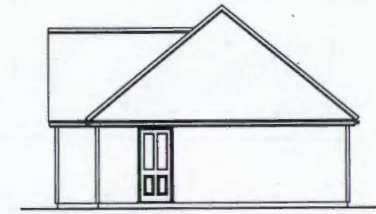
FRONT



SIDE



REAR



SIDE

E L E V A T I O N S

MATERIALS:

ALL BRICKWORK TO BE: ANGLIAN ORANGE STOCK  
CLADDING TO BE: HARDIE PLANK 'BOOTHBAY BLUE'  
ROOF TILES TO BE: MARLEY SMOOTH GREY EDGEMERE INTERLOCKING SLATES WITH TERRACOTTA RIDGE TILES.

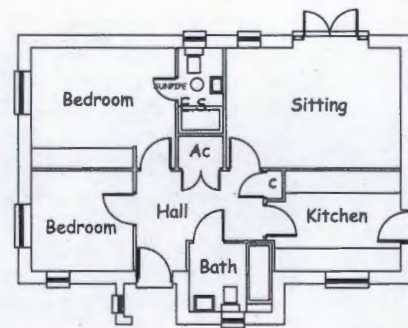
WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Bungalow Type 'ALDEBURGH'

Beaver House  
Northern Road  
Sudbury  
Suffolk CO10 6XQ

Sudbury 01787 376241

**CONSTRUCT  
REASON  
LIMITED**



P L A N

JOB TITLE  
**EDGECOMBE PARK  
FARRIERS RD, STOWMARKET**

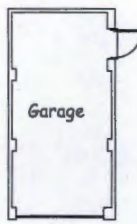
DRAWING TITLE  
**PLANS & ELEVATIONS  
PLOT No: 232.AS.**

REV	DATE	DETAILS	BY

SCALES 1:100	DESIGN BY	DATE MAR 2015
	DRAWN BY GB	
DRAWING No. 2084/AD/2/214	REV	



**MATERIALS:**  
 BRICKWORK AND ROOF TILES TO MATCH ASSOCIATED DWELLING  
 WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu



PLAN

Beaver House  
 Northern Road  
 Sudbury  
 Suffolk CO10 6XQ  
 Sudbury 01787 376241

**CONSTRUCT  
 REASON  
 LIMITED**

JOB TITLE  
 EDGECOMBE PARK  
 FARRIERS RD, STOWMARKET

DRAWING TITLE  
 DETACHED GARAGE DETAILS  
 PLOTS: 213,216,220,224 & 228.AS.  
 217. HANDED.

REV	DATE	DETAILS	BY

SCALES 1:100

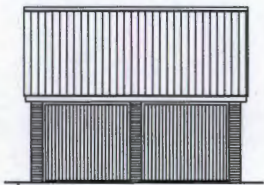
DESIGN BY DATE MAR 2015

DRAWN BY GB

DRAWING NO. 2084/AD/2/215

<small>REV</small>									
--------------------	--	--	--	--	--	--	--	--	--

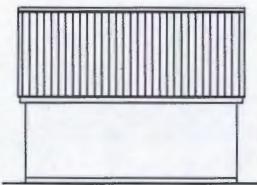




FRONT



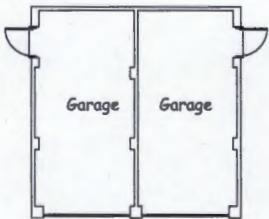
SIDE



REAR



SIDE



PLAN

**MATERIALS:**  
 BRICKWORK AND ROOF TILES TO MATCH  
 ASSOCIATED DWELLING

WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Beaver House  
 Northern Road  
 Sudbury  
 Suffolk CO10 6XQ  
 Sudbury 01787 376241

**CONSTRUCT  
 REASON  
 LIMITED**

JOB TITLE  
**EDGECOMBE PARK  
 FARRIERS RD, STOWMARKET**

DRAWING TITLE  
**GARAGE DETAILS**  
 PLOTS: 203/204, 206/207, 218/219  
 229/230, 231/232. AS.

REV	DATE	DETAILS	BY

SCALE: 1:100

DESIGN BY: DATE: MAR 2015

DRAWN BY: G. BLOYS

DRAWING No. 2084/AD/2/216

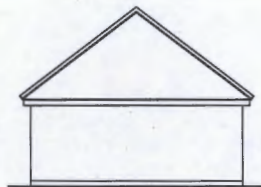
REV									
-----	--	--	--	--	--	--	--	--	--



FRONT



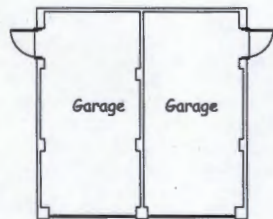
SIDE



REAR



SIDE



PLAN

**MATERIALS:**

BRICKWORK AND ROOF TILES TO MATCH  
ASSOCIATED DWELLING

WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Beaver House  
Northern Road  
Sudbury  
Suffolk CO10 6XQ

Sudbury 01787 376241

**CONSTRUCT  
REASON  
LIMITED**

JOB TITLE

EDGECOMBE PARK  
FARRIERS RD, STOWMARKET

DRAWING TITLE

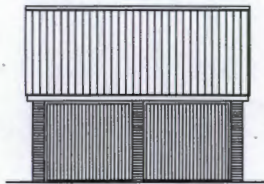
GARAGE DETAILS  
PLOTS: 225/226.AS

REV	DATE	DETAILS	BY

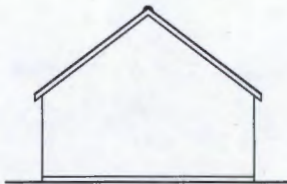
SCALES 1:100	DESIGN BY	DATE MAR 2015
	DRAWN BY G. BLOYS	

DRAWING NO. 2084/AD/2/217	REV								
------------------------------	-----	--	--	--	--	--	--	--	--

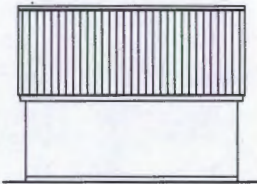




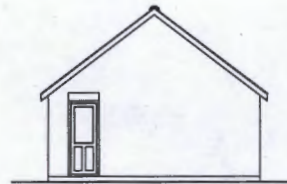
FRONT



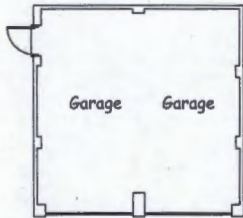
SIDE



REAR



SIDE



PLAN

**MATERIALS:**  
 BRICKWORK AND ROOF TILES TO MATCH  
 ASSOCIATED DWELLING  
  
 WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Beaver House  
 Northern Road  
 Sudbury  
 Suffolk CO10 6XQ  
 Sudbury 01787 376241

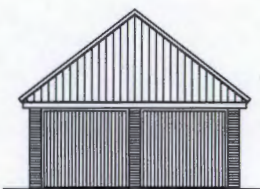
**CONSTRUCT  
 REASON  
 LIMITED**

JOB TITLE  
 EDGECOMBE PARK  
 FARRIERS RD, STOWMARKET

DRAWING TITLE  
 GARAGE DETAILS  
 PLOT: 223. AS.

REV	DATE	DETAILS	BY

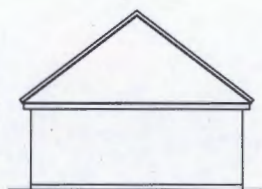
SCALES	DESIGN BY	DATE
1:100		MAR 2015
DRAWING No.	DRAWN BY	REV
2084/AD/2/218	G. BLOYS	



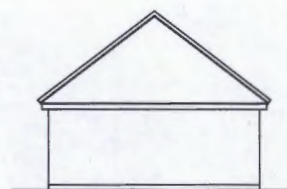
FRONT



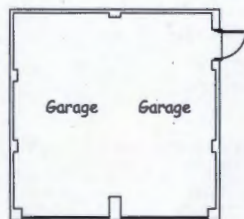
SIDE



REAR



SIDE



PLAN

**MATERIALS:**  
 BRICKWORK AND ROOF TILES TO MATCH  
 ASSOCIATED DWELLING  
 WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Beaver House  
 Northern Road  
 Sudbury  
 Suffolk CO10 6XQ  
 Sudbury 01787 376241

**CONSTRUCT  
 REASON  
 LIMITED**

JOB TITLE  
 EDGECOMBE PARK  
 FARRIERS RD, STOWMARKET

DRAWING TITLE  
 GARAGE DETAILS  
 PLOTS: 227.A5

REV	DATE	DETAILS	BY

SCALES  
 1:100

DESIGN BY  
 DATE  
 MAR 2015

DRAWN BY  
 G. BLOYS

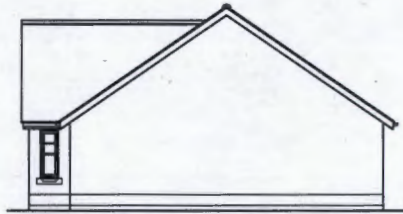
DRAWING No. 2084/AD/2/219

REV									
-----	--	--	--	--	--	--	--	--	--





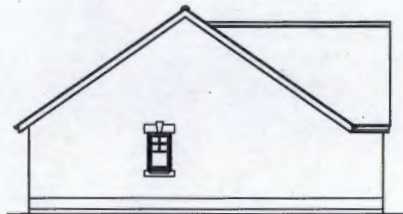
FRONT



SIDE

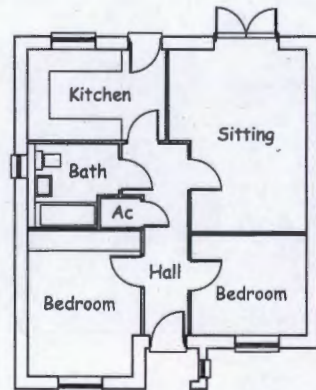


REAR



SIDE

E L E V A T I O N S



P L A N

**MATERIALS:**

BRICKWORK UP TO 300mm ABOVE D.P.C. LEVEL AND TO ENTRANCE  
 ARCH TO BE: ANGLIAN ORANGE STOCK.  
 ALL REMAINING BRICKWORK TO BE: ANGLIAN BUFF HANDMADE

ROOF TILES TO BE:

PLOTS: 301 & 302 SANDTOFT RUSTIC RED CONCRETE  
 DOUBLE PANTILES.  
 PLOT: 307 SANDTOFT TERRACOTTA CONCRETE  
 DOUBLE PANTILES

WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Bungalow Type 'SOUTHWOLD'

Beaver House  
 Northern Road  
 Sudbury  
 Suffolk CO10 6XQ

Sudbury 01787 376241

**CONSTRUCT  
 REASON  
 LIMITED**

134

JOB TITLE  
**EDGEcombe PARK  
 FARRIERS RD, STOWMARKET**

DRAWING TITLE  
**PLANS & ELEVATIONS  
 PLOT Nos: 301,307.AS, 302.HANDED.**

REV	DATE	DETAILS	BY

SCALES 1:100	DESIGN BY	DATE MAR 2015
	DRAWN BY GB	

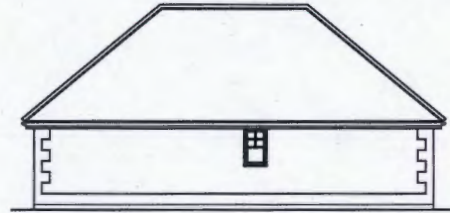
DRAWING No. 2084/AD/2/301



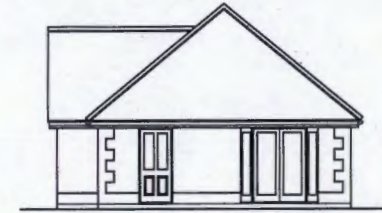
FRONT



SIDE



REAR



SIDE

# E L E V A T I O N S

### MATERIALS:

**BRICKWORK:** UP TO 300mm ABOVE D.P.C. LEVEL, TO QUOINS ON EXTERNAL CORNERS & ARCHES/SOLDIERS OVER OPENINGS TO BE: ANGLIAN ORANGE STOCK. ALL REMAINING BRICKWORK TO BE ANGLIAN BUFF HANDMADE.

**ROOF TILES TO BE:** SANDTOFT RUSTIC RED CONCRETE DOUBLE PANTILES

WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

### Bungalow Type 'ALDEBURGH'

Beaver House  
Northern Road  
Sudbury  
Suffolk CO10 6XQ

Sudbury 01787 376241

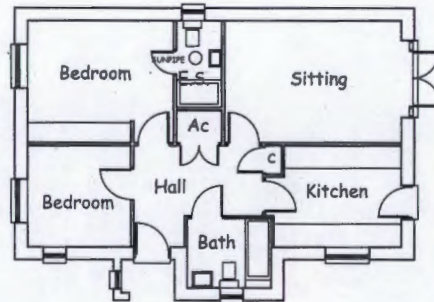
**CONSTRUCT  
REASON  
LIMITED**

JOB TITLE  
**EDGECOMBE PARK  
FARRIERS RD, STOWMARKET**

DRAWING TITLE  
**PLANS & ELEVATIONS  
PLOT No: 303.A5.**

REV	DATE	DETAILS	BY

SCALES <b>1:100</b>	DESIGN BY	DATE <b>MAR 2015</b>
	DRAWN BY <b>GB</b>	
DRAWING No. <b>2084/AD/2/302</b>	REV	



# P L A N

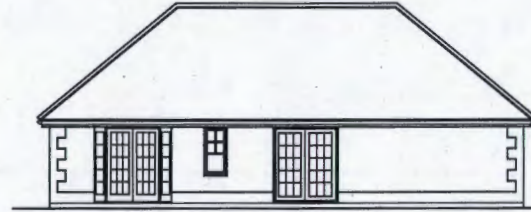




FRONT



SIDE



REAR



SIDE

E L E V A T I O N S

**MATERIALS:**

**BRICKWORK:** UP TO 300mm ABOVE D.P.C. LEVEL, TO QUOINS ON EXTERNAL CORNERS & ARCHES/SOLDIERS OVER OPENINGS TO BE: ANGLIAN ORANGE STOCK. ALL REMAINING BRICKWORK TO BE ANGLIAN BUFF HANDMADE.

**ROOF TILES TO BE:** MARLEY EDGEMERE SMOOTH GREY INTERLOCKING SLATES WITH TERRACOTTA RIDGE AND HIP TILES

WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Bungalow Type 'LEISTON'

Beaver House  
Northern Road  
Sudbury  
Suffolk CO10 6XQ

Sudbury 01787 376241

**CONSTRUCT  
REASON  
LIMITED**

JOB TITLE

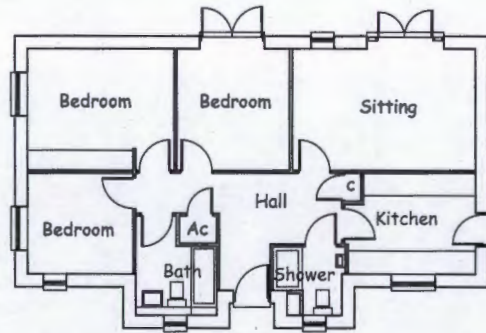
EDGEcombe PARK  
FARRIERS RD, STOWMARKET

DRAWING TITLE

PLANS & ELEVATIONS  
PLOT No: 304.AS.

REV	DATE	DETAILS	BY

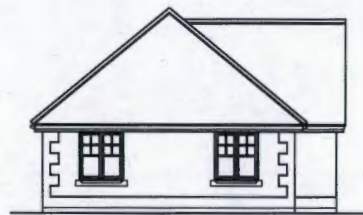
SCALES 1:100	DESIGN BY	DATE MAR 2015
	DRAWN BY GB	
DRAWING No. 2084/AD/2/303	REV	



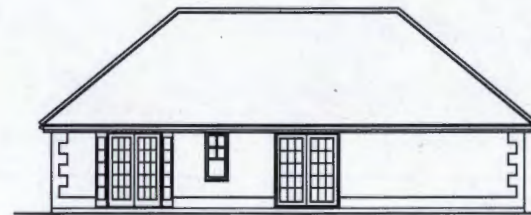
P L A N



FRONT



SIDE



REAR



SIDE

E L E V A T I O N S

MATERIALS:

**BRICKWORK:** UP TO 300mm ABOVE D.P.C. LEVEL, TO QUOINS ON EXTERNAL CORNERS & ARCHES/SOLDIERS OVER OPENINGS TO BE: ANGLIAN ORANGE STOCK. ALL REMAINING BRICKWORK TO BE ANGLIAN BUFF HANDMADE.

**ROOF TILES TO BE:** MARLEY EDGEMERE SMOOTH GREY INTERLOCKING SLATES WITH TERRACOTTA RIDGE AND HIP TILES

WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Bungalow Type 'LEISTON'

Beaver House  
Northern Road  
Sudbury  
Suffolk CO10 6XQ  
Sudbury 01787 376241

**CONSTRUCT  
REASON  
LIMITED**

JOB TITLE

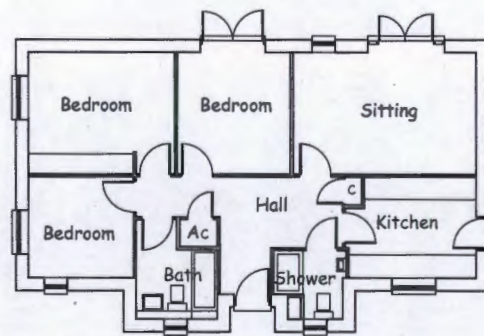
EDGEcombe PARK  
FARRIERS RD, STOWMARKET

DRAWING TITLE

PLANS & ELEVATIONS  
PLOT No: 304.AS.

REV	DATE	DETAILS	BY

SCALES 1:100	DESIGN BY	DATE MAR 2015
	DRAWN BY GB	
DRAWING No. 2084/AD/2/303	REV	

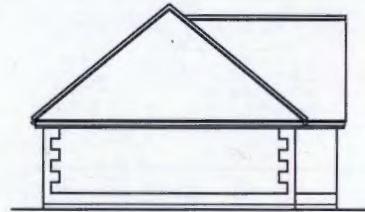


P L A N

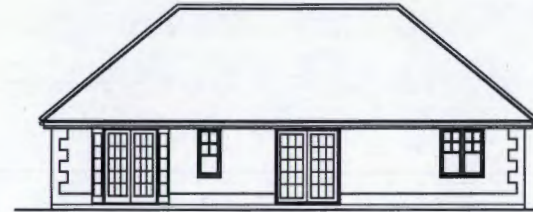




FRONT



SIDE



REAR



SIDE

E L E V A T I O N S

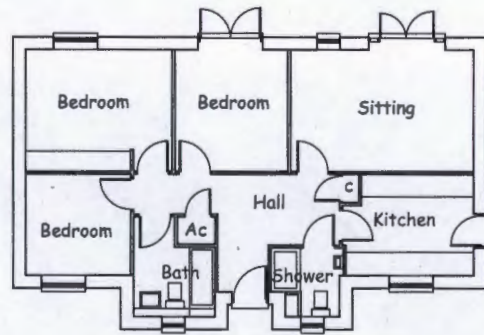
MATERIALS:

**BRICKWORK:** UP TO 300mm ABOVE D.P.C. LEVEL, TO QUOINS ON EXTERNAL CORNERS & ARCHES/SOLDIERS OVER OPENINGS TO BE: ANGLIAN ORANGE STOCK. ALL REMAINING BRICKWORK TO BE ANGLIAN BUFF HANDMADE.

**ROOF TILES TO BE:** MARLEY EDMERE SMOOTH GREY INTERLOCKING SLATES WITH TERRACOTTA RIDGE AND HIP TILES

WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Bungalow Type 'LEISTON'



P L A N

Beaver House  
Northern Road  
Sudbury  
Suffolk CO10 6XQ  
Sudbury 01787 376241

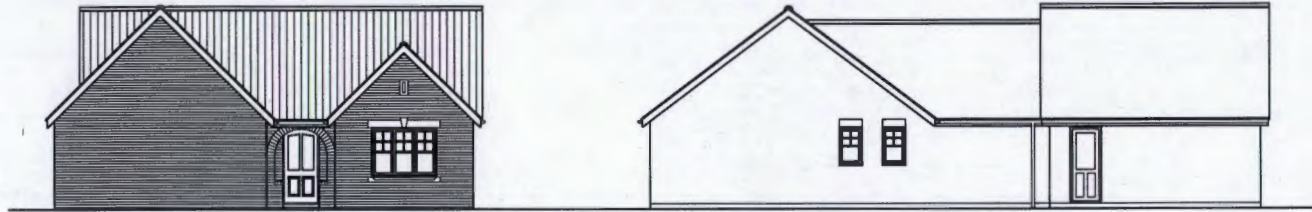
**CONSTRUCT  
REASON  
LIMITED**

JOB TITLE  
EDGECOMBE PARK  
FARRIERS RD, STOWMARKET

DRAWING TITLE  
PLANS & ELEVATIONS  
PLOT No: 305.AS.

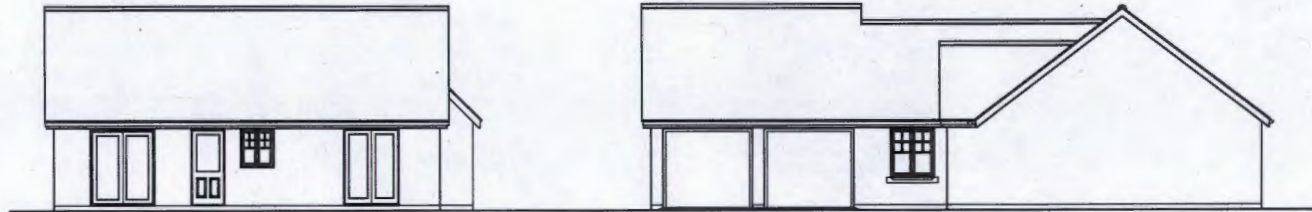
REV	DATE	DETAILS	BY

SCALES 1:100	DESIGN BY 	DATE MAR 2015
DRAWING No. 2084/AD/2/304	DRAWN BY GB	REV 



FRONT

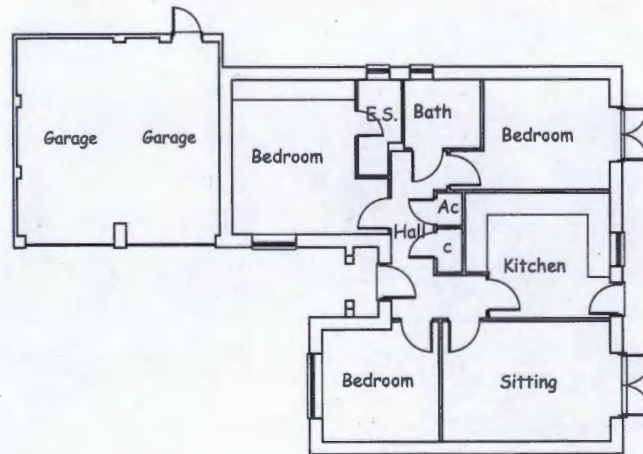
SIDE



REAR

SIDE

E L E V A T I O N S



P L A N

**MATERIALS:**

ALL BRICKWORK TO BE: ANGLIAN BUFF HANDMADE

ROOF TILES TO BE: MARLEY EDGEMERE SMOOTH GREY INTERLOCKING  
SLATES WITH TERRACOTTA RIDGE TILES

WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Bungalow Type 'WAVENEY G'

Beaver House  
Northern Road  
Sudbury  
Suffolk CO10 6XQ

Sudbury 01787 376241

**CONSTRUCT  
REASON  
LIMITED**

JOB TITLE

EDGEcombe PARK  
FARRIERS RD, STOWMARKET

DRAWING TITLE

PLANS & ELEVATIONS  
PLOT No: 306.AS.

REV	DATE	DETAILS	BY

SCALES 1:100	DESIGN BY	DATE MAR 2015
	DRAWN BY GB	
DRAWING No. 2084/AD/2/305	REV	





FRONT

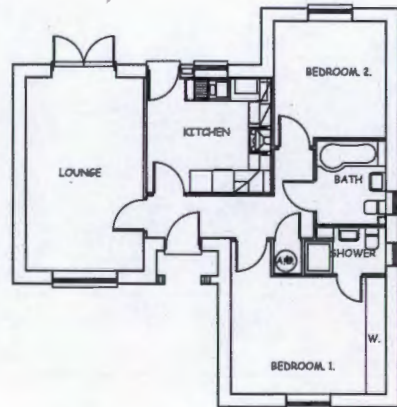
SIDE



REAR

SIDE

E L E V A T I O N S



P L A N

**MATERIALS:**

ALL BRICKWORK TO BE: ANGLIAN BUFF HANDMADE

ROOF TILES TO BE: SANDTOFT TERRACOTTA CONCRETE DOUBLE FANTILES

WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Bungalow Type 'WISTERIA E.S.'

Beaver House  
Northern Road  
Sudbury  
Suffolk CO10 6XQ

Sudbury 01787 376241

**CONSTRUCT  
REASON  
LIMITED**

JOB TITLE

EDGECOMBE PARK  
FARRIERS RD, STOWMARKET

DRAWING TITLE

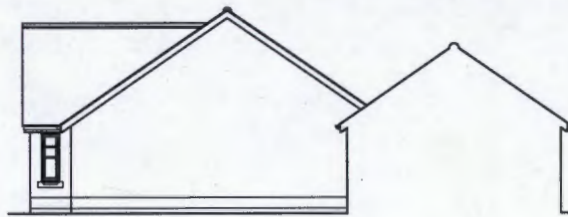
PLANS & ELEVATIONS  
PLOT No: 308.AS.

REV	DATE	DETAILS	BY

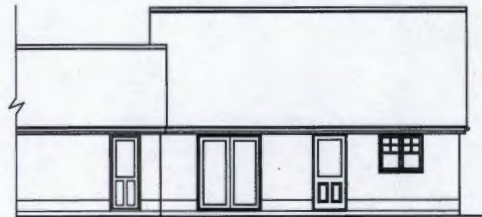
SCALES 1:100	DESIGN BY	DATE MAR 2015
	DRAWN BY GB	
DRAWING No. 2084/AD/2/306	REV	



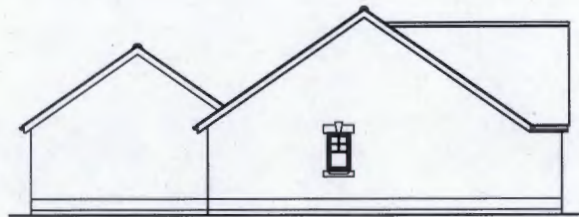
FRONT



SIDE

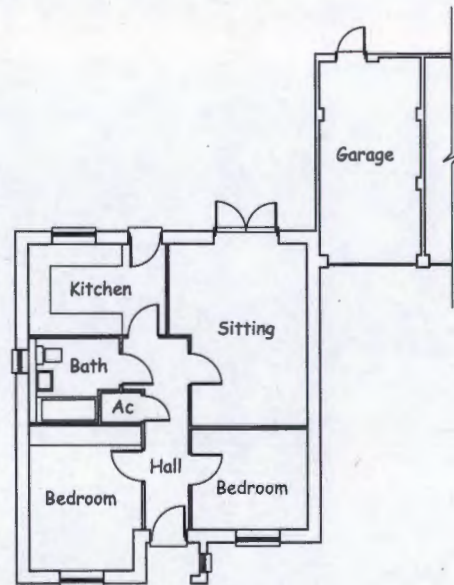


REAR



SIDE

E L E V A T I O N S



P L A N

MATERIALS:

BRICKWORK UP TO 300mm ABOVE D.P.C. LEVEL AND TO ENTRANCE ARCH TO BE: ANGLIAN ORANGE STOCK.

ALL REMAINING BRICKWORK TO BE: ANGLIAN BUFF HANDMADE

ROOF TILES TO BE: SANDTOFT TERRACOTTA CONCRETE DOUBLE PANTILES.

WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Bungalow Type 'SOUTHWOLD'

Beaver House  
Northern Road  
Sudbury  
Suffolk CO10 6XQ  
Sudbury 01787 376241

**CONSTRUCT  
REASON  
LIMITED**

JOB TITLE  
EDGEcombe PARK  
FARRIERS RD, STOWMARKET

DRAWING TITLE  
PLANS & ELEVATIONS  
PLOT Nos: 309.AS.  
310.HANDED

REV	DATE	DETAILS	BY

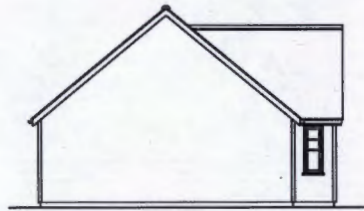
SCALES 1:100	DESIGN BY	DATE MAR 2015
	DRAWN BY GB	

DRAWING NO. 2084/AD/2/307	REV								
------------------------------	-----	--	--	--	--	--	--	--	--





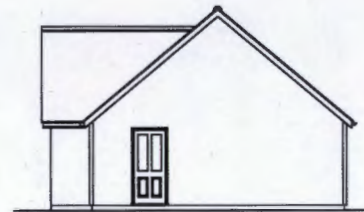
FRONT



SIDE

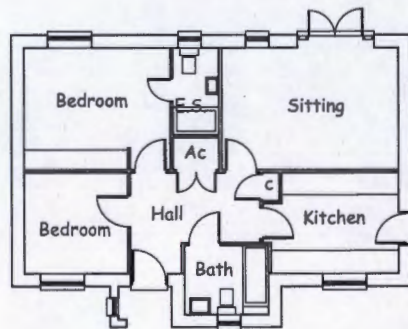


REAR



SIDE

E L E V A T I O N S



P L A N

MATERIALS:

ALL BRICKWORK TO BE: ANGLIAN ORANGE STOCK  
 CLADDING TO BE: HARDIE PLANK 'BOOTHBAY BLUE'  
 ROOF TILES TO BE: MARLEY SMOOTH GREY EDGEMERB INTERLOCKING SLATES  
 WITH TERRACOTTA RIDGE TILES.

WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Bungalow Type 'DUNWICH'

Beaver House  
 Northern Road  
 Sudbury  
 Suffolk CO10 6XQ

Sudbury 01787 376241

**CONSTRUCT  
 REASON  
 LIMITED**

JOB TITLE

EDGEcombe PARK  
 FARRIERS RD, STOWMARKET

DRAWING TITLE

PLANS & ELEVATIONS  
 PLOT Nos: 311.AS.

REV	DATE	DETAILS	BY

SCALE	1:100	DESIGN BY	DATE
			MAR 2015
DRAWING No.	2084/AD/2/308	DRAWN BY	
		GB	
		REV	

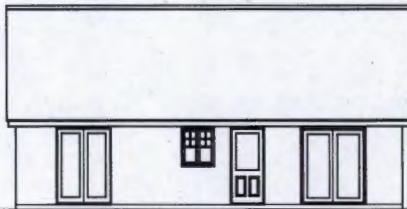
142.



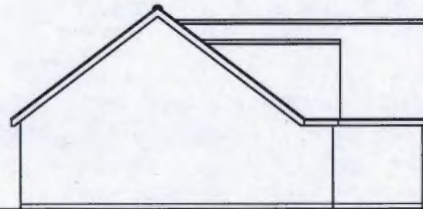
FRONT



SIDE



REAR

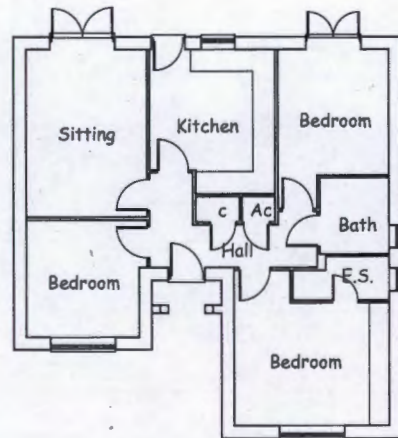


SIDE

**MATERIALS:**

ALL BRICKWORK TO BE: ANGLIAN ORANGE STOCK  
 ROOF TILES TO BE: MARLEY EDMERE SMOOTH GREY INTERLOCKING SLATES  
 WITH TERRACOTTA RIDGE TILES

BUNGALOW TYPE 'WAVENEY'  
 floor area 83.36m<sup>2</sup> (897ft<sup>2</sup>)



FLOOR PLAN

Beaver House  
 Northern Road  
 Sudbury  
 Suffolk CO10 6XQ  
 Sudbury 01787 376241

**CONSTRUCT  
 REASON  
 LIMITED**

JOB TITLE  
 EDGECOMBE PARK  
 FARRIERS RD, STOWMARKET

DRAWING TITLE  
 PLANS & ELEVATIONS  
 PLOT: 312.AS.

REV	DATE	DETAILS	BY

SCALES	DESIGN BY	DATE
1:100		MAR 2015
	DRAWN BY	
	GB	

DRAWING NO. 2084/AD/2/309

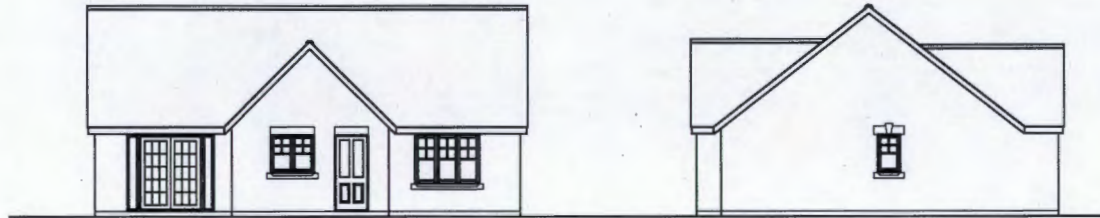
REV									
-----	--	--	--	--	--	--	--	--	--





FRONT

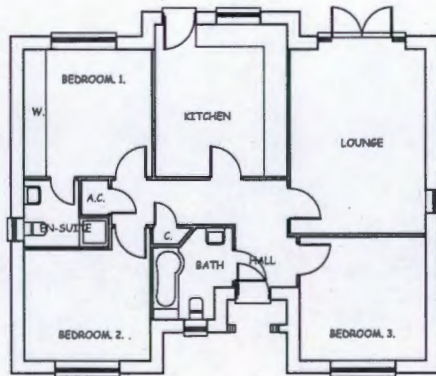
SIDE



REAR

SIDE

ELEVATIONS:



FLOOR PLAN

MATERIALS:

ALL BRICKWORK TO BE: ANGLIAN BUFF HANDMADE  
 ROOF TILES TO BE: SANDTOFT TERRACOTTA CONCRETE DOUBLE PANTILES  
 WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

BUNGALOW TYPE 'LAMBOURNE K' (floor area 931ft<sup>2</sup>)

Beaver House  
 Northern Road  
 Sudbury  
 Suffolk CO10 6XQ  
 Sudbury 01787 376241

**CONSTRUCT  
 REASON  
 LIMITED**

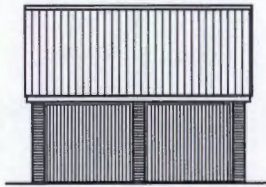
JOB TITLE  
 EDGECOMBE PARK  
 FARRIERS RD, STOWMARKET

DRAWING TITLE  
 PLANS & ELEVATIONS  
 PLOT Nos: 313. HANDED.  
 314. AS.

REV	DATE	DETAILS	BY

SCALES 1:100	DESIGN BY	DATE MAR 2015
	DRAWN BY GB	
DRAWING No. 2084/AD/2/310	REV	

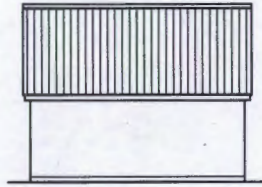
144



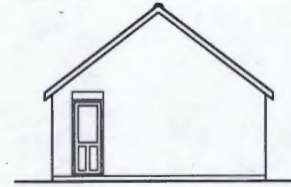
FRONT



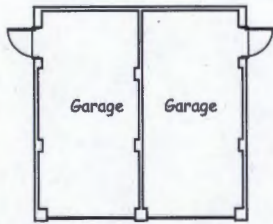
SIDE



REAR



SIDE



PLAN

**MATERIALS:**  
 BRICKWORK AND ROOF TILES TO MATCH  
 ASSOCIATED DWELLING

WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVC

Beaver House  
 Northern Road  
 Sudbury  
 Suffolk CO10 6XQ  
 Sudbury 01787 376241

**CONSTRUCT  
 REASON  
 LIMITED**

**JOB TITLE**  
 EDGECOMBE PARK  
 FARRIERS RD, STOWMARKET

**DRAWING TITLE**  
 GARAGE DETAILS  
 PLOTS: 301/302,307/308,  
 311/312, 313/314.AS.

REV	DATE	DETAILS	BY

**SCALES** 1:100

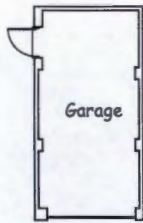
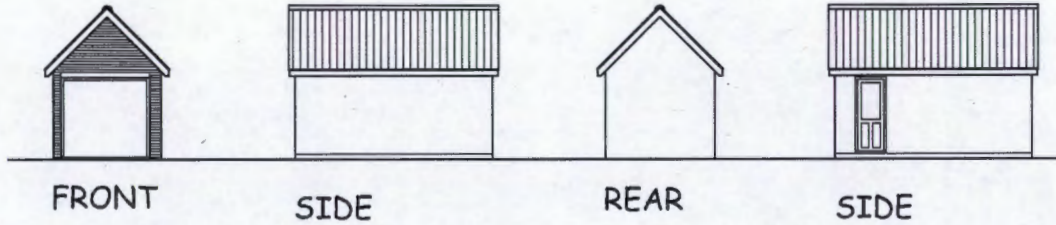
**DESIGN BY** **DATE** MAR 2015

**DRAWN BY** G. BLOYS

**DRAWING NO.** 2084/AD/2/311

REV									
-----	--	--	--	--	--	--	--	--	--





PLAN

**MATERIALS:**  
 BRICKWORK AND ROOF TILES TO MATCH  
 ASSOCIATED DWELLING  
  
 WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

Beaver House  
 Northern Road  
 Sudbury  
 Suffolk CO10 6XQ  
  
 Sudbury 01787 376241

**CONSTRUCT  
 REASON  
 LIMITED**

JOB TITLE  
 EDGECOMBE PARK  
 FARRIERS RD, STOWMARKET

DRAWING TITLE  
 DETACHED GARAGE DETAILS  
 PLOT: 303.AS.

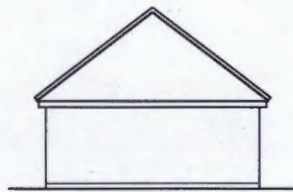
REV	DATE	DETAILS	BY

SCALE	DESIGN BY	DATE
1:100		MAR 2015
	DRAWN BY	
	GB	
DRAWING No.	REV	
2084/AD/2/312		

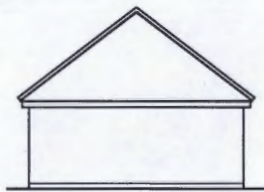
146.



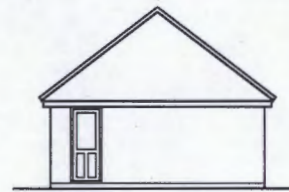
FRONT



SIDE



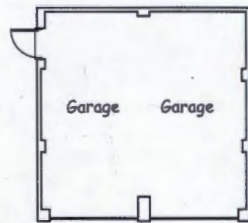
REAR



SIDE

**MATERIALS:**  
 BRICKWORK AND ROOF TILES TO MATCH  
 ASSOCIATED DWELLING

WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVC



PLAN

Beaver House  
 Northern Road  
 Sudbury  
 Suffolk CO10 6XQ  
 Sudbury 01787 376241

**CONSTRUCT  
 REASON  
 LIMITED**

JOB TITLE  
 EDGECOMBE PARK  
 FARRIERS RD, STOWMARKET

DRAWING TITLE  
 GARAGE DETAILS  
 PLOTS: 304 & 305.AS

REV	DATE	DETAILS	BY

SCALES  
 1:100

DESIGN BY  
 G. BLOYS

DATE  
 MAR 2015

DRAWING No. 2084/AD/2/313

REV

--	--	--	--	--	--	--	--	--	--

147



**From:** Michelle Marshall  
**Sent:** 22 June 2015 17:18  
**To:** Planning Admin  
**Subject:** Planning application 1492/15

Please see below for comments from Stowmarket Town Council regarding planning application 1492/15:

No objection be raised to the grant of planning permission, however, the Town Council wishes to raise the following points:

i) That the proposal will result in significant extra strain being placed upon the existing foul sewage system. Residents of Combs Lane are already adversely affected due to the inadequacy of the foul sewage system and the Town Council would expect that Anglian Water install an addition to the system in order for it to be able to cope with the increase in demand;

ii) That measures must be taken to adequately and efficiency deal with the drainage of clear water;

iii) That with regard to the provision of healthcare services, significant additional pressure would be placed upon the Combs Ford Doctors Surgery. At present the surgery serves the maximum number of patients and has been closed to new patients until May, 2016. If, and when, the surgery opens its books to new patients, an increase in people registering with the surgery due to the creation of the 185 new dwellings would have an adverse effect on the services that it would be able to provide.

iv) That with regard to access to the proposed development, there was already significant pressure upon the local road network and in particular, Edgecomb Road and Poplar Hill. Edgecomb Road is a very well used residential road and the proposal to provide access to 75 new dwellings via the road would further increase the traffic pressure;

v) That all of the road infrastructure should be built as Phase One to allow for the public transport networks to be put in place immediately to serve the residents of the dwellings established as part of the first phase;

vi) That with regard to the proposed screening, it is recommended that mature specimens be planted prior to, or immediately at, the start of Phase One; and

vii) That it is recommended that no play areas be created upon the site and the s.106 contribution for play provision be used to improve existing play areas within the Combs Ford area.

Kind regards,  
Michelle

Michelle Marshall  
Deputy Town Clerk

Stowmarket Town Council



Original Copy  
of e-mail  
sent

149.

12492/15

# COMBS PARISH COUNCIL

SCANNED  
16 JUL 2015

Councillor Stuart Scarff,  
Chairman, Combs Parish Council,  
West End Farm,  
Mill Lane,  
Combs,  
Suffolk,  
IP14 2NF.

Planning Control  
Received  
16 JUL 2015  
Acknowledged .....  
Date .....  
Pass to ET .....

The Planning Department,  
Mid Suffolk District Council Offices,  
131 High Street,  
Needham Market,  
Suffolk,  
IP6 8DL.

23<sup>rd</sup> June 2015

Dear Sirs,

**Planning Application 1492/15 – Land West of Farriers Road, Edgecomb Park, Stowmarket.**

Following Combs Parish Council meeting on 22<sup>nd</sup> June 2015 the above planning application was discussed and unanimously objected to for the following reasons:

**PHASE ONE**

**TRANSPORT**

Between Hill Rise and Normandy Close the curve of road as well as parked cars make visibility hazardous from both north and south directions.

Poor visibility is also an issue from Edgecomb Road and Verneuil Avenue and into Farriers Road from both directions.

Highway Assessment 7.5.5 - Table 7.9 - This refers to the volume of traffic in Edgecomb Road, Farriers Road and Verneuil Avenue. The volume of traffic appears to have been seriously underestimated. The considerable increase in the volume of traffic once construction traffic is operating will only make matters worse. We question these findings and we ask that the measurements be re-assessed.

Edgecomb Road is an urban estate, housing a large proportion of families with young children. Whilst originally each house was designed with facility for one car, there is now heavy parking on both sides of the road. This road is now used as a 'rat run' for vehicles travelling from Poplar Hill to Combs Lane in order to avoid the speed bumps at the lower end of Poplar Hill and for vehicles travelling to and from Stowmarket. We are deeply concerned about the safety of the children, particularly when playing and accessing the playground near Maltsters Walk, journeying to and from school and walking to other facilities.



For those road users who use the Combs Ford route daily, it appears no thought has gone into the need to upgrade the present infrastructure for this development. We are well aware all traffic has to go through Combs Ford.

We note that the development Phase One will create 75 dwellings, each with either a garage or two parking places. They will exit and enter via Farriers Road, and there will, therefore, be at least 150 residents' vehicles, service vehicles and visiting traffic per day. We also ask you to note construction vehicles will add to the volume of traffic and cause considerable distress and disturbance to the residents.

### **PUBLIC TRANSPORT**

Whilst supportive of green issues and a public bus route, we are concerned provision of sheltered accommodation and dwellings for older and disabled residents will result in many, if not most, precluded from using public transport.

### **PUBLIC FOOTPATHS AND CYCLE PATHS**

Whilst we note that a wide range of footpaths and cycle paths are planned, there is no evidence the existing routes will be upgraded to which these will be linked. There also appears to be no provision for a cycle path away from the proposed site.

We note from the Design and Access Statement (AR/43731.55), 4.2 Strengths.

*The retail units in Combs Lane and the Doctors' surgery is approximately a two to three minute walk from Phase one of the development.* We know it is not possible, so must question other such statements.

### **FLOOD RISK**

The sewerage system is already under severe pressure in the Combs Ford area and has caused environmental health issues and disruption to traffic in the past. Whilst these issues have presently been addressed, the addition of Phase One development could cause future serious sewerage problems. We note in the report of MTC Engineering that the effectiveness of the sewerage system is unknown, as reported from Anglia Water's records. There appears to be serious doubt that the existing capacity will cope with increased use.

### **SUSTAINABILITY STATEMENT**

Housing Stock - Renewable Energy

There appears to be no provision for solar panel installation. In view of the professed identification with green issues such provision should be implemented.

Housing Stock - Renewable Energy and Optimal Insulation

There appears to be no provision for use of renewable energies within these properties, or upgrading the level of insulation to the walls, which would reduce heating costs for residents and reduce their carbon output.

In view of the professed identification with green issues such provision should be implemented.

### OUTLINE PERMISSION FOR PHASES TWO AND THREE

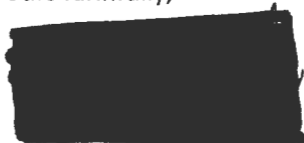
We note the proposed road shown on Phase Two which exits on to Poplar Hill. We are seriously concerned by the lack of a clear, safe sight line at the entrance and exit to and from Poplar Hill. In addition:

- Whilst there is a 30 mile per hour speed limit it is usually exceeded. We recall a speed well in excess of 70 miles per hour recorded in a recent speed check.
- The verge, hedging and footpaths seriously reduce visibility.
- Road crossings from the road exit point are unsafe. The footpath stops at The Rectory on the south side.
- The increased traffic exiting from the development will create serious hazards. The proposed road through phase two will escalate problems raised earlier; reference Phase One. This more especially in Combs Ford.
- Poplar Hill is the only viable route for the villages of Combs, Battisford, Little Finborough and Ringshall, and is a major commuter route for Wattisham Air Field.

We note from the existing hedge-line of Phase One south west boundary to the rear of the properties on Poplar Hill that there is a lack of boundary landscaping, the absence of which will give Combs residents full view of the Phase Two development. A defined landscape boundary should inhibit further development and encroachment into the village of Combs.

We are also aware of the paucity of the health services presently available for existing patients, including those living in Combs and nearby villages. [Surgery newsletter 1 and 2, EADT 23/06/2015] As the proposed housing stock includes provision for the elderly and those living in sheltered accommodation, the problems are likely to be exacerbated.

Yours faithfully,



**Councillor Stuart Scarff,  
Chairman,  
Combs Parish Council.**

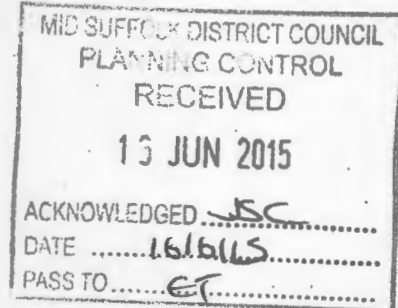




The Archaeological Service  
Conservation Team

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

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



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

Our Ref: 2015\_1492  
Date: 16 June 2015

For the Attention of Elizabeth Truscott

Dear Mr Isbell

**Planning Application 1492/15 – Land west of Farriers Road, Edgecomb Park, Stowmarket: Archaeology**

This large site lies in an area of archaeological potential as recorded by information held by the County Historic Environment Record (HER), and summarised in a Desk-Based Archaeological assessment prepared on behalf of Construct Reason Ltd (Cotswold Archaeology Report 14275, July 2014). The site lies between two tributaries of the Rattlesden River in a location that was topographically favourable for early occupation of all periods. Archaeological evaluation carried out at the site has detected a number of boundary features containing Roman and medieval pottery and as a result there is high potential for further archaeological remains to survive within the development site. The proposed works would cause significant ground disturbance that has potential to damage any archaeological deposits and below ground heritage assets that exist.

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

In this case the following conditions would be appropriate:

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

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

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

2. The site investigation and post investigation assessment must be completed, submitted to and approved in writing by the Local Planning Authority prior to completion of the development, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

**REASON:**

*To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2012).*

**INFORMATIVE:**

*The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.*

In this case, following on from the low level archaeological evaluation of this site carried out at pre-application stage, a second phase of archaeological evaluation will be required in order to establish the archaeological potential of the site. Decisions on the need for any further investigation (excavation before any groundworks commence) will be made on the basis of the results of the evaluation.

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

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

Yours sincerely

Rachael Abraham

Senior Archaeological Officer  
Conservation Team



Burgett

scc public rights  
of way

From: PROW Planning  
 23 June 2015 17:51  
 Planning Admin  
 gabrielle.rowan@pegasuspg.co.uk; Kevin Verlander; Colin Bird

Subject: RE: Consultation on Planning Application 1492/15

Attachments: Stowmarket - 149215 - Land west of Farriers Rd, Edgecombe Park - Map FP32, 37 & 54.pdf; Applicant Responsibility.pdf

Categories: Orange Category

Our Ref: W497/054/ROW256/15

For The Attention of: Elizabeth Truscott

**Public Rights of Way Response**

Thank you for your consultation concerning the above application.

Stowmarket Public Footpath 54, Combs Public Footpath 32 and 37 are recorded through the proposed development area; a digital plot showing the definitive alignment of the route as near as can be ascertained; which is for information only and is not to be scaled from, is attached.

We have **no objection** to the proposed works but would comment as follows:

A safe crossing point of the access road where Public Footpaths 54 and 37 will cross, such as a raised table, dropped kerbs and appropriate signage. This would be in the interests of highway safety and amenity of users of the public right of way.

Young trees, shrubs and hedges planted alongside Public Footpaths 54 and 37 to be planted at a distance to ensure future growth does not encroach on to the routes. This would be in the interests of amenity of users of the public right of way.

**Formative Notes** – we draw the Applicant’s attention to the attached ‘Planning Application Response - Applicant Responsibility’

This response does not prejudice any further response from Rights of Way and Access. As a result of anticipated increased use of the public rights of way in the vicinity of the development, we would be seeking a contribution for improvements to the network. These requirements will be submitted with the Highways Development Management response in due course.

Regards

Heather Gillis  
 Rights of Way Support Officer  
 Countryside Access Development Team  
 Rights of Way and Access  
 Economy Skills and Environment, Suffolk County Council  
 Leavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

Planning Control	
Received	
1 JUN 2015	
Acknowledged	BB
Date	26/06/15
Pass to	ET

**Report A Public Right of Way Problem Here**

For great ideas on visiting Suffolk's countryside visit [www.discoversuffolk.org.uk](http://www.discoversuffolk.org.uk)

---

**From:** [planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk) [<mailto:planningadmin@midsuffolk.gov.uk>]

**Sent:** 03 June 2015 14:21

**To:** PROW Planning

**Subject:** Consultation on Planning Application 1492/15

Correspondence from MSDC Planning Services.

Location: Land West of Farriers Road, Edgecomb Park, Stowmarket

Proposal: Hybrid application for residential development with detailed permission sought for Phase I comprising of 75 dwellings and outline permission with all matters reserved except for access for Phases II-II for up to 110 dwellings to incorporate a sheltered housing scheme of up to 60 units.

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

We request your comments regarding this application and these should reach us

within 21 days. Please make these online when viewing the application.

The planning policies that appear to be relevant to this case are NPPF, RT12, Cor1, Cor4, Cor5, CSFR-FC1, CSFR-FC1.1, CSFR-FC2, CS SAAP, which can

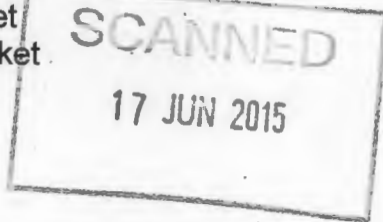
be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Mid Suffolk District Council shall be understood as neither given nor endorsed by Mid Suffolk District Council.



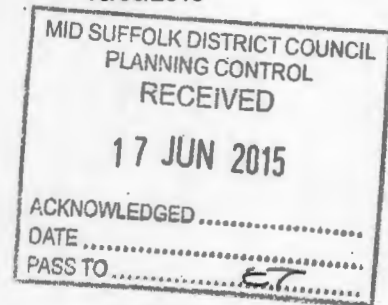
Mid Suffolk District Council  
Planning Department  
131 High Street  
Needham Market  
Ipswich  
IP6 8DL



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

Your Ref: 1492/15 & S106  
Our Ref: FS/F221304  
Enquiries to: Angela Kempen  
Direct Line: 01473 260588  
E-mail: Fire.BusinessSupport@suffolk.gov.uk  
Web Address: <http://www.suffolk.gov.uk>

Date: 16/06/2015



Dear Sirs

**Land west of Farriers Road, Stowmarket**  
**Planning Application No: 1492/15 & S106**

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 would like the following comments to cover the entire hybrid application.

Suffolk Fire and Rescue Authority recommends that fire hydrants be installed within this development. However, it is not possible, at this time, to determine the number of fire hydrants required for fire fighting purposes. The requirement will be

determined at the water planning stage when site plans have been submitted by the water companies.

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

A large black rectangular redaction box covers the signature area.

Mrs A Kempen  
Water Officer

Enc: PDL1

Copy: Mrs G Rowan, Pegasus Group, 3 Pioneer Court, Chivers Way, Histon,  
Cambridge CB24 9PT  
Enc: Sprinkler information

[Adrian.buxton@suffolk.gov.uk](mailto:Adrian.buxton@suffolk.gov.uk)

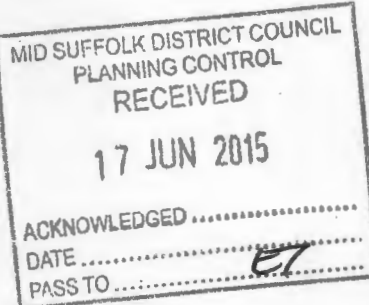


Mid Suffolk District Council  
Planning Department  
131 High Street  
Needham Market  
Ipswich

IP6 8DL

SCANNED

17 JUN 2015



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

Your Ref: 1492/15 & S106  
Our Ref: ENG/AK  
Enquiries to: Mrs A Kempen  
Direct Line: 01473 260486  
E-mail: Angela.Kempen@suffolk.gov.uk  
Web Address: www.suffolk.gov.uk

Date: 16 June 2015

**Planning Ref: 1492/15 & S106**

Dear Sirs

**RE: PROVISION OF WATER FOR FIRE FIGHTING**  
**ADDRESS: Land West of Farriers Road, Stowmarket**  
**DESCRIPTION: Residential development**  
**NO: HYDRANTS POSSIBLY REQUIRED: Required**

If the Planning Authority is minded to grant approval, the Fire Authority will request that adequate provision is made for fire hydrants, by the imposition of a suitable planning condition at the planning application stage.

If the Fire Authority is not consulted at the planning stage, the Fire Authority will request that fire hydrants be installed retrospectively on major developments if it can be proven that the Fire Authority was not consulted at the initial stage of planning.

The planning condition will carry a life term for the said development and the initiating agent/developer applying for planning approval and must be transferred to new ownership through land transfer or sale should this take place.

Fire hydrant provision will be agreed upon when the water authorities submit water plans to the Water Officer for Suffolk Fire and Rescue Service.

Where a planning condition has been imposed, the provision of fire hydrants will be fully funded by the developer and invoiced accordingly by Suffolk County Council.

Until Suffolk Fire and Rescue Service receive confirmation from the water authority that the installation of the fire hydrant has taken place, the planning condition will not be discharged.

Continued/

OFFICIAL 159.

Should you require any further information or assistance I will be pleased to help.

Yours faithfully

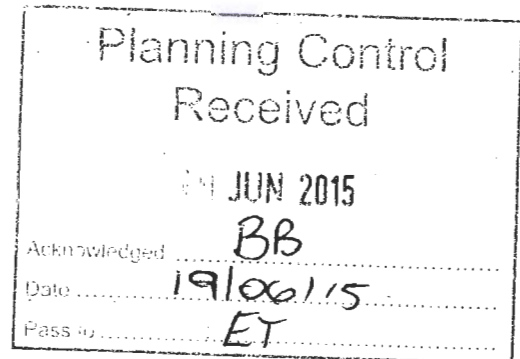
A large black rectangular redaction box covering the signature of the official.

Mrs A Kempen  
Water Officer



Your ref: 1492/15  
 Our ref: Stowmarket – Edgecomb Park, land  
 west of Farriers Road 00038037  
 Date: 19 June 2015  
 Enquiries to: Neil McManus  
 Tel: 01473 264121 or 07973 640625  
 Email: [neil.mcmanus@suffolk.gov.uk](mailto:neil.mcmanus@suffolk.gov.uk)

Ms Elizabeth Truscott,  
 Planning Services,  
 Mid Suffolk District Council,  
 Council Offices,  
 131 High Street,  
 Needham Market,  
 Ipswich,  
 Suffolk,  
 IP6 8DL



Dear Libby,

**Stowmarket: Edgecomb Park, land west of Farriers Road – developer contributions**

I refer to the above hybrid planning application for residential development with detailed permission sought for Phase I comprising of 75 dwellings and outline permission with all matters reserved except for access for Phases II-III for up to 110 dwellings to incorporate a sheltered housing scheme of up to 60 units. I previously provided written pre-application advice by way of letter dated 09 May 2014.

The “Edgecomb Park” Stowmarket Development Brief SPD was adopted by Mid Suffolk District Council on 13 October 2014. The Stowmarket Area Action Plan (2013) allocates land off Farriers Road and Poplar Hill. This area is referred to as “Edgecomb Park” in the above Development Brief. The adopted Development Brief will inform decisions on planning applications for the allocation. Chapter 6 of the adopted Development Brief covers ‘Highways and Services’ with Chapter 7 covering ‘Infrastructure Funding & Delivery’.

The Stowmarket Area Action Plan (SAAP) was adopted on 21 February 2013 and includes a number of references to infrastructure delivery. Mid Suffolk’s Core Strategy Focused Review was adopted on 20 December 2012 and contains a number of references to delivering sustainable development including infrastructure e.g. Strategic Objective S06, Policy FC 1 and Policy FC 1.1.

I set out below Suffolk County Council’s views, which provides our infrastructure requirements that will need consideration by Mid Suffolk District Council if residential development is successfully promoted on the site. The County Council will need to be a party to any sealed Section 106 legal agreement if there are planning obligations secured which is its responsibility as service provider. Without the following contributions being agreed between the applicant and the local authority, the development cannot be considered to accord with relevant policies.

In addition to the above, there is also the adopted (2012) 'Section 106 Developers Guide to Infrastructure Contributions in Suffolk', which sets out the agreed approach to planning obligations with further information on education and other infrastructure matters in the topic papers.

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

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

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

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

We would anticipate the following **minimum** pupil yields from a development of up to 185 dwellings (taking into account the type & mix i.e. we have excluded all 1 bedroom affordable bungalows and all the sheltered housing & bungalows from our calculations), namely:

- a. Primary school age range, 5-11: 30 pupils. Cost per place is £12,181 (2015/16 costs).
- b. Secondary school age range, 11-16: 21 pupils. Cost per place is £18,355 (2015/16 costs).
- c. Secondary school age range, 16+: 5 pupils. Costs per place is £19,907 (2015/16 costs).

The move from 3 tiers to 2 tiers under School Organisation Review (SOR) will be implemented in the Stowmarket/Stowupland school pyramids from September 2015. The local catchment schools are Stowmarket Combs Ford Primary School and Stowmarket High School. The Stowmarket Combs Middle School will close in July 2015.

Based on existing forecasts we currently anticipate having surplus places available at the catchment secondary school to accommodate all secondary age pupils arising from this scheme. However based on existing forecasts we anticipate having some limited surplus places available at the catchment primary school but not sufficient to accommodate all pupils arising. **Based on this current position we will require capital contributions towards providing additional education facilities for up to 4 primary age pupils arising, at a total cost of £48,724 (2015/16 costs).**



This equates to £403 for every dwelling (excluding the sheltered housing) which has 2 or more bedrooms.

The scale of contributions is based on cost multipliers for the capital cost of providing a school place, which are reviewed annually to reflect changes in construction costs. The figures quoted will apply during the financial year 2015/16 only and have been provided to give a general indication of the scale of contributions required should residential development go ahead. The sum will be reviewed at key stages of the application process to reflect the projected forecasts of pupil numbers and the capacity of the schools concerned at these times. Once the Section 106 legal agreement has been signed, the agreed sum will be index linked using the BCIS index from the date of the Section 106 agreement until such time as the education contribution is due. SCC has a 10 year period from completion of the development to spend the contribution on education provision.

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

2. **Pre-school provision.** Refer to the NPPF 'Section 8 Promoting healthy communities'. It is the responsibility of SCC to ensure that there is sufficient local provision under the Childcare Act 2006. Section 7 of the Childcare Act sets out a duty to secure free early years provision for pre-school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of the year for all 3 and 4 year-olds. The Education Bill 2011 amended Section 7, introducing the statutory requirement for 15 hours free early years education for disadvantaged 2 year olds. From these development proposals we would anticipate up to 13 pre-school pupils at a cost of £6,091 per place. We would request a capital contribution of £79,183 (2015/16 costs) to spend on enhancing local provision.

This equates to £654 for every dwelling (excluding the sheltered housing) which has 2 or more bedrooms.

3. **Play space provision.** Consideration will need to be given to adequate play space provision. A key document is the 'Play Matters: A Strategy for Suffolk', which sets out the vision for providing more open space where children and young people can play. Some important issues to consider include:
  - a. In every residential area there are a variety of supervised and unsupervised places for play, free of charge.
  - b. Play spaces are attractive, welcoming, engaging and accessible for all local children and young people, including disabled children, and children from minority groups in the community.
  - c. Local neighbourhoods are, and feel like, safe, interesting places to play.
  - d. Routes to children's play spaces are safe and accessible for all children and young people.
4. **Transport issues.** Refer to the NPPF 'Section 4 Promoting sustainable transport'. A comprehensive assessment of highways and transport issues will be required as

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

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

Chapter 6 of the adopted Development Brief covers 'Highways and Services' with Chapter 7 covering 'Infrastructure Funding & Delivery'.

- 5. Libraries.** A library contribution within the Section 106, to mitigate for the additional demand that increased population as a development of this scale will place on such services, is entirely satisfactory as a matter of principle; having regard to Mid Suffolk's Core Strategy Focused Review, the Stowmarket Area Action Plan, the NPPF (Section 8 Promoting healthy communities') and Regulation 122 of the CIL Regulations.

The Stowmarket Library is located in Milton Road and is a highly valued community resource, with the Friends of Stowmarket Library having recently been established. The existing library space is 599 square metres. The library serves a wide catchment area, with the combined population of Stowmarket and Stowupland being 21, 543 (Source: ONS 2011). By using our adopted standard of a minimum 30 square metres of library space per 1,000 population, a local library space requirement of 646 square metres is derived. This demonstrates an existing deficiency of 47 square metres in library space and further population growth associated with these 185 dwellings will place this community infrastructure under greater strain, thus requiring investment in the library service

Construction and initial fit out cost is estimated at £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of (30m x £3,000) = £90,000 per 1,000 people or £90 per person for library space.

Assuming an average of 2.4 persons per dwelling for 125 dwellings and 1 person per sheltered housing unit gives a total of 360 people. The capital contribution required for local library improvements arising from this scheme is 360 people x £90 per person = £32,400. This equates to £175 per dwelling.

- 6. Waste.** The waste disposal facilities topic paper sets out the detailed approach to how contributions are calculated. A contribution of £51 per dwelling (excluding the sheltered housing) is sought i.e. £6,375, which will be spent on enhancing provision in Stowmarket. A waste minimisation and recycling strategy needs to be agreed and implemented by planning conditions. Refer to the Waste Planning Policy Statement and the Suffolk Waste Plan.



- 7. Supported Housing.** We would encourage all homes to be built to 'Lifetime Homes' standards. Refer to the NPPF 'Section 6 Delivering a wide choice of high quality homes'.
- 8. Sustainable Drainage Systems.** Refer to the NPPF 'Section 10 Meeting the challenges of climate change, flooding and coastal change'. On 18 December 2014 there was a Ministerial Written Statement made by The Secretary of State for Communities and Local Government (Mr Eric Pickles). The changes will take effect from 06 April 2015.

"To this effect, we expect local planning policies and decisions on planning applications relating to major development - developments of 10 dwellings or more; or equivalent non-residential or mixed development (as set out in Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010) - to ensure that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate.

Under these arrangements, in considering planning applications, local planning authorities should consult the relevant lead local flood authority on the management of surface water; satisfy themselves that the proposed minimum standards of operation are appropriate and ensure through the use of planning conditions or planning obligations that there are clear arrangements in place for ongoing maintenance over the lifetime of the development. The sustainable drainage system should be designed to ensure that the maintenance and operation requirements are economically proportionate."

- 9. Fire Service.** Any fire hydrant issues will need to be covered by appropriate planning conditions. We would strongly recommend the installation of automatic fire sprinklers. The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access for fire vehicles and the provisions of water for fire-fighting which will allow us to make final consultations at the planning stage. Refer to the letter dated 16 June 2015 from the Suffolk Fire and Rescue Service.
- 10. Superfast broadband.** SCC would recommend that all development is equipped with superfast broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion. Direct access from a new development to the nearest BT exchange is required (not just tacking new provision on the end of the nearest line). This will bring the fibre optic closer to the home which will enable faster broadband speed.
- 11. Legal costs.** SCC will require an undertaking for the reimbursement of its own legal costs associated with any work on a S106A, whether or not the matter proceeds to completion.
- 12.** The above information is time-limited for 6 months only from the date of this letter.

If this development is the subject of viability discussions I would welcome being closely involved, but hopefully with the detailed pre-application advice & discussions and the adopted Development Brief this should not be an issue raised by the applicants.

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

Yours sincerely,




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

cc Neil Eaton, Suffolk County Council  
Andrew Pearce, Suffolk County Council  
Jeff Horner, Suffolk County Council



MID SUFFOLK DISTRICT COUNCIL	
PLANNING CONTROL	
RECEIVED	
22 JUN 2015	
ACKNOWLEDGED	JSC
DATE	22.6.15
PASS TO	et

love every drop  
anglianwater 

## Planning Applications – Suggested Informative Statements and Conditions Report

AW Reference:	00007350
Local Planning Authority:	Mid Suffolk District
Site:	Land West of Farriers Road, Combs
Proposal:	Erection of 75 Dwellings
Planning Application:	1492/15

**Prepared by Carl Lee**

**Date 22 June 2015**

If you would like to discuss any of the points in this document please contact me on 01733 414690 or email [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)

## **ASSETS**

### **Section 1 – Assets Affected**

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

## **WASTEWATER SERVICES**

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

- 2.1 The foul drainage from this development is in the catchment of Stowmarket Water Recycling Centre that will have available capacity for these flows.

### **Section 3 – Foul Sewerage Network**

- 3.1 Development will lead to an unacceptable risk of flooding downstream. A drainage strategy will need to be prepared in consultation with Anglian Water to determine mitigation measures.

We will request a condition requiring the drainage strategy covering the issue(s) to be agreed.

### **Section 4 – Surface Water Disposal**

- 4.1 The surface water strategy/flood risk assessment submitted with the planning application is not relevant to Anglian Water as paragraph 4.13 of the Flood Risk Assessment states that surface water will discharge to a watercourse. Therefore this is outside our jurisdiction for comment and the Planning Authority will need to seek the views of the Environment Agency.

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

### **Section 5 – Trade Effluent**

- 5.1 Not applicable.

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

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

#### **Foul Sewerage Network (Section 3)**

##### **CONDITION**

*No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.*



**REASON**

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



Environment  
Agency

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

Our ref: AE/2015/119270/01-L01  
Your ref: 1492/15

Date: 24 June 2015

Planning Control Received	
24 JUN 2015	
Acknowledged	BB
Date	26/06/15
Pass to	ET

Dear Sir/Madam

**HYBRID APPLICATION FOR RESIDENTIAL DEVELOPMENT WITH  
DETAILED PERMISSION SOUGHT FOR PHASE I COMPRISING OF 75  
DWELLINGS AND OUTLINE PERMISSION WITH ALL MATTERS  
RESERVED EXCEPT FOR ACCESS FOR PHASES II-III FOR UP TO 110  
DWELLINGS TO INCORPORATE A SHELTERED HOUSING SCHEME OF  
UP TO 60 UNITS.**

**LAND WEST OF FARRIERS ROAD, EDGEComb PARK, STOWMARKET**

Thank you for your consultation received on 3 June 2015. We have inspected the application, as submitted, and are requesting conditions relating to protection of the water environment and mitigating ecological impact and offer advice on foul water disposal, waste and sustainability.

**The water environment**

The site is underlain by a Secondary (undifferentiated) aquifer (Lowestoft Formation) followed by a principal aquifer (Crag). A source protection zone 3 also underlies part of the site and is also in an EU Water Framework Directive Drinking Water Protected Area. The underlying chalk is therefore considered to be environmentally sensitive.

We have reviewed the Brown 2 Green Geo-environmental Desk Study Report of April 2014 (ref: 1235/Rpt 1v1), MTC Engineering Flood Risk Assessment of August 2014 (ref: 1033 – FRA Rev A) and MTC Engineering Technical Report of (no date) (ref: 1033/09). Given the past uses of the site we do not consider the site to be of a high priority. If any unexpected contamination is encountered during the development, we will require re-consultation.



We understand no surface water infiltration features are proposed.

#### **Environment Agency position**

We consider that planning permission could be granted to the proposed development as submitted if the following planning condition is included as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

#### **Condition**

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.

#### **Reasons**

To protect and prevent the pollution of controlled waters (Secondary A aquifer, nearby groundwater abstraction and nearby watercourse) from potential pollutants associated with current and previous land uses 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.

#### **Ecology**

The watercourse at the northern boundary of the site is a tributary of the Rattlesden River and is a locally high value habitat. It is our view that the area should be protected by a buffer zone of native riparian habitat of at least 15metres wide.

We note that the master plan identifies this area for "potential SUDS" features. As well as being designed to be effective for surface water management it is essential that qualified ecologists are utilised to ensure that riparian habitats are conserved and enhanced to provide the best river environment possible in the local landscape. New areas of grassland should be sown with native provenance species-rich seed. Management of the wildlife and open green space should allow for variety of habitat including longer grassland where suitable opportunities arise.

Particular attention should be paid to preventing sediment entering the watercourse and hence downstream to the river during the construction phase and the operation of the SUDS system. This river has a gravelly base which is particularly important for fish and invertebrate populations locally and hence



the general health of the river. Care should be taken that sediment is trapped and removed from any surface runoff that enters the river.

### **Environment Agency position**

#### **Condition**

No development shall take place until a scheme for the provision and management of the watercourse and a minimum 15m buffer zone shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The scheme shall be free from built development including lighting, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision. The schemes shall include:

- plans showing the extent and layout of the water course and buffer zone.
- details of any proposed planting scheme (for example, native species).
- details demonstrating how the watercourse and buffer zone will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan.
- details of any proposed footpaths, fencing, lighting etc.
- details of management and maintenance regimes

#### **Reasons**

Development that encroaches on watercourses and land alongside has a potentially severe impact on their ecological value and is particularly valuable for wildlife and it is essential this is protected.

This condition is supported by the National Planning Policy Framework (NPPF), paragraph 109 which recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. The Natural Environment and Rural Communities Act which requires Local Authorities to have regard to nature conservation and article 10 of the Habitats Directive which stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity.

Paragraph 118 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should be encouraged.

The position is also supported by your policy Core Strategy Objectives SO 2 "To seek to improve water quality and reduce pollution to the wider environment" and Policy CS5 Mid Suffolk's Environment.

#### **Foul water**



Waste water from this development will feed into Stowmarket Sewage Treatment Works. We note that Anglian Water's report says that the sewage works currently has capacity for this development. It is important to note that the permitted capacity for this works only allows (by our calculations) for another 285 houses. You need to be aware that this development will take up most of the existing capacity and a revised permit with an increased volume will be required before significant further development can come forward. It is at present unlikely that such a revision would be permitted, without significant improvements in the treatment available at the works; in particular with relation to concentrations of phosphate in the treated sewage – the receiving River Gipping is currently at 'poor' status with regards to phosphate under the Water Framework Directive.

### **Waste**

While it is pleasing to see a Site Waste Management Plan with a strong focus on recycling, it lacks ambition. The waste hierarchy requires that reducing waste be considered before recycling, and the SWMP does not contain any details of reducing waste in the development phase, either through design or by introducing good materials handling protocols to prevent damage to, and hence waste, of, materials. We would strongly recommend that these measures are included in a revised plan.

### **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:** a reduction in the use of resources (including water, energy, waste and materials) should be encouraged to a level which is sustainable in the long term. As well as helping the environment, Defra have advised that making simple changes resulting in the more efficient use of resources could save UK businesses around £23bn per year.

- Net gains for nature: opportunities should be taken to ensure the development is conserving and enhancing habitats to improve the biodiversity value of the immediate and surrounding area.
- Sustainable energy use: the development should be designed to minimise energy demand and have decentralised and renewable energy technologies (as appropriate) incorporated, while ensuring that adverse impacts are satisfactorily addressed.

These measures are in line with the objectives of the NPPF, as set out in paragraphs 7 and 93-108, and are supported by Policy CS 3 Reduced contributions to Climate Change of your adopted Core Strategy. Reference should also be made to the Climate Change section of the draft National Planning Practice Guidance, in particular: "Why is it important for planning to consider climate change?" and "Where can I find out more about climate change mitigation and adaptation?"

<http://planningguidance.planningportal.gov.uk/blog/guidance/>

Additional guidance on considering climate change for this proposal is provided in an appendix at the end of this letter.

Yours faithfully



**Mr GRAHAM STEEL**  
**Sustainable Places - Planning Advisor**

Direct dial 01473 706008

Direct fax 01473 271320

Direct e-mail [graham.steel@environment-agency.gov.uk](mailto:graham.steel@environment-agency.gov.uk)

cc Pegasus Planning Group



## 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.

The payback following investment in water saving devices is often higher in commercial units than residential due to the higher frequency of use. Simple measures such as urinal controls or waterless urinals, efficient flush toilets and automatic or sensor taps are therefore very effective. Likewise investment in water recycling schemes is also more viable in business settings. Further advice is available at:

<http://www.anglianwater.co.uk/business/business-services/>

We also recommend that developers consider using equipment on the Water and Energy Technology List, a directory of products which have met an approved water and energy efficiency eligibility criteria.

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

"<http://www.savewatersavemoney.co.uk/>" \o

### Waste and Resource Management

Waste should no longer be regarded as a problem to be disposed of, but a resource in its own right. 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](http://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 opportunities 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>.

### 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

We have 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 and building resilience for 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. Further information and guidance can be found here <http://www.sustainabilityeast.org.uk/>



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: <https://www.gov.uk/government/policies/improving-the-energy-efficiency-of-buildings-and-using-planning-to-protect-the-environment/supporting-pages/code-for-sustainable-homes>

Jane Cole

**From:** David Pizzey  
**Sent:** 03 November 2015 09:33  
**To:** Planning Admin  
**Subject:** 1492/15 Land west of Farriers Road, Stowmarket 2

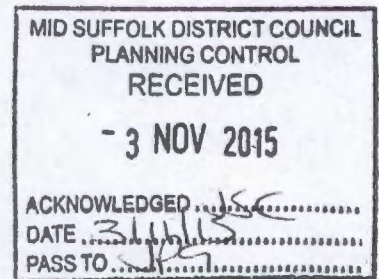
Comment as follows –

The amended layout plans do not take into account the concerns raised in my consultation response of 30<sup>th</sup> June 2015 regarding loss of important trees and close proximity of development to others.

**David Pizzey**  
Arboricultural Officer  
Hadleigh office: 01473 826662  
Needham Market office: 01449 724555  
[david.pizzey@babberghmidsuffolk.gov.uk](mailto:david.pizzey@babberghmidsuffolk.gov.uk)  
[www.babergh.gov.uk](http://www.babergh.gov.uk) and [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)  
Babergh and Mid Suffolk District Councils - Working Together

---

**From:** [planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk) [mailto:[planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk)]  
**Sent:** 23 October 2015 09:20  
**To:** David Pizzey  
**Subject:** Reconsultation on Planning Application 1492/15



Correspondence from MSDC Planning Services.

We recently sent you a consultation in respect of the above application.

We have recently received further information/revised plans in respect of this and would ask you to take this additional information into account when replying.

Please ensure that we receive your reply by **13/11/2015** at the latest.

To view details of the planning application online please click [here](#)

We look forward to receiving your comments.

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software.



**Bradley Burgett**

**From:** David Pizzey  
**Sent:** 30 June 2015 09:25  
**To:** Elizabeth Truscott  
**Cc:** Planning Admin  
**Subject:** 1492/15 Land West of Farriers Road, Stowmarket.

**Categories:** Orange Category

Libby

The arboricultural report submitted with this application provides a generally accurate assessment of the condition and constraints presented by trees at the site. The proposal requires the removal of a number of trees but the majority of these are either in poor condition or of low amenity value and the impact of their loss can be mitigated with new planting. In a few instances, however, trees of high value (e.g. Ash T32 and Oak T54) are proposed for removal and these should be retained if at all possible. The Ash is incorrectly recorded within the arboricultural report and is in fact a tree of high value without significant defect. Some realignment of the proposed access should be considered to accommodate this important tree. In other areas the proximity and orientation of plots (e.g. 213, 308, 309) is likely to result in post-development pressure for pruning or felling and should be avoided.

When a finalised layout design has been agreed we will also require the following –

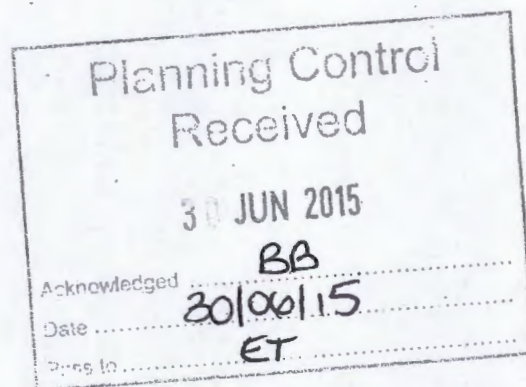
- Updated Tree Protection Plan and detailed site specific method statement
- Assessment of any potentially damaging activities in the vicinity of retained trees
- Details of any special engineering or construction required within Root Protection Areas
- An auditable site monitoring schedule

I hope this is helpful but please let me know if you require any further comments.

Regards

David

**David Pizzey**  
 Arboricultural Officer  
 Babergh and Mid Suffolk District Councils - Working Together  
 E: [david.pizzey@babergh.gov.uk](mailto:david.pizzey@babergh.gov.uk)  
 T: 01473 826662 & 01449 724555  
[www.babergh.gov.uk](http://www.babergh.gov.uk) and [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)



**From:** [planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk) [mailto:[planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk)]  
**Sent:** 03 June 2015 14:20  
**To:** David Pizzey  
**Subject:** Consultation on Planning Application 1492/15

Correspondence from MSDC Planning Services.

Location: Land West of Farriers Road, Edgecomb Park, Stowmarket



## Consultation Response Pro forma

1	<b>Application Number</b>	1492/15 west of Farriers Road, Stowmarket
2	<b>Date of Response</b>	24.8.15
3	<b>Responding Officer</b>	Name: Paul Harrison
		Job Title: Enabling Officer
		Responding on behalf of... Heritage
4	<b>Summary and Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> <li>less than substantial harm to a designated heritage asset because the rural setting of Model Farm will be further compromised by urban extension; however, this impact will be mitigated by landform. <b>No objection on heritage grounds.</b></li> </ul> 2. The Heritage Team recommends that the boundaries of the site be carefully treated so as to maintain rural character, in line with recommendations of the Landscape Officer.
5	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	The site extends urban development towards the listed Model Farm, Combs, compromising its rural setting. However, the larger part of the site will not be directly visible because of the local landform, and the harm is considered to be largely mitigated and not to warrant objection on heritage grounds.
6	<b>Amendments, Clarification or Additional Information Required</b> (if holding objection)  If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p style="margin: 0;">MID SUFFOLK DISTRICT COUNCIL PLANNING CONTROL RECEIVED</p> <p style="margin: 0; font-size: 1.2em;">24 AUG 2015</p> <p style="margin: 0;">ACKNOWLEDGED <i>JSC</i></p> <p style="margin: 0;">DATE <i>24.8.</i></p> <p style="margin: 0;">PASS TO <i>ET</i></p> </div>
7	<b>Recommended conditions</b>	

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



180.

Phil Watson Landscape Development Officer  
Natural Environment Team

Endeavour House ( B2 F5 56)  
Russell Road  
IPSWICH

IP1 2BX  
Suffolk  
Tel: 01473 264777  
Fax: 01473 216889  
Email: phil.watson@suffolk.gov.uk  
Web: <http://www.suffolk.gov.uk>

Your Ref: 1492/15  
Our Ref:  
Date: 26/06/2015

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

Ms Elizabeth Truscott  
Planning Dept  
Mid Suffolk District Council  
131 High St  
Needham Market  
Suffolk  
IP6 8DL

Dear Libby,

**Proposal: Hybrid application for residential development with detailed permission sought for Phase I comprising of 75 dwellings and outline permission with all matters reserved except for access for Phases II-III for up to 110 dwellings to incorporate a sheltered housing scheme of up to 60 units.**

**Location: Land West of Farriers Road, Edgecomb Park, Stowmarket**

Based on the initial information provided and a site visit carried out on the 26<sup>th</sup> June 2015, I offer the following comments.

### **The site and landscape**

The site is in a visually prominent valley side and ridge top location next to an existing block of housing. The southernmost part of the site is in an elevated and visually prominent location. This southernmost part of the site also has a weaker relationship with the existing housing. The proposed layout has responded to this by using this area of the site for public open space and not housing.

Given the exposed location I suggest it is essential that key structural and boundary planting associated with later phases is established as part of phase one of the development. This will ensure that the adverse visual impacts are mitigated in a timely fashion and the open space achieves its design objectives as soon as possible. Therefore it would be appropriate to agree the phasing of structural and boundary planting prior to determination.



### The material provided by the applicant

The Landscape and Visual Impact Assessment, (LVIA), is sufficient for the LPA to understand the likely effects of the proposal on the character of the landscape and visual amenity. The applicant has also provided a detailed scheme of planting for the development although some aspects remain "possible" or "provisional" at this stage, therefore definitive proposals for planting, aftercare maintenance etc. will need to be secured by condition.

I note that three areas of greenspace are proposed within the development, the SuDs area at the north end of the site, the open space to the north of Farrier road and the larger open space to the south of Farrier road. I also note that a pedestrian crossing is proposed to ensure safe access to the southern area of greenspace. It is not clear how these spaces will be managed in the long term, or what, if any, commuted sums may be available for their management.

I note that the applicant refers to the importance of the site as a "gateway" from the countryside into the town. Whilst it is clear that the proposal responds to this on the southern side of the road the northern side, as shown on the *Landscape Strategy*, appears rather bare and open to the prevailing winds from the west, some boundary planting would be appropriate, with gaps to retain visual linkage to the wider landscape. A more enclosed design is however shown on other drawings within the application material; the applicant will need to clarify these details when conditions are discharged

### Other matters

It is notable that the proposed landscaping scheme includes on DWG LD01 the possibility of re-profiling the stream banks. I understand this is an ordinary watercourse and therefore drainage consent for this work is likely to be required from the floods team at SCC. The re-profiling work will also need to be compliant with the requirements of the water framework directive. (WFD). I suggest the applicant should contact Jeff Horner Flood & Water Manager in the first instance.

The applicant has provided a detailed scheme of tree protection. Whilst it may be technically possible to achieve this proposal the retention of these trees, given the proximity to buildings there may be issues of shading and liveability for both structures and people in the long term. I suggest this is a matter that Mr David Pizzey the Arboricultural Officer to provide further advice on.

There appears to be a good opportunity to link the northern part of the site to the public right of way network via a footbridge. In addition, if it were achievable, a new footpath link from the southern open space to Church Road would improve linkage between this site and Church Meadow Local Nature Reserve (LNR). This link would also improve access for existing local residents to the proposed new open space.

### Recommendation - Full application

The Full application, that is, Phase I comprising of 75 dwellings and associated hard and soft landscaping

In terms of landscape and visual impact the proposal is acceptable subject to conditions;

We are working towards making Suffolk the Greenest County. This paper is 100% recycled and made using a chlorine free process.



Although the applicant has provided a detailed scheme of landscaping and proposals for, (only), 12 months of aftercare some of the matters on both the drawings and associated documentation remain provisional or suggested, so that the drawings and documents cannot form the basis of a condition. The scheme of soft landscaping should also be finalised in tandem with the detail of the SuDs scheme, and any ecological requirements, particularly at the northern end of the site.

**PRIOR TO COMMENCEMENT: SOFT LANDSCAPING**

No development shall commence, until there has been submitted to and approved in writing by the Local Planning Authority a finalised scheme of soft landscaping in accordance with submitted landscape drawings LD01 LD02 and LD03

The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities, weed control protection and maintenance for the whole of the aftercare period and any tree works to be undertaken during the course of the development. The aftercare period supervised by the LPA shall be not less than 5 years from the commencement date and all failed plants shall be replaced on a 1:1 basis during the first five years of the aftercare period. Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

**PRIOR TO COMMENCEMENT: HARD LANDSCAPING**

No development shall commence, until full details of a hard landscaping scheme for that area/phase has been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulations areas; hard surfacing materials; minor artefacts and structures (for example furniture, refuse and/or other storage units, signs, lighting and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features).

Due to the presence of bats on the site the external lighting condition has been drafted in consultation with the Mrs Sue Hooton the SCC Senior Ecologist and in accordance with *BS42020:2013 Biodiversity Code of Practice for Planning and Development para D.3.5.*

**PRIOR TO COMMENCEMENT: EXTERNAL LIGHTING**

No external lighting shall be provided unless details thereof have first been submitted to and approved in writing by the Local Planning Authority. Prior to commencement a detailed lighting scheme for areas to be lit shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show how and where external lighting will be installed, (through technical specifications and the provision of appropriate lighting contour plans which shall include lux levels of the lighting to be provided), so that it can be



- a) Clearly demonstrated that areas to be lit have reasonably minimised light pollution, through the use of minimum levels of lighting and features such as full cut off cowls and LED.
- b) Clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places or foraging areas, through the use of minimum levels of lighting and features such as full cut off cowls and LED

All external lighting shall be installed in accordance with the specifications and locations set out in the approved scheme, and shall be maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

#### **PRIOR TO COMMENCEMENT: TREE PROTECTION**

Any trees shrub or hedgerows within, or at the boundary of, Phase one the development that are to be retained, shall be protected in accordance with a scheme of tree protection, (BS5837:2012); to be agreed in writing with the Local Planning Authority prior to commencement of that area or phase. The Local Planning Authority shall be advised in writing that the protective measures/fencing within a development area/phase have been provided before any equipment, machinery or materials are brought onto the site for the purposes of development and shall continue to be so protected during the period of construction and until all equipment, machinery and surplus materials have been removed from that development area/phase.

Within the fenced area no work shall take place; no materials shall be stored; no oil or other chemicals shall be stored or disposed of; no concrete, mortar or plaster shall be mixed; no fires shall be started; no service trenches shall be dug; no soil shall be removed or ground level changed at any time, without the prior written consent of the Local Planning Authority.

#### **Reasons**

I have made these recommendations in order to reasonably minimise the adverse impact of the proposal on the landscape, local visual amenity and the dark skies character of the countryside.

#### **Recommendation - Outline application**

The Outline application, that is, Phases II-III for up to 110 dwellings to incorporate a sheltered housing scheme of up to 60 units with all matters reserved except for access.

In terms of landscape and visual impact the proposal is acceptable subject to the following conditions to secure reserved matters.

#### **CONCURRENT WITH RESERVED MATTERS: DESIGN MATERIALS AND LAYOUT**

Concurrent with the submission of the Reserved Matters application(s), in any development area or phase details of design and materials shall be submitted to the Local Planning Authority, including colour, materials, finishes, signage, parking, boundary treatments (including the details of walls and fences for individual buildings), movement patterns, lighting, outdoor spaces, security principles and waste bin storage arrangements.

We are working towards making Suffolk the Greenest County. This paper is 100% recycled and made using a chlorine free process.



samples of the facing and roofing materials to be used in the development shall also be provided. Thereafter the development shall be carried out in accordance with the approved details.

#### **PRIOR TO COMMENCEMENT: SOFT LANDSCAPING**

No development shall commence within a development area or phase, until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft landscaping for that development area/phase, drawn to a scale of not less than 1:200. The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities, weed control protection and maintenance and any tree works to be undertaken during the course of the development. Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

#### **PRIOR TO COMMENCEMENT: HARD LANDSCAPING**

No development shall commence within a development area or phase, until full details of a hard landscaping scheme for that area/phase has been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (for example furniture, refuse and/or other storage units, signs, lighting and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features).

#### **PRIOR TO COMMENCEMENT: EXTERNAL LIGHTING**

No external lighting shall be provided within a development area or phase unless details thereof have first been submitted to and approved in writing by the Local Planning Authority. Prior to commencement a detailed lighting scheme for areas to be lit shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show how and where external lighting will be installed, (through technical specifications and the provision of appropriate lighting contour plans which shall include lux levels of the lighting to be provided), so that it can be;

- a) Clearly demonstrated that areas to be lit have reasonably minimised light pollution, through the use of minimum levels of lighting and features such as full cut off cowls and LED.
- b) Clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places or foraging areas, through the use of minimum levels of lighting and features such as full cut off cowls and LED

All external lighting shall be installed in accordance with the specifications and locations set out in the approved scheme, and shall be maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.



**PRIOR TO COMMENCEMENT: TREE PROTECTION**

Any trees shrub or hedgerows within, or at the boundary of, a development area or phase that are to be retained, (including those previously planted as part an earlier phase of the development, shall be protected in accordance with a scheme of tree protection, (BS5837:2012), to be agreed in writing with the Local Planning Authority prior to commencement of that area or phase. The Local Planning Authority shall be advised in writing that the protective measures/fencing within a development area/phase have been provided before any equipment, machinery or materials are brought onto the site for the purposes of development and shall continue to be so protected during the period of construction and until all equipment, machinery and surplus materials have been removed from that development area/phase.

Within the fenced area no work shall take place; no materials shall be stored; no oil or other chemicals shall be stored or disposed of; no concrete, mortar or plaster shall be mixed; no fires shall be started; no service trenches shall be dug; no soil shall be removed or ground level changed at any time, without the prior written consent of the Local Planning Authority.

**Reasons**

I have made these recommendations in order to reasonably minimise the adverse impact of the proposal on the landscape, local visual amenity and the dark skies character of the countryside.

Yours sincerely

**Phil Watson**  
Landscape Development Officer



186

Date: 29 July 2015  
Our ref: 159703  
Your ref: 1492/15



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

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

T 0300 060 3900

**BY EMAIL ONLY**

Dear Ms Truscott

**Planning consultation:** Hybrid application for residential development with detailed permission sought for Phase I comprising of 75 dwellings and outline permission with all matters reserved except for access for Phases II-III for up to 110 dwellings to incorporate a sheltered housing scheme of up to 60 units.

**Location:** Land West of Farriers Road, Edgecomb Park, Stowmarket

Thank you for your consultation dated and received by Natural England on 14 July 2015.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 6 July 2015 (our ref 155789).

The advice provided in our previous response applies equally to these additional plans and reports, although we made no objection to the original proposal.

Should the proposal be amended in a way which **significantly** affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours sincerely

Joanne Widgery  
Consultations Team

MID SUFFOLK DISTRICT COUNCIL	
PLANNING CONTROL	
<b>RECEIVED</b>	
29 JUL 2015	
ACKNOWLEDGED	JRP
DATE	3/8/15
PASS TO	ET





Date: 06 July 2015  
Our ref: 155789  
Your ref: 1492/15

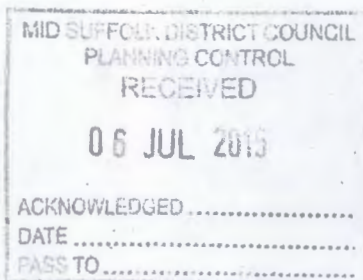
187.



Elizabeth Truscott  
Mid Suffolk District Council

[planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk)

**BY EMAIL ONLY**



Customer Services  
Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

T 0300 060 3900

Dear Ms Truscott

**Planning consultation:** Hybrid application for residential development with detailed permission sought for Phase I comprising of 75 dwellings and outline permission with all matters reserved except for access for Phases II-III for up to 110 dwellings to incorporate a sheltered housing scheme of up to 60 units

**Location:** Land West of Farriers Road, Edgecomb Park, Stowmarket

Thank you for your consultation on the above dated 03 June 2015 which was received by Natural England the same day. Thank you also for allowing us additional time within which to provide our comments.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

## 1) Advice under the Wildlife and Countryside Act 1981 (as amended)

### *Nationally designated sites*

#### **No objection – no conditions requested**

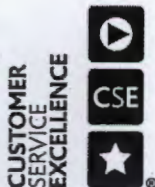
This application is in close proximity to Combs Wood Site of Special Scientific Interest (SSSI). Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the site has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(1) of the *Wildlife and Countryside Act 1981* (as amended), requiring your authority to re-consult Natural England.

## 2) Other advice

We would expect the Local Planning Authority (LPA) to assess and consider the other possible impacts resulting from this proposal on the following when determining this application:

- local sites (biodiversity and geodiversity)
- local landscape character

Page 1 of 3



Page 199

Natural England is accredited to the Cabinet Office Service Excellence Standard



- local or national biodiversity priority habitats and species.

Natural England does not hold locally specific information relating to the above. These remain material considerations in the determination of this planning application and we recommend that you seek further information from the appropriate bodies (which may include the local records centre, your local wildlife trust, local geoconservation group or other recording society and a local landscape characterisation document) in order to ensure the LPA has sufficient information to fully understand the impact of the proposal before it determines the application. A more comprehensive list of local groups can be found at [Wildlife and Countryside link](#).

### **Protected Species**

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published [Standing Advice](#) on protected species. The Standing Advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and mitigation strategy.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

### **Biodiversity enhancements**

This application provides opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the NPPF. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that '*Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*'. Section 40(3) of the same Act also states that '*conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat*'.

### **Impact Risk Zones for Sites of Special Scientific Interest**

Natural England has published a set of mapped Impact Risk Zones (IRZs) for SSSIs. This helpful GIS tool can be used by LPAs to help consider whether a proposed development is likely to affect a SSSI and determine whether they need to consult Natural England to seek advice on the nature of any potential SSSI impacts, their avoidance or mitigation. The dataset and user guidance can be accessed from the [gov.uk website](#).

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Jack Haynes using the details given below. For any new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

We also welcome your feedback on Natural England's revised standing advice in terms of its usability (ease of access, presentation), quality of content and, its clarity and effectiveness as a tool in guiding decision-making. Please provide this, with any suggested improvements, by filling in the attached customer feedback form or by emailing your feedback direct to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely

**Jack Haynes**

Land Use Operations Norfolk & Suffolk Team

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

Tel: 0300 060 1498



BABERGH/MID SUFFOLK DISTRICT COUNCIL

## MEMORANDUM

TO: Chief Planning Control Officer For the attention of: DC

FROM: Nathan Pittam, Environmental Protection Team DATE: 22<sup>nd</sup> June 2015

YOUR REF: 1492/15/FUL. EH - Land Contamination.

SUBJECT: Hybrid application for residential development with detailed permission sought for Phase I comprising of 75 dwellings and outline permission with all matters reserved except for access for ...  
Address: Land West of, Farriers Road, 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.*

Planning Control Received 22 JUN 2015	
Acknowledged	BB
Date	25/06/15
Pass to	ES/CL/DC - 010/v2 ET



*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



## Consultee Comments for application 1492/15

### Application Summary

Application Number: 1492/15

Address: Land West of Farriers Road, Edgecomb Park, Stowmarket

Proposal: Hybrid application for residential development with detailed permission sought for Phase I comprising of 75 dwellings and outline permission with all matters reserved except for access for Phases II-III for up to 110 dwellings to incorporate a sheltered housing scheme of up to 60 units.

Case Officer: Elizabeth Truscott

### Consultee Details

Name: Mr David Harrold

Address: Car Park Hurstlea Road, Needham Market, Ipswich, Suffolk IP6 8DL

Email: david.harrold@midsuffolk.gov.uk

On Behalf Of: MSDC - Environmental Health - Land Contamination

### Comments

Thank you for consulting me on this planning application.

In respect of 'other' environmental health issues I can confirm that I do not have any objection to the proposed development.

However, due to the scale and size of construction you may wish to limit working hours, typically to between 07:30 and 18:00 hours during the week and 07:30 to 13:00 hours Saturday, no working Sunday and bank holidays.

Reason to protect the neighbouring residential areas from adverse impacts of construction noise and construction traffic.

David Harrold

Senior Environmental Protection Officer

## Consultation Response Pro forma

1	<b>Application Number</b>	<b>1492/15/FUL</b>  Hybrid application for residential development with detailed permission sought for Phase I comprising of 75 dwellings and outline permission with all matters reserved except for access for Phases II-III for up to 110 dwellings to incorporate a sheltered housing scheme of up to 60 units.						
2	<b>Date of Response</b>	25 08.2015						
3	<b>Responding Officer</b>	<table border="1"> <tr> <td data-bbox="518 633 1013 672">Name:</td> <td data-bbox="1013 633 1420 672">Sue Jackman</td> </tr> <tr> <td data-bbox="518 672 1013 739">Job Title:</td> <td data-bbox="1013 672 1420 739">Housing Development Officer</td> </tr> <tr> <td data-bbox="518 739 1013 817">Responding on behalf of...</td> <td data-bbox="1013 739 1420 817">Strategic Housing service</td> </tr> </table>	Name:	Sue Jackman	Job Title:	Housing Development Officer	Responding on behalf of...	Strategic Housing service
Name:	Sue Jackman							
Job Title:	Housing Development Officer							
Responding on behalf of...	Strategic Housing service							
4	<b>Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection  						
5	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<b>Key Points</b> <ol style="list-style-type: none"> <li><b>Background Information</b> <ul style="list-style-type: none"> <li>Affordable housing provision agreed at 19 % for Phase 1, 11 &amp; 111.</li> <li>Phase 1 – detailed permission sought for 75 dwellings</li> <li>14 Affordable single level bungalows</li> <li>Phase 11 &amp; 111 - Outline permission for up to 110 dwellings to incorporate a sheltered housing scheme of up to 60 units.</li> </ul> </li> <li><b>Housing Need Information:</b>             The Babergh and Mid Suffolk District Strategic Housing Market Assessment confirms a continuing need for housing across all tenures and a growing need for affordable housing. The most recent update of the Strategic Housing Market Assessment, completed in 2012 confirms <b>a minimum need of 134 affordable</b> </li> </ol>						

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



		<p><b><u>homes per annum.</u></b></p> <p>The Council's Choice Based Lettings system currently has circa. 900 applicants registered for the Mid Suffolk area. 554 applicants are registered on Choice Based Lettings from the Stowmarket area of which 128 applicants are over 55 years.</p> <p>It is noted that the current proposal is to provide a range of single storey bungalows. Our 2014 Housing Needs Survey shows that there is a need across all tenures for smaller units of accommodation, which includes accommodation suitable for older people, wishing to downsize from larger privately owned family housing, into smaller privately owned apartments, bungalows and houses.</p> <p>It would also be appropriate for any open market apartments and smaller houses on the site to be designed and developed to Lifetime-Homes standards, making these attractive and appropriate for older people.</p> <p><b>3. Affordable Housing Requirement for Stowmarket</b></p> <p>19 % of all units</p> <p>Phase 1 includes 14 units</p> <ul style="list-style-type: none"> <li>• 4 x 1 bedroom bungalows</li> <li>• 10 x 2 bedroom bungalows</li> </ul>
6	<p><b>Amendments, Clarification or Additional Information Required</b> (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	N/A
7	<p><b>Recommended conditions</b></p>	<p>Properties must be built to current Homes and Communities Agency Design and Quality Standards and be to Lifetimes Homes standards.</p>

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

	<p>The council is granted 100% nomination rights to all the affordable units in perpetuity.</p> <p>The Council will not support a bid for Homes &amp; Communities Agency grant funding on the affordable homes delivered as part of an open market development. Therefore the affordable units on that part of the site must be delivered grant free.</p> <p>The location and phasing of the affordable housing units must be agreed with the Council to ensure they are integrated within the proposed development according to current best practice.</p> <p>On larger sites the affordable housing should not be placed in groups of more than 15 units.</p> <p>Adequate parking provision is made for the affordable housing units.</p> <p>It is preferred that the affordable units are transferred to one of Babergh's partner Registered Providers – please see <a href="http://www.babergh.gov.uk">www.babergh.gov.uk</a> under Housing and affordable housing for full details.</p>
--	--

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



**From:** RM Floods Planning  
**Sent:** 16 November 2015 15:57  
**To:** Planning Admin  
**Subject:** RE: Reconsultation on Planning Application 1492/15

FAO John Pateman Gee

**1492/15 - Land West of Farriers Road, Edgecomb Park, Stowmarket**

Thank you for re-consulting us about the above planning application. We have reviewed the additional plans and we have no further comments to make.

Secondly, after discussions with developers agent regarding the surface water drainage strategy, SCC consider the phased development can be granted planning permission using the standard condition:-

*No development shall take place until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.*

*The scheme shall be implemented in accordance with the approved details prior to the use of the development and thereafter managed and maintained in perpetuity. These details shall include:*

*i) a programme for its implementation, and  
 ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation*

*of the sustainable drainage system throughout its lifetime.*

*[iii) arrangements to enable SuDS within in private properties to be accessed and maintained including information and advice on responsibilities to be supplied to future owners.*

*Reason:- To prevent the increased risk of flooding both on and off site, to improve and protect water quality and to ensure future maintenance of the system.*

Kind Regards

**Steven Halls**

Flood and Water Engineer  
 Flood and Water Management  
 Resource Management  
 Suffolk County Council  
 Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX

Tel: 01473 264430  
 Mobile: 07713093642  
 Email: [steven.halls@suffolk.gov.uk](mailto:steven.halls@suffolk.gov.uk)

MID SUFFOLK DISTRICT COUNCIL	
PLANNING CONTROL	
RECEIVED	
16 NOV 2015	
ACKNOWLEDGED	45C
DATE	16.11.15
PASS TO	JPS



197.

149215

MID SUFFOLK DISTRICT COUNCIL PLANNING CONTROL RECEIVED	
14 AUG 2015	
ACKNOWLEDGED	JSC
DATE	14/8/15
PASS TO	ET

## PUBLIC REALM/COUNTRYSIDE COMMENTS

Application Ref 1492/15

Site/Location: Land West of Farriers Road, Edgecomb Park, Stowmarket

Description: Hybrid application for residential development with detailed permission sought for Phase I comprising of 75 dwellings and outline permission with all matters reserved except for access for Phases II-III for up to 110 dwellings to incorporate a sheltered housing scheme of up to 60 units.

Received Date: 23.07.15

Case Officer: Elizabeth Truscott

**BACKGROUND** Hybrid application for residential development with detailed permission sought for Phase I comprising of 75 dwellings and outline permission with all matters reserved except for access for Phases II-III for up to 110 dwellings to incorporate a sheltered housing scheme of up to 60 units.

### COMMENTS: Countryside

#### Protected Species Surveys

The various protected species surveys undertaken by Middlemarch Environmental seem thorough and carried out appropriately for the site. Each survey makes a number of recommendations and if these are followed in full during the design, construction and landscaping phases of the proposed works these should minimise the risks to any protected species known to be using the site or discovered during construction.

#### Landscaping

Species mix for hedgerows appear appropriate to the local area. I agree with the SWT comment about incorporating hedgerows into property boundaries. If existing hedgerows are to form a property boundary they need protection to prevent them being removed and replaced by fencing over time. Removal of these hedges will impact on the value of the site for bats

Any Bluebells (*Endymion non scripta*) planted as part of the soft landscaping must be of native stock rather than the Spanish Bluebell which, if planted, freely hybridises with the native bluebell. Spanish Bluebell should be considered as an 'alien species.'

#### Children's Play

It does seem strange not to incorporate any play facilities within the housing area. Reference is made to nearby play facilities though it is not clear how far away these are. The design of the housing scheme lacks any central community open spaces that can be used by residents

#### Public Realm:

- The open space within the residential development will be maintained by a management company.
- There is an open space roughly 1.5 hectares in size on the opposite side of Poplar Hill to the residential properties, which is a requirement in the local plan – this is part of the development, but there is an option for us or someone other than the management company to take this on.
- There are no play facilities proposed on this open space – this is because most of the residential dwellings will be bungalows and possible sheltered housing.
- Existing hedgerows on the site will be incorporated into gardens



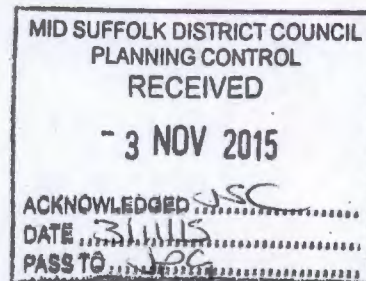
Your Ref: MS/1492/15  
Our Ref: 570\CON\3326\15  
Date: 3<sup>rd</sup> November 2015  
Highways Enquiries to: martin.egan@suffolk.gov.uk

198



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

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



**For the Attention of: Mr J Pateman-Gee**

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/1492/15**

**PROPOSAL:** Hybrid application for residential development that consists of the following elements:-

**Full Planning sought for Phase I comprising of 75 single storey dwellings, garaging and parking and public open space/attenuation basin (SUDs).**

**Outline Planning sought with all matters reserved (except for access) for Phases II-III for up to 110 dwellings to incorporate a sheltered housing scheme of up to 60 units and public open space areas.**

**LOCATION:** Land West of, Farriers Road, Edgecomb Park, Stowmarket, Suffolk

I note from the revised drawings received with your letter dated 23/10/2015 that the "bus gate" feature has now been removed in favour of a through road between Farriers Road and Poplar Hill due to concerns expressed by Council Members and existing local residents. The through road is acceptable in highway terms but with the layout as proposed (and subsequently indicated for Phase 2/3) traffic calming will be required to restrict vehicle speeds on the new estate spine road. Any traffic calming will need to be "bus friendly" and I will use conditions to request details to be submitted and agreed pre commencement as normally applied to the other estate road design details.

Public Transport Requirements.

In terms of public transport the intention now will be to divert the existing bus service through the new development and this will entail provision of a new bus stop within the site, probably at or near the boundary of Phase 1 with Phases 2/3. The new bus stop will require a shelter and installation of a Real Time Passenger Information (RTPI) screen. A further RTPI screen will also require installation at the existing bus stop on either Poplar Hill or Edgecomb Road. The new shelter and screens will need to be funded via S106 contributions; please refer to S106 contributions summary below.



Chapter 4 of the NPPF focuses on the importance of promoting sustainable transport. Paragraph 29 says "The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel." Paragraph 30 says "Encouragement should be given to solutions which support reductions in greenhouse emissions and reduce congestion."

The NPPF in paragraph 35 says "plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people." It goes on to say "give priority to pedestrian and cycle movements, and have access to high quality public transport" and "to consider the needs of people with disabilities by all modes of transport."

The development, once linked with Poplar Hill, would be served by a diversion/extension of the existing service which currently uses Edgecomb Road/Vermeuil Avenue and Poplar Hill.

We will require contributions to fund the upgrade of the nearest existing bus stop on either Edgecomb Road (currently has a bus shelter) or Poplar Hill (no space to install a shelter) to include the installation of a RTPi display screen. Additionally the contributions would include provision of a bus shelter and RTPi display screen at a new bus stop to be created within the application site. It is assumed that the other construction works (raised kerbing, hard standing, electricity supply etc.) would be provided as part of the regular estate road construction on the site.

The reasons for the improvements are as follows:

- To improve access to buses for disabled and elderly people by providing raised kerbs,
- To improve the facilities by providing shelters to encourage bus use.
- To improve and provide accurate and up-to-date timetable information.

The estimated cost (based on current costs from our contracted suppliers) of delivering one shelter and two RTPi display screens is £25,000.

The provision of such therefore, within a S106, to mitigate for the increased demands on facilities and services from the increased population as a result of the development, is entirely satisfactory as a matter of principle, having regard to the NPPF, Mid Suffolk's Core Strategy Focused Review and Regulations 122 & 123 of the CIL Regulations.

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

#### Conditions For Phase 1 Full Application

1.

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

Reason: To ensure that roads/footways are constructed to an acceptable standard with appropriate traffic calming features on the spine road and suitable bus stop and shelter to accommodate future bus route..

2 ER 2

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

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



## 3 AL 8

Condition: Prior to the new dwellings hereby permitted being first occupied, the new vehicular accesses and private drive accesses onto the new estate roads shall be properly surfaced with a bound material for a minimum distance of 5.0 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.

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

## 4 P 1

Condition: The use shall not commence until the area(s) within the site shown on Drawing Number 2084/AD/1/103 Revision C as submitted for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

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

## 5 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/](http://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.

## 6 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.

## 7 NOTE 12

Note: The existing street lighting system may be affected by this proposal.

The applicant must contact the Street Lighting Engineer of Suffolk County Council, telephone 01284 758859, in order to agree any necessary alterations/additions to be carried out at the expense of the developer.

Conditions For Outline Area. (Phase 2 and 3).

## 1. Access.

Condition: Before any other part of the development commences the new vehicular access onto Poplar Hill shall be provided and laid out in accordance with Drawing Number 0787-SK-001-C Revision A as submitted.

Reason: To ensure that a safe access is provided onto Poplar Hill giving suitable access into the application site.

## 2. Poplar Hill Improvements.

Condition: Before any new dwellings are first occupied the Poplar Hill access, footway and visibility splay highway improvements are to be provided and completed in full in accordance with Drawing Number 0787-SK-001-C Revision A as submitted.

Reason: To ensure that safe access is provided to the site by providing suitable visibility splays and widening of the existing footway on Poplar Hill.



## 3. ER1

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

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

## 4 ER 2

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

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

## 5 P 2

Condition: Before the development is commenced details of the areas to be provided for the 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.

## 6 V 1

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. 0787-SK-001-C Revision A as submitted with an X dimension of 4.5 metres and a Y dimension of 90 metres and thereafter retained in the specified form. 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 in order to take avoiding action.

## 7. 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/](http://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.

## 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.

## 9. NOTE 12

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



## 10. NOTE 15

Note: The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification.

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

#### Travel Plan Comments and Requirements.

I have had a chance to review the revised travel plan (dated 26<sup>th</sup> August 2015) and would like to highlight the outstanding actions below that will need to be amended prior to determination of the planning application:

- Some of the measures assume that the majority of the occupants that will be living on the proposed development are going to be retired and unlikely to travel during the peak periods. If there is a shift in the demographics of the site in favour of the residents being of a working age the travel plan measures would not be sufficient to mitigate the impact of single-occupancy vehicles and achieve the 10% modal shift in favour of sustainable alternatives.
- There has been a section included in regards to the site-specific barriers and issues for residents using alternatives to single-occupancy vehicle travel; however no barriers and issues have been identified.
- The peak trip data included in the travel plan is only based on the 8am-9am peak. This morning peak should be extended to 7am, as there may be many longer distance commuters travelling at this time.
- The local school information will need to be revised as Wood Ley Primary School is not the closest primary school to the site (Combs Ford Community Primary School is closest) and Combs Middle School has now closed.
- No public transport improvements have been identified which may create further disincentives for using the bus to travel during the peak travel periods. Also no highway improvements have been identified either.
- An indicative number of bedrooms per dwelling is missing. Provision of this information will assist to gain an understanding on what market the dwellings will be targeted towards (i.e. one bedroom dwellings possibly liked to the retired demographic group, whilst three to four bedroom dwellings are likely to be purchased by families).
- There are no remedial travel plan measures included in the travel plan if the 10% single-occupancy vehicle modal shift is not achieved. These measures will need to be included in the travel plan.
- There must be a commitment to fully fund and implement the travel plan throughout the full construction and phasing of the development until five years have passed from when the final (185<sup>th</sup>) dwelling has been occupied, as there is a chance the development may not be fully completed in a five year period.
- There must be a commitment to fully fund the cost of a four week bus ticket (or cycle equivalent), as £50 might not be sufficient to cover the full cost of a four week ticket.
- Include information if the garages can accommodate both a bike and a car (refer to the 2014 Parking Standards)
- There needs to be some commitments on the frequency of when travel plan meetings will take place between the Travel Plan Coordinator and other key stakeholders (Developer, Suffolk County Council, Mid-Suffolk District Council)
- The Travel Plan Budget will need to be revised to cover the cost for the full travel plan period (pre-occupation until five years after final dwelling occupied) and include the indicative total cost of full implementation.
- The travel plan monitoring must be undertaken at 50% occupation and repeated on an annual basis until five years after the final (185<sup>th</sup>) dwelling has been occupied. The travel plan must also identify other forms of monitoring (i.e. traffic counts, monitoring voucher uptake, car share database users, etc.) as surveys do not always get a decent response rate.



- There must also be a commitment to produce a full travel plan no later than six months after the baseline (at 50% of occupation) travel surveys have been completed.
- The Appendices must include either bus timetables, or detailed information on the existing bus services that serve the bus stops closest to the site (this can be obtained from Traveline East Anglia website)

In regards to the concerns raised regarding the Section 106 Evaluation and Support Contribution I have included a legal interpretation below to the differences between SCC's requirements and the Oxfordshire High Court ruling, which were linked to monitoring payments to the Local Planning Authority (not the County Council):

"There are a number of distinguishable features between a s106 monitoring/admin fee and the Travel Plan Contribution. These are:

- Monitoring of travel plans is not a statutory function of the County whereas monitoring and admin of planning obligations and development is a statutory function of the granting planning authority;
- The travel plan contribution is not simply a fee towards monitoring/administrative costs of the travel plan but is a cost to enable active engagement of the County in the travel plan implementation. Again, this also highlights that it's a cost above any statutory function; and
- Travel plans have ongoing obligations, reviews and engagement which is different to the one-off payments referred to in the case summary.

The Evaluation and Support Contribution will cover officer time spent on:

- Reviewing the annual travel plan monitoring report and agreeing new targets and objectives with the Residential Travel Plan Coordinator
- Covering the cost of attending site visits and meetings with the Residential Travel Plan Coordinator
- Providing the Residential Travel Plan Coordinator admin support with the annual resident travel surveys
- Provision of any additional resources that can help support the implementation of the travel plan

This cost works out to be approximately £1,000 per annum. The terms of SCC spending the money will also be secured by Section 106 agreement to ensure the developer receives full co-operation from SCC in the delivery and ongoing monitoring support of the travel plan.

I have also included a summary of how the Travel Plan Bond was calculated below:

Number of dwellings:	185		
Summary of Travel Plan measures	No annual increase		With annual increase
Travel Plan Co-ordinator	£72,450		£77,937
Car Club Car and Membership	£0		£0
Website for Development	£0		£0
Sustainable Travel Information Pack	£86,407		£91,998
Public transport voucher	£35,100		£37,428
Cycle incentives	£45,100		£48,130
Walking incentives	£0		£0
Survey incentives	£1,000		£1,070
Green Travel Maps	£3,202		£3,249
Design and printing of STIP	£2,005		£2,121
Car Share Group	£0		£0
Personalised Travel Plans	£3,510		£3,799
Travel Notice Board	£3,000		£3,000
Travel Notice Board Content	£3,600		£3,900
Travel Plan Monitoring		£30,000	£32,108
Total	£198,967		£212,743
Travel Plan Contribution per Dwelling	£1,075		£1,150

Further clarification can be provided if needed.



Rights of Way Comments & Requirements.

The proposed development will have a direct impact on the local public rights of way (PROW) network; please refer to the route map previously supplied.

PROW are important for recreation, encouraging healthy lifestyles, providing green links, supporting the local economy and promoting local tourism. Just east of the development is the starting point of the promoted Combs & Badley circular walk.

The anticipated increased footfall of the PROW network of as a result of the development will require the following offsite improvement works:

- Resurfacing of Stowmarket Public Footpath 45: 530m length x min 1.2m width = 636m<sup>2</sup> @ £25/m<sup>2</sup> = £15,900.00
- Resurfacing of Combs Public Footpath 32: 170m length x min 1.5m width = 255m<sup>2</sup> @ £25/m<sup>2</sup> = £6,375.00

These PROW provide walking opportunities into Combs for local services or out into the wider countryside.

Estimates based on the average market costs to provide a hoggin type surface.

- Resurfacing of Stowmarket Public Footpath 53 which leads to a children's play area: 125m length x min 1.5m width = 188m<sup>2</sup> @ £60/m<sup>2</sup> = 11,250.00

Estimate based on the average market costs to provide a sealed surface.

The subtotal of these works is £33,525.00 plus

Officer time @ 12% = £4,023.00

Contingency @ 10% = £3,352.50

Total s106 funding requested from this development = £40,900.50

The policy framework for these requirements is:

- The county council's rights of way improvement plan which, inter alia, highlights the importance of development in rural areas should give people the greatest opportunity to access the countryside by walking and cycling,
- The walking strategy, currently in draft, which seeks to ensure existing communities with a population over 500, and new developments over 10 dwellings have easy access to a one mile natural walk or 2ha of green space, within 500m of their home,
- The Joint Health and Wellbeing Strategy for Suffolk, outcome 2 of which states Suffolk residents should have access to a healthy environment and take responsibility for the own health and wellbeing,
- You will already be aware of course that, amongst other health and wellbeing objectives, para 75 of the NPPF states planning policies should protect and enhance public rights of way and access and local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks.

Section 106 Highway Contributions Summary.

New bus shelter incorporating RTPI display within the site = £15,000

New RTPI display screen installation/improvement to one existing bus stop = £10,000

Total of Public Rights of Way Improvements = £40,900.50

Travel Plan Evaluation and Support Contribution = £5000

Travel Plan Implementation Bond of £198,967

If you require any further information or clarification then by all means contact me.

Yours faithfully

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

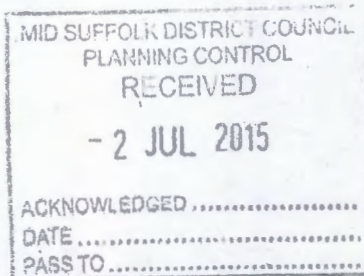




Elizabeth Truscott  
 Planning Department  
 Mid Suffolk District Council  
 131 High Street  
 Needham Market  
 IP6 8DL

01/07/2015

Dear Elizabeth,



**RE: 1492/15 Hybrid application for residential development. Land West of Farriers Road, Edgecomb Park, Stowmarket**

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

We have read the ecological survey reports (Extended Phase 1; Bats; Otter; Water Vole; Reptiles; Great Crested Newts, Middlemarch Environmental, August and September 2014) and we note the findings of the consultant. We request that the recommendations made within the reports are implemented in full, via a condition of planning consent, should permission be granted.

In addition to the measures within the ecological survey reports, we have the following recommendations in relation to this proposal.

The development should use a sensitive lighting scheme which ensures that boundary features and other existing and new greenspace areas are not lit. This should help ensure that these features remain suitable for nocturnal species such as bats.

The layout plan for site shows that the existing hedgerows will form the boundaries of residential gardens for a number of the new dwellings. Incorporation of these hedges in to gardens will remove the protection that they currently receive under the Hedgerow Regulations (1997). If the hedges are to be used as residential garden boundaries their long term existence and management should be appropriately secured to ensure that their ecological value is not degraded over time. - TPO?

The site currently includes several areas which are of some ecological value, including the boundary trees and hedgerows and the stream area to the north. It should be ensured that these areas are protected during the construction phase and that they are subject to appropriate management measures in the long term.

The overall development includes the provision of various areas of new greenspace. It should be ensured that these areas are designed to maximise their ecological value and that long term beneficial management is secured, including provision of any necessary financial contribution.

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

Yours sincerely

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

[www.suffolkwildlifetrust.org](http://www.suffolkwildlifetrust.org)

[info@suffolkwildlifetrust.org](mailto:info@suffolkwildlifetrust.org)

Suffolk Wildlife Trust is a  
 registered charity  
 no. 262777





This page is intentionally left blank