

Public Document Pack

DEVELOPMENT CONTROL COMMITTEE B

| | |
|--------------|--|
| DATE | Wednesday 20 January 2016 |
| PLACE | Council Chamber, Council Offices, High Street, Needham Market |
| TIME | 9.30 a.m. |

Please ask for: Val Last
Direct Line: 01449 724673
Fax Number: 01449 724696
E-mail: val.last@baberghmidsuffolk.gov.uk

12 January 2016

The Council, members of the public and the press may record/film/photograph or broadcast this meeting when the public and press are not lawfully excluded. Any member of the public who attends the meeting and wishes to be filmed should advise the Committee Clerk.

AGENDA

1. Apologies for absence/substitutions
 2. To receive any declarations of pecuniary or non-pecuniary interest by members
 3. Declarations of lobbying
 4. Declarations of personal site visits
 5. Confirmation of the minutes of the meeting held on 16 December 2015
- Report SA/01/16 Pages A to C**
6. Confirmation of the minutes of the Planning Referrals Committee meeting held on 18 November 2015
- Report SA/02/16 Pages D to G**
7. Questions from Members

The Chairman to answer any questions on any matters in relation to which the Council has powers or duties which affect the District and which fall within the terms of reference of the Committee of which due notice has been given in accordance with Council Procedure Rules.

8. Schedule of planning applications

Report SA/03/16

Pages 1 to 160

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

9. Site Inspection

Note: *Should a site inspection be required for any of the applications this will be held on Wednesday, 27 January 2016 (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.

Val Last
Governance Support Officer

Members:

Councillor Kathie Guthrie – Chairman – Conservative and Independent Group
Councillor Roy Barker – Vice-Chairman – Conservative and Independent Group

Conservative and Independent Group

Councillors: Julie Flatman
Jessica Fleming
Glen Horn
Barry Humphreys MBE
Dave Muller
Jane Storey

Green Group

Councillor: Keith Welham

Liberal Democrat Group

Councillor: Mike Norris

Substitutes

Members can select a substitute from any Member of the Council providing they have undertaken the annual planning training

Ward Members

Ward Members have the right to speak but not to vote on issues within their Wards

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

No

No interests to declare

Declare you have a pecuniary interest

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

Breach = criminal offence

2. Non-Pecuniary Interests

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

Yes

No

Declare you have a non-pecuniary interest

Participate fully and vote

Breach = non-compliance with Code

SA/01/16

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held at the Council Offices, Needham Market on 16 December 2015 at 09:30

PRESENT: Councillor Kathie Guthrie – Conservative and Independent Group (Chairman)
Councillor Roy Barker – Vice-Chairman – Conservative and Independent Group

Conservative and Independent Group

Councillor: Jessica Fleming
Glen Horn
Barry Humphreys MBE
Dave Muller
Jane Storey
Jill Wilshaw*

Green Group

Councillor: Keith Welham

Denotes substitute *

In attendance: Senior Development Management Planning Officer (JPG)
Planning Officer (AM)
Senior Legal Executive
Governance Support Officer (VL/KD)

SA41 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

Councillor Jill Wilshaw was substituting for Councillor Julie Flatman.

SA42 DECLARATIONS OF PECUNIARY/NON-PECUNIARY INTEREST

All Members declared they had a non-pecuniary interest applications in 4033/15, 3980/15 and 3981/15 as they knew the applicants.

SA43 DECLARATIONS OF LOBBYING

There were no declarations of lobbying.

SA44 DECLARATIONS OF PERSONAL SITE VISITS

None received

SA45 MINUTES OF THE MEETING HELD 18 NOVEMBER 2015

The minutes of the meeting held on 18 November were confirmed as a correct record, subject to an amendment Item 1, page B, to add the word 'secondary' and a minor typographic error was noted on page I.

SA46 QUESTIONS FROM MEMBERS

None received.

SA47 SCHEDULE OF PLANNING APPLICATIONS

| Application Number | Representations from |
|--------------------|----------------------|
|--------------------|----------------------|

| | |
|---------|-------------------------|
| 4033/15 | Jane Storey (Applicant) |
|---------|-------------------------|

Item 1

| | |
|---------------|--|
| Application | 4033/15 |
| Proposal | Erection of close boarded timber fence to existing brick wall on highway boundary. |
| Site Location | WOOLPIT – East View, Mill Lane |
| Applicant | Mrs J Storey |

The Case Officer presented the report and detailed the application and the area surrounding it, drawing Members attention to the close proximity of both the village hall and the primary school, which Mill Lane serves. He also detailed the narrow nature of the road.

Jane Storey, the Applicant began by advising that there were no pavements along Mill Lane, and Highways had suggested that no vehicles would travel over 15mph when using Mill Lane. The height of the fence on the inside of the garden was no more than 1.5m high, with the level from the highway to garden varying up to .5m higher. The Applicant had two large dogs, and the fence had been erected to enclose and protect the dogs and also to give security and privacy to the Applicant. She advised that a police report had been filed as there was concern the dogs had been targeted for dog fighting. She also advised that in the vicinity of her property there was a close boarded fence that was 1.8m high.

Members debated the application where they noted that visibility for access and egress from the application site would be limited further by the addition of a fence and did not consider this acceptable. It was considered the impact on the Conservation Area was not sufficient to be included as reason for refusal.

By a unanimous vote

Decision – Refuse Planning Permission for the following reasons:

- Detrimental to highway safety by further limiting visibility along Mill Lane, contrary to Local Plan policy T10

Note: Councillor Jane Storey, having made her representation as the applicant, left the Council Chamber for the consideration and vote on the application

Item 2

| | |
|-------------|--|
| Application | 3980/15 |
| Proposal | First floor rear extension (improved bathroom facilities) and single storey rear extension (to form garden room). Alterations to attached outbuilding. (All per submitted drawings and documents.) |

Site Location **STRADBROKE** – Hemsheaf Inn, Queen Street
Applicant Mr R Passmore

Councillor Julie Flatman, Ward Member, commenting by email said she supported the application.

By a unanimous vote

Decision – Grant Planning Permission subject to the following conditions:

- Standard time limit
- Approved documents
- Details of rainwater goods to be agreed

Item 3

Application 3981/15
Proposal First floor rear extension (improved bathroom facilities) and single storey rear extension (to form garden room). Alterations to attached outbuilding. Replacement of casement windows to rear elevation with flush-fitting casements. (All per submitted drawings and documents.)
Site Location **STRADBROKE** – Hemsheaf Inn, Queen Street
Applicant Mr R Passmore

Councillor Julie Flatman, Ward Member, commenting by email said she supported the application.

By a unanimous vote

Decision – Grant Listed Building Consent subject to the following conditions:

- Standard time limit
- Details of fenestration
- Approved documents

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Chairman

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MID SUFFOLK DISTRICT COUNCIL

Minutes of the **PLANNING REFERRALS COMMITTEE** held at the Council Offices, Needham Market on Wednesday 18 November 2015 at 2:30pm

PRESENT: Councillor: Kathie Guthrie – Chairman

| | | |
|--------------|-------------------|---------------|
| Councillors: | Roy Barker | Matthew Hicks |
| | David Burn | John Levantis |
| | John Field | Sarah Mansel |
| | Julie Flatman | Mike Norris |
| | Jessica Fleming | Jane Storey |
| | Lavinia Hadingham | David Whybrow |

Ward Member: Councillor: Keith Welham

In attendance: Corporate Manager – Development Management (PI)
Development Control Officer (LE)
Senior Legal Executive (KB)
Governance Support Officer (VL/KD)

RF33 APOLOGIES/SUBSTITUTIONS

An apology for absence was received from Councillors Gerard Brewster, Glen Horn, Barry Humphreys, Diana Kearsley, Lesley Mayes and Dave Muller.

RF34 DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST

There were no declarations of interest.

RF35 DECLARATIONS OF LOBBYING

There were no declarations.

RF36 DECLARATIONS OF PERSONAL SITE VISITS

It was noted that Councillors Roy Barker, Julie Flatman, Matthew Hicks, Sarah Mansel and David Whybrow had undertaken personal site visits.

RF37 APPLICATION 3112/15

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

| Planning Application Number | Representations From |
|-----------------------------|--|
| 3112/15 | Jerry Voden (Parish Council) Jackie Ward (Objector) |

Application Number: 3112/15
Proposal: Outline application for residential development of up to 175 dwellings with access, landscape, open space and associated infrastructure. All matters to be reserved with the exception of the main site access.
Site Location: STOWUPLAND – Land between Gipping Road and Church Road
Applicant: Gladman Developments Limited

The application was referred to the Planning Referrals Committee for the following reasons:

- It was a 'Major' application for a residential development for 15 or over dwellings
- The Head of Economy considered the application to be of a controversial nature having regard to the location, scale and/or nature of the application

Members were advised that reason 6 in the recommendation should be amended to read Para.103 of the NPPF and not Para.7.

Jerry Voden, speaking for the Parish Council, said that the application had been discussed at length and the Parish Council was firmly opposed to it for the reasons stated in the consultation response. Hundreds of residents had expressed views with the majority opposed to the proposal as being too large and in the wrong location. The adverse impacts far outweighed any benefits and the proposed development did not meet the aims of the Core Strategy or Stowmarket Area Action Plan. Good progress was being made on a Neighbourhood Plan for the village which showed support for small developments to meet local needs. He asked that the Committee reject the application and give residents the opportunity of development to meet the needs of the community.

Jackie Ward, an objector advised Members that she was speaking on behalf of nearly 250 residents. She said that although the community had always welcomed new people, this development was too much for the village and would overwhelm services and amenities and was unsustainable. All traffic would travel through the village and there were serious concerns regarding the adverse impact the additional vehicles would have on safety. There was only one narrow footway on Church Road and none on Gipping Road which was likely to become a rat run for those avoiding the already busy Church Road. The traffic studies had also been carried out prior to the schools reorganisation and took no account of the increase in traffic that would be caused by either this or of the planned development at Mill Lane. The proposal did not meet the needs of the village for affordable housing. If approved the development would change the character of the village making it urban with the scar of new roads, houses and lights. The friendly, family village atmosphere would be obliterated.

Councillor Keith Welham, Ward Member, said that of 250 representations received only one was in support. The site was an open rural area, with views to the church and Visually Important Open Space and well-trodden footpaths. The site was a green corridor from the school playing fields which would be blighted by houses, traffic and street lights if the application was approved. The local concerns regarding traffic impact had also been raised by the Highways Authority, and the applicant had in fact estimated that when the houses were occupied one junction would be to capacity without the additional increase that would be caused by the schools reorganisation. Due to this lack of reliable traffic data the Highways Authority was unable to

recommend what infrastructure was required to deal with the increase in vehicles. One local health centre was already at capacity and it was likely that the other would be unable to cope with the increased demand; the shortage of available school places was also a concern. Residents of the new dwellings would rely on cars for daily shopping and there would be no economic benefit to the village. The proposed development was too large and in the wrong place. He asked that Stowupland be given the opportunity to complete its Neighbourhood Plan and to steer development to areas where it could be accommodated.

Note: Councillor Welham left the Council Chamber after making his presentation and did not return until after consideration of the item and vote thereon had taken place

Members considered that the application showed fundamental errors and contained inadequate information in various areas including heritage appraisal and potential flood risk. Concerns were expressed regarding:

- The lack of engagement with the community and planning authority
- Impact on the listed building, Columbyne Hall
- Sustainability of the development – economically and socially
- Impact on the characteristics of the settlement
- Traffic impacts on Church Road
- Increased congestion at school times
- Lack of information regarding the access/egress on Gipping Road
- Insufficient S106 contributions to improve facilities eg health/education

The Committee fully supported the Officer recommendation and a motion for refusal was proposed and seconded.

By a unanimous vote

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

1. The proposal, by reason of its scale and form, would have a detrimental impact on the landscape character of the area including an area designated Visually Important Open Space in the adopted Development Plan, and would not conserve or enhance local distinctiveness or safeguard the appreciation of that landscape for users of the Public Right of Way network in the area. As such, the proposal conflicts with the aims of paras. 61, 76 and 109 of the NPPF, Policy CS5 of the adopted Core Strategy (2008), Policy FC1.1 of the Focused Review of that Document, Policy 4.2 of the Stowmarket Area Action Plan (2013) and saved Policy RT12 of the adopted Mid Suffolk Local Plan (1998)
2. The application as submitted fails to demonstrate that the development would not have a detrimental effect on highway safety, with particular reference to the junction of the A1120 and B1115 at the eastern edge of Stowupland, contrary to the aims of para. 35 of the NPPF, Policies FC1 and FC1.1 of the Core Strategy Focused Review (2012), Policies 4.1 and 8.1 of the Stowmarket Area Action Plan (2013) and saved Policy T10 of the adopted Mid Suffolk Local Plan (1998)
3. The proposed development would have detrimental impact on biodiversity due to the loss of hedgerows of high ecological importance contrary to Paras. 109 and 118 of the NPPF, Policy CS5 of the Mid Suffolk Core Strategy, Policy FC1

of the Core Strategy Focused Review and saved Policy CL8 of the adopted Mid Suffolk Local Plan (1998)

4. The proposed development by virtue of its scale and form would have a detrimental impact on the setting of heritage assets, including the cluster of Grade II listed buildings on Church Road and the Grade II* listed Columbine Hall. The proposal would therefore be contrary to Paras. 131, 132 and 134 of the NPPF. Policy CS5 of the Mid Suffolk Core Strategy, Policy 9.5 of the Stowmarket Area Action Plan, Policy FC1.1 of the Core Strategy Focused Review and saved Policy HB1 of the adopted Mid Suffolk Local Plan (1998)
5. The proposal fails to make adequate provision/contributions (and/or agreement to provide) for community and other facilities/services for the occupants of the dwellings. The applicants have not entered in to the necessary legal agreement, which is required to ensure the following Community Infrastructure Requirements/Facilities are provided:
 - The provision of 35% of the dwellings as onside Affordable Housing,
 - Financial contributions towards Primary School and Secondary School Places, Pre-school Places, Libraries and Waste.
 - Financial contributions towards Highway Improvements and a Traffic Regulation Order in order to address highway and pedestrian safety concerns and improvements to the Public Right of Way network.
 - The provision of Play Space and Sports Space and Social Infrastructure
 - A Management Plan to deal with the provision, maintenance and transfer of open space and play space equipment.

The Proposal is therefore contrary to the NPPF, saved Policy CS6 of the adopted Core Strategy, Policy FC1.1 of the Focused Review, Policy 11.1 of the Stowmarket Area Action Plan (2013) and saved Altered Policy H4 of the adopted Mid Suffolk Local Plan First Alteration

6. The application as submitted fails to demonstrate that the proposed development would not cause localised flooding through the identification of flood risk or adequate mitigation measures compliant with national or local standards. Furthermore it does not clearly describe the existing drainage system or fully describe sustainable drainage solutions for the development. As such the proposal conflicts with the aims of Para. 103 of the NPPF and Para. 1D7 of the associated Practice Guidance, Policy CS4 of the adopted Core Strategy, Policies FC1 and FC1.1 of the Focussed Review (2012) and Policy 4.1 of the Stowmarket Area Action Plan (2013)

MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE B 20th JAN 16

INDEX TO SCHEDULED ITEMS

| <u>ITEM</u> | <u>REF. NO</u> | <u>PROPOSAL & PARISH</u> | <u>MEMBER/WARD</u> | <u>OFFICER</u> | <u>PAGE NO</u> |
|-------------|----------------|---|--|----------------|----------------|
| 1 | 3328/15 | <p><u>In the Parish of Creeting St. Peter:</u> Erection of new offices, layout of new car park, erection of new industrial building, resurfacing of roadway and installation of a weighbridge.</p> | Cllr Keith Welham | RB | 1- 41 |
| 2 | 3308/15 | <p><u>In the Parish of Stowmarket:</u> Phase 6C Cedars Park. Erection of 97 dwelling houses and apartments, associated roads, car parking, public open space and landscaping including vehicle access from Wagtail Drive and cycleway access from Stowupland Road.</p> | Cllr Barry Humphreys Cllr David Muller Cllr Gary Green | JPG | 42-160 |

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MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE B - 20th JANUARY 2016

| | |
|-----------------------|---|
| AGENDA ITEM NO | 2 |
| APPLICATION NO | 3308/15 |
| PROPOSAL | Erection of 97 dwelling houses and apartments, associated roads, car parking, public open space and landscaping including vehicle access from Wagtail Drive and cycleway access from Stowupland Road. |
| SITE LOCATION | Phase 6C Cedars Park, Stowmarket |
| SITE AREA (Ha) | 2.96 |
| APPLICANT | Crest Nicholson Eastern |
| RECEIVED | September 14, 2015 |
| EXPIRY DATE | December 16, 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. Pre application advice was given in respect of this site.

SITE AND SURROUNDINGS

2. The site is on the western side of Cedars Park and is enclosed by residential development on three sides.

To the north east and south west, the existing houses on Stowupland Road and Elizabeth Way formerly stood on the edge of farmland but are now surrounded by new residential development. To the North is Norton House adjacent to the site and this is a Grade II Listed Building.

Access to the site is proposed from the east via Wagtail Drive, through Phase 6b (recently completed by Bovis Homes) and from the main roundabout on Mortimer Road (B1115). To the west is the Charles Industrial Estate, containing a number of small scale employment units – although most are two storeys tall, they are set below the level of the site and the ridges of their roofs do not stand above the ground level of the site. The northern part of the site is formerly agricultural use. The southern half of the site is unused and contains some mature trees. There is also a tree belt against Stowupland Road, marking the western edge of Cedars Park. The land slopes from north to south result in a

significant change in level between the top of the site compare to the southern boundary.

The site is within the Settlement Boundary of Stowmarket defined with the Local Plan and more up to date Stowmarket Area Action Plan 2013. The site is not defined as visually important open space, conservation area, county wildlife site or special landscape area. However, the site in part is identified as a Key Biodiversity Area under policy SAAP Policy 9.1 and associated plan.

HISTORY

3. There is no direct planning history relevant to the application site. There is extensive planning history for the Cedars Park Development, including adjacent developments of phases 6a and 6b

PROPOSAL

4. The proposed development comprises the creation of 97 no. one, two, three and four bedroom houses and apartments, associated roads, car parking (including 210 allocated spaces and 25 visitor spaces), public open space and landscaping, plus vehicle access from Wagtail Drive and cycleway access from Stowupland Road. The development is essentially two storey mainly with a couple of three storey (eg rooms in roof) units.

The site is at the western end of what was the Strategic Development Area and is regarded as the final phase of residential development to be brought forward for Cedars Park.

Access is proposed through Phase 6b (developed by Bovis Homes between 2007 and 2012) and this was always planned to have access to further development when those applications were determined.

The layout includes the provision and completion of the cycleway link between Navigation Approach and Stowupland Road as well as footway.

The site is an area 2.96 hectares (7.31 acres) and would equate to a density of 34.5 dwellings per hectare (14.0 dwellings per acre).

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Stowmarket Town Council (In full) (Same response repeated for revised layout to 97 dwellings)**

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

- i) That, contrary to planning policy CL05, the proposed development will result in the loss of a woodland which features healthy mature ash trees;
- ii) That, contrary to planning policy CL08, the proposed development will result in the loss of an important habitat which supports a diverse range of wildlife;
- iii) That, contrary to planning policy GP1, the proposal will not respect the scale and density of surrounding development;
- iv) That, contrary to planning policy H13, the amenity of neighbouring residents would be affected by reason of overlooking;
- v) That, contrary to planning policy H13, the proposed dwellings would not have satisfactory access to the adjacent highway;
- vi) That, contrary to planning policy H16, the proposed development will materially reduce the amenity and privacy of existing adjacent dwellings;
- vii) That, contrary to planning policy SB2, the proposed development will adversely affect the privacy and amenity of neighbouring properties;
- viii) That, contrary to planning policy SB2, the proposed development will adversely affect road safety in the surrounding roads, including but not limited to: Eagle Close, Partridge Close, Phoenix Way, Siskin Street, Skylark Way and Wagtail Drive;
- ix) That, contrary to planning policy SB2, the proposed development will adversely affect an existing established wildlife area; and
- x) 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; and
 - 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.

The Town Council wishes to express, in the strongest terms, disappointment with this application which in its view represents overdevelopment of the site.

The proposed access/egress at Wagtail Drive is wholly unacceptable due to the increase in traffic which would be generated as a consequence of the creation of 102 dwellings. The proposal will lead to an exacerbation of the current problems on Wagtail Drive and the surrounding roads which includes cars parked on footpaths and verges, pedestrian safety and issues of access for emergency vehicles and refuse vehicles.

The Town Council has a concern of the additional pressure that 102 dwellings would have upon current infrastructure; Cedars Park Community Primary School is already significantly oversubscribed and there is currently a strain on local health services including GP surgeries and dentist surgeries.

Suffolk Wildlife Trust (Summary)

The updated report includes details of all of the bat survey work undertaken at the site between April and September 2015. The bat survey employed at the site meets the requirements set out in the published best practice guidance¹ and we therefore have no further comment to make.

As acknowledged in the updated Phase 2 Ecological Survey report (section 4.7), the field boundaries; hedgerows; scattered trees and woodland on the site offer moderate value habitat for bats, particularly for foraging and commuting. It is therefore important that these habitats are protected from damage by the proposed development. Notes if not possible to maintain all existing vegetation on the site, an appropriate landscape planting scheme should be implemented which maintains the site's overall value for bats and notes this may require revision of dwelling numbers. We also note that the existing perimeter site boundaries will be fenced off from the proposed domestic gardens rather than being used to form their boundaries. We therefore have no further comment on this element of the proposal. Given the value of the site for bats, it is also essential that a sensitive lighting strategy is implemented as a part of approved development (as per the recommendation made by the ecological consultant).

(Note: No further Wildlife Trust comment has been received for amended scheme with reduced dwelling numbers.)

MSDC - Environmental Health - Land Contamination

Many thanks for your request for comments in relation to the above application. I note that the applicant has not submitted the required information to demonstrate the suitability of the site for the proposed use. In instances where we have large numbers of sensitive end uses we expect all applicants to submit a full Phase I investigation which conforms to BS10175 and CLR11. Without this information I would be minded to recommend that the application be refused on the grounds of insufficient information.

(Note: This has been submitted and a revised comment from EH is awaited. A verbal update will be given.)

Anglian Water (Summary)

Finds details submitted unacceptable, but recommends a condition for a drainage strategy to resolve issues identified.

Suffolk County Council - Highways (Summary)

The proposed access arrangements for Phase 6C are in accordance with the original master plan requirements and preceding developments were laid out with the Wagtail Drive extension in mind. Vehicular access onto Stowupland Road or the B1115 has always been discouraged in relation to this site and this remains the case.

Conditions recommended for footpath improvements, roads to be laid out as agreed and parking proposed to be maintained.

MSDC - Tree Officer

I have no objection to the principles outlined for tree protection in this report. This will need to be supported by further information, including a detailed method statement and monitoring schedule, but can be dealt with under condition. I note that there is no assessment of the effect of shading on buildings and open spaces likely to be caused by retained trees due to the proximity and orientation of the proposal. Of principal concern are plots 27-34 where it seems this is likely to result in post development pressure for pruning and/or felling. This is an important factor if we are to maximise the probability of successful tree retention.

Of the trees proposed for removal many are of low/limited amenity value and need not be considered a constraint. However, there are a number of category B trees earmarked for felling (e.g. T15, 29, 30, 35 etc.) which should be retained if at all possible. I understand this is now a finalised layout design and so this could be difficult to achieve.

Finally, the conclusion of this report seemingly relates to another site and therefore should be amended accordingly.

Suffolk County Council - Archaeological Service (Summary)

Recommends standard Archeological Programme of works condition

SCC - Corporate Manager for 106 Obligations (Summary)

Based on existing forecasts we will have no surplus places available at the catchment primary school on Cedars Park and due to site constraints are unable to further expand this school. Therefore primary age pupils will be offered a place at Trinity Church of England Voluntary Aided Primary School. The project cost of providing additional space at this school is estimated to be £100,000 which includes the cost of asbestos removal.

In addition as the primary school is not the catchment school the county council will most likely need to fund school transport costs arising which are estimated at £750 per annum per pupil. However the route from Cedars Park to Trinity is currently deemed to be unsafe and so free travel would be provided to those who live under the 2 or 3 miles distance when this would be the shortest walking route.

Of the total 23 primary age pupils forecast to arise we can assume 4 pupils will arise in both reception and year 1 and 3 pupils will arise in each of the year groups 2 - 6 would mean that over 7 years a total cost of £72,750 will arise in terms of additional school transport costs due to no surplus places being available at Cedars Park Community Primary School.

Based on existing forecasts we will have no surplus places available at the catchment secondary school to accommodate any of the pupils arising from this scheme. Based on this current position we will require contributions towards providing additional education facilities for all of the 19 secondary age pupils arising, at a total cost of £353,401 (2015/16 costs).

Currently there are 28 Early Education spaces on or near to Cedars Park in Stowmarket, so therefore no contribution would be sought for this matter.

A contribution of £216 per dwelling is sought i.e. £22,032, which will be spent on enhancing provision at Stowmarket Library.

(Note: For the revised plans reducing the scheme to 97 dwellings the calculations have been amended accordingly)

Command Support Team, Suffolk Fire and Rescue Service HQ

Recommend provision of fire hydrants and condition.

Environment Agency

We have received a consultation from you on application 3308/15 for Phase 6c of the Cedars Park development. Please note this fall outside of the matters for which we are statutory consultee and we will not be providing a response to this consultation.

(Note: Scheme would connect to existing drainage provisions of Cedars Park estates)

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.
- Both layout and design fails to take account of existing residents
 - Development will remove approximately 30 trees include Copse that borders Hill Farm.
 - Copse links green lane and part of wildlife corridor for removal and should be given the importance it deserves.
 - Detrimental to privacy of adjacent dwellings
 - Many new trees proposed will be in gardens and not protected from owners wanting light.
 - Many existing trees will be in gardens and will be removed by new owners to gain light and not be affected by root systems. No legal requirement on new owners to keep trees
 - Development will have window to window overlooking for homes both on Elizabeth Way and Stowupland Road.
 - No local school to support development
 - Surgeries over subscribed to support development
 - Site is an allocated biodiversity area contrary to SAAP
 - Overdevelopment, too many cramped in.
 - Will cause further congestion and traffic problems on top of current existing problems.
 - Parking issues of Wagtail Drive means access to site would be horrendous and does not allow large vehicle access.
 - Please find alternative route to access site, should not be through Wagtail Drive given current problems of road.
 - Master plan for area was for 1200 homes, not 2000 as approved already.
 - Phase 6c intended for 86 and not 102.
 - Not marked for development in SAAP, this supersedes Local Plan and any Master plan.
 - Not enough parking proposed
 - Detrimental to setting of Norton House Listed Building (new buildings taller, close and block light)

- Poor design of new houses with little traditional design features.
 - Density similar to Cedars Park, but not respectful of other residential areas adjacent.
 - Development will affect views across Gipping Valley.
 - Will affect protected species.
 - Destroy any sense of rural town.
 - Loss of important green and open space within town or without public access.
 - Noise and disturbance
 - Concern of construction traffic via Wagtail and hours of construction
 - Ecology data is flawed and not fit for purpose to be considered.
- Other issues: Housing Need, suggestions of new school site, new parkland site, house value and money applicant is making.

ASSESSMENT

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

- Principle of Development
- Planning Obligations
- Highway and Access Issues
- Design and Layout
- Listed Building and setting / Heritage Asset
- Residential Amenity
- Landscaping and Biodiversity

● PRINCIPLE OF DEVELOPMENT

The 1999 Master plan for the Strategic Development Area of Cedars Park was produced by Crest Nicholson following the completion of the first phase of the residential development and the opening of the Tesco store at the eastern end of the site. The legal agreement was signed by the landowners, developers, district council and county council in 1995, securing the infrastructure needed to support the development of the site (including the new B1115, cycleway network, primary school site and affordable housing), plus benefits for the wider community in the form of the Stowmarket Transport Fund.

The purpose of the Master plan was to set a comprehensive framework for the development of Cedars Park, ensuring that section 2.10 of the 1998 Mid Suffolk Local Plan was implemented in full and that the site is developed in a coherent and structured manner. A total of 118 acres (47.75 hectares) of land was designated for residential use for 1200 units (approx 25 dwellings per ha), alongside 37 acres (15 hectares) of commercial use, 6.5 acres (2.5 hectares) of retail use and 34 acres (13.75 hectares) of open space and landscaping.

A lot of development has occurred since the Master Plan was put forward, there have been many changes in policy and infrastructure provisions are in a different form than originally intended. This includes some highway arrangements, many having to meet improving standards and increases in housing density. Accordingly the weight of the Master Plan document needs careful consideration, especially when current housing policies of the Council are regarded as out of date by the NPPF as Mid Suffolk can not demonstrate a

five year housing supply.

The application site is identified for residential development by the Master Plan document and is within the settlement boundary of Stowmarket. However, it is noted within the Master Plan the Phase 6c area does have a additional reference as "Open Space to the West" as part of the section on Landscape Infrastructure. In turn this identifies the landscape features of the site and woodland areas within it at the time. This illustrative landscape area is not easily scaled and it is not based on survey work. At the same time more recent policy within the Stowmarket Area Action Plan also identifies a roughly similar area for biodiversity interests (this is addressed further below).

In the Master plan an actual figure for housing numbers or density for this site/phase is not stated. Third party representations have made references to figures, but these are not supported by any policy requirements or any designation for this site. The proposal represents 32.8 dwellings per ha and is in line with policy CS9 (Core Strategy 2008) that seeks an average of 30 dwellings per ha and at least 40 dwellings per ha in towns where appropriate. The development fails to met the sought 40 dwellings per ha, but given the constraints of the site this alone is not considered a reason to warrant refusal on principle development grounds.

The proposed development is more in accordance with the increased density of development that has taken placed previously within the Master Plan area with over 2000 units built over and above the 1200 initially planned for.

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.

Local Plan

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. Regard must also be had to the 2012 Stowmarket Area Action Plan and relevant policies in that document. The proposed development lies within the settlement boundary. The site is not subject to Tree Preservation Orders nor is it a Conservation Area or Visual Important Open Space (VIOS). The local plan supports development within the settlement boundary subject to detail and no adverse impact on residential amenity, traffic or other material consideration that are dealt with below. The Mid Suffolk LDF Core Strategy 2008 and Local Plan 1998 under policies CS1 and H2 continue to provide that development is acceptable in principle within settlement boundaries subject to being appropriate development.

The Core Strategy and 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. 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.*"

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 Stowmarket Area Action Plan (SAAP)

The Stowmarket Area Action Plan was adopted 21st February 2013 and is considered alongside both Local Plan as saved and Core Strategy. This provides a number of new policies in respect of specific sites as well as overarching policies that apply to relevant housing or commercial development within the defined Action Plan area. There are no site specific SAAP policies for this application site.

SAAP Policy 9.1 is an overarching policy that seeks to identified "key biodiversity areas" for Stowmarket and has an associated large scale map locating these areas (Map 9.1) within the Stowmarket area. Given the scale used there are limits to the usefulness of the map beyond identification that the site does have biodiversity interest, but is not possible to determine the extent, type or value. Instead the policy set out a list of criteria reproduced below.

Biodiversity Measures

1). *Protect, manage and enhance Stowmarket's biodiversity and geodiversity based on existing policies and Map 9.1.*

3). *All development proposals must:*

i. integrate development to help form, and where present repair and strengthen, ecological corridors;

ii. not cause fragmentation or isolation of habitats;

iii. provide ecological surveys to determine what impact the proposed development will have on the existing habitats and protected species in particular, and implement mitigation / compensation measures ahead of commencement of any development where possible. If mitigation is not possible, a precautionary approach will be adopted in most cases;

iv. demonstrate how they will contribute, in full, to the Suffolk Biodiversity Action Plan targets;

v. demonstrate how the integrating biodiversity recommendations (contained in biodiversity survey supporting documents) for Stowmarket Area Action Plan sites are addressed; (Note: Not applicable to Phase 6c)

vi. retain mature trees, woodlands, linear natural features, species rich grassland, areas identified as 'Key Biodiversity Areas' (as displayed on the Strategic Biodiversity Areas map 9.1) and any other protected habitats;

vii. ensure linkages within and to the Town Centre are retained as well as links to the Countryside through combined footpaths and cycleways which will also assist in creating strong ecological networks;

viii. implement appropriate mitigation and compensation measures, such as the ongoing maintenance of enhanced sites, to ensure that there is no net loss in biodiversity in the Stowmarket area, such as the ongoing maintenance of enhanced sites;

ix. plant treebelts where the site borders open countryside; (Note: Not applicable to this site)

x. provide advance landscape planting to ensure the visual impact of future development is mitigated.

"Key Biodiversity Areas" are defined by the glossary as locally identified areas of mature trees, woodlands, linear natural features and species rich grassland which form natural connections for biodiversity. However, there is nothing within this policy or the entire document to prevent development of such sites or development around such sites in principle.

Your officers have discussed the SAAP Policy 9.1 with the policy team. Support of Natural England for this policy is noted by third parties and this is not surprising as the policy supports protection of biodiversity in general, but this is not in itself evidence site value. Accordingly key biodiversity areas do not qualify for allocation or designations according to your policy team, instead the core strategy identifies surviving areas of mature trees etc and so acts to indicate when the policy criteria of SAAP 9.1 should be used. On this basis it is not recommended to depend on this policy alone as a key consideration to prevent development in principle.

This criteria based policy SAAP 9.1 depends on survey work carried out by the developer to identify what is of value and requires the developer to propose appropriate mitigation measures to allow the merits of such to be then be considered by the Local Planning Authority. Such proposals and mitigation measures are to be considered under the relevant considerations of landscaping and biodiversity below.

SAAP Policy 11.1 - Developer Contributions to Infrastructure Delivery provides that all development (except householder extensions and charities) within the Stowmarket Area Action Plan will be required to provide for the supporting infrastructure they necessitate.

NPPF

The National Planning Policy Framework (NPPF) was published on 27th 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."*

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).

It is concluded that there is no principle objection to the development of this site in current local or national policy subject to other material considerations detailed below. The Master planning of Cedar's Park is acknowledged to have altered over time and many phases have not accorded to its intentions, not least in terms of housing levels and some road layout arrangements. It is considered that the weight to be attached to the Master Plan must be balanced with more up to date policies and considerations. The development is required to be considered its individual merits against current sustainability principles outlined by the Core Strategy and NPPF.

• PLANNING OBLIGATIONS

After negotiation and consideration of the Stowmarket Area Action Plan and policy framework and response to consultee requests the following obligations have been supported and recommended for approval:-

Education Travel Contribution of £72,750 towards the provision of free travel facilities to students of Trinity Church of England Voluntary Aided Primary School who live at the Site to Trinity Church of England Voluntary Aided Primary School.

(Note: This recognises the capacity issues of the catchment school)

Primary Education Contribution of £100,000 towards the provision of additional educational facilities at Trinity Church of England Voluntary Aided Primary

School to provide additional pupil places to accommodate pupils from the Development

Secondary Education Contribution of £353,139 for additional educational facilities at Stowupland High School

Library Contribution of £20,952 for the purpose of providing additional floor space at the Stowmarket Library

Open Space and Social Infrastructure Contribution of £200,000

Affordable Housing being 21.6% (21 units) on site.

Provision of on site public open space.

Except for affordable housing and open space and social infrastructure the applicant has offered the full contributions required to ensure the development is sustainable.

Your officers have examined the viability of the proposed development in terms of affordable housing and open space and concluded that seeking more than that offered would made the scheme unviable and be unreasonable. The current package is considered as sustainable and mitigates directly the identified burden of this development.

It is noted that an alternative offer of 15% Affordable Housing with £410,000.00 for Open Space and Social Infrastructure Contribution was also considered by your officers and would still be viable. However, suitable social infrastructure projects to fulfill this larger amount that fulfill CIL regulations are not currently available and would represent significant risk of such monies secured not being used.

Given the corporate priority for affordable housing and similar levels of such being achieved for other Stowmarket sites in recent months your officers recommend affordable housing of 21.6% and OSSl contribution of £200,000.00. While this higher affordable housing obligation remains below the "up to 35%" policy requirement it still represents a reasonable additional of affordable homes and public benefit.

● **HIGHWAY AND ACCESS ISSUES**

The development seeks to continue Wagtail Drive as the main access to the development. Suffolk County Council Highways authority have not objected to the proposed development and are satisfied in the development of Wagtail Drive and connecting roads and their capacity to carry more traffic. They have also outlined that support would not be given to an alternative access onto Stowupland Road as this in turn would encourage traffic to use the railway level crossing and not the new bridge (Navigation Approach) to access the town centre.

Whilst it is considered the design, width or geometry of Wagtail Drive is acceptable to the Highways Authority, it is recognised that there are traffic issues as highlighted by third party comments. These relate to current parking of cars on the road as a result of poor parking practice. Such practice might be

down to individual behaviour, but also potentially due to insufficient parking arrangements for properties along Wagtail Drive given previous maximum parking standards employed on that previous estate.

The proposed development seeks to comply with the County's current increased parking standards and much larger garage requirements. Accordingly it is unlikely there will be a similar problem for the proposed development and the development should not significantly increase the current problems for Wagtail Drive on balance. This development will not resolve the current parking issues of Wagtail Drive, instead planning should ensure the proposed development does not add to the parking concerns. In terms of the current highway issues, these matters have not been considered by Suffolk County Council Highways Authority to be such a significant issue to warrant a recommendation of refusal or seeking a reduced scheme.

A second construction and "emergency access" is proposed from Stowupland Road. Emergency access as titled on the drawings implies it is required perhaps due to issues highlighted with Wagtail Drive, but this is not the case. This second access is a sensible second option of a roadway that is a requirement in terms of a Pedestrian and Cycle link through the proposed estate. This link completes the cycle and pedestrian route previously planned for in the adjacent housing developments and as envisaged by the master plan. At the same time this access is intended to be a temporary construction access to reduce disturbance to existing occupiers of adjacent estates and again represents a sensible approach.

While the parked cars within Wagtail Drive are recognised, the road itself is considered by the highways authority to accord to their standards and capable to carry the additional traffic this development would bring. Given the advice of the highways authority on this matter your officers are content with this aspect.

• DESIGN AND LAYOUT

The site is sloping and the steepness of gradient varies across the site. It is generally flat closer to Stowupland Road and new dwellings would be on lower, but similar levels to the north boundaries. The land on which plots 10 to 20 are sited is much lower in comparison with the eastern footpath and cycle route that form an embankment. The proposed housing would be higher than existing housing in Elizabeth Way.

The dwellings proposed are of similar density in terms of numbers to previous recent developments to both the north and east, but are not as spacious overall in terms of plot size. This is mainly due to being smaller dwellings on balance, including semi detached and terrace arrangements, and due to the need for larger garaging and parking standards than sought for previous schemes within Cedar's Park. Each dwelling has a functional garden space and many will benefit from a green outlook given the trees and green corridors in part retained. Given the extent of green space compared to recent developments adjacent, its location of trees and landscaping running through the developments and levels there have been opportunities to create enclosed and attractive spaces that balance the compact built form proposed.

The dwellings are of a simple design form in terms of a standard product.

Mostly materials are varied instead of design to provide a range of different appearances. They duplicate principles established within the Cedars Park estates and accordingly are in keeping and match materials used in previous schemes. The estate is very inward in terms of layout and does not front onto existing streets capes beyond the site. Some wider landscape views of the site can be glimpsed across the Stowmarket's river valley, but these are set within the context of the Cedars estates and built form of the town. The main trees that have the most significant contribution to the wider views are sought to be retained. On balance the design and layout is acceptable and does not cause sufficient harm to warrant refusal.

• LISTED BUILDING AND SETTING / HERITAGE ASSET

Under the NPPF Para 17 states development should *"conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations"*. Para 131 goes on to provide that *"In determining planning applications, local planning authorities should take account of; the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness."* Furthermore Para 132 states *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification."*

In this case Norton House, a thatched Listed Building, is located to the north of the site and would share its current rear boundary to plots 85 to 88. This development would remove its agricultural setting to the rear, but the Listed Building is very much separated from the site by a mature boundary and has the majority of its garden to the side and not the rear. Norton House would essentially be enclosed by new development, if this development were approved, given the very recent development along Stowupland Road and Starling Way. While harm would result it is considered this is less than substantial harm and that the delivery of homes to deliver this part of the Cedar Park Master Plan and increased housing land supply is a public benefit that outweighs that less than substantial harm.

• 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. Issues of loss of privacy have been raised in respect of all boundaries of the site where existing residential properties are located.

Plots 13 to 20 are proposed along the southern boundary. In terms of this location there is a careful balance needed between distance from dwellings in Elizabeth Way and height of the proposed units. Moving the proposed dwellings further from the boundary means moving the dwellings further up the site due to

its levels and thus increases opportunity to overlook and reduces affectedness of boundary treatment to screen. Equally moving proposed dwellings closer to the boundary results in the same. The proposed plots would have approximately 11 metres long gardens before reaching the boundary and in turn existing properties in Elizabeth Way have gardens of around 20 metres each. With approximately 31 metres and general relationship as demonstrated by plans submitted, on balance while there is a degree of impact it is not considered sufficient in itself to warrant refusal. In reaching this conclusion the current extent of privacy enjoyed by residents of Elizabeth Way has taken into account and included consideration of existing views across the site from the public footpath towards the existing gardens and current overlooking from existing dwellings. Revised plans to reduce the heights of dwellings types for these proposed plots and these have been accepted to reduce how imposing the new dwellings might be.

Plot 12 is the adjacent to the southern boundary, but orientated to reduce its overlooking impact with landing and bathroom windows on the closer boundary side. Plot 97 is a detached unit and while close to No 32 Wagtail Drive is not on balance considered to significant harm amenity to warrant refusal. Its design avoids windows towards No 32 with exception of a bathroom windows and while there is a single bedroom window to the rear at first floor level it would be limited to views of a small part of the rear garden of No 32.

Concerns from Farafield House, Lavinia House off Stowupland Road on the east boundary are considered to be resolved given the removal of plots in the revised plans received. Further north, issues of privacy have also been raised in respect of Norton House and Chestnut Lodge. Again rear gardens of the new dwellings are around 10 to 11 metres, but the adjacent existing properties have far less distance to the boundary. Instead it is the more established boundary and levels of the site that on balance avoids significant harm and accordingly is not considered by officers to warrant refusal in this instance.

Overall there is some limited impact on amenity, but the extent of harm against the benefit of housing is not considered to be so significant or unacceptable as to warrant refusal.

• LANDSCAPING AND BIODIVERSITY

The site includes a number of mature trees and planting and in part these appear to be the reason for the landscape sketches in the Master plan and potentially the identification of the site for the purposes of the Stowmarket Area Action Plan SAAP 9.1. Neither document has surveyed the site and established the value of such features in detail. In any event the value of such trees and planting would have altered, especially since the adoption of the Master plan some sixteen years before. It is encouraged for existing trees and landscape features to be retained wherever possible and accordingly the development layout seeks to retain as much of the more valued trees as possible. The development certainly has sought to come as close as possible to some of the trees, but at the same time has not sought to remove them. It is also noted that there are some that may be removed by new occupiers given locations within some gardens, but there is no protection now. Concerns of the loss of trees and hedgerow have been highlighted by third parties.

Your officers have approached the Council's Tree Officer to request that those

worthy of a Tree Preservation Order are considered at this time, but having examined the plans and site he does not currently consider any threat proposed by this development to be so great to warrant such action currently. Accordingly trees can be removed without any permission. Your tree officer has considered the more valued trees are sufficiently accommodated by the development.

The SCC Landscape officer objects to the development seeking further changes and reduced number of dwellings. Looking at their objection in detail the Landscape officer supports the revised plans in terms of the removal of plots to the north of the site and suggests the creation of a green space for residents to enjoy. Impact on some trees in terms of root protection is also questioned, but this is considered suitable to address via conditions given the response of the Council's Tree Officer.

The SCC Landscape Officer does not agree with play areas being proposed within and beneath the trees and on this point it is agreed that potential such activity would serve as a risk to both trees and amenity of the new residents. The adoption and maintenance of such areas would also be potentially difficult to secure given the need to work around the trees. Accordingly it has been agreed to remove the play area from the proposal and seek to be achieved on site elsewhere if appropriate. If no suitable location can be found it may not be secured, but would be considered to be a issue to warrant refusal given current available play equipment provision and connections to existing play areas within the Cedars Estates and improvements to be secured under the recommended obligations.

Overall it is recognised that there will be some loss of landscape features on this site, but these are not protected and current serve no public benefit or public amenity beyond serving a view given they are sited on private land. The proposed development seeks to integrate the green spaces and would make much of these new spaces as public open space for improved benefit.

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. Suitable survey work has been carried out as confirmed by Suffolk Wildlife Trust. Since the comments from SWT the scheme has been amended to remove units close to the proposed second access. Accordingly a three way green corridor of reasonable width would be retained and added too to support biodiversity interests. With the removal of play areas to avoid risk to trees, reduction of key units that may have been considered to affect the corridor and transit routes it is considered that this proposal is not considered to be result in significant harm in terms of biodiversity issues.

RECOMMENDATION

That authority be delegated to The Corporate Manager for Development Management to grant 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:

- **Education Travel Contribution of £72,750 towards the provision of free travel facilities to students of Trinity Church of England Voluntary Aided Primary School who live at the Site to Trinity Church of England Voluntary Aided Primary School.**
- **Primary Education Contribution of £100,000 towards the provision of additional educational facilities at Trinity Church of England Voluntary Aided Primary School to provide additional pupil places to accommodate pupils from the Development**
- **Secondary Education Contribution of £353,139 for additional educational facilities at Stowupland High School**
- **Library Contribution of £20,952 for the purpose of providing additional floor space at the Stowmarket Library**
- **Open Space and Social Infrastructure Contribution of £200,000 for Multi Use Games Area (MUGA)- large play area, Cedars Park (£130,000), Play Area, Curlew Rd - off Stowupland Rd for additional play equipment (£40,000) and Large Pond, Cedars Park - enhancement to include purpose built bases for fishing, planting etc - £30,000.**
- **Affordable Housing being 21.6% (21units) on site.**
- **Provision of on site public open space.**

and that such permission be subject to the following conditions:-

- **Standard Time Limit**
- **Approved Plans**
- **Archaeological Programme of works**
- **A waste minimisation and recycling strategy to be agreed**
- **Travel plan to be agreed**
- **Obscured glazing to all bathrooms and landings and retained**
- **Removal of permitted development for loft/roof works to create additional openings.**
- **Provision of fire hydrants to be agreed**
- **Highway conditions (as per SCC recommendations)**
- **Foul and Surface Water Drainage strategy to be agreed.**
- **Notwithstanding details submitted, location and details of Play Equipment provision to be agreed as may be appropriate.**
- **Lighting strategy (with reference to protected species)**
- **Landscape tree and root protection measures**
- **Landscape management of non domestic areas**
- **Construction Methodology to be agreed, including operation hours.**
- **Control of emergency access 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

CS SAAP - Stowmarket Area Action Plan

Cor1 - CS1 Settlement Hierarchy

Cor5 - CS5 Mid Suffolks Environment

Cor9 - CS9 Density and Mix

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

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

2. Mid Suffolk Local Plan

H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

SDA3 - COMPREHENSIVE DEVELOPMENT WITHIN THE SDA

SDA4 - SUSTAINABLE DEVELOPMENT

HB1 - PROTECTION OF HISTORIC BUILDINGS

H16 - PROTECTING EXISTING RESIDENTIAL AMENITY

H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT

T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT

H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS

SB2 - DEVELOPMENT APPROPRIATE TO ITS SETTING

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letters of representation have been received from a total of **88** interested parties.

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: 3308/15
Site: Phase 6C Cedars Park, Stowmarket

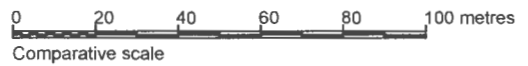
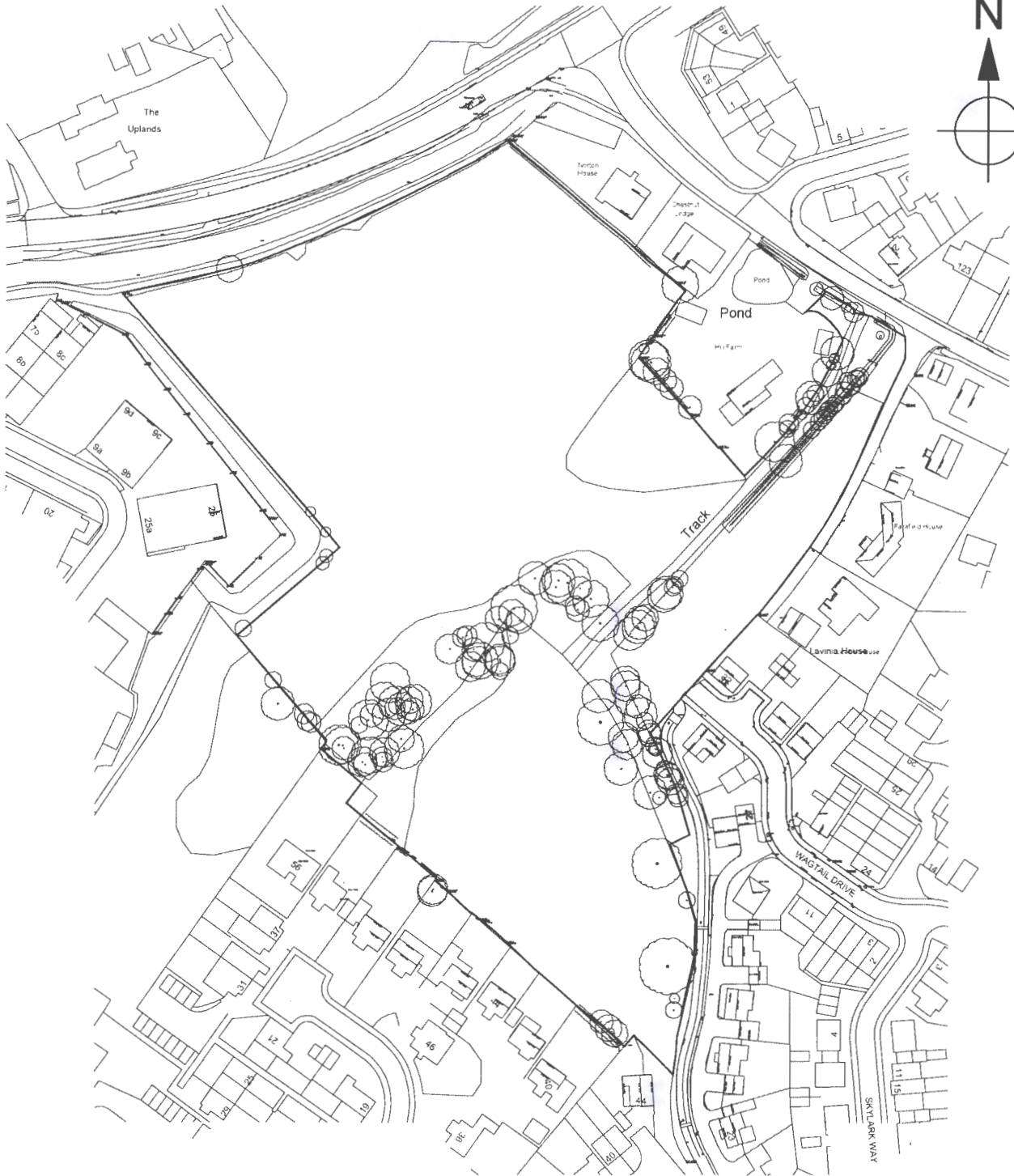


MID SUFFOLK DISTRICT COUNCIL
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| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|-----|----------|----------------|----------|-----|------|-----------|----------|
| A | 03.07.15 | Labels removed | | BM | | | |











| | |
|----------------------------------|----------------------|
| Client : Crest Nicholson | |
| Project : Phase 6C, Cedars Park, | |
| Drawing : Location Plan | |
| Scale : 1:1250 @ A3 | Status : Planning |
| Date : May 2015 | Dwg No : 14-2304-001 |
| | Rev : A |



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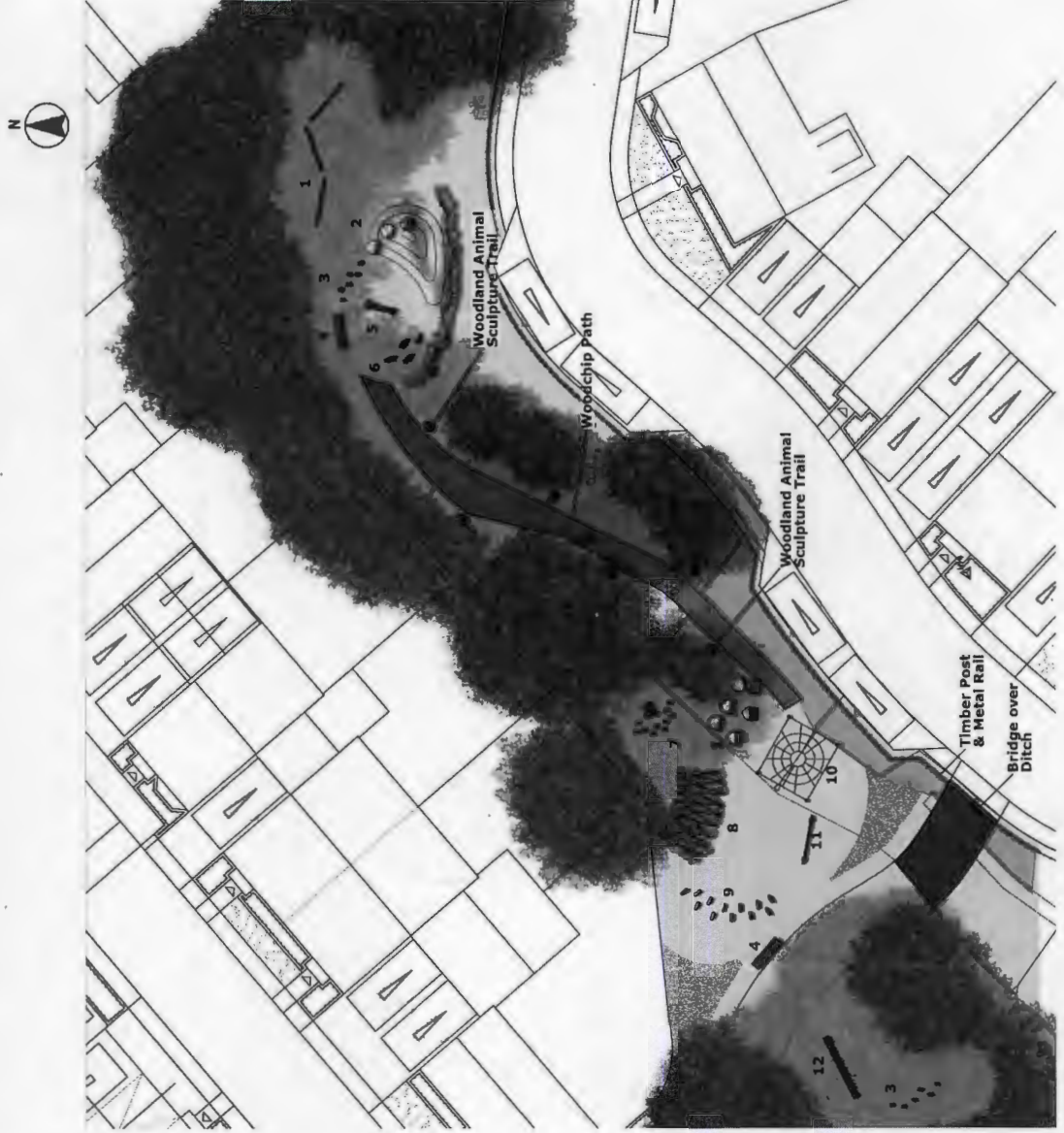
Key

-  Existing Woodland Vegetation - faded out in order to view play equipment and sculpture trail
-  Willow Fence to enclose Toddler Play Area
-  Raised Mound with Play Boulders
-  Amenity Grass
-  Woodchip & Timber Edge Path
-  Timber Post and Metal Knee Rail
-  Juniors Play Equipment - refer to images
-  Toddlers Play Equipment - refer to images
-  Woodland Animal Sculpture - refer to images
-  Timber Bench

Notes:
 All positions of sculptures are indicative and are to be confirmed on site in order to avoid existing trees.

Sheet 4 of 10. All 1:10 - Amendment to client comments - removed existing trees and amended play area into woodland.

| | | | |
|---|----------------|---|--------|
| Client: Cret Nicholson | | Site: Stonemarket, PH, SC, Cleland Park | |
| Drawn by: BM | Date: Oct 2015 | Scale: 1:200 @ A2 | Rev: N |
| Prepared by: JBA Consultancy Services Ltd. | | | |
| The Woodland Animal Sculpture Trail, Cleland Park, PH10 9JG, Scotland | | | |



- Play equipment is arranged in two separate areas:
- A toddler area in the north-eastern part of the site. To the south-west there is a play area for junior children which has more age specific equipment.
- Equipment will provide a variety of opportunities for play - including activities such as running, climbing, balancing, crawling and jumping.
- A seating and story telling area will help to build social skills by encouraging social interaction.



- Woodland Animal Sculpture Trail connects the two play spaces consisting of a of typical woodland creatures.
- It will follow the woodchip path through existing undulating topography.
- Encouraging children to explore which animals they can see and recognise, also introducing them to public art.



| No. | Date | Amendment | Author | Check |
|-----|----------|------------------------------|--------|-------|
| 01 | 02.02.18 | Phase 10-121 Created | | |
| 02 | 02.02.18 | Amend to plan 10-121, 10-122 | | |
| 03 | 02.02.18 | Phase 10-121, 10-122 | | |
| 04 | 02.02.18 | Phase 10-121, 10-122 | | |
| 05 | 02.02.18 | Phase 10-121, 10-122 | | |
| 06 | 02.02.18 | Phase 10-121, 10-122 | | |
| 07 | 02.02.18 | Phase 10-121, 10-122 | | |
| 08 | 02.02.18 | Phase 10-121, 10-122 | | |
| 09 | 02.02.18 | Phase 10-121, 10-122 | | |
| 10 | 02.02.18 | Phase 10-121, 10-122 | | |

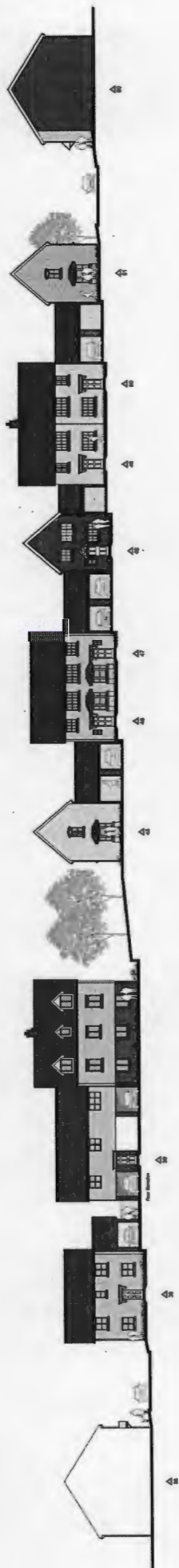
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Architects
 10000 100th Ave
 Suite 100
 Richmond, BC V6V 2G9
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 Fax: 604-273-8889
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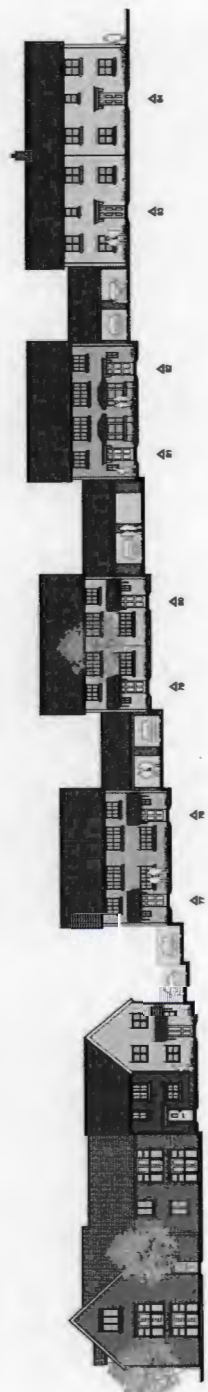
Client: Crest Nicholson
 Project: Phase 10, Crestline Park,
 Burnaby, BC

Drawing: Site Layout
 Scale: 1:500 @ A4
 Date: 02.02.18
 Author: [Redacted]
 Check: [Redacted]

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Streetscene 1



Streetscene 2



Streetscene 3



Streetscene 4



| | | | | | | |
|---|------------|--|----|----------|-----------------------------|--|
| № | Date | Annotation | № | Date | Annotation | |
| B | 20.07.15 | Archiplanetska miska | BM | 27.05.18 | Struktura 4, pod 18 updatat | |
| A | 20.08.2018 | Spisat neresen uchastok in this with reinstallation | BM | C | 23.10.18 | Struktura 4, umovno 4 in this with reinstallation |

Client : Crest Hilsheim
 Project : Phase BC, Oaklea Park,
 Birmingham, Balthic.
 Drawing : Streetscene
 Scale : 1:1000 @ A1
 Date : Aug 2018
 Drawing No : 14-000-004
 Status : Planning

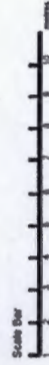
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100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



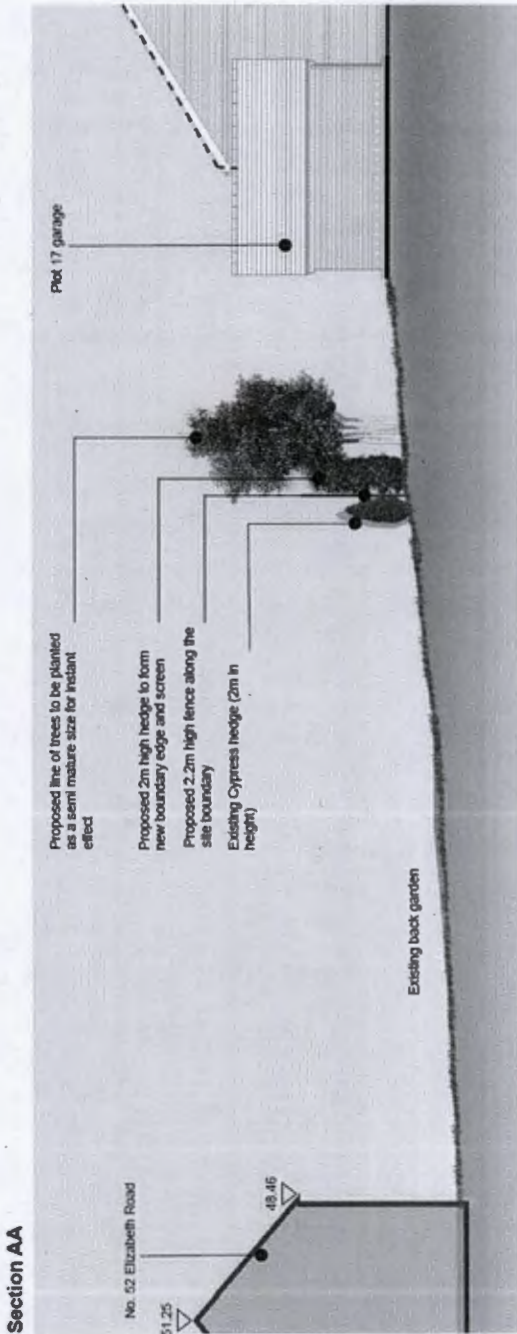
Plan showing locations of sections



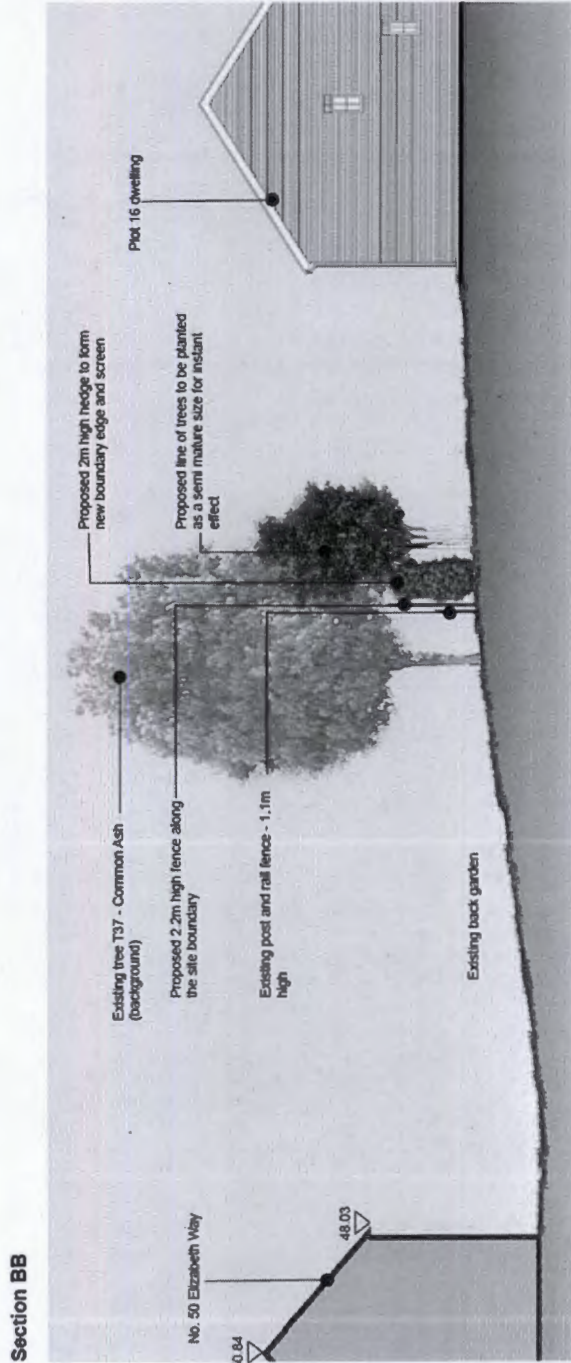
Note: This drawing has been produced with the best knowledge of the time it was drafted. There might be proposed boundary treatments where indicated.

| | | | |
|--------|----------------------------------|----------|--------------------|
| Author | Crest Nicholson | DRAWN BY | Sections AA and BB |
| SITE | Stowmarket, Phase 6C Cedars Park | DATE | 12/10/2014 |
| SCALE | 1:100 | PROJECT | 14/14/14 |
| NO | SB | REV | A |
| BY | CA | DATE | |

Blake Associates
 HEAD OFFICE: Blake, COVENTRY
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 100, BRIDGE STREET, COVENTRY, CV1 1JL
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Section taken through plot 17 and 52 Elizabeth Way



Section taken through plot 16 and 50 Elizabeth Way



Plan showing locations of sections



Note
This drawing has been produced with the best knowledge at the time it was drafted. There exist the proposed boundary treatments where indicated.

| | | | |
|--------|--|-------------|--------------------|
| Client | Crest Nicholson | Drawn Title | Sections CC and DD |
| Site | Sturminster Newton, Phase 6C, Crest Nicholson Park | Scale | 1:500 |
| Drawn | CX | Check | SB |
| Issue | 1 | Date | 10/01/2018 |
| Author | SB | Drawn | CX |
| Check | SB | Date | 10/01/2018 |
| Issue | 1 | Scale | 1:500 |
| Drawn | CX | Check | SB |
| Issue | 1 | Date | 10/01/2018 |

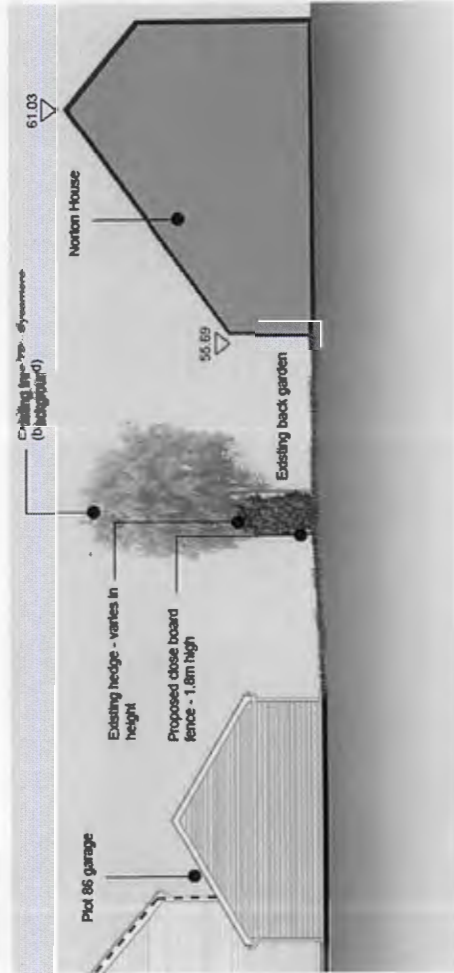
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 Tel: 01753 26493 Fax: 01753 26261
 Email: james@jamesblake.co.uk
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Section CC

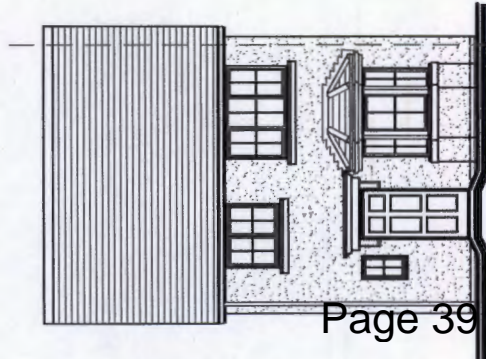


Section taken through plot 94 and Hill Farm

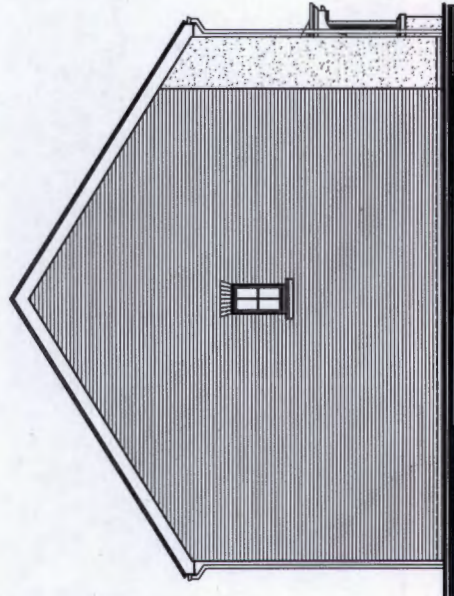
Section DD



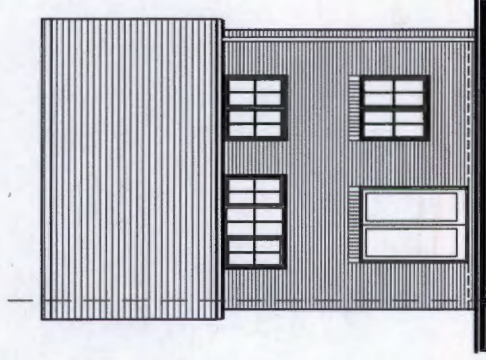
Section taken through plot 86 and Norton House



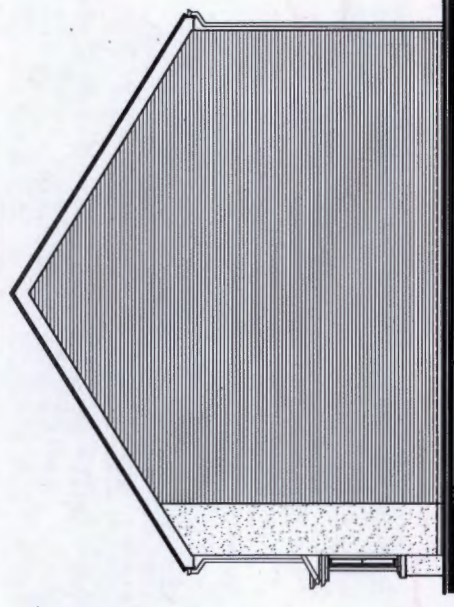
Front Elevation
Plots: AS 5,8,24,30,46,59,81,87
Hand 6,9,25,47,60,82



Side Elevation



Rear Elevation



Side Elevation

| | | | |
|-----|----------|--|-----------|
| B | 30.08.15 | Header removed from front elevation window | PM |
| A | 25.08.15 | Single Window Added Front Elevation Rendered | PM |
| No. | Date | Amendment | Initials |
| | | | No. |
| | | | Date |
| | | | Amendment |
| | | | Initials |
| | | | CD |

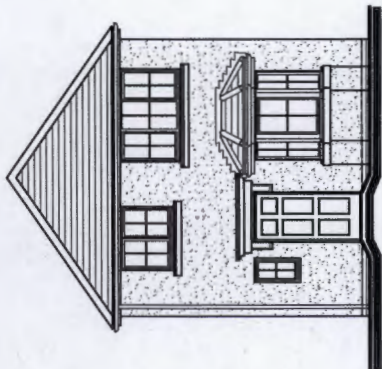
| | |
|---|--------------------------|
| Client : Crest Nicholson | |
| Project : Phase 6C, Cedars Park Stowmarket, Suffolk. | |
| Drawing : Elmswell - Elevations (Render) | |
| Scale : 1:100 @ A3 | Rev: C |
| Date : May 2018 | Status : Planning |
| Dwg No : 14-2018-018 | |

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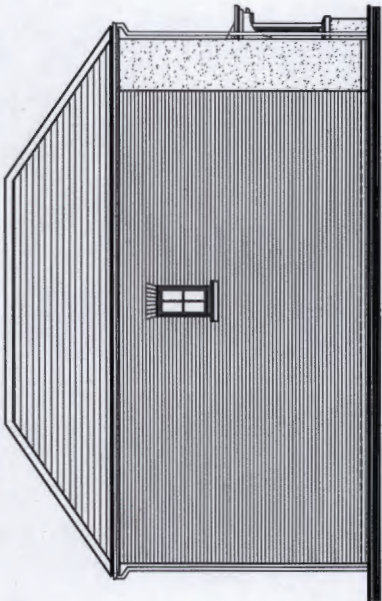
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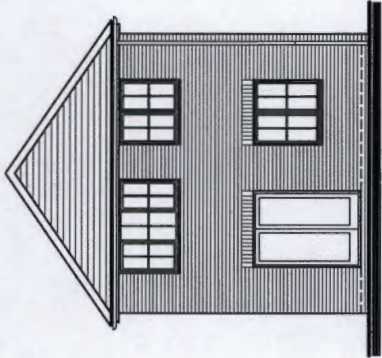
R:\Projects\142018 6C Cedars Park Stowmarket\Plan\Phase 6C\Elmswell



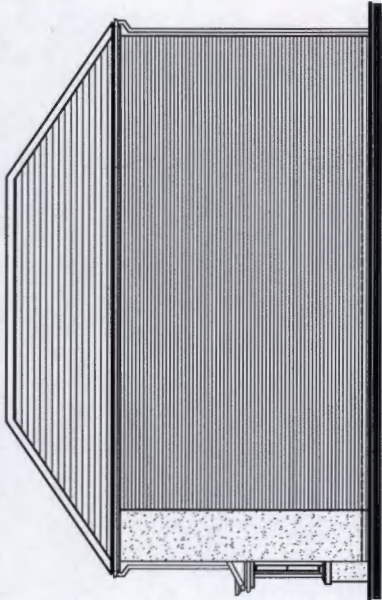
Front Elevation
Plots: AS 18
Hand 17



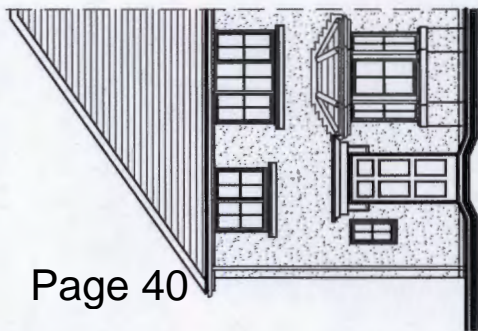
Side Elevation



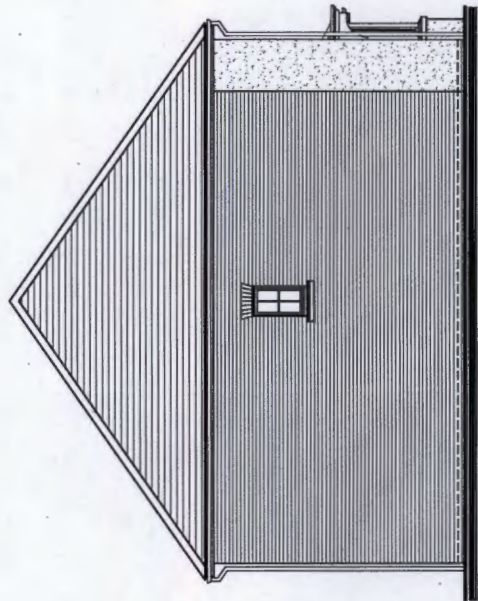
Rear Elevation



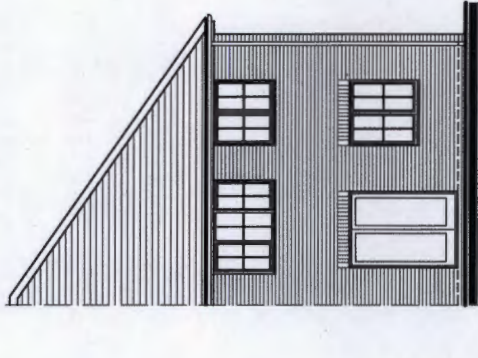
Side Elevation



Front Elevation
Plots: AS 13
Hand 14



Side Elevation

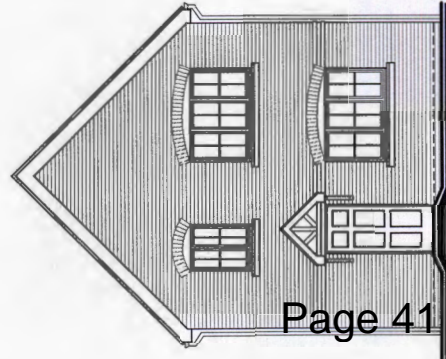


Rear Elevation

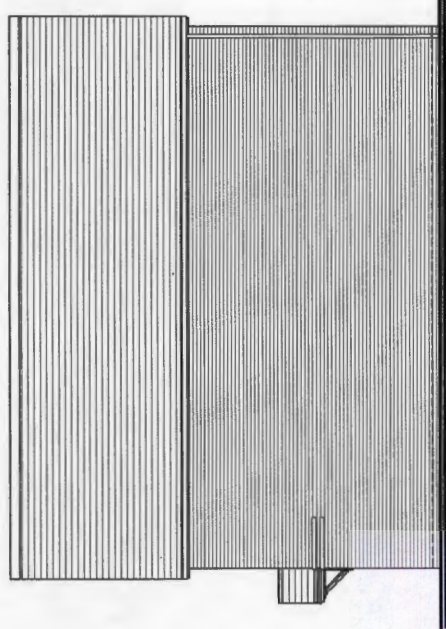
| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
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| Client : Crest Nicholson Project : Phase 6C, Cadams Park Stowmarket, Suffolk. Drawing : Elmswell - Elevations (Hipped Roof) Scale : 1:100 @ A3 Status : Planning Rev: - Date : May 2015 Dwg No : 14-2304-016.2 | | | | | | | |
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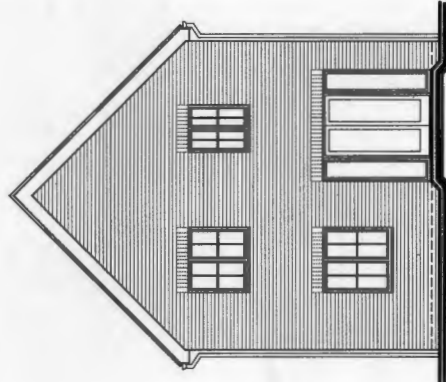
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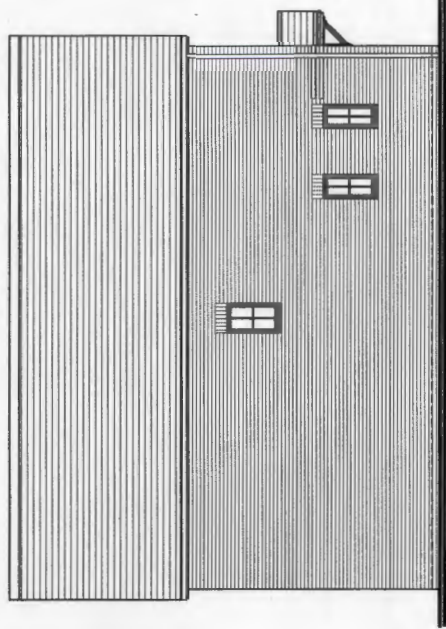
Front Elevation
Plots: AS 37
Hand 2, 16, 23



Side Elevation



Rear Elevation



Side Elevation

- C 27.10.15 Plot references amended
- B 30.06.15 Further amendments to front and side elevations
- A 25.08.15 Changes to front Elevation Windows added to gable

| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|-----|------|-----------|----------|-----|------|-----------|----------|
| | | | | | | | |

Client: Crest Nicholson

Project: Phase 6C, Cedars Park
Stowmarket, Suffolk

Drawing: Eisenham - Elevations Brick

Scale: 1:100 @ A3

Date: May 2015

Status: Planning

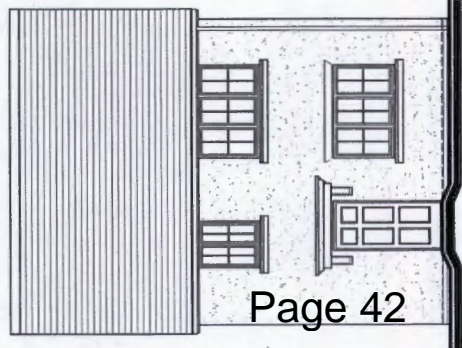
Dwg No.: 14-2504-017

Rev: C

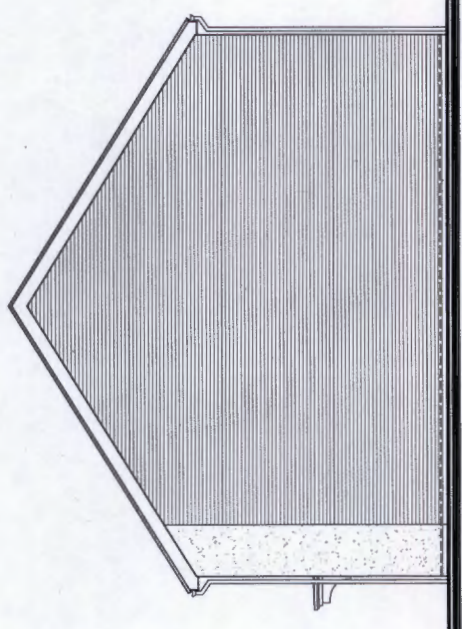
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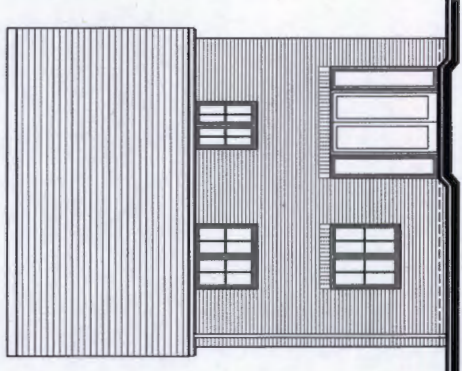
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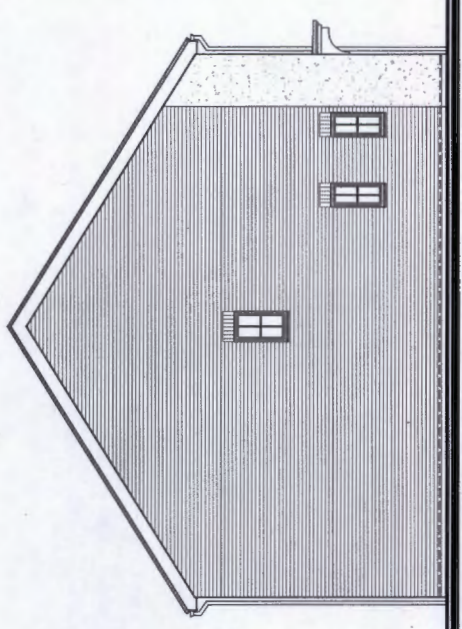
Front Elevation
Plots: AS 3,22



Side Elevation



Rear Elevation



Side Elevation

B 27.10.15 Plot references amended CD
A 29.06.15 Corrected porch on side elevation BM

| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|-----|------|-----------|----------|-----|------|-----------|----------|
| | | | | | | | |

Client : Crest Nicholson

Project : Phase 6C, Cedars Park
Stowmarket, Suffolk

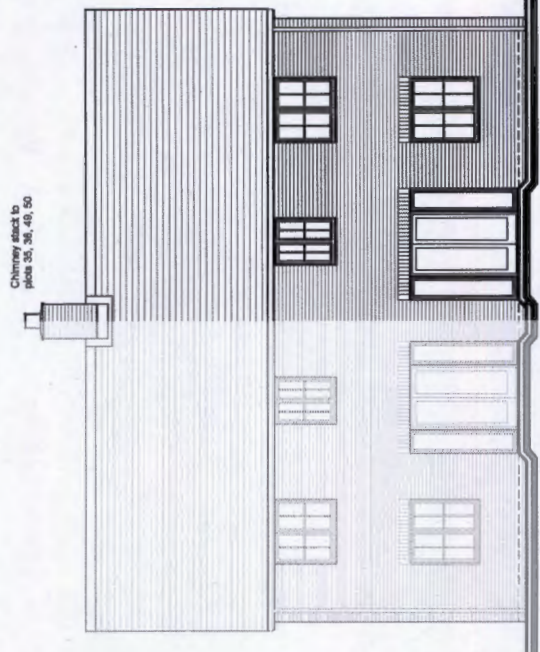
Drawing : Eisenham - Elevations Render

Scale : 1:100 @ A3
Date : May 2018
Status : Planning
Dwg No : 14-2304-017.1
Rev B

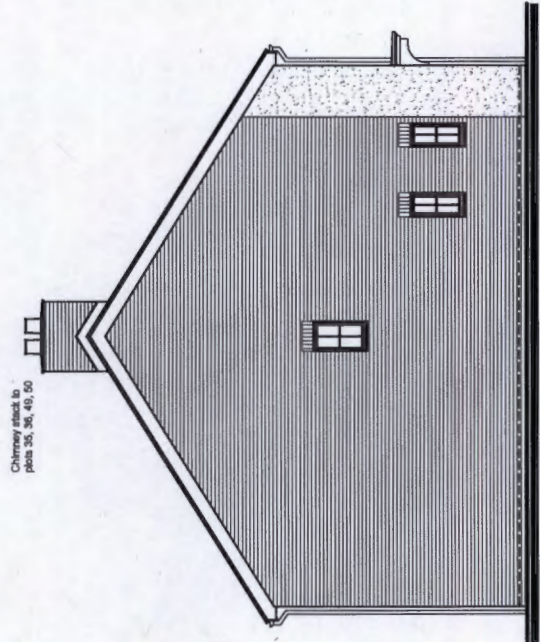


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Eisenham, Suffolk
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F +44 (0)1277 668 224
info@grafik.co.uk
www.grafik.co.uk

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Rear Elevation



Side Elevation



Front Elevation

Plots: AS 35, 49
Hand 36, 50

| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|-----|----------|-------------------------|----------|-----|------|-----------|----------|
| B | 27.10.15 | Plot references amended | | CD | | | |
| A | 03.07.15 | Chimney Amended | | BIM | | | |

Client: Crest Nicholson

Project: Phase 6C, Cadams Park
Stowmarket, Suffolk

Drawing: Elsenham - Elevations Render

Scale: 1:100 @ A3 **Status:** Planning **Rev:** B

Date: May 2016 **Dwg No.:** 14-2304-017.2

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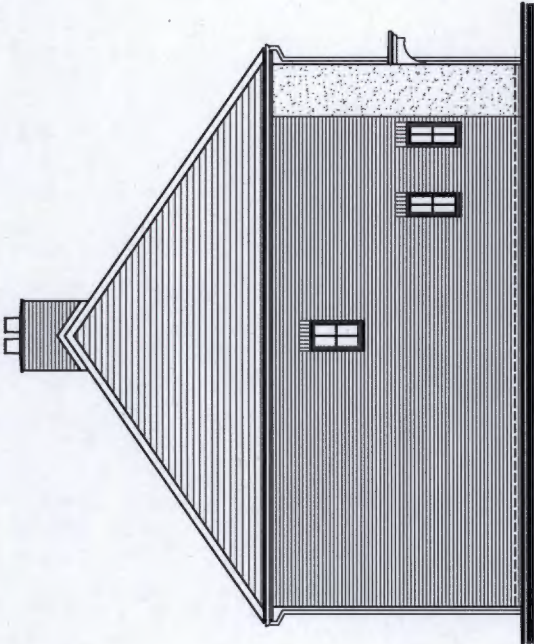
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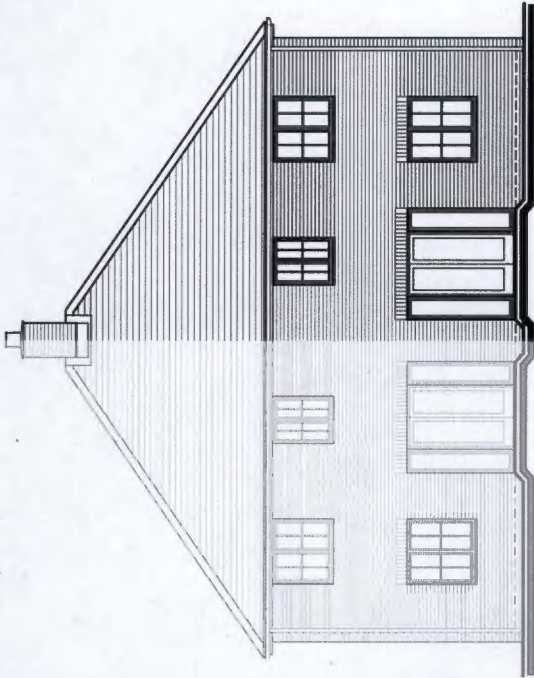
R:\Projects\142304\6_Crestam Park_Stowmarket\Drawings\House_Type\01Elsenham



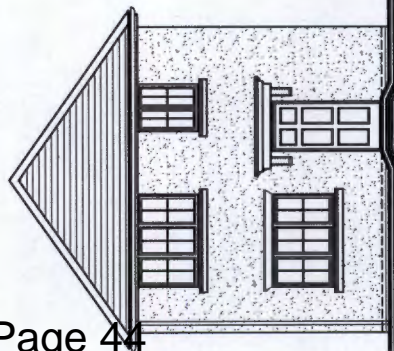
Front Elevation
Plots: AS 12
Hand 11



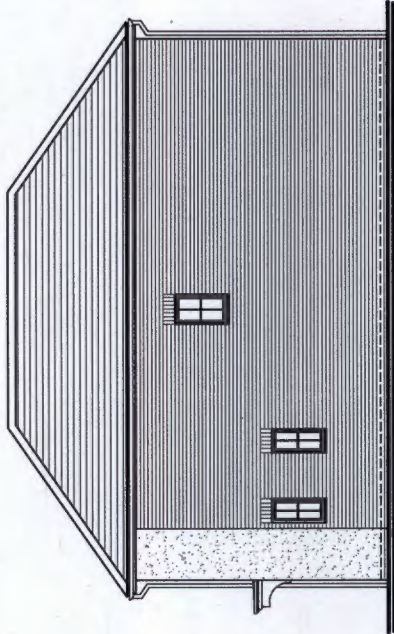
Side Elevation



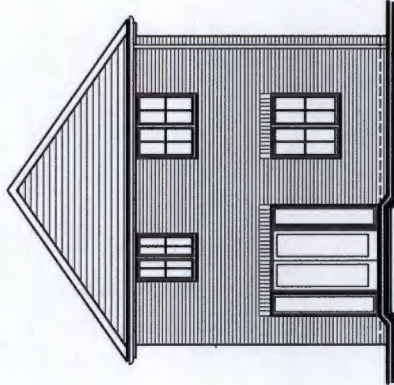
Rear Elevation



Front Elevation
Plots: AS 15, 16



Side Elevation

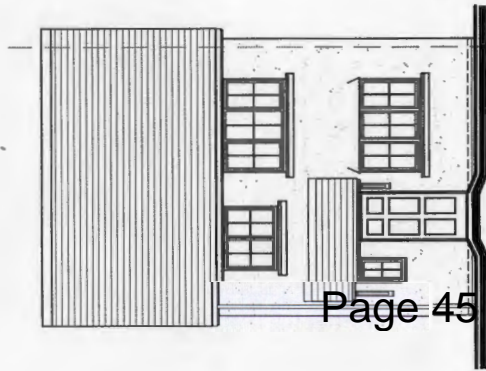


Rear Elevation

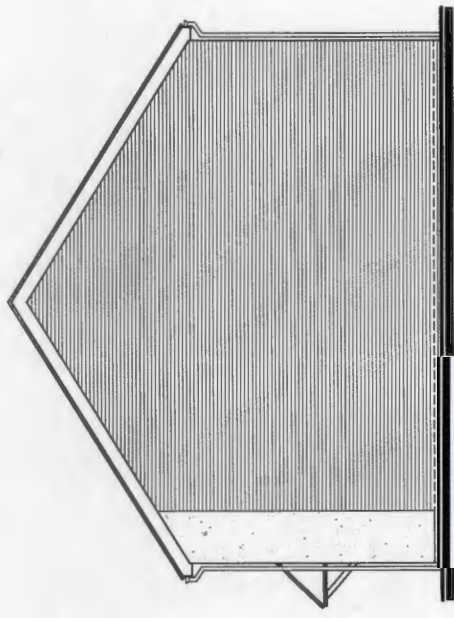
| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|---|------|-----------|----------|-----|------|-----------|----------|
| <p>Client : Crest Nicholson</p> <p>Project : Phase 6C, Cedars Park Stowmarket, Suffolk</p> <p>Drawing : Eisenham - Elevations (Hipped Roof)</p> <p>Scale : 1:100 @ A3 Status : Planning Rev: -</p> <p>Date : October 2016 Dwg No : 14-2304-017.3</p> <p>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.</p> | | | | | | | |

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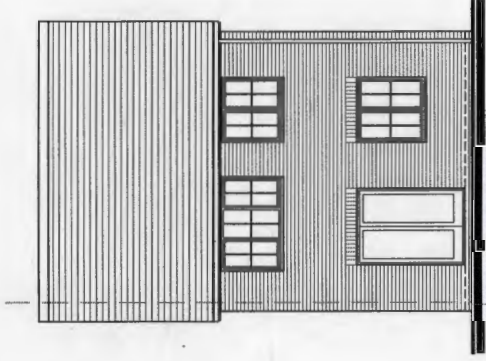
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F +44 (0)1277 668 234
info@grafik.com
www.grafik.com



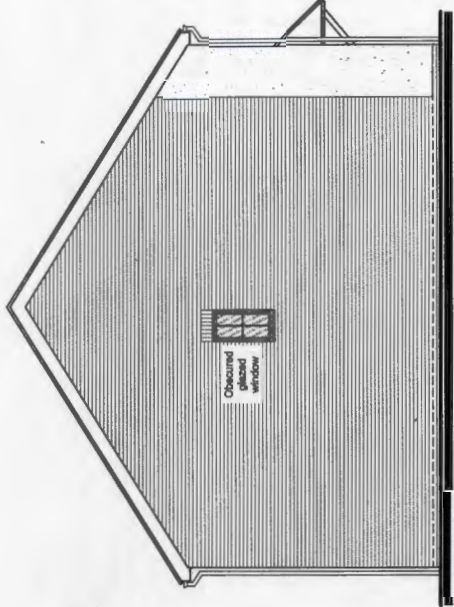
Front Elevation
Plots: AS 27,31,77,79,89,94
Hand 28,32,78,80,95



Side Elevation



Rear Elevation



Side Elevation

B 27.10.15 Plot references amended. CD
A 25.08.15 Changes made to front and side elevations. BIM

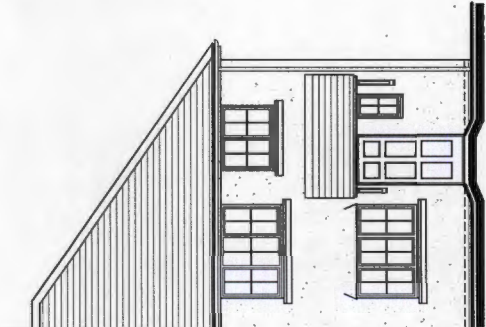
| No. | Date | Assessment | Invoice No. | Date | Assessment | Initials |
|-----|------|------------|-------------|------|------------|----------|
| | | | | | | |

Client : Crest Nicholson
Project : Phase 6C, Cedars Park
Stowmarket, Suffolk.
Drawing : Sussex - Elevations (Render)
Scale : 1:100 @ A3
Date : May 2016
Dwg No : 14-2304-023
Rev : B

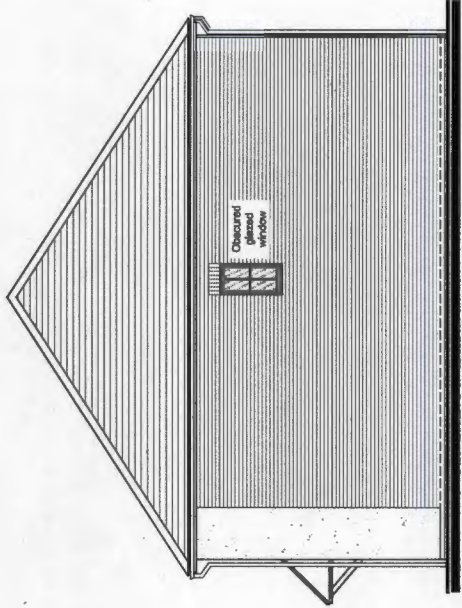


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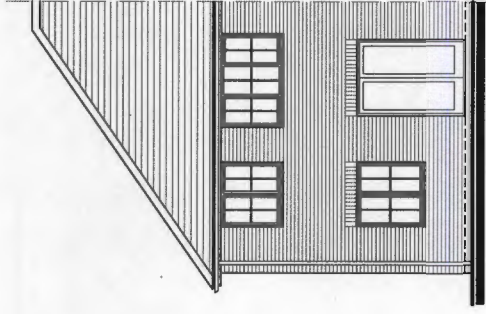
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Front Elevation
Plots: AS 90



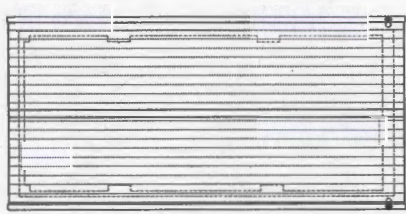
Side Elevation



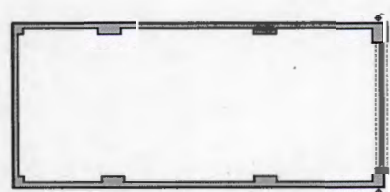
Rear Elevation

| No. | Date | Assessment | Include | No. | Date | Assessment | Include |
|--|------|------------|---------|--|------|------------|---------|
| <p>Client : Crest Nicholson</p> <p>Project : Phase 6C, Cedars Park Stowmarket, Suffolk.</p> <p>Drawing : Sussex - Elevations (Semi Detached 2)</p> <p>Scale : 1:100 @ A3 Status : Planning Rev: 1</p> <p>Date : October 2018 Dwg No : 14-2304-023.3</p> <p>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.</p> | | | | | | | |
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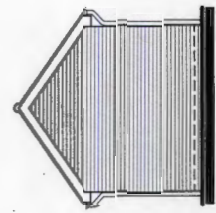
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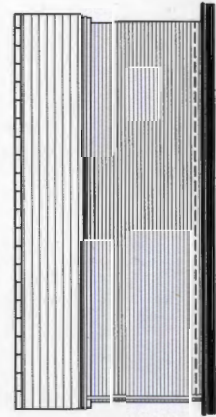
Roof Plan 1



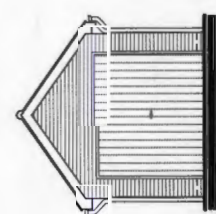
Floor Plan



Rear Elevation



Side Elevation




Front Elevation

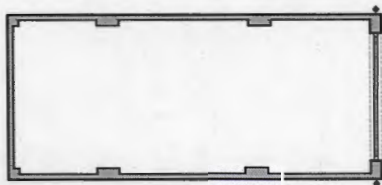
Type 1: 21, 22, 23, 24
 Type 2: 1, 4, 5, 6, 13, 14, 28, 31, 38, 49, 88, 89, 94
 Type 3: 15, 16



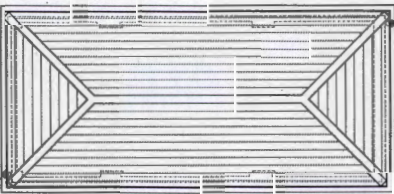
| A 27.10.15 Flat references updated | | CD | | Date | | Amendment | | Initials | |
|--|------------|-----------|-------------|------|------|-----------|----------|----------|------|
| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials | No. | Date |
| Client: Creast Nicholson Project: Phase 6C, Cedars Park | | | | | | | | | |
| Drawing: Single Garage - Plans & Elevations (Type 1) | | | | | | | | | |
| Scale: | 1:100 @ A3 | Status: | Planning | Rev: | | | | | |
| Date: | May 2015 | Dwg No: | 14-2304-040 | | | | | | |
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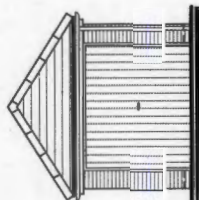
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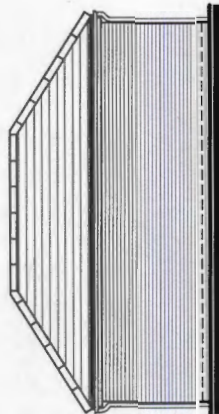
Floor Plan



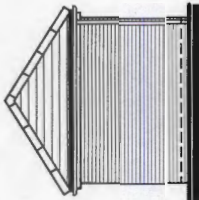
Roof Plan 2



Front Elevation



Side Elevation

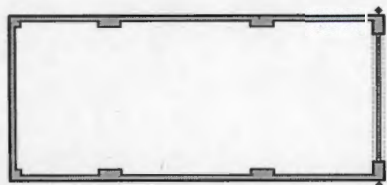


Rear Elevation

Type 1: 15, 16, 21, 22, 23, 24
 Type 2: 1, 4, 5, 6, 13, 14, 28, 31, 38, 49, 88, 89, 94
 Type 3: 15, 16



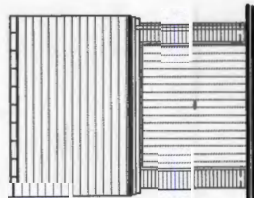
| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|--|------|-----------------------|----------|--|------|-----------|----------|
| <p>Client: Crest Nicholson Project: Phase 6C, Cedars Park</p> | | | | | | | |
| <p>Drawing: Single Garage - Plans & Elevations (Type 3)</p> | | | | | | | |
| Scale: 1:100 @ A3 | | Status: Planning | | Rev. | | | |
| Date: May 2015 | | Dwg No: 14-2304-040.2 | | | | | |
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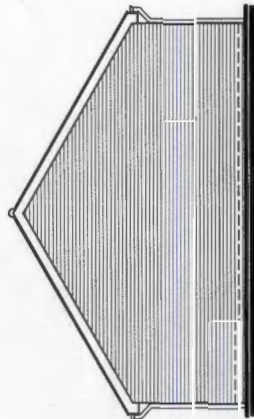
Floor Plan



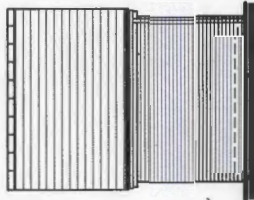
Roof Plan 2



Front Elevation



Side Elevation

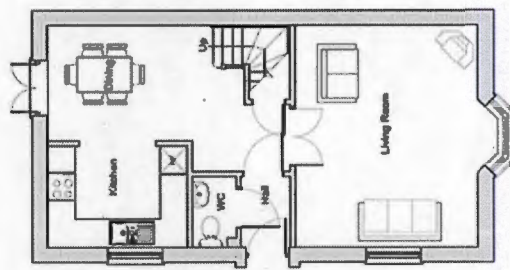


Rear Elevation

Type 1: 21, 22, 23, 24
 Type 2: 1, 4, 5, 6, 13, 14, 28, 31, 38, 49, 88, 89, 94
 Type 3: 15, 16

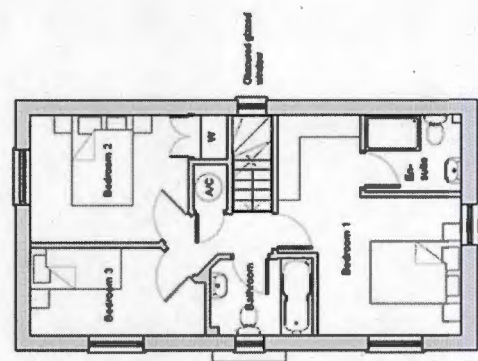


| | | | | | | | | | | | |
|--|------|------------|----------|----------|------|------------|----------|------------|------|------------|----------|
| A 27.10.16 Plot references updated | | CD | | Initials | | Date | | Assessment | | Initials | |
| No. | Date | Assessment | Initials | No. | Date | Assessment | Initials | No. | Date | Assessment | Initials |
| Client : Crest Nicholson Project : Phase 6C, Cedars Park | | | | | | | | | | | |
| Drawing : Single Garage - Plans & Elevations (Type 2) Scale : 1:100 @ A3 Date : May 2015 Status : Planning Dwg No : 14-2304-046.1 Rev : A | | | | | | | | | | | |
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Ground Floor Plan

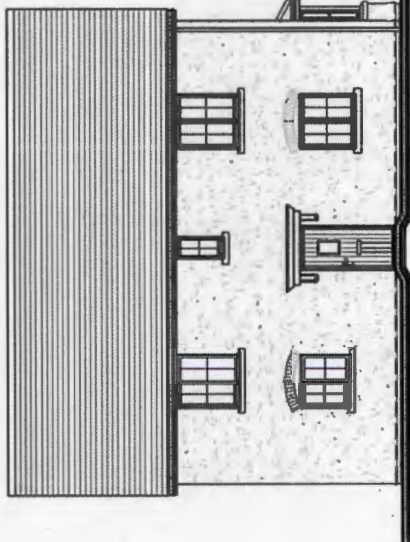
Plots: AS 21,33,45,52,58,102
Plots: Hand 26,51,83,86



First Floor Plan

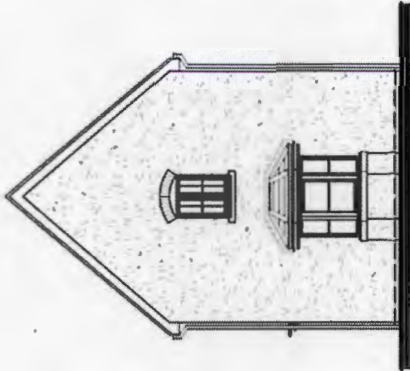


| | | | | | | | |
|---|------------|-----------------------------|---|-----|------|-----------|------|
| 4 | 25.05.15 | Window added above entrance | RM | | | | |
| Rev. | Date | Amendment | Revs | No. | Date | Amendment | Revs |
| Client : Crest Nicholson | | | GRAFIK | | | | |
| Project : Phase 6C, Cedars Park Stowmarket, Suffolk. | | | GRAFIK Architects 22 Broad Walk London E23 3AU Tel: +44 (0)20 7759 7700 Fax: +44 (0)20 7759 7702 www.grafik.com | | | | |
| Drawing : Chelworth - Floor Plans | | | GRAFIK Architects 22 Broad Walk London E23 3AU Tel: +44 (0)20 7759 7700 Fax: +44 (0)20 7759 7702 www.grafik.com | | | | |
| Scale : | 1:100 @ A3 | Status : Planning | © This drawing is the copyright of GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to agreed dimensions. Any discrepancies are to be reported to the Architect. | | | | |
| Date : | May 2015 | Dwg No : 14-2004-010 | GRAFIK ARCHITECTURE 22 Broad Walk London E23 3AU Tel: +44 (0)20 7759 7700 Fax: +44 (0)20 7759 7702 www.grafik.com | | | | |

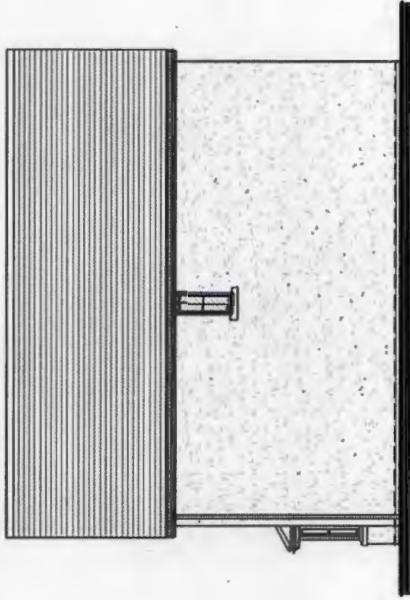


Front Elevation

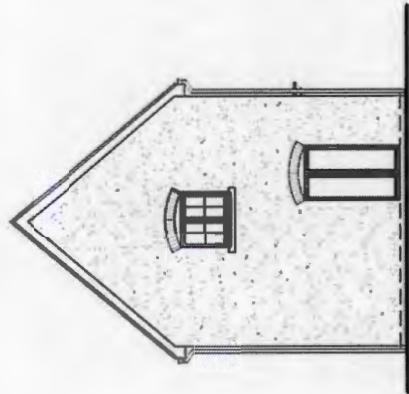
Plots: AS 21,33,45,52,58,102
 Plots: Hand 26,51,96



Side Elevation



Side Elevation



Rear Elevation

B 30.06.15 Front Elevation window changes BM
 A 25.03.16 Elevation changes + finish BM
 10/10/16 CHANGES

| Date | Drawn | Approved | Scale | Rev | Description |
|------|-------|----------|-------|-----|-------------|
| | | | | | |

Client: Crest Nicholson

Project: Phase 6C, Cedars Park
 Stowmarket, Suffolk

Drawing: Chelmsford - Elevations

Scale: 1:100 @ A3
 Date: May 2016
 Drawing No: 14-2014-411

Status: Planning
 No: B

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10/10/16 CHANGES



Ground Floor Plan
 Probs: AS 7 Hand 1,4

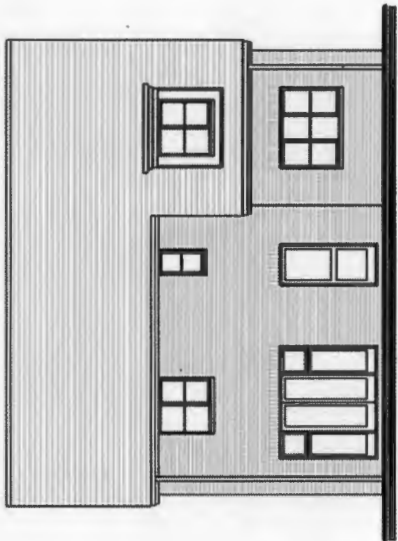


First Floor Plan

| | | | | | |
|---|------|--|---------|------|-----------|
| A 25.03.15 Windows added to side elevations | | PM | Revised | Date | Amendment |
| No. | Date | Amendment | Revised | Date | Amendment |
| Client : Crest Nicholson Project : Phase 6C, Cedars Park Stowmarket, Suffolk. Drawing : Danbury - Floor Plans Scale : 1:100 @ A3 Date : May 2015 Status : Planning Dwg No : 14-2264-412 No. A | | | | | |
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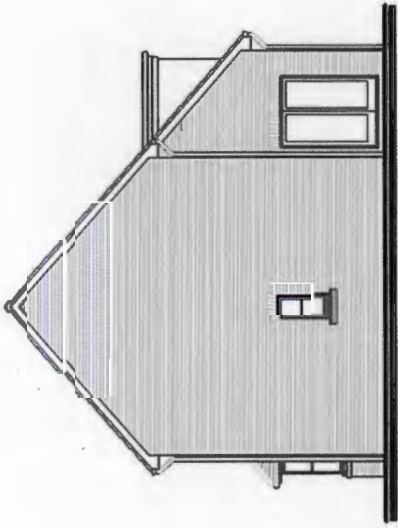
Front Elevation



Rear Elevation

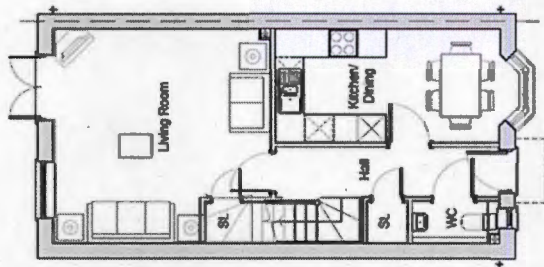


Side Elevation



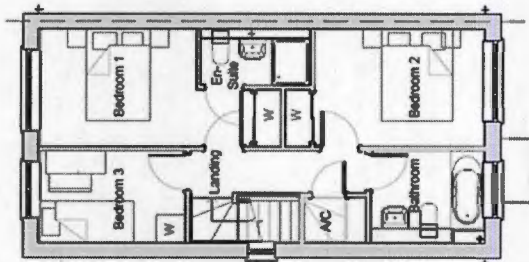
Side Elevation
Window to Plot 1 Only

| | | | | |
|---|------|----------------------------------|----|-------|
| A 25.06.15 | | Windows added to side elevations | | PM |
| Rev | Date | Description | By | Check |
| <p>Client: Crest Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk</p> <p>Drawing: Danbury - Elevations</p> <p>Scale: 1:100 @ A3 Status: Planning No: A Date: May 2015 Draw No: 14-004-013</p> <p><small>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All rights reserved. No liability is accepted on site or in the workshop prior to commencing any work. Plans only to figure dimensions. Any discrepancies are to be referred to the Architect.</small></p> | | | | |
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Ground Floor Plan

Plots: AS 5,8,13,18,24,30,46,59,81,87
 Plots: Hand 6,9,14,17,25,28,34,47,60,82



First Floor Plan

| No. | Date | Amendment | Rev. | Date | Amendment | Author |
|-----|----------|----------------------|------|------|-----------|--------|
| A | 25.05.15 | 1 Gates Window Added | | | | |

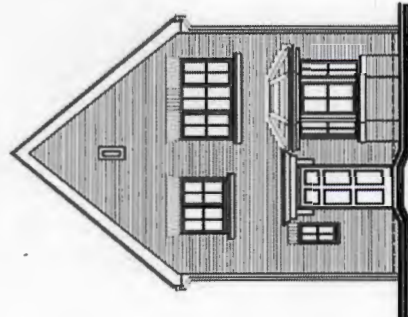
| | |
|---|----------------------|
| Client : Creet Nicholson Project : Phase 6C, Cedars Park Stormarket, Suffolk. | |
| Drawing : Elmwell - Floor plans | |
| Scale : 1:100 @ A3 | Status : Planning |
| Date : May 2015 | Dwg No : 14-2304-014 |
| A | |

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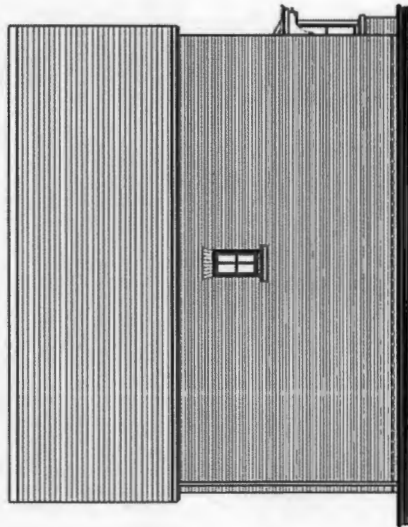
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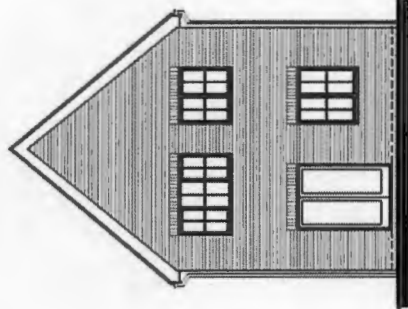
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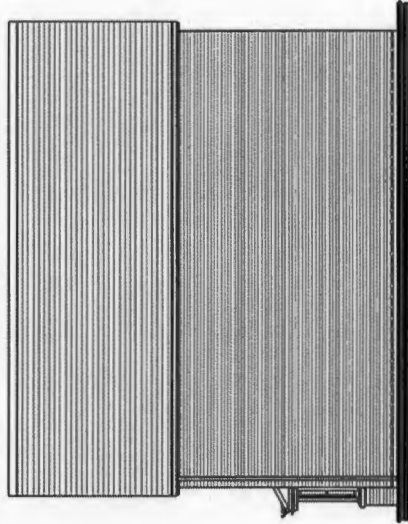
Front Elevation
Plots: Hand 29,34



Side Elevation



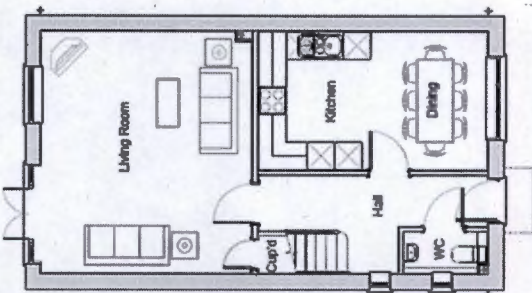
Rear Elevation



Side Elevation

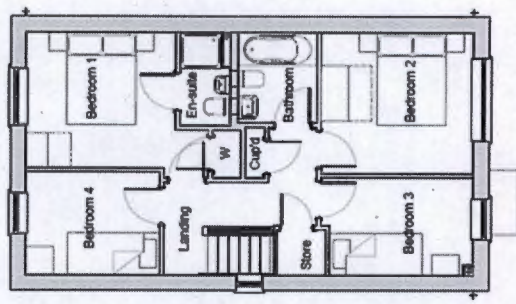
| No. | Date | Amendment | Title | Author | Rev. | Issue |
|--|------|-----------|-------|--------|------|-------|
| | | | | | | |
| Client : Crest Nicholson Project : Phase 6C, Cedars Park Stowmarket, Suffolk. | | | | | | |
| Drawing : Elevation - Elevations (Brick) | | | | | | |
| Scale : 1:100 @ A3 | | | | | | |
| Date : May 2018 | | | | | | |
| Status : Planning | | | | | | |
| Draw No : 14-2014-016.1 | | | | | | |
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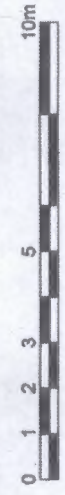


Ground Floor Plan

Plots: AS 3,12,22,35,37,40
Plots: Hand 2,11,15,16,23,36,50



First Floor Plan



A 25.06.15 Changes to front Elevation Windows added to side elev

| No. | Date | Assessment | Initials | No. | Date | Assessment | Initials |
|-----|------|------------|----------|-----|------|------------|----------|
| | | | | | | | |

Client: Crest Nicholson

Project: Phase 6C, Cedars Park
Stowmarket, Suffolk.

Drawing: Etenham - Floor Plans

Scale: 1:100 @ A3
Status: Planning
Date: May 2015
Dwg No: 14.204.416

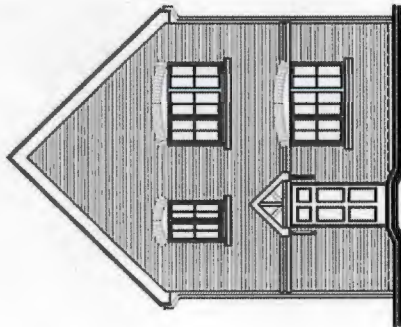
No. A



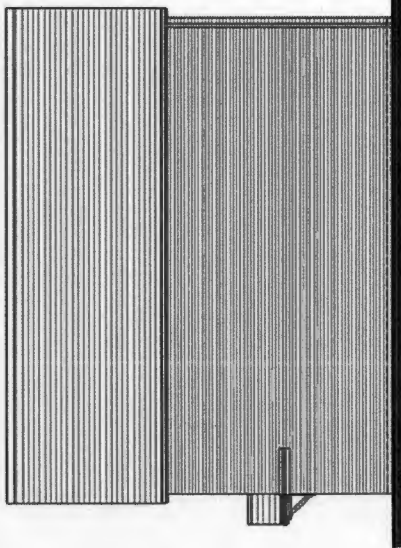
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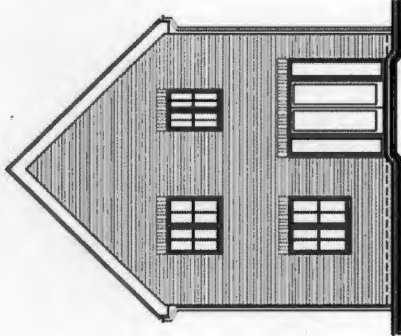
© Property 1, 2015 © Crest Nicholson



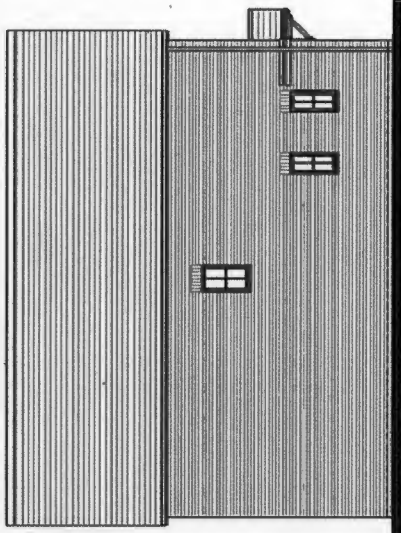
Front Elevation
 Photo: AS 37
 Hand 2, 16, 23



Side Elevation



Rear Elevation



Side Elevation

- B 30.06.15 Further amendments to front and side elevations
- A 25.08.15 Changes to Rear Elevation Windows added to plans

| No. | Date | Amendment | Scale | Author | Checked |
|-----|------|-----------|-------|--------|---------|
| | | | | | |

Client: Crest Nicholson
 Project: Phase 6C, Cedars Park
 Stowmarket, Suffolk
 Drawing: Elevation - Elevations Brick
 Scale: 1:100 @ A3
 Date: May 2015
 Status: Planning
 DWG No: 14-2014-17

| | | | | | |
|---|----------|-------|------------|----|----|
| B | 16/06/15 | Final | 1:100 @ A3 | AS | AS |
|---|----------|-------|------------|----|----|

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A:\Projects\14-2014-17\Cedars Park Stowmarket\Drawings\Architectural



Ground Floor Plan
 Plots: AS 83,85
 Hand 38,84,86



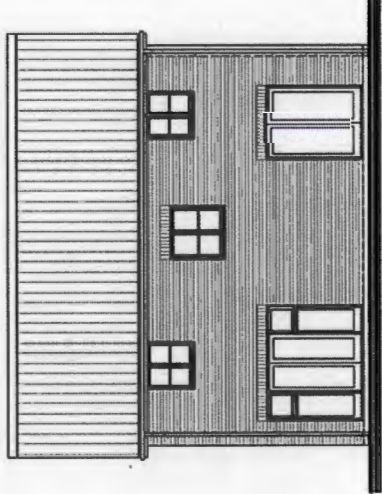
First Floor Plan

| | | | |
|---|------------------------------|--|--------------------------------|
| 30.08.15 Note Changes A 26.08.15 Client Windows Added | | RM PM Details No. | Date Annotations Details |
| Client : Crest Nicholson Project : Phase 6C, Cedars Park Stowmarket, Suffolk. | | | |
| Drawing : Kennel - Floor Plans | | | |
| Scale : 1:100 @ A3 | Status : Planning | No. : B | |
| Date : May 2016 | Dwg No. : 14-2014-018 | © THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE . It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to signed dimensions. Any discrepancies are to be reported to the Architect. | |

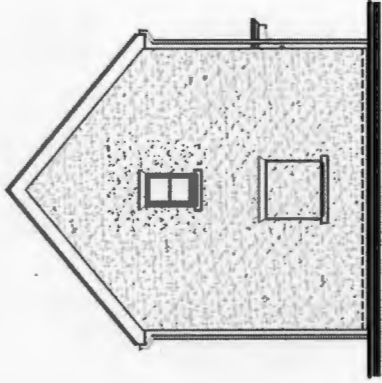
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 info@grafik.com
 www.grafik.com



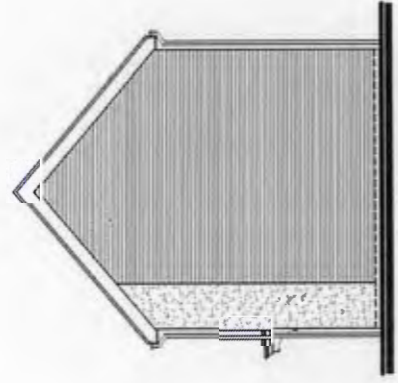
Front Elevation
PLOT: AS 38



Rear Elevation



Side Elevation
Plot 38 Only



Side Elevation

| B 30.06.15 Amendments to Headers | | BM | | | |
|----------------------------------|------|-----------|-----------|------|-----------|
| A 25.06.15 Outline Windows Added | | PM | | | |
| No. | Date | Amendment | Issue No. | Date | Amendment |
| | | | | | |

Client: Crest Nicholson
Project: Phase 6C, Cedars Park
 Stowmarket, Suffolk

Drawing: Kennet - Elevations

| | | | |
|--------|------------|----------|-------------|
| Scale: | 1:150 @ A3 | Status: | Planning |
| Date: | May 2016 | Dwg No.: | 14-2064-019 |
| | | | B |

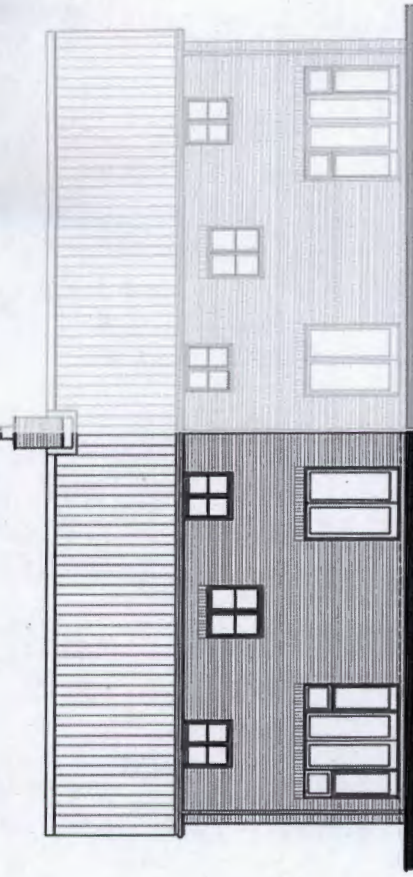
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30.06.15
 25.06.15

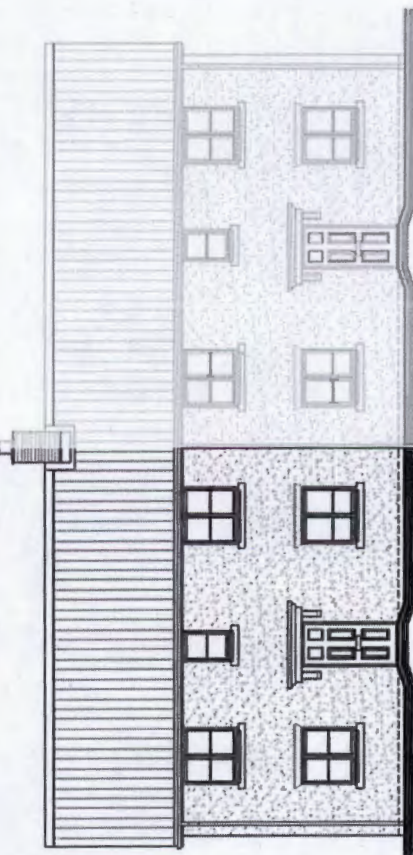
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Chimney stack to plot 83, 84, 85, 86



Rear Elevation

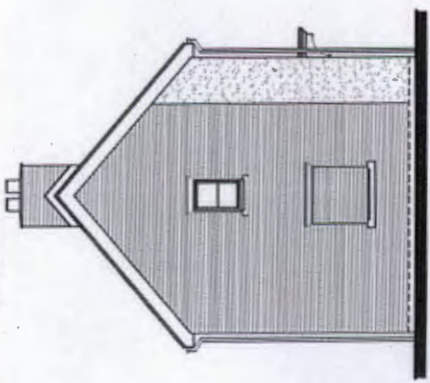
Chimney stack to plot 83, 84, 85, 86



Front Elevation

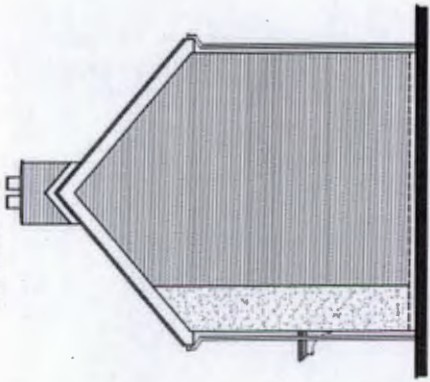
Plots: AS 83, 85
Hand 84, 86

Chimney stack to plot 83, 84, 85, 86




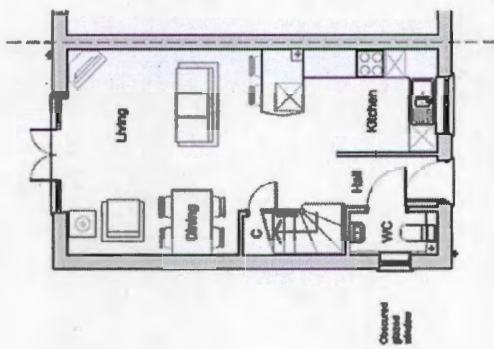
Side Elevation

Chimney stack to plot 83, 84, 85, 86



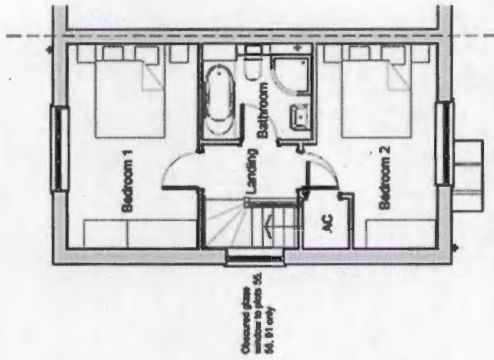
Side Elevation

| | | | | | | | | |
|--|----------|------------------|--|-------|-----|------|-----------|-------|
| A | 03.07.15 | Chimneys amended | BM | | | | | |
| | No. | Date | Amendment | Issue | No. | Date | Amendment | Issue |
| Client : Crest Nicholson | | |  <p>222nd House Unit 8 Ground Floor Riverside Way Stowmarket, Suffolk IP11 2JZ T +44 (0)1277 688 233 F +44 (0)1277 688 234 www.grafik.com</p> | | | | | |
| Project : Phase 6C, Cedars Park Stowmarket, Suffolk | | | | | | | | |
| Drawing : Kennet - Elevations | | | <p>Scale : 1:150 @ A3 Status : Planning No. A</p> <p>Date : May 2015 Dwg No : 14-2064-418.1</p> | | | | | |
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Ground Floor Plan

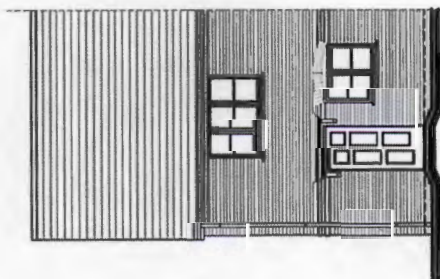
Plots: AS 19,54,56,91
Hand 20,55,92



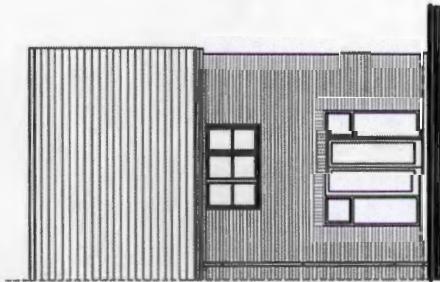
First Floor Plan



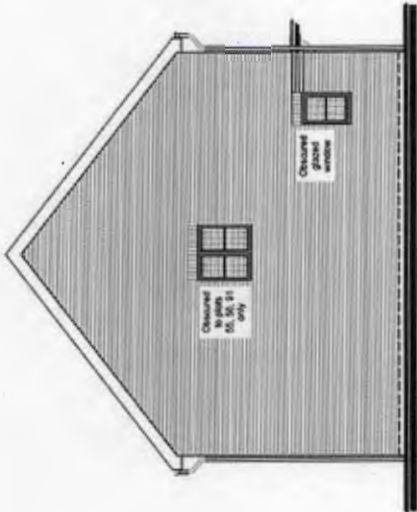
| | | | |
|--|------|----------|---------|
| A 25.06.15 Changes to limit and side information | | BM | |
| Rev | Date | Drawn | Checked |
| Approved | | Approved | |
| <p>Client : Crest Nicholson</p> <p>Project : Phase 6C, Cedars Park Stowmarket, Suffolk.</p> <p>Drawing : Sandown - Floor Plans</p> <p>Scale : 1:100 @ A3 Status : Planning No. A</p> <p>Date : May 2015 Dwg No : 14-204-090</p> | | | |
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Front Elevation



Rear Elevation



Side Elevation

- B 30.06.15 Further amendments to front and side elevations
- A 25.06.15 Changes to front and side elevations

| Rev. | Date | Amendment | Issued | By | Approved | Initials |
|------|------|-----------|--------|----|----------|----------|
| | | | | | | |

Client: Crest Nicholson
 Project: Phase 6C, Cedars Park
 Stowmarket, Suffolk

Drawing: Sandown - Elevations

Scale: 1:100 @ A3
 Date: May 2015
 Status: Planning
 Dwg No: 14294-021

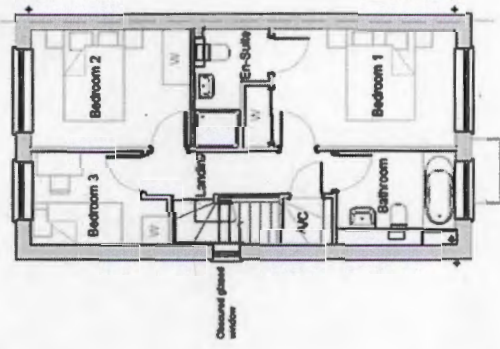
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94



Ground Floor Plan
 Photos: AS 27,31,48,53,61,77,79,80,89,94
 Photos: Hand 28,32,57,78,80,90,95



First Floor Plan

A 25.08.15 Window added to side elevation BM

| Rev. | Date | Description | By | Chk. | Approved |
|------|------|-------------|----|------|----------|
| | | | | | |

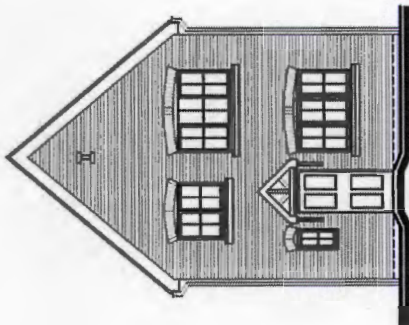
Client: Crest Nicholson
Project: Phase 6C, Cedars Park
 Stowmarket, Suffolk.

Drawing: Success - Floor plans
Scale: 1:100 @ A3
Status: Planning
Date: May 2018
Drawn No.: 14384-023
Rev.: A

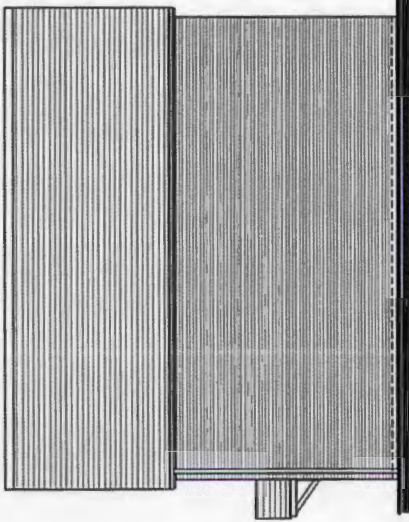
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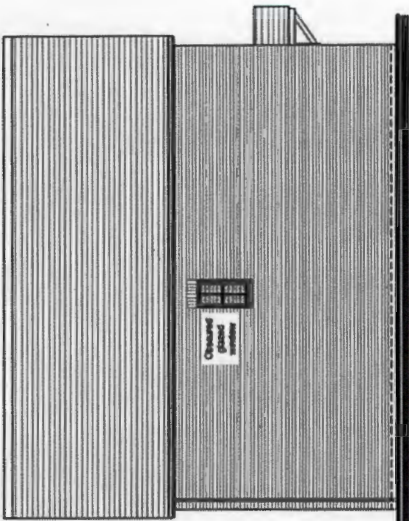
Front Elevation
Pots: AS 48,61,88



Side Elevation



Rear Elevation

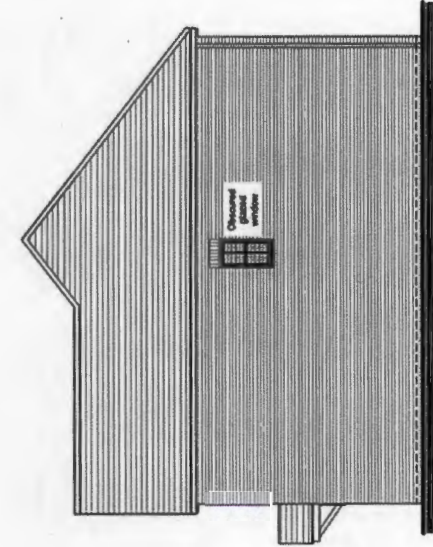


Side Elevation

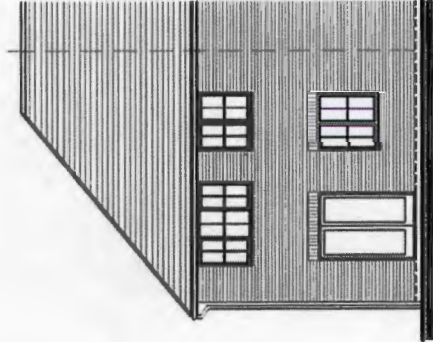
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|---|------------|------------|--|------|---------|---------|
| No. | Date | Amendment | Issue | Rev. | Revised | Revised |
| <p>Client : Crest Nicholson Project : Phase 6C, Cedars Park Stowmarket, Suffolk.</p> | | | | | | |
| <p>Drawing : Sussex - Elevations (Brick)</p> | | | | | | |
| Scale : | 1:150 @ A3 | Status : | Planning | Rev. | - | |
| Date : | May 2018 | Draw No. : | 14.5204.023.1 | | | |
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Front Elevation
Plots: AS 57
Hand 53

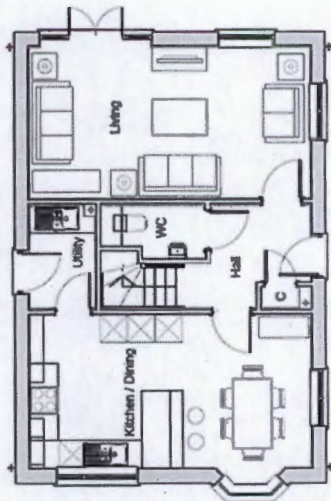


Side Elevation

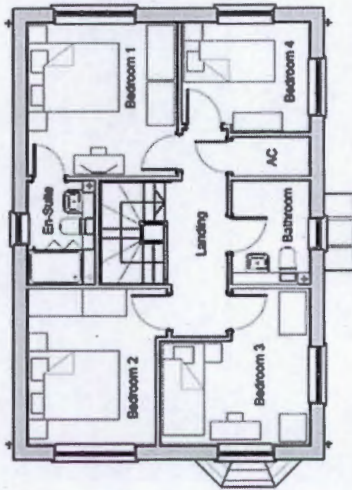


Rear Elevation

| | | | | | | |
|---|------|-----------|----------|-----|-----------|----------|
| No. | Date | Amendment | Building | Sh. | Amendment | Building |
| <p>Client: Crest Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk.</p> <p>Drawing: Screens - Elevations (Semi-detached) Scale: 1:100 @ A3 Status: Planning Date: May 2018 Drawn No.: 14-2004-032.2</p> <p><small>© This drawing is the copyright of GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to signed dimensions. Any discrepancies are to be reported to the Architect.</small></p> | | | | | | |
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Ground Floor Plan
Plots: AS 10

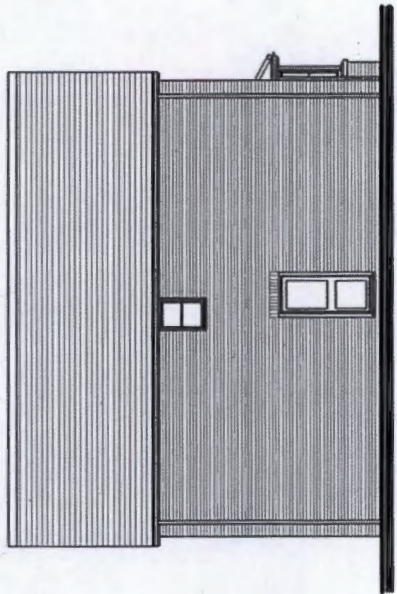


First Floor Plan

| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|---|------|----------------------|----------|--|------|-----------|----------|
| <p>Client : Crest Nicholson Project : Phase 6C, Cedars Park Stowmarket, Suffolk.</p> | | | | | | | |
| <p>Drawing : Walberswick - Floor Plans</p> | | | | | | | |
| Scale : 1:100 @ A3 | | Status : Planning | | No. : | | | |
| Date : May 2016 | | Dwg No : 14-2504-004 | | | | | |
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Front Elevation



Rear Elevation

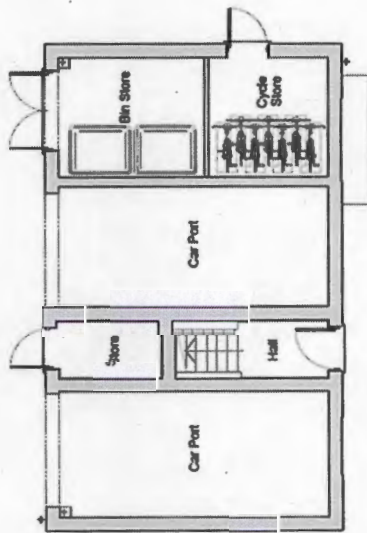


Side Elevation



Side Elevation

| | | | | | | | | |
|--|------|----------------------|---|--------------|--|------|-----------|----------|
| A 25.06.15 Changes made to Elevation | | | SM | Initials No. | | Date | Amendment | Initials |
| No. | Date | Amendment | | | | | | |
| Client : Crest Nicholson | | | | | | | | |
| Project : Phase 6C, Cedars Park Stowmarket, Suffolk | | | | | | | | |
| Drawing : Wallerwick - Elevations | | | | | | | | |
| Scale : 1:100 @ A3 | | Status : Working | | No. A | | | | |
| Date : May 2015 | | Dwg No : 14-2344-025 | | | | | | |
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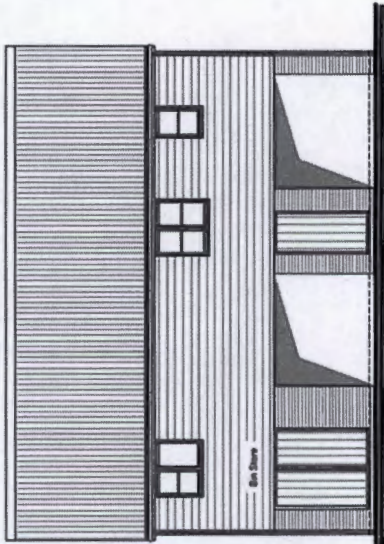
Ground Floor Plan
 Plots: AS 97



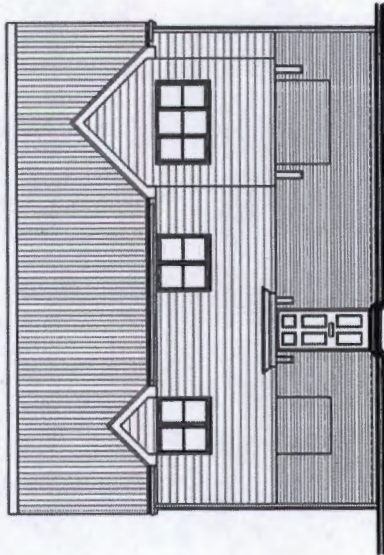
First Floor Plan

| | | | |
|---|------------|--|-------------|
| A 30.06.15 | | Quality window added Change to ground floor | BM |
| No. | Date | Amendment | Initials |
| Client : Crest Nicholson Project : Phase 6C, Cedars Park Stowmarket, Suffolk. | | | |
| Drawing : Loft 1 - Floor Plans | | | |
| Scale : | 1:100 @ A3 | Status : | Planning |
| Date : | June 2015 | Drawn No : | 14-2014-498 |
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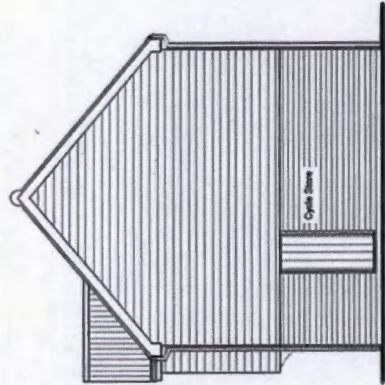




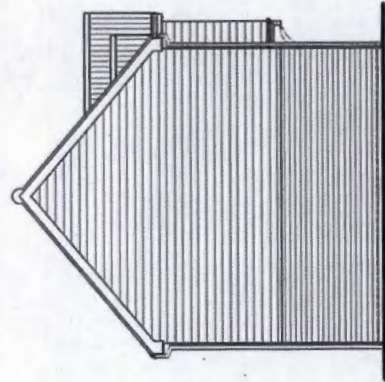
Rear Elevation



Rear Elevation



Side Elevation



Side Elevation

| | | | |
|---|----------|---|----|
| B | 03.07.15 | Facade material changes | BM |
| A | 30.06.15 | Gable window added Changes to ground floor | BM |

| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|-----|------|-----------|----------|-----|------|-----------|----------|
| | | | | | | | |

Client: Crest Nicholson

Project: Phase 5C, Cedars Park
Stowmarket, Suffolk

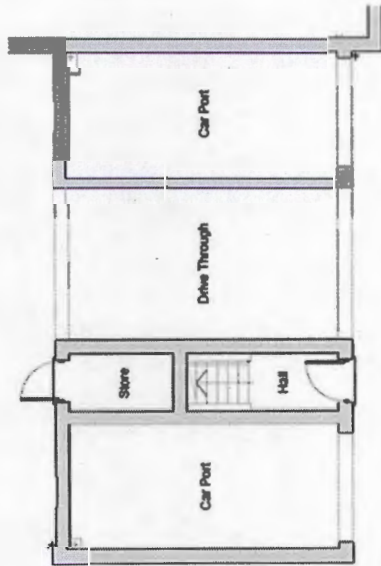
Drawing: Loft 1 - Elevations

Scale: 1:100 @ A3
Date: May 2015
Status: Planning
Dwg No: 14-2304-027
No: B



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Ground Floor Plan

Photos: AS 39



First Floor Plan

A 25.06.15 Amendments to Garage doors BM

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

Client: Crest Nicholson

Project: Phase 6C, Cedars Park
Stowmarket, Suffolk.

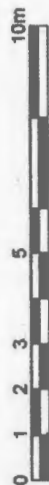
Drawing: Left 2 - Floor Plans

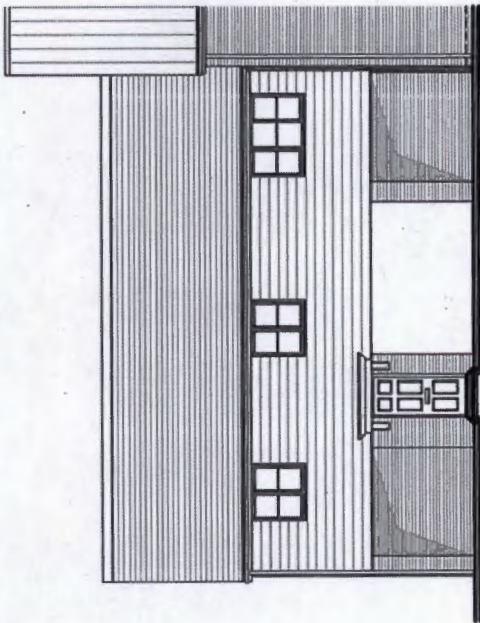
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| Scale: | 1:150 @ A3 | Status: | Planning |
| Date: | May 2015 | Dwg No.: | 14-2364-09 |

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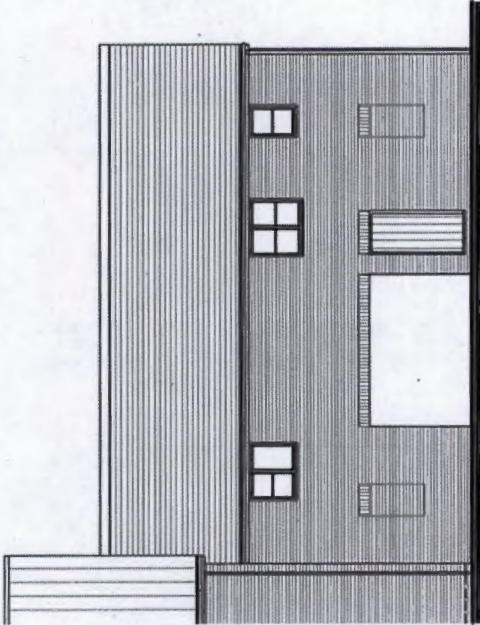
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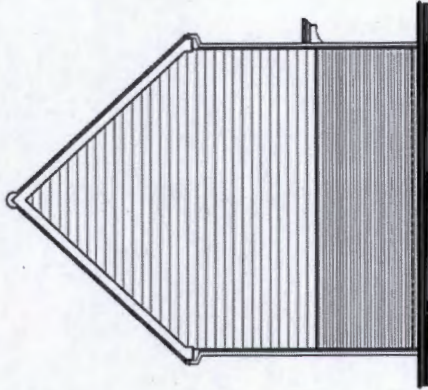




Front Elevation



Rear Elevation



Side Elevation

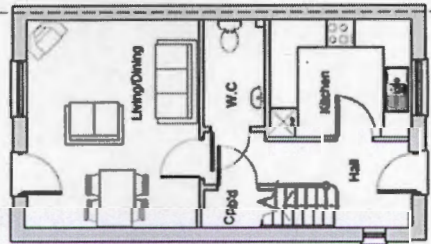
| No. | Date | Amendment | Revisions | No. | Date | Amendment | Revisions |
|-----|----------|---|-----------|-----|------|-----------|-----------|
| B | 03.07.15 | Elevation material changes | BM | | | | |
| A | 25.06.15 | Elevation changes - facade material changes | BM | | | | |

Client : Crest Nicholson
 Project : Phase 6C, Cedars Park Stowmarket, Suffolk
 Drawing : Loft 2 - Elevations
 Scale : 1:100 @ A3
 Status : Planning
 Date : May 2015
 Dwg No : 14-2304-001
 Rev : B

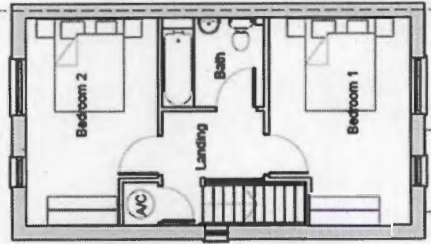
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Ground Floor Plan
Plots: AS 76



First Floor Plan

B 30.06.15 Window added to Hallway SM
A 25.06.15 Assessments made to reflect BM
Plot 76 Revised Type

| No. | Date | Assessment | Author | Scale | Assessment | Plot |
|-----|------|------------|--------|-------|------------|------|
| | | | | | | |

Client: Crest Nicholson
Project: Phase 6C, Cadara Park
 Stowmarket, Suffolk.

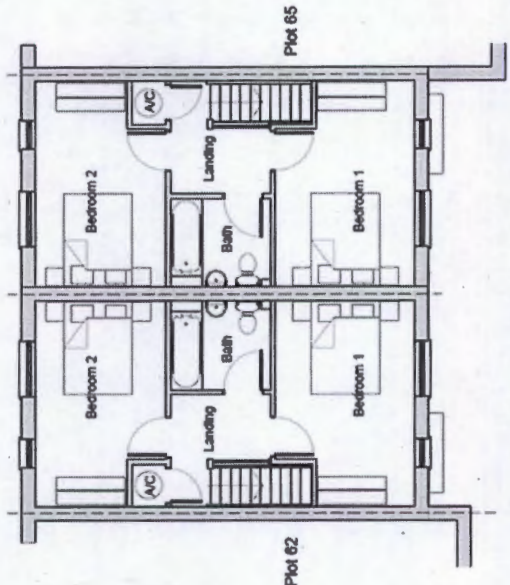
Drawing - Outline - Floor Plans

Scale: 1:100 @ A3 Status: Planning No: B
 Date: May 2016 Draw No: 14-0314-003

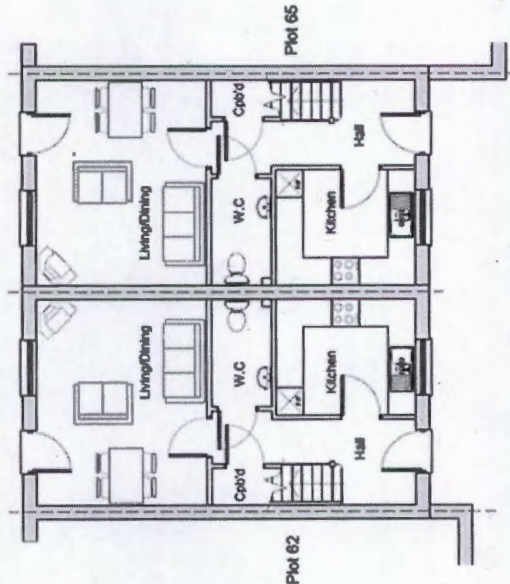
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First Floor Plan



Ground Floor Plan
Plots: AS 63
Plots: AS 64

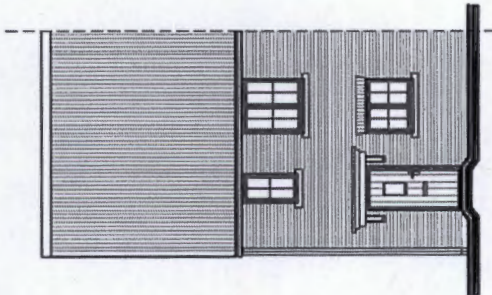


| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|---|------|-----------|----------|-----|------|-----------|----------|
| A 30.06.15 Amendments to party walls | | | | | | | |
| Client : Crest Nicholson | | | | | | | |
| Project : Phase 6C, Cedars Park Stowmarket, Suffolk. | | | | | | | |
| Drawing :Oakley - Floor Plans | | | | | | | |
| Scale : 1:100 @ A3 | | | | | | | |
| Date : May 2015 | | | | | | | |
| Status : Planning | | | | | | | |
| Dwg No : 14-2004-032.1 | | | | | | | |
| Rev : A | | | | | | | |

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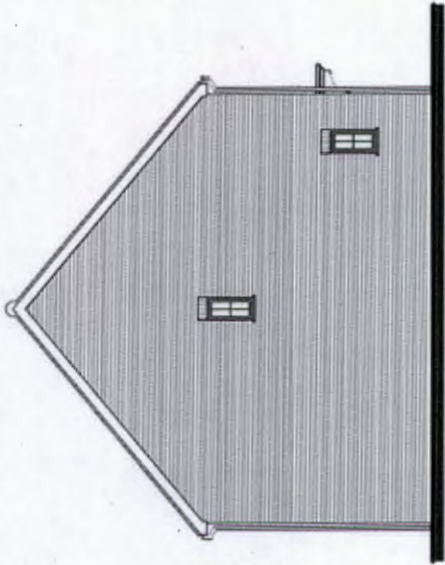
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Front Elevation
Plots: AS 75



Rear Elevation



Side Elevation

- B 30.06.15 Window added to side elevation BM
- A 25.06.15 Amendments made to reflect BM plot 75 house type

| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|-----|------|-----------|----------|-----|------|-----------|----------|
| | | | | | | | |

Client : Crest Nicholson

Project : Phase 6C, Cedars Park
Stowmarket, Suffolk

Drawing : Oakley - Elevations

Scale : 1:100 @ A3 Status : Preliminary

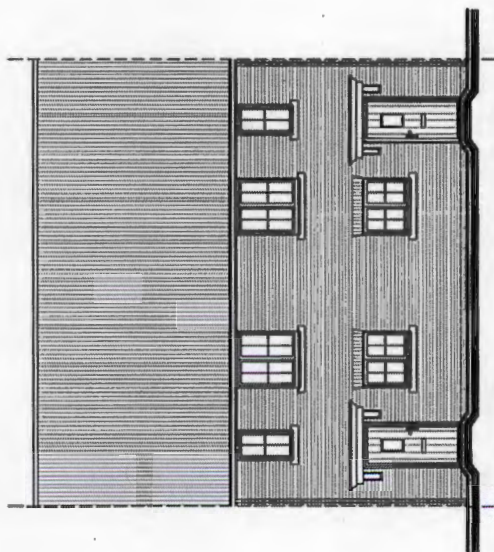
Date : May 2018 Dwg No : 14-2304-033

Rev: B

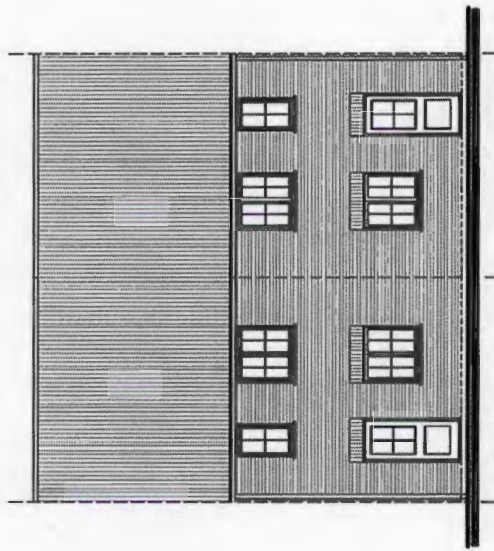


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Front Elevation
Plot: AS 63



Rear Elevation

A 30.06.15 Roof Heights amended

| No. | Date | Description | By | Check | Approved | Initials |
|-----|------|-------------|----|-------|----------|----------|
| | | | | | | |

Client: Crest Nicholson
Project: Phase 6C, Cedars Park
 Stowmarket, Suffolk

Drawing: Oakley - Elevations

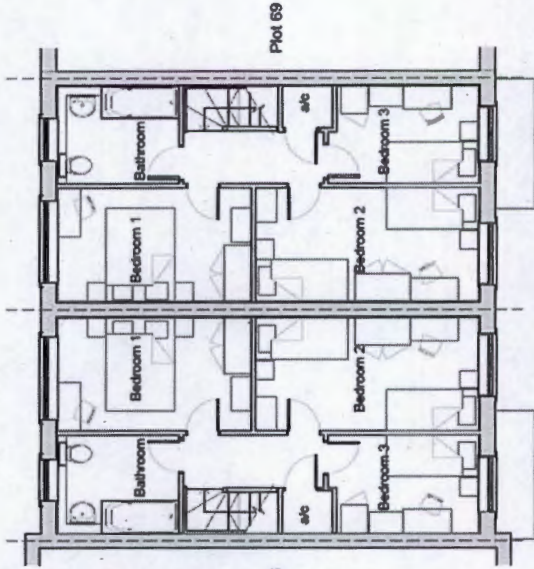
Scale: 1:100 @ A3 **Status:** Preliminary **Rev:** A

Date: May 2018 **Dwg No:** 14-294-003.1

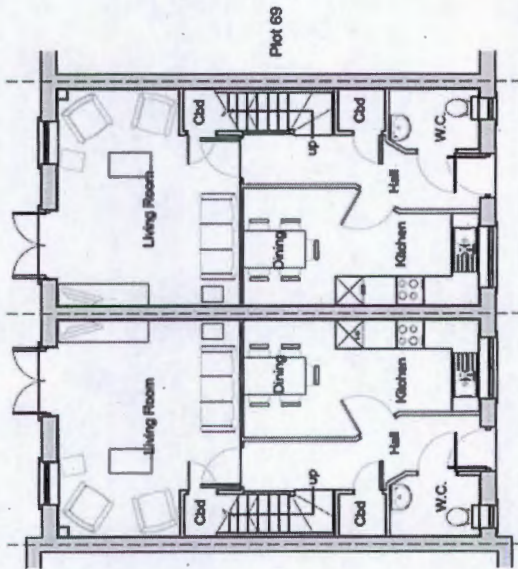
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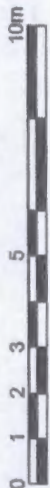
First Floor



Ground Floor

Plots: AS 88

Plots: AS 87

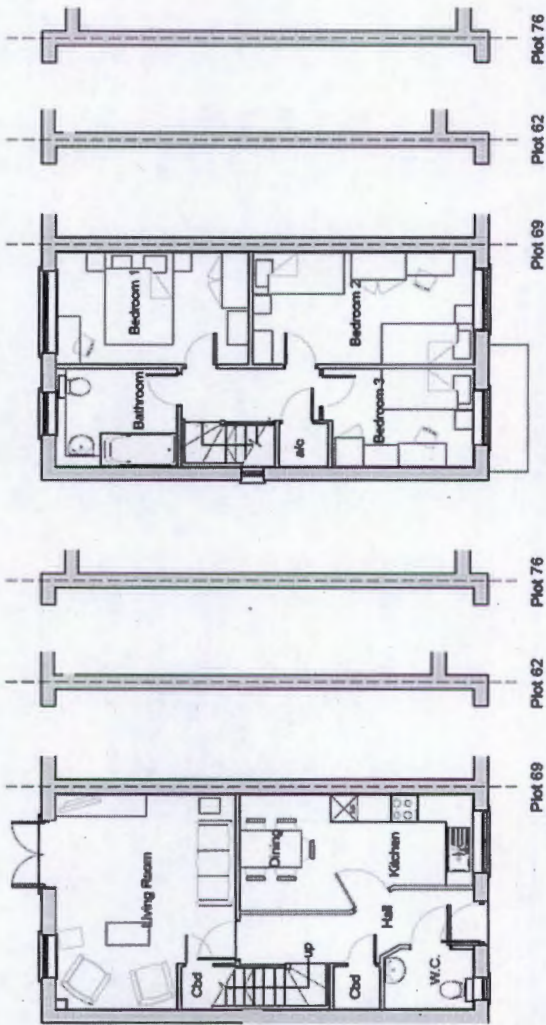


| No. | Date | Amendment | Issue No. | Date | Amendment | Issue No. |
|-----|----------|---|-----------|------|-----------|-----------|
| A | 25.06.15 | Amendments made to reflect specified plot numbers | BM | | | |

| | |
|---|-----------------------|
| Client : Crest Nicholson | |
| Project : Phase 6C, Cedars Park Stowmarket, Suffolk. | |
| Drawing : Henley - Floor Plans | |
| Scale : 1:100 @ A3 | Status : Planning |
| Date : May 2015 | Draw No : 14-2304-004 |
| A | |

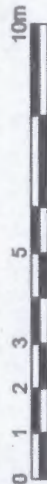
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Ground Floor
Plots: AS 62
Hand 69,76

First Floor



| No. | Date | Amendment | Inside No. | Date | Amendment | Inside |
|--|------|-------------------------------|------------|-------------|-----------|--------|
| <p>Client: Crest Nicholson Project: Phase 6C, Cedars Park Stonemarket, Suffolk.</p> | | | | | | |
| <p>Drawing: Hertley - Floor Plans</p> | | | | | | |
| Scale: 1:100 @ A3 | | Status: Planning | | Rev: | | |
| Date: May 2015 | | Dwg No.: 14-2004-004.1 | | | | |
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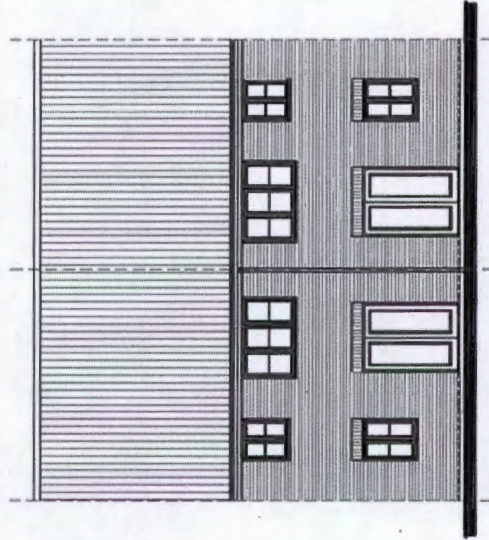


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Front Elevation
Plots: AS 67

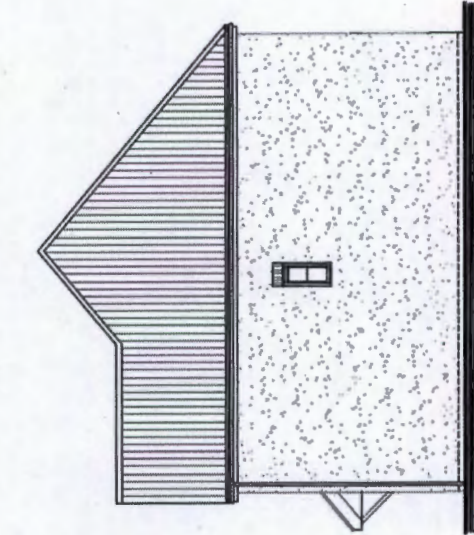
Plots: AS 68



Rear Elevation

- C 03.07.15 Hatch corrected BM
- B 30.06.15 Roof height amended BM
- specified plot numbers
- A 25.06.15 Amendments made to reflect BM
- specified plot numbers

| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|--|------|-----------|----------|-----|------|-----------|----------|
| Client: Crest Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk Drawing: Henley - Elevations Scale: 1:100 @ A3 Status: Planning No. Date: May 2018 Dwg No: 14-204-005 C | | | | | | | |
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Side Elevation



Rear Elevation



Front Elevation

Plots: AS 62
Hand 76

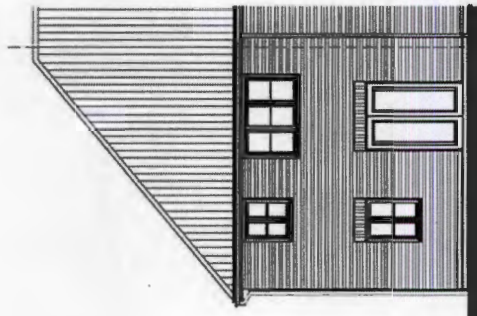
| | | | | | |
|---|------|-----------|------|-----------|-------|
| A 30.06.15 Roof Heights amended | | BM | | | |
| No. | Date | Amendment | Date | Amendment | Notes |
| Client : Crest Nicholson Project : Phase 6C, Cedars Park Stowmarket, Suffolk Drawing : Henley (Semi-detached) - Elevations Scale : 1:100 @ A3 Status : Planning Rev A Date : May 2015 Dwg No : 14-2304-005.1 | | | | | |
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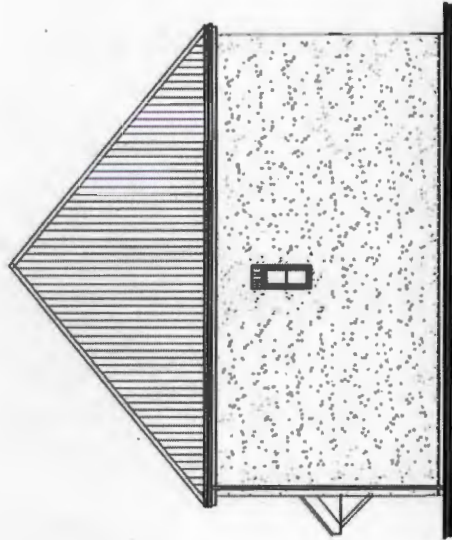
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 info@grafik.com
 www.grafik.com



Front Elevation
Plots: AS 69



Rear Elevation



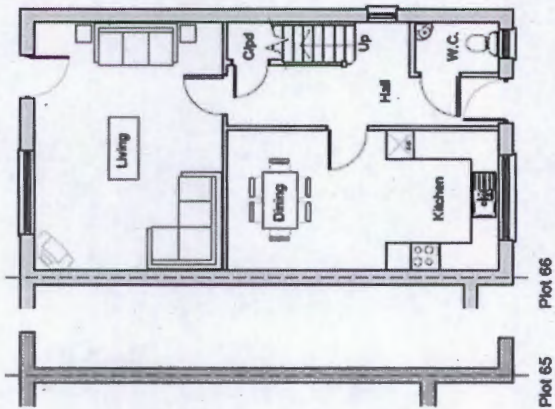
Side Elevation

| Rev | Date | Description | Initials | Scale | Assessment | Notes |
|---|------------|-------------|---------------|-------|------------|-------|
| <p>Client: Crest Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk</p> | | | | | | |
| <p>Drawing: Henley (Semi-detached) - Elevations</p> | | | | | | |
| Scale: | 1:100 @ A3 | Status: | Planning | Rev: | | |
| Date: | May 2016 | Dwg No: | 14-2304-035.2 | | | |
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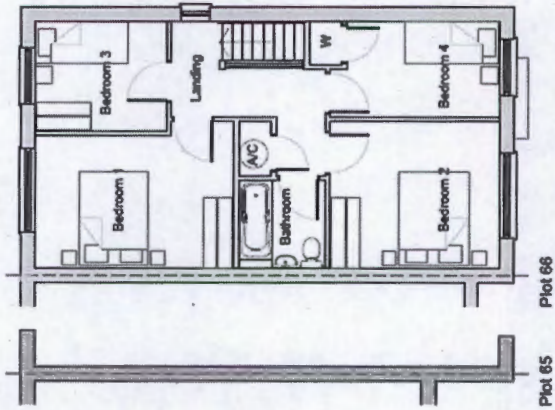
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Ground Floor Plan

Plots: AS 65
Hand 66

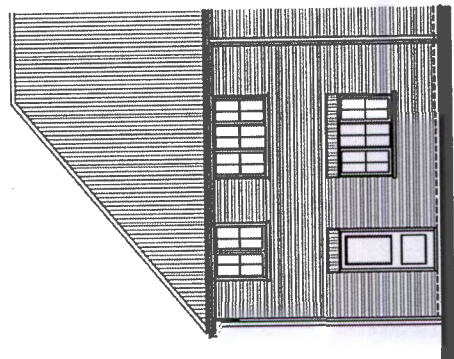


First Floor Plan

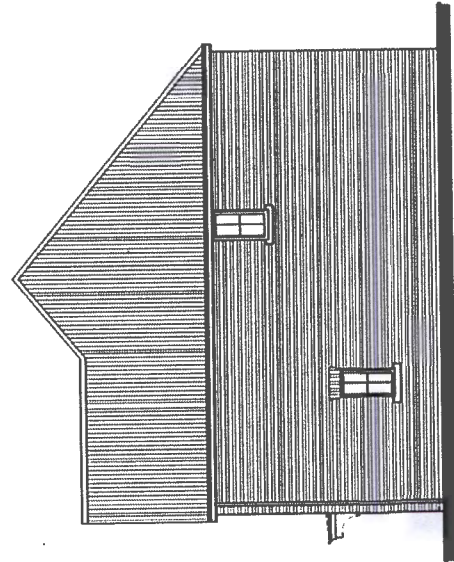
- B 30.08.15 Amendments to party walls BM
- A 25.08.15 Windows added to side Elevation, BM

| No. | Date | Description | Issue No. | Date | Amendment | Initials |
|--|------|-------------|-----------|------|-----------|----------|
| <p>Client: Crest Nicholson</p> <p>Project: Phase 6C, Cedars Park Stowmarket, Suffolk.</p> <p>Drawing: Newton - Floor Plans</p> <p>Scale: 1:100 @ A3 Status: Planning Rev: B</p> <p>Date: May 2015 Draw No: 14-2304-008</p> | | | | | | |
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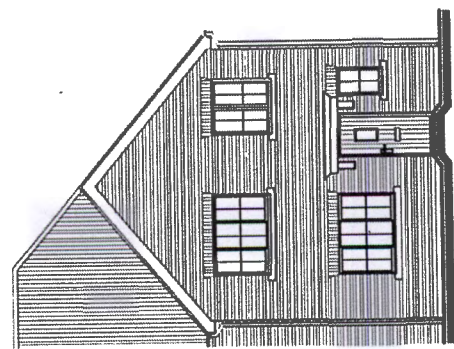




Rear Elevation



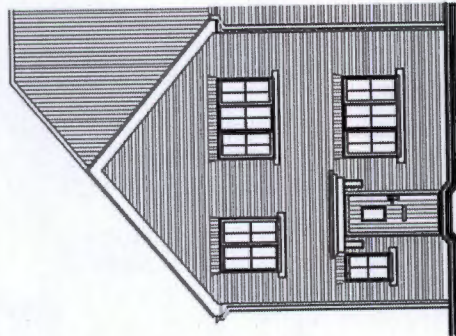
Side Elevation



Front Elevation

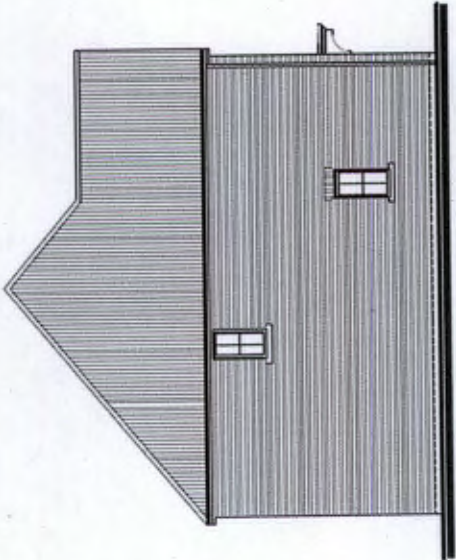
Plots: AS 65

| No. | Date | Amendment | Title | No. | Date | Amendment | Title |
|--|------|-----------------------|-------|-----|------|-----------|-------|
| <p>Client : Crest Nicholson Project : Phase 6C, Cedars Park Stowmarket, Suffolk</p> | | | | | | | |
| <p>Drawing : Newcom - Elevations</p> | | | | | | | |
| Scale : 1:100 @ A3 | | Status : Preliminary | | Rev | | | |
| Date : May 2015 | | Draw No : 14-2004-037 | | | | | |
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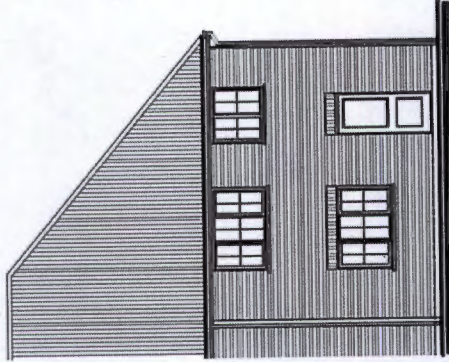


Front Elevation

Plots: AS 66



Side Elevation

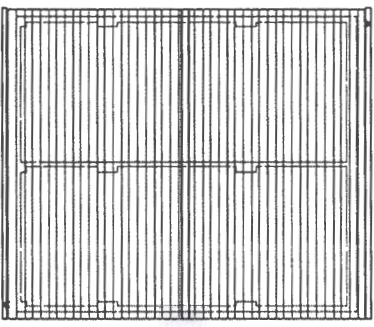


Rear Elevation

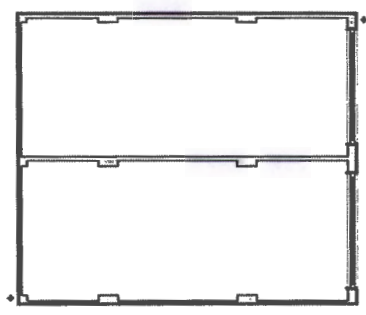
| No. | Date | Amendment | Issue No. | Date | Amendment | Initials |
|--|------|-----------|-----------|------|-----------|------------|
| <p>Client: Crest Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk</p> <p>Drawing: Newton - Elevations Scale: 1:100 @ A3 Date: May 2015 Status: preliminary Draw No: 14-2304-007.1</p> <p>© This document is the copyright of GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. It is issued on the basis of the information provided for the purposes of the above project. GRAFIK ARCHITECTURE shall not be responsible for the accuracy of the information provided.</p> | | | | | | |
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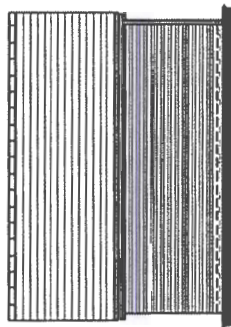
Type 1 Plots: 2, 3, 7, 8, 10, 11, 17, 18, 25,
26, 32, 33, 34, 35, 36, 37, 45, 46, 47, 48, 50,
51, 52, 53, 58, 59, 60, 61, 78, 79, 80, 81, 82,
83, 87, 88, 95, 96
Type 2 Plots: 9, 12



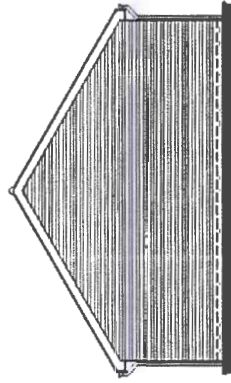
Roof Plan 1



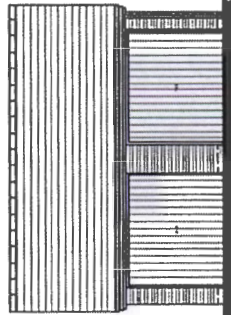
Floor Plan



Rear Elevation




Side Elevation



Front Elevation

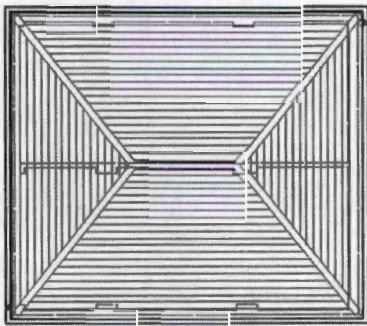
| No. | Date | Amendment | Issue No. | Date | Amendment | Issue |
|--|------------|------------|-------------|------|-----------|-------|
| <p>Client : Crest Nicholson Project : Phase 6C, Cedars Park</p> | | | | | | |
| <p>Drawing : Double Garage - Plans & Elevations (Type 1)</p> | | | | | | |
| Scale : | 1:100 @ A3 | Status : | Preliminary | | | |
| Date : | May 2015 | Draw No. : | 14-2504-041 | | | |
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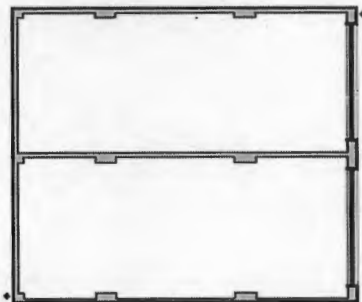
GRAFIK
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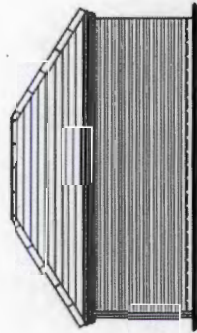
Type 1 Plots: 2, 3, 7, 8, 10, 11, 17, 18, 25,
 28, 32, 33, 34, 35, 36, 37, 45, 46, 47, 48, 50,
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 83, 87, 88, 95, 96
 Type 2 Plots: 9, 12



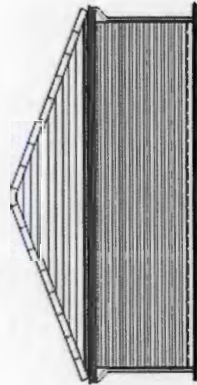
Roof Plan 2



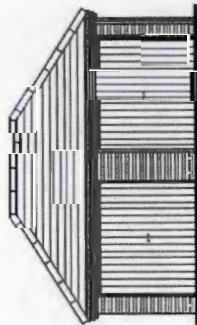
Floor Plan



Rear Elevation Type 2

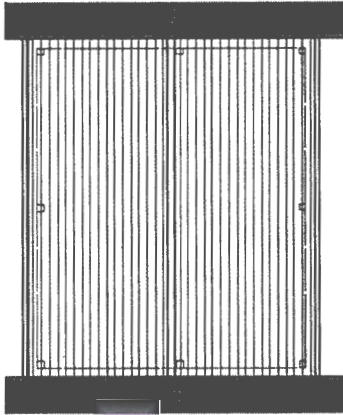


Side Elevation Type 2

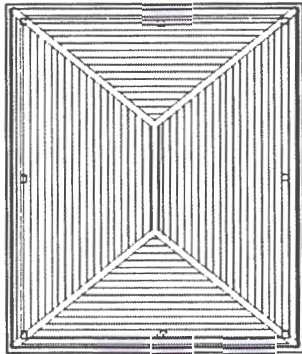


Front Elevation Type 2

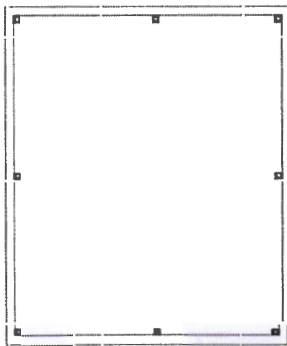
| No. | Date | Amendment | Author | Rev. | Date | Amendment |
|--|------------|-----------|--|------|------|-----------|
| <p>Client: Crest Nicholson Project: Phase 6C, Cedars Park</p> | | | | | | |
| <p>Drawing: Double Garage - Plans & Elevations (Type 2)</p> | | | | | | |
| Scale: | 1:100 @ A3 | Status: | Preliminary | Rev. | | |
| Date: | May 2015 | Dwg No.: | 14-2004-041.1 | | | |
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| | | | <p>GRAFIK ARCHITECTURE 10000 10th Street Suite 200 Dallas, TX 75243 Tel: +1 972 992 2222 Fax: +1 972 992 2224 www.grafik.com</p> | | | |



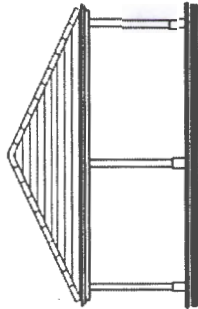
Roof Plan 2



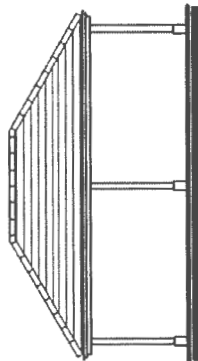
Roof Plan 1



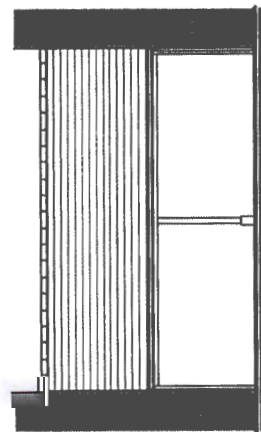
Floor Plan



Side Elevation



Front Elevation



Front Elevation

Type 1 Plots: 102
Type 2: 29, 30



| B 03.07.15 Carport Amendments | | BM | | | | |
|--|------|-----------------------|-----------|------|-----------|-------|
| A 25.06.15 Carport Amendments | | BM | | | | |
| No. | Date | Amendment | Issue No. | Date | Amendment | Issue |
| Client : Crest Nicholson | | | | | | |
| Project : Phase 6C, Cedars | | | | | | |
| Drawing : Carport - Plans & Elevations | | | | | | |
| Scale : 1:100 @ A3 | | Status : Planning | Rev B | | | |
| Date : May 2015 | | Dwg No. : 14-2004-043 | | | | |

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First Floor Plan



Ground Floor Plan

| | | |
|---|--|---|
| <p> B 01/07/2010 Approved as 1 floor plan A 01/07/2010 Approved as 2 floor plan No. Date Description No. Date Description No. Date Description </p> | <p> Client : Crest Nicholson Project : Phase 8C, Cedars Park, Stormont, Suffolk. Drawing : Flat Block A - Floor Plans Scale : 1:100 @ A3 Status : Planning Date : June 2015 Draw No : 14-2364-019 No. </p> | <p> GRAFIK South Woodhouse Rye, East Sussex TN39 5DB Tel: 01323 810100 www.grafik.co.uk </p> |
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Plot Nos. 98-101





Plot Nos. 98 - 101

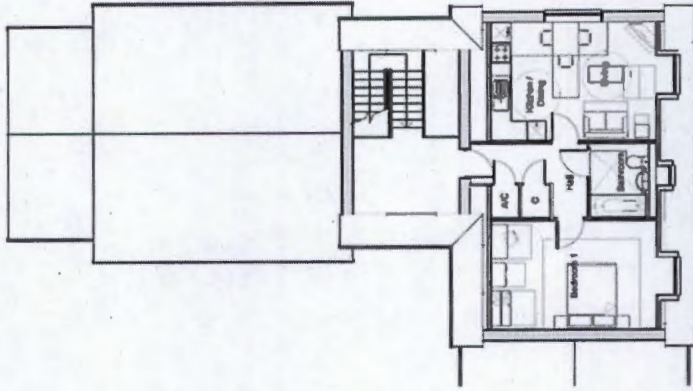


| | | | |
|------|-------------|----|---------|
| DATE | DESCRIPTION | BY | CHECKED |
| | | | |

Client : Crest Nicholson
 Project : Phase 6C, Cresters Park,
 Stoneham, Suffolk.
 Drawing : Flat Block A - Elevations
 Scale : 1:100 @ A2 Status : Planning
 Date : June 2015 Drawn By : H. J. [unreadable]

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Second Floor Plan



First Floor Plan



Ground Floor Plan

C 08.07.15 Siteplan areas enlarged
 B 03.07.15 Amendments to 1 bed flat
 A 01.02.2015 Amendments to floor plans

| No. | Date | Amendment | Issue No. | Date | Amendment | Issue No. |
|-----|------------|---------------------------|-----------|------|-----------|-----------|
| C | 08.07.15 | Siteplan areas enlarged | 01 | | | |
| B | 03.07.15 | Amendments to 1 bed flat | 02 | | | |
| A | 01.02.2015 | Amendments to floor plans | 03 | | | |

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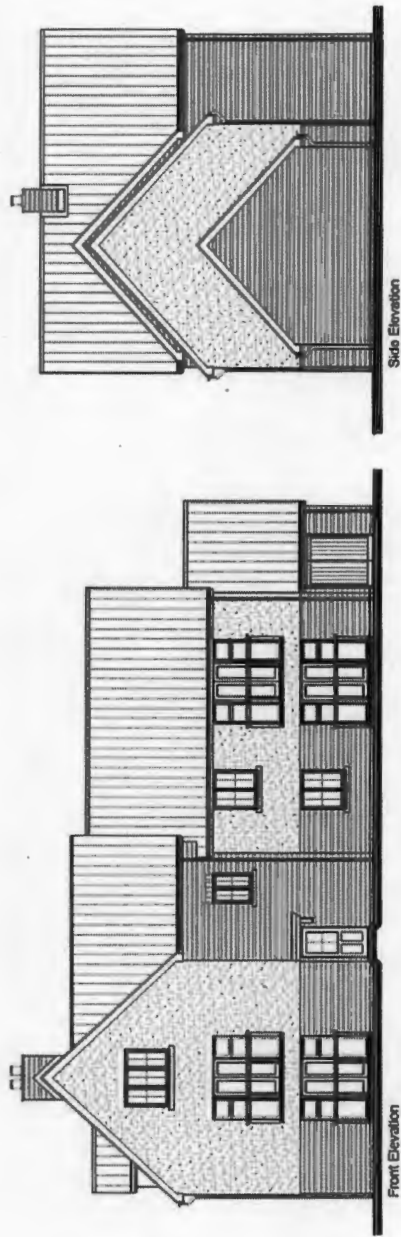
Client: Crest Nicholson
 Project: Phase 6C, Cedars Park,
 Stormont, Belfast.
 Drawing: Flat Block B - Floor Plans

Scale: 1:100 @ A3 Status: Planning No: C
 Date: June 2015 Draw No: 14-2004-002

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Plot Nos. 40 - 44





Plot Nos. 40 - 44

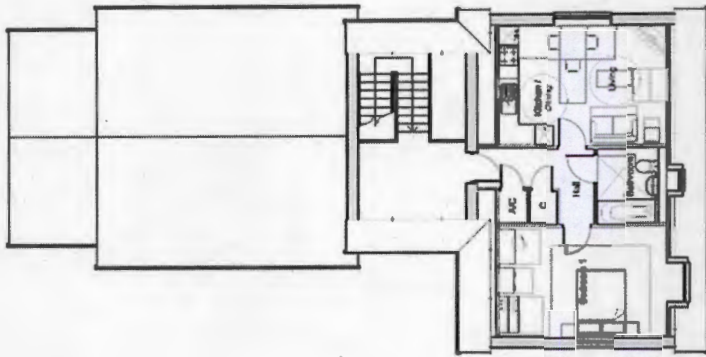


| Rev. | Date | Description | By | Appr. |
|------|------|----------------------------------|----|-------|
| C | | Final drawing for construction | | |
| B | | Revised drawing for construction | | |
| A | | Initial drawing for construction | | |

Client: Crest Nicholson
 Project: Phase 6C, Celdara Park,
 Stormwater, Sewer,
 Drawing: Final Sheet B - Elevations
 Scale: 1:100 @ A2 Status: C
 Date: June 2015 Draw No: LC-2014-03

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Second Floor Plan



First Floor Plan

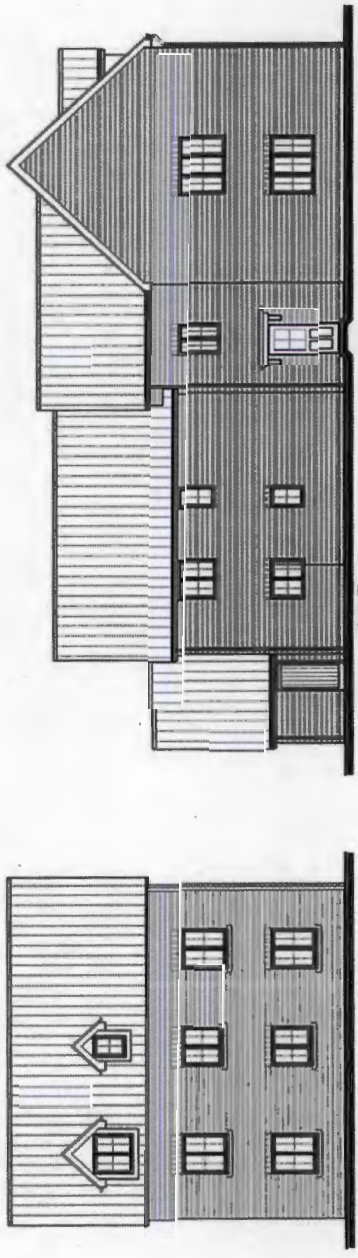
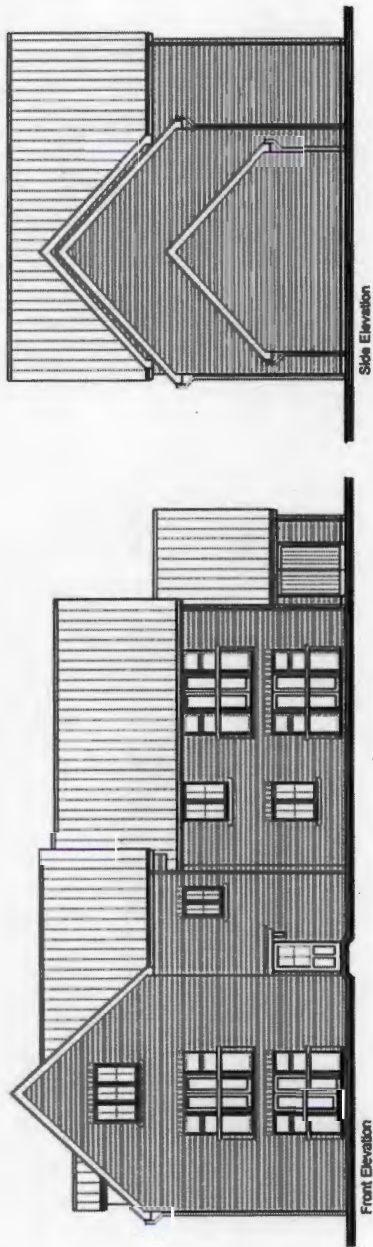


Ground Floor Plan

| <p> C 14.07.15 Sample taken and tested D 14.07.15 Approved by 1 and 2 A 14.07.15 Approved by 1 and 2 1 14.07.15 Approved by 1 and 2 </p> | <table border="1"> <tr> <th>No.</th> <th>Date</th> <th>Description</th> <th>By</th> <th>Check</th> <th>Approved</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> | No. | Date | Description | By | Check | Approved | | | | | | |
|---|--|-------------|------|-------------|----------|-------|----------|--|--|--|--|--|--|
| No. | Date | Description | By | Check | Approved | | | | | | | | |
| | | | | | | | | | | | | | |
| <p> Client: Crest Nicholson Project: Phase 4C, Cedars Park, Stormontpark, Suffolk. </p> | | | | | | | | | | | | | |
| <p> Drawing: Flat Block C - Floor Plans Scale: 1:100 @ A3 Status: Pending Date: June 2015 Draw No: 14-0364-004 © This document is the copyright of GRAFIK ARCHITECTURAL. It must not be in any way used or reproduced without their prior written consent. All drawings are to be checked on site at the working point to determine any errors. Trust only in figured dimensions. Any discrepancies are to be corrected by the ARCHITECT. </p> | | | | | | | | | | | | | |
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Plot Nos. 70-74





| | | | | |
|---|------------------------|--|--------------------------------|-----------------------------------|
| C 04.07.08 Rough work complete 05.07.08 Approved for hand for 07.07.08 Approved for final plan | | Date 08/07/08 09/07/08 10/07/08 11/07/08 12/07/08 | Issue 1 2 3 4 5 | Revision 1 2 3 4 5 |
| Client : C | | | | |
| Project : Phase 6C, Cedars Park, Stowmarket, Suffolk. | | | | |
| Drawing : Flat Block C - Elevations | | | | |
| Scale : 1:100 @ A1 | Status : Planning | No. : B | | |
| Date : June 2015 | Draw No. : 14-2014-001 | | | |
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Plot Nos. 70-74



3308/15

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

- i) That, contrary to planning policy CL05, the proposed development will result in the loss of a woodland which features healthy mature ash trees;
- ii) That, contrary to planning policy CL08, the proposed development will result in the loss of an important habitat which supports a diverse range of wildlife;
- iii) That, contrary to planning policy GP1, the proposal will not respect the scale and density of surrounding development;
- iv) That, contrary to planning policy H13, the amenity of neighbouring residents would be affected by reason of overlooking;
- v) That, contrary to planning policy H13, the proposed dwellings would not have satisfactory access to the adjacent highway;
- vi) That, contrary to planning policy H16, the proposed development will materially reduce the amenity and privacy of existing adjacent dwellings;
- vii) That, contrary to planning policy SB2, the proposed development will adversely affect the privacy and amenity of neighbouring properties;
- viii) That, contrary to planning policy SB2, the proposed development will adversely affect road safety in the surrounding roads, including but not limited to: Eagle Close, Partridge Close, Phoenix Way, Siskin Street, Skylark Way and Wagtail Drive;
- ix) That, contrary to planning policy SB2, the proposed development will adversely affect an existing established wildlife area; and
- x) 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; and
 - 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.

The Town Council wishes to express, in the strongest terms, disappointment with this application which in its view represents overdevelopment of the site.

The proposed access/egress at Wagtail Drive is wholly unacceptable due to the increase in traffic which would be generated as a consequence of the creation of 102 dwellings. The proposal will lead to an exacerbation of the current problems on Wagtail Drive and the surrounding roads which includes cars parked on footpaths and verges, pedestrian safety and issues of access for emergency vehicles and refuse vehicles.

The Town Council has a concern of the additional pressure that 102 dwellings would have upon current infrastructure; Cedars Park Community Primary School is already significantly oversubscribed and there is currently a strain on local health services including GP surgeries and dentist surgeries.

From: David Pizzey
Sent: 29 October 2015 10:52
To: John Pateman-Gee
Cc: Planning Admin; Michael Roseveare
Subject: 3308/15 Phase 6C Cedars Park, Stowmarket.

John

Whilst I note the layout design of this proposal accommodates the 3 largest and oldest trees on site (T39, 40 & 44) concerns remain about the loss of others (T15, 29, 30, 35 etc.) elsewhere. These trees, although perhaps less valuable individually than those mentioned, help to collectively form part of a prominent arboricultural feature and should be retained if at all possible.

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 (including T37 off-site)
- * 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 Pizzey
 Arboricultural Officer
 Hadleigh office: 01473 826662
 Needham Market office: 01449 724555
david.pizzey@baberghmidsuffolk.gov.uk
www.babergh.gov.uk and www.midsuffolk.gov.uk
 Babergh and Mid Suffolk District Councils - Working Together

From: planningadmin@midsuffolk.gov.uk [mailto:planningadmin@midsuffolk.gov.uk]
Sent: 23 September 2015 14:50
To: David Pizzey
Subject: Consultation on Planning Application 3308/15

Correspondence from MSDC Planning Services.

Location: Phase 6C Cedars Park, Stow

From: Nathan Pittam
Sent: 16 December 2015 11:12
To: Planning Admin
Subject: 3308/15/FUL. EH - Land Contamination.

3308/15/FUL. EH - Land Contamination.
Phase 6C Cedars Park, Stowupland Road, STOWMARKET, Suffolk.
Erection of 102 dwelling houses and apartments, associated roads, car parking, public open space and landscaping including vehicle access from Wagtail Drive and cycleway access from Stowupland Road.

Many thanks for your request for comments in relation to the above application. I note that the applicant has not submitted the required information to demonstrate the suitability of the site for the proposed use. In instances where we have large numbers of sensitive end uses we expect all applicants to submit a full Phase I investigation which conforms to BS10175 and CLR11. Without this information I would be minded to recommend that the application be refused on the grounds of insufficient information. If the applicant wishes to submit the required information between now and any decision being granted I would be willing to review my advice based on any new information submitted.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724715 or 01473 826637
w: www.babergh.gov.uk www.midsuffolk.gov.uk

Your ref: 3308/15
Our ref: Stowmarket – Cedars Park phase 6C
00039862
Date: 15 December 2015
Enquiries to: Neil McManus
Tel: 01473 264121 or 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

Mr John Pateman-Gee,
Planning Services,
Mid Suffolk District Council,
Council Offices,
131 High Street,
Needham Market,
Ipswich,
Suffolk,
IP6 8DL

Dear John,

Stowmarket: Cedars Park phase 6C – developer contributions

I refer to the erection of 97 dwelling houses and apartments, associated roads, car parking, public open space and landscaping including vehicle access from Wagtail Drive and cycleway access from Stowupland Road. I previously provided pre-application advice by way of letter dated 03 October 2014 and an original consultation response dated 14 October 2015. This response replaces my previous consultation response.

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

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

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

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

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

In terms of CIL regulation 123 regarding pooling restrictions I can confirm that there have not been 5 or more planning obligations relating to the infrastructure requests set out in this letter.

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.'

SCC anticipates the following **minimum** pupil yields from a development of 97 residential units, namely:

- a. Primary school age range, 5-11: 23 pupils. Cost of providing additional space at Trinity CEVA Primary School is estimated to be £100,000 (2015/16 costs).
- b. Secondary school age range, 11-16: 15 pupils. Cost per place is £18,355 (2015/16 costs).
- c. Secondary school age range, 16+: 2 pupils. Costs per place is £19,907 (2015/16 costs).

The move from 3 tiers to 2 tiers under School Organisation Review (SOR) has now been implemented in the Stowmarket/Stowupland school area from September 2015.

The local catchment schools are Stowmarket Cedars Park Community Primary School and Stowupland High School.

Based on existing forecasts SCC will have no surplus places available at the catchment primary school on Cedars Park and due to site constraints are unable to further expand this school. Therefore primary age pupils will be offered a place at Trinity Church of England Voluntary Aided Primary School. The project cost of providing additional space at this school is estimated to be £100,000 which includes the cost of asbestos removal. This equates to a contribution of £4,348 per place (2015/16 costs) which is a saving of about £7,800 compared to the usual cost multiplier of £12,181 per place.

In addition as the primary school is not the catchment school the county council will most likely need to fund school transport costs arising which are estimated at £750 per annum per pupil. The policy is that we will provide transport when a child under 8 years of age and lives more than 2 miles from their nearest or catchment school and for those who are 8 and over. However the route from Cedars Park to Trinity is currently deemed to be unsafe and so free travel would be provided to those who live under the 2 or 3 miles distance when this would be the shortest walking route.

Of the total 23 primary age pupils forecast to arise SCC can assume 4 pupils will arise in both reception and year 1 and 3 pupils will arise in each of the year groups 2 – 6 would mean that over 7 years a total cost of £72,750 will arise in terms of additional school transport costs due to no surplus places being available at Cedars Park Community Primary School.

Based on existing forecasts SCC will have no surplus places available at the catchment secondary school to accommodate any of the pupils arising from this scheme. Based on this current position SCC will require contributions towards providing additional education facilities for all of the 17 secondary age pupils arising, at a total cost of £315,139 (2015/16 costs).

The total education contribution is £487,889 (2015/16 costs).

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

Clearly, local circumstances may change over time and I would draw your attention to paragraph 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 all disadvantaged 2 year olds. From these development proposals SCC would anticipate up to 10 pre-school pupils. Currently there are 28 Early Education spaces on or near to Cedars Park in Stowmarket, so therefore no contribution would be sought for this matter.

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

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

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

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

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

5. Libraries. The libraries and archive infrastructure provision topic paper sets out the detailed approach to how contributions are calculated. A contribution of £216 per dwelling is sought i.e. £20,952, which will be spent on enhancing provision at Stowmarket Library. A minimum standard of 30 square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data

but excluding land costs). This gives a cost of $(30 \times \text{£}3,000) = \text{£}90,000$ per 1,000 people or £90 per person for library space. Assumes average of 2.4 persons per dwelling. Refer to the NPPF 'Section 8 Promoting healthy communities'.

6. **Waste.** Site waste management plans have helped to implement the waste hierarchy and exceed target recovery rates and should still be promoted. The NPPF in paragraph 162 requires local planning authorities to work with others in considering the capacity of waste infrastructure. A waste minimisation and recycling strategy needs to be agreed and implemented by planning conditions. Refer to the Waste Planning Policy Statement, the Suffolk Waste Plan and the Joint Municipal Waste Management Strategy in Suffolk.

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

7. **Supported Housing.** In line with Sections 6 and 8 of the NPPF, homes should be designed to meet the health needs of a changing demographic. Following the replacement of the Lifetime Homes standard, designing homes to the new 'Category M4(2)' standard offers a useful way of fulfilling this objective, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the local planning authority's housing team to identify local housing needs.
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 took effect from 06 April 2015.

"To this effect, we expect local planning policies and decisions on planning applications relating to major development - developments of 10 dwellings or more; or equivalent non-residential or mixed development (as set out in Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010) - to ensure that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate.

Under these arrangements, in considering planning applications, local planning authorities should consult the relevant lead local flood authority on the management of surface water; satisfy themselves that the proposed minimum standards of operation are appropriate and ensure through the use of planning conditions or planning obligations that there are clear arrangements in place for ongoing maintenance over the lifetime of the development. The sustainable drainage system should be designed to ensure that the maintenance and operation requirements are economically proportionate."

- 9. Fire Service.** Any fire hydrant issues will need to be covered by appropriate planning conditions. SCC 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.
- 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 from the applicant for the reimbursement of its reasonable legal costs associated with 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.

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

Yours sincerely,

 1.

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

cc Iain Maxwell, Suffolk County Council
Andrew Pearce, Suffolk County Council
Floods Planning, Suffolk County Council
Chris Edwards, Mid Suffolk District Council

133



Your Ref: MS/3308/15
Our Ref: 570\CON\3947\15
Date: 18th December 2015
Highways Enquiries to: martin.egan@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: Mr J Pateman-Gee

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3308/15

PROPOSAL: Erection of 97 dwelling houses and apartments, associated roads, car parking, public open space and landscaping including vehicle access from Wagtail Drive and cycleway access from Stowupland Road.

LOCATION: Phase 6C, Cedars Park, Stowmarket

ROAD CLASS:

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

REVISED DRAWING NUMBER 14-2304-002 REVISION H

I confirm that the revised drawing as submitted is acceptable and my previously recommended highway conditions dated 14th October 2015 will still apply. Will you please ensure that the relevant drawing numbers are updated within the conditions where applicable.

Yours faithfully

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

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Your Ref: MS/3308/15
Our Ref: 570\CON\2982\15
Date: 10 December 2015
Highways Enquiries to: martin.egan@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: Mr John Pateman-Gee

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3308/15

PROPOSAL: **Erection of 102 dwelling houses and apartments, associated roads, car parking, public open space and landscaping including vehicle access from Wagtail Drive and cycleway access from Stowupland Road**

LOCATION: **Phase 6C, Cedars Park, Stowmarket**

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:

Please be aware that Wagtail Drive and the first section of Phoenix Way are not yet adopted public highway so the planning application red line should be extended to incorporate these sections of the vehicular access route.

The proposed access arrangements for Phase 6C are in accordance with the original masterplan requirements and preceding developments were laid out with the Wagtail Drive extension in mind. Vehicular access onto Stowupland Road or the B1115 has always been discouraged in relation to this site and this remains the case. The following conditions will therefore be appropriate:

1 ER 1

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

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

2 ER 2

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

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

3

Condition: Before any of the hereby approved new dwellings are first occupied the footway improvements on Stowupland Road are to be laid out and completed in accordance with drawing number W160-004 as submitted.

Reason: To ensure that pedestrians and cyclists leaving the development site are able to link with the existing facilities on Stowupland Road to the benefit of highway safety.

4

Condition: Before any of the hereby approved new dwellings are first occupied the footpath and cycleway leading from the application site and connecting with Stowupland Road shall be laid out and completed in all respects in accordance with the submitted drawing number 14-2304-002 Revision E dated 06/07/2015.

Reason: To ensure that residents have a suitable and safe means of access and exit to / from the site as early as possible in the development for the benefit of road safety and connectivity with the existing community.

5 P 1

Condition: The use shall not commence until the area(s) within the site shown on Drawing Number 14-2304-002 Revision E as submitted for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

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

6 NOTE 02

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

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

7 NOTE 05

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

8 NOTE 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.

Yours faithfully

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

Public Rights of Way

Planning Application Response - Applicant Responsibility

1. There must be no interference with the surface of the right of way as a result of the development.
2. The right of way must be kept clear and unobstructed for users and no structures, eg gates, placed upon the right of way.
3. Planning permission does not give you permission to alter or change the surface of a public right of way. The Area Rights of Way Office must approve any proposed works to the surface of the route(s). For further information and advice go to <http://publicrightsofway.onesuffolk.net/assets/Traffic-Regulation-docs/Appl-form-guidance-for-works-on-ROW-01-12.pdf> or telephone 0345 606 6067.
4. Any damage to the surface of the route(s) as a result of the development must be made good by the applicant.
5. The Highways Authority is not responsible for maintenance and repair of the route beyond the wear and tear of normal use for its status and it will seek to recover the costs of any such damage that it has to remedy.
6. The applicant must have private rights to take motorised vehicles over the public right of way. Without lawful authority it is an offence under the Road Traffic Act 1988 to take a motorised vehicle over a public right of way other than a byway. We do not keep records of private rights.
7. If the public right of way is temporarily affected by works which will require it to be closed, a Traffic Regulation Order will need to be sought from the County Council. A fee is payable for this service. For further information and advice go to <http://publicrightsofway.onesuffolk.net/assets/Traffic-Regulation-docs/Guidance-to-applicants-on-applying-for-temp-closures-01-12.pdf> or telephone 0345 606 6067.
8. There may be other public rights of way that exist over this land that have not been registered on the Definitive Map. These paths are either historical paths that were never claimed under the National Parks and Access to the Countryside Act 1949, or paths that have been created by public use giving the presumption of dedication by the land owner whether under the Highways Act 1980 or by Common Law. This office is not aware of any such claims.
9. Public rights of way are protected by law. If you wish to build upon, block, divert or extinguish a right of way within the development area marked on the planning application an order must be made, confirmed and brought into effect by the local planning authority, using powers under s257 of the Town and Country Planning Act 1990.

There are four different statuses of public rights of way:

- **Public footpath** – this should only be used by people **on foot**, or using a mobility vehicle.
- **Public bridleway** – in addition to people on foot, bridleways may also be used by someone on a **horse** or someone riding a **bicycle**.
- **Restricted byway** – this has similar status to a bridleway, but can also be used by a 'non-motorised vehicle', for example a **horse and carriage**.
- **Byway open to all traffic (BOAT)** – these can be used by **all vehicles**, including motorised vehicles as well as people on foot, on horse or on a bicycle.

Economy, Skills and Environment
6 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: Kate Batt
Direct Line: 01284 741227
Email: kate.batt@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2015_3308
Date: 9th October 2015

For the Attention of John Pateman-Gee

Dear Mr Isbell

**Planning Application 3308/15 – Phase 6C Cedars Park, Stowmarket, Stowmarket:
Archaeological implications**

This proposal lies in an area of archaeological importance recorded in the County Historic Environment Record, within the central Gipping Valley where there is a high density of important archaeological sites. As highlighted by the Archaeological Desk-Based Assessment (Hawkins, D. 2015), submitted in support of the application, the proposed development site has high potential for the presence of heritage assets with archaeological interest relating to the Iron Age and Roman periods. The proposed works would cause significant ground disturbance that has potential to damage any archaeological deposit that exists.

In this instance, and based on the results of nearby archaeological excavations of earlier phases of Cedars Park, it is unlikely that the presence of heritage assets would represent a significant, large scale constraint on the proposed development. However, a well preserved 1st century pottery kiln (SKT 008) was identified approximately 100m SW of the proposed development site, and Later Roman features including a substantial masonry building and possible bath house (SKT018) approximately 0.5km SE. If similar features are identified, it is possible that they may meet the criteria for preservation *in situ*, which could require minor amendments to an approved scheme, or alterations in foundation methodology.

Based on the currently available information, there would be no grounds to consider refusal of permission in order to achieve preservation *in situ* of 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, an archaeological geophysical survey and trenched archaeological evaluation (min 5%) 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

Kate Batt

*Senior Archaeological Officer
Conservation Team*

From: Griffiths, Lizzie R [mailto:lizzie.griffiths@environment-agency.gov.uk]
Sent: 28 October 2015 10:09
To: Planning Admin
Subject: 3308/15

FAO: John Pateman-Gee

Dear John,

We have received a consultation from you on application 3308/15 for Phase 6c of the Cedars Park development. Please note this fall outside of the matters for which we are statutory consultee and we will not be providing a response to this consultation.

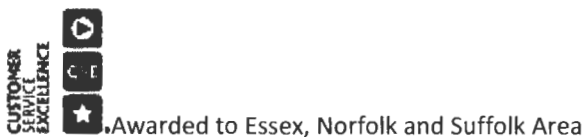
Suffolk County Council are now the statutory consultee for major development in Flood Zone 1. They do not appear to be on the consultation list so I have forwarded this consultation to them for their comments.

Kind regards

Lizzie

Lizzie Griffiths
Sustainable Places - Planning Advisor
Environment Agency - Essex, Norfolk and Suffolk

☎ 01473 706820
✉ lizzie.griffiths@environment-agency.gov.uk
☑ Icen House, Cobham Road, Ipswich, Suffolk. IP3 9JD



DO YOU KNOW WHAT TO DO?

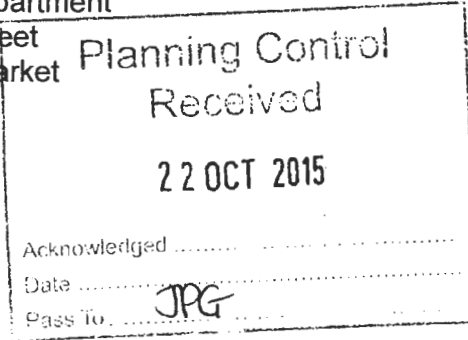




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Suffolk Fire and Rescue Service

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: 3308/15
Our Ref: FS/F221318
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 21/10/2015

Dear Sirs

Phase 6c, Wagtail Drive, Cedars Park, Stowmarket, Suffolk
Planning Application No: 3308/15

I refer to the above application.

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

Access and Fire Fighting Facilities

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

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

Water Supplies

Suffolk Fire and Rescue 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.

Continued

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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



Mrs A Kempen
Water Officer

Copy; JCN Design, Mr Michael Smith, 2 Exchange Court, London Road, Feering,
Colchester, Essex, CO5 9FB

Enc; Sprinkler letter

OFFICIAL



Suffolk Fire and Rescue Service

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

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

Planning Control
Received
22 OCT 2015
Acknowledged
Date
JPG

Your Ref: 3308/15
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: 21/10/2015

Planning Ref: 3308/15

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Phase 6c, Wagtail Drive, Cedars Park, Stowmarket, Suffolk
DESCRIPTION: 102 dwellings
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

Should you require any further information or assistance I will be pleased to help.

Yours faithfully

.



Mrs A Kempen
Water Officer

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

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

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

Mr J Pateman-Gee
Planning Services
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk IP6 8DL

Your Ref: 3308/15
Our Ref: Landscape/MSDC/Stradbroke
Date: 29th December 2015

Dear John,

Proposal: Erection of 102 dwelling houses and apartments, associated roads, car parking, public open space and landscaping including vehicle access from Wagtail Drive and cycle access from Stowupland Road.

Location: Phase 6c Cedars Park, Stowmarket

Application No: 3308/15

Thank you for your re-consultation letter dated 14th December 2015. I have considered the amended plans: Landscape Masterplan (JBA Rev B), Site Layout (Grafik Rev H) and Sketch concept for the play area (JBA Rev A).

The Landscape Partnership Arboricultural Impact Assessment Plan (No. 602 Rev A) has not been updated but needs to clarify clearly the impacts on the trees and woodland areas.

Please note that the amended plans do not address the majority of impacts nor the comments I highlighted in my letter dated 19th November. The scheme will still be damaging to the woodland areas, parts of the large mature hedgerow and the oak trees which exist within and on the site boundaries. There is very limited space for replacement planting and therefore limited scope to provide suitable mitigation for the landscape, habitat and natural amenity impacts which will arise from this development.

Two layout items have been amended as follows:

The amended site layout indicates the removal of Plots 97 to 101 (five flat units) from the green space area located between Hill Farm house and Farafield House. The amended plans appears to indicate that this space will be left as an amenity green space area. An

annotation also suggests there is need for an 'Assumed drainage easement'. This amendment will create a more sustainable relationship to the adjacent green lane and hedge (H2). The green space could be beneficial to local residents, particularly those who already front this space as an amenity area.

The amended site layout indicates the removal of a double garage, replaced with open parking to the front of Plot 9. However the layout does not address the fact that this plot and the parking are excessively close to the Oak tree T40 and located within the root protection zone. The placing of a parking area in this location is likely to involve excavating the hedgerow bank and the construction of a retaining structure. The detail of this is not clear from the submission. The impacts on adjacent trees including the oak (T40) needs to be clarified.

I have considered the sketch concept for the play area located within the wooded area W3. Neither the landscape masterplan nor the sketch concept plan make clear which trees are proposed to be retained within the area. I am concerned that the cumulative impacts arising from the construction work, the need for working space, properties and gardens located within the woodland, re-grading, services, and the play area will result in the woodland (trees, understory, ground flora and soils) being removed from the site area. It may be possible to retain a few single trees but most of these will be too close to property to have a longer term future. This matter needs to be accurately clarified. JCN have stated that *'The woodland will also provide a significant amenity to the residents of the new homes by creating space next to their garden that will be kept free from development in perpetuity.'* This is a welcome statement of intent but sadly will not be achieved by the layout as currently proposed.

Residents are concerned that the proposals no longer make provision for tree/hedge planting in rear gardens adjacent to existing property. I note that there are discrepancies between the site layout, landscape masterplan and Arboricultural plans relating to this matter. JCN Design have stated that 59 new trees will be planted as part of the scheme but it is not clear from the plans where the space if available or what type of species can be accommodated within the limited space within the layout. Although the final detail of species can be covered by conditions imposed on a consent the layout must be capable of accommodating a good landscape scheme including suitable planting mitigation to protect local residential amenity. Garden size needs to be sufficient to accommodate suitable planting.

In order to address other points raised by JCN Design in relation to the adequate protection of trees and other landscape features I have included an extract from *BS 5837 Trees in relation to design, demolition and construction – Recommendations*:

“5.2.4 Particular care is needed regarding the retention of large, mature, over-mature or veteran trees which become enclosed within the new development (see 4.5.11). Where such trees are retained, adequate space should be allowed for their long-term physical retention and future maintenance.

NOTE The presence of large species trees is increasingly being seen as advantageous, since it contributes to climate change resilience, amongst other benefits. Achieving successful integration of large species trees requires careful consideration at the conceptual and design stages.”

Please accept this response in addition to my earlier letter which gives more detail. The conclusion remains the same and as follows:

CONCLUSION

Residential development of this site in the form shown will have a detrimental impact on important landscape and habitat features. The scheme does not adequately reflect the presence of large trees, ancient and mature hedgerow, and small woodland areas with much of these features either removed or damaged by the proposal. There is limited scope for suitable planting to create useful mitigation.

The housing will be prominent on the Gipping Valley skyline and in views from the town to the west. Skyline trees will be lost or compromised by the close proximity of buildings.

In order to reduce the landscape impact of the housing development there will be a need to make some layout design changes and to provide adequate space for key tree and woodland retention and new planting. This may result in reduced plot numbers.

RECOMMENDATION

The principle of development as this part of the Cedars Park estate has been established. However the submitted scheme fails to adequately address the need to protect key landscape features in accordance with LDF policy, good design practice, BS 5837 Trees in relation to design, demolition and construction, Suffolk Design guide, The Stowmarket Area Action Plan and the Cedars Park master plan.

I recommend that time is given to resolving the design and layout matters by working with the developer, their agents and the officer team to ensure a more satisfactory layout is achieved. If this process is not forthcoming then the application should be refused.

Once outstanding layout matters have been resolved satisfactorily then conditions relating to and including the following matters should be applied to a planning consent.

- Boundary detailing, both hard and soft
- Ground levels across the site
- Hard landscape details (including highway design detailing and parking areas)
- Soft landscape details for both plot and public open space/habitat areas
- Landscape and ecological management plan for the open space/habitat areas
- Provision for domestic waste presentation spaces
- Tree and hedge protection
- Arboricultural method statement including the protection and management of trees/hedges
- Play space design
- Services and drainage installations
- External lighting design

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

Yours sincerely

Anne Westover BA Dip LA CMLI
Landscape Planning Officer

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

Ms A Westover
Landscape Planning Officer
Natural Environment Team
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Endeavour House (B2 F5 55)
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Tel: 01473 264766
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Web: <http://www.suffolk.gov.uk>

Mr J Pateman-Gee
Planning Services
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk IP6 8DL

Your Ref: 3308/15
Our Ref: Landscape/MSDC/Stradbroke
Date: 19th November 2015

Dear John,

Proposal: Erection of 102 dwelling houses and apartments, associated roads, car parking, public open space and landscaping including vehicle access from Wagtail Drive and cycle access from Stowupland Road.

Location: Phase 6c Cedars Park, Stowmarket

Application No: 3308/15

Thank you for your consultation letter dated 27th October 2015. Based on the information provided on the MSDC web site and my further site visits carried out on 5th and 10th November, I provided comments as follows. I have also emailed my initial comments to you on 9th November.

I have referred to various plans and documents including the following:

Stowmarket Area Action Plan (SAAP)
Cedars Park SPG plan dated 1999 and the Development Framework, Landscape Infrastructure plan
Ecological Survey
James Blake Associates Landscape Master Plan July 2015
Grafik Streetscenes
Grafik Architecture Site Layout Revision E
The Landscape Partnership (TLP) Tree Survey June 2015
** The Landscape Partnership Arboricultural Impact Assessment Plan (not online)
** Grafik Architecture Boundary Treatment Plan based on Revision G

The two plans I have marked ** give a clearer indication of the position of plots and boundaries in relation to the existing vegetation including trees and hedges within the site area. The Site Layout plan is illustrative.

Further to my site visits and analysis of the plans I conclude that there will be significant conflicts arising from the development which will result in the loss of hedges, trees and woodland. The proposed layout for this phase of development and the resulting visual impact that will arise should it proceed in the form proposed will have an impact on the Cedars Park area and skyline view which currently exists.

The layout does not adequately reflect the local landscape characteristics nor does it respond to the need to retain and enhance landscape spaces. The loss of vegetation will impact on local wildlife and the visual amenity currently enjoyed by local residents.

I have considered a **Cedars park Development Framework, Landscape Infrastructure plan** which appears to indicate a greater emphasis on the retention of natural vegetation within and around the site area. The plan is not detailed but is useful in terms of setting out the need to protect and enhance trees and natural planting.

The **SAAP** identifies part of the site area, the lower smaller field as a Strategic Biodiversity area and this is indicated on Map 9.1 and accompanying text. Paragraph 9.4 specifically states that *'Developments within the Stowmarket area must demonstrate how they contribute to the SBAP targets, to ensure that development does not harm the existing biodiversity of the area.'* This does not appear to have been considered in sufficient detail.

The **Suffolk Wildlife Trust** have recommended that the number of dwellings proposed is revised if it is not possible to achieve a viable mitigation strategy. There is no mitigation strategy proposed as part of the application and there is limited space to produce an effective strategy. I am unclear about their reference to fencing off site boundaries. I have noted the James Blake Associates sections and suggestion for close boarded fences and new high hedge and trees for certain plots (16, 17, 86, 94). These proposals are likely to be impractical as rear garden spaces are limited in extent to some 5/6 metres. The close boarded fences are unlikely to be beneficial to the protection or movement of wildlife.

The **Landscape Partnership (TLP) Tree Survey** and two related plans provides a comprehensive listing of all the trees. The documents identify the impacts on trees which will arise. Section 6 'Impact of proposed development on retained trees' contains two tables which list out the trees and woodland areas which will be removed to enable development and those which will be affected by the proposed development. This second list shows that four key trees, oak and ash will be affected by the layout.

In addition I note that G3 shrubby area (listed as G8 on schedule), T42 Field maple and T43 Oak will be compromised by the close proximity of plots (1, 9, 10/11/12), level changes, likely service runs and fences. Two large oaks in particular (T43 and 44) will be significantly compromised by houses and garden areas being placed close to and around them. Mature trees in small garden spaces will be vulnerable and are likely to decline over time. The northern margin of the woodland W3 and specific trees such as the fine oak T24 will be removed to enable development.

Two ash trees will be removed close to the woodland W3 leaving a tall Monterey pine T26 some 5 metres from the end gable wall of Plot 20. This is neither a suitable nor a sustainable relationship. These trees and woodland areas are visually important in that they form a skyline feature in the wider urban landscape. Both the loss of trees and the close proximity of new buildings to other trees will dramatically change the appearance of the treed skyline.

The TLP conclusion set out in paragraphs 11.1 and 11.2 is at odds with the findings of the report and the presence of trees within the site. The site does contain significant tree cover within and on its boundaries and not as stated 'very few trees growing within its boundary'.

In terms of new planting described in paragraph 11.2 there is limited scope to 'bolster declining boundary planting' as the space provided is constrained by small gardens, plots located close to the boundaries and generally limited space available. This lack of space for suitable replacement planting is apparent from the Landscape Masterplan produced by James Blake Associates.

The Tree Survey report in the final paragraph 12.1 states that 'once a layout has been developed and Arboricultural Implications Assessment and Arboricultural method statement should be developed. It is not clear whether this has been finalised subsequent to the building layout being produced. Grafik layout Revision G was produced October 2015.

The impacts from this development will arise from the following aspects:

Areas of trees, shrub and mature trees not adequately retained and protected.

The proposed layout will impact on skyline vegetation and trees and will result in their removal with a resulting detrimental impact on views from the town and neighbouring housing areas. Where trees are retained they should be left in a position where they can be managed as part of communal open space areas for the benefit of all. I recommend that the bank of land containing mature trees, scrub/hedge and running parallel to the existing houses should be retained as a complete landscape feature and with encroaching plots removed such as Plot 1, 8 and 9.

Plots placed in close proximity across the site with the proposed road layout impacting on the mature hedge and woodland areas which run through and within the site.

Plots placed close to existing boundaries and neighbouring properties with little scope for new planting. Properties alongside the steep slope to the Charles Industrial Estate will be prominent on the skyline and with no new planting indicated this aspect will look stark.

Plots and gardens backing on Stowupland Road are tight against the SCC highways tree belt and this is likely to present conflict and pressure to prune trees. Management of the trees may be problematical and should be carried out prior to development taking place.

The flats 70-74 and parking courts seem to be squeezed into the north part of the site and also close to the boundary tree belt vegetation. There will be limited residential amenity for these flats.

The large oaks and related vegetation on the south eastern boundary will be compromised by the insertion of plots, garages and driveways close to them. The steep bank to the footway will be compromised by garages pushed into it. Plot 1 is unacceptably close to the large oak T44. Many gardens will be heavily shaded by trees if they are retained/survive the development process.

Where part of the woodland W3 has been indicated for retention the impact from housing (plots 27-34 are very close), fences, services and 2 play areas will be significant. In reality only a few trees from this area will remain, much of the woodland will be enclosed by garden fences.

If there is a need for play space within the site to cater for children then this should be located away from the woodland where there will be scope to provide equipped space.

In design terms the road layout will have a significant impact on the ancient hedgerow where the road links to the end of Wagtail Drive. The layout as designed has resulted in the corner of this hedge begin punctured with a short fragment left isolated and compromised by an adjacent plot (21). The proposed Plots 98-101 and 97 and the emergency access road compromise the long term retention, protection and management of the hedgerows indicated as Hedge 1 and Hedge 2. These ancient hedgerows are species rich and should be retained and managed as part of the public area.

There will be a need to consider the width of the footpath/cycle way (SCC are likely to require 3.5m minimum) to ensure that construction work and lighting do not compromise the hedge or its wildlife value.

The layout will be car dominated due to the high number of private drives coming straight off roads and visitor spaces inserted against the kerb line (in some cases next to woodland).

There may be an inappropriate relationship to Norton House (listed) with the close proximity of new houses all views through to the old property from the new estate. Historic building officers may provide comment on this aspect.

CONCLUSION

Residential development of this site in the form shown will have a detrimental impact on important landscape and habitat features. The scheme does not adequately reflect the presence of large trees, ancient and mature hedgerow, and small woodland areas with much of these features either removed or damaged by the proposal. There is limited scope for suitable planting to create useful mitigation.

The housing will be prominent on the Gipping Valley skyline and in views from the town to the west. Skyline trees will be lost or compromised by the close proximity of buildings.

In order to reduce the landscape impact of the housing development there will be a need to make some layout design changes and to provide adequate space for key tree and woodland retention and new planting. This may result in reduced plot numbers.

RECOMMENDATION

The principle of development as this part of the Cedars Park estate has been established. However the submitted scheme fails to adequately address the need to protect key landscape features in accordance with LDF policy, good design practice, BS 5837 Trees in relation to design, demolition and construction, Suffolk Design guide, The Stowmarket Area Action Plan and the Cedars Park master plan.

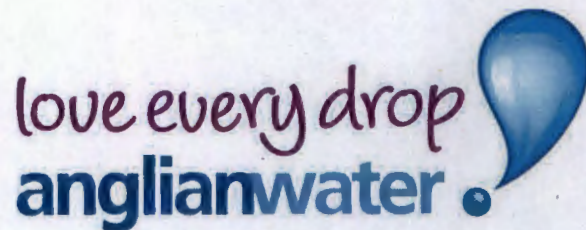
I recommend that time is given to resolving the design and layout matters by working with the developer, their agents and the officer team to ensure a more satisfactory layout is achieved. If this process is not forthcoming then the application should be refused.

Once outstanding layout matters have been resolved satisfactorily then conditions relating to and including the following matters should be applied to a planning consent.

- Boundary detailing, both hard and soft
- Ground levels across the site
- Hard landscape details (including highway design detailing and parking areas)
- Soft landscape details for both plot and public open space/habitat areas
- Landscape and ecological management plan for the open space/habitat areas
- Provision for domestic waste presentation spaces
- Tree and hedge protection
- Arboricultural method statement including the protection and management of trees/hedges
- Play space design
- Services and drainage installations
- External lighting design

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

Anne Westover BA Dip LA CMLI
Landscape Planning Officer



**Planning Applications – Suggested Informative
Statements and Conditions Report**

| | |
|---------------------------|----------------------------------|
| AW Reference: | 00010091 |
| Local Planning Authority: | Mid Suffolk District |
| Site: | Phase 6C Cedars Park, Stowmarket |
| Proposal: | 103 x C3 Dwellings |
| Planning Application: | 3308/15 |

Prepared by Mark Rhodes

Date 03 December 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

ASSETS

Section 1 – Assets Affected

- 1.1 There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

"Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence."

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 Anglian Water do not own the foul water sewers in the immediate vicinity of the site The nearest public foul sewer with available capacity is manhole 2101 in Stowupland Road, which at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

Section 4 – Surface Water Disposal

- 4.1 The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option.

Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

- 4.2 The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. We would

therefore recommend that the applicant needs to consult with Anglian Water and the Lead Local Flood Authority (LLFA).

We request a condition requiring a drainage strategy covering the issue(s) to be agreed.

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.

Surface Water Disposal (Section 4)

CONDITION

No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

REASON

To prevent environmental and amenity problems arising from flooding.



John Pateman-Gee
 Planning Department
 Mid Suffolk District Council
 131 High Street
 Needham Market
 IP6 8DL

13/10/2015

Dear John,

RE: 3308/15 Erection of 102 dwelling houses and apartments, associated roads, car parking, public open space and landscaping including vehicle access from Wagtail Drive and cycleway access from Stowupland Road. Phase 6C Cedars Park, Stowmarket

Thank you for sending us details of this application. We have read the ecological survey reports (Extended Phase 1, Southern Ecological Solutions, July 2015 and Phase 2, Southern Ecological Solutions, June 2015) and we note the findings of the consultant. We have the following comments on this application:

Protected Species

The Phase 2 report details the surveys for specific species groups undertaken at the site, including bats; reptiles and breeding birds. However, the survey work undertaken for bats appears to be incomplete as the activity survey results (both transects and static detectors) for June; July; August and September are not included within the assessment report. The absence of this survey work means that full assessment of the likely impacts of the proposed development on bats, in accordance with the published good practice guidance¹, cannot be undertaken. ODPM Circular 06/2005² (paragraph 98) states that *"the presence of protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat"*. Paragraph 99 states that *"it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision"*. The outstanding surveys and the assessment of the likely impacts of the proposed development must therefore be carried out prior to the determination of this application in order to fully assess the likely impacts of the development on protected species.

Habitat Loss

The ecological surveys provided with the application indicate that the semi-natural habitats on the site (particularly the existing trees and hedgerows) provide habitat for a number of protected and/or UK and Suffolk Priority species. This includes foraging bats and breeding birds. The Site Layout Plan (drawing number 14-2304-002) indicates that to accommodate the proposed 102 dwellings a number of the existing trees will require removal. This would

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 Tel: 01473 890089

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Suffolk Wildlife Trust is a
 registered charity
 no. 262777

¹ Hundt, L. (2012) Bat Surveys: Good Practice Guidelines, 2nd edition. Bat Conservation Trust

² ODPM Circular 06/2005 Government Circular: Biodiversity and Geological Conservation – Statutory obligations and their impact within the planning system

appear to reduce the value of the site for these species groups and we would therefore recommend that the number of dwellings proposed for the site is revised to enable more of the existing habitat features to be retained.

In addition, retained habitat such as the woodland areas and hedgerows will also be subject to a degree of change through management to increase public access and the incorporation in to private gardens. Such changes have the potential to result in a long term decrease in the biodiversity value of these features, which in turn will reduce the net biodiversity value of the site. The ecological report recommends that an Ecological Management Plan be implemented for the site in order to ensure that management of the public open spaces maximises their biodiversity value. However, the implementation of such a plan is unlikely to be able to ensure the maintenance of the biodiversity value of the hedgerows on the site once these are incorporated in to private gardens. If the site cannot be designed in such a way as to retain the majority of existing hedgerows outside of private gardens (which appears unlikely) then a mechanism should be found to ensure that hedgerows are retained and beneficially managed in the long term.

Conclusion

As set out above we consider that the application, as currently presented, fails to demonstrate that the proposed development will not result in a significant adverse impact on protected and/or UK and Suffolk Priority species. We therefore object to this application.

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

Yours sincerely

James Meyer
Conservation Planner



John Pateman-Gee
 Planning Department
 Mid Suffolk District Council
 131 High Street
 Needham Market
 IP6 8DL

27/10/2015

Dear John,

RE: 3308/15 Erection of 102 dwelling houses and apartments, associated roads, car parking, public open space and landscaping including vehicle access from Wagtail Drive and cycleway access from Stowupland Road – Further Information. Phase 6C Cedars Park, Stowmarket

We have received a copy of the updated Phase 2 Ecological Survey report (Southern Ecological Solutions, Oct 2015) from the ecological consultant and have discussed the updated report with them. We have also received correspondence from the consultant addressing the comments made in our letter to Mid Suffolk DC of 13th October 2015. We have the following comments on the additional information received:

The updated report includes details of all of the bat survey work undertaken at the site between April and September 2015. The bat survey effort employed at the site appears to meet the requirements set out in the published best practice guidance¹ and we therefore have no further comment to make on the level of bat survey effort employed.

As acknowledged in the updated Phase 2 Ecological Survey report (section 4.7), the field boundaries; hedgerows; scattered trees and woodland on the site offer moderate value habitat for bats, particularly for foraging and commuting. It is therefore important that these habitats are protected from damage by the proposed development. If it is not possible to maintain the all of the existing vegetation on the site, an appropriate landscape planting scheme should be implemented which maintains the site's overall value for bats. We recommend that the number of dwellings proposed for the site is revised if it is not possible to achieve a viable mitigation strategy based on developing 102 dwellings on the site.

We also note that the existing perimeter site boundaries will be fenced off from the proposed domestic gardens rather than being used to form their boundaries. We therefore have no further comment on this element of the proposal.

Given the value of the site for bats, it also essential that a sensitive lighting strategy is implemented as a part of approved development (as per the recommendation made by the ecological consultant).

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

Yours sincerely

James Meyer
 Conservation Planner

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John Pateman-Gee
Planning Department
Mid Suffolk District Council
131 High Street
Needham Market
IP6 8DL

17/11/2015

Dear John,

RE: 3308/15 Erection of 102 dwelling houses and apartments, associated roads, car parking, public open space and landscaping including vehicle access from Wagtail Drive and cycleway access from Stowupland Road – Additional Comments. Phase 6C Cedars Park, Stowmarket

Further to our letters of 13th October 2015 and 27th October 2015 we have now had an opportunity to review the additional application information published on the Mid Suffolk DC website on 2nd November 2015. In addition to the points raised in our earlier letters, we have the following comments on this information:

The plans included within the Tree Survey Report (The Landscape Partnership, June 2015) show that whilst some of the existing individual trees on the site will be retained as part of the proposed development, a number will be lost. The majority of the tree/scrub habitat (identified as W1; W2 and W3 in the report) will also be removed to enable the proposed development. We also note that the council’s arboricultural officer has raised the degree of proposed tree loss as a point for consideration in his response to this application.

We therefore reiterate the comment made in our previous letters that, as acknowledged in the updated Phase 2 Ecological Survey report (section 4.7), the field boundaries; hedgerows; scattered trees and woodland on the site offer moderate value habitat for bats, particularly for foraging and commuting. It is therefore important that these habitats are protected from damage by the proposed development. If it is not possible to maintain the all of the existing vegetation on the site, an appropriate landscape planting scheme should be implemented which maintains the site’s overall value for bats. We recommend that the number of dwellings proposed for the site is revised if it is not possible to achieve a viable mitigation strategy based on developing 102 dwellings on the site. This is particularly important given the conclusion in the Phase 2 ecological report (paragraph 5.5) that, with the mitigation described in the report, the proposed development will have a site wide impact on bats. This includes the loss of the improved grassland negatively impacting on the local Noctule/Nyctalus species’ foraging resource (paragraph 5.6).

Part of this site is also marked as a “Key Biodiversity Area” in the Stowmarket Area Action Plan (Policy 9.1 and Map 9.1) and the council should be satisfied that the development proposed is not contrary to this adopted policy.

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

Yours sincerely

James Meyer
Conservation Planner

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MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE B - 20th JANUARY 2016

| | |
|-----------------------|--|
| AGENDA ITEM NO | 1 |
| APPLICATION NO | 3328/15 |
| PROPOSAL | <u>Erection of new offices, layout of new car park, erection of new industrial building, resurfacing of roadway and installation of a weighbridge.</u> |
| SITE LOCATION | Grove Farm, Mill Lane, Creeting St Peter, IP6 8QG |
| SITE AREA (Ha) | 0.9 |
| APPLICANT | Poundfield Products Ltd |
| RECEIVED | September 14, 2015 |
| EXPIRY DATE | January 25, 2016 |

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

- (1) 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 follows pre-application discussions providing detailed advice and guidance on the design and siting of the proposed buildings.

SITE AND SURROUNDINGS

2. The Grove Farm site is located in open countryside south of the A14. The land falls away to the south towards the Gipping Valley. This topography allows extensive views to and from the site. Some screening is afforded by a hedge along the southern boundary and a landscaped bund to the north east and north west boundaries of the commercial area.

The existing complex of buildings comprise a number of modern former agricultural buildings, a large production area and storage yard associated with the production of concrete and two large gantry cranes which run on rails.

Grove Farmhouse is a Grade II listed building and land to the south is within a Special Landscape Area. Public Footpath No. 14 runs to the south of the site.

HISTORY

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

| | | |
|----------|--|----------------------|
| 0956/99/ | Retention of change of use of part building from agriculture to the manufacture of concrete products mainly allied to agriculture. | Granted 23/12/99 |
| 71/00 | Erection of agricultural building for grain storage | Approved 7/03/00 |
| 1324/01 | Change of use of agricultural land to form curing and storage area for concrete products | Approved 24/01/02 |
| 0936/02/ | Reorganisation of Farmstead including erection of grain store (to replace existing used partly for industrial purposes), Change of use and extension of existing grain store for manufacturing of concrete products mainly allied to agriculture. | Granted 25/09/2002 |
| 1026/03/ | Reorganisation of Farmstead including erection of grain store (to replace existing used partly for industrial purposes), Change of use and extension of existing grain store for manufacturing of concrete products mainly allied to agriculture, Variation of condition 3 in respect of working hours of planning permission register No. 936/02 in respect of working hours of planning permission register 936/02). | Refused 14/10/2004 |
| 0191/04/ | Reorganisation of Farmstead including erection of grain store (to replace existing used partly for industrial purposes), Change of use and extension of existing grain store for manufacturing of concrete products mainly allied to agriculture, Variation of condition 3 in respect of working hours of planning permission register No. 936/02 in respect of working hours of planning permission register 936/02). Retention of use of land as car park and extension of site as indicated by revised plan submitted on 17 May 2004. | Refused 14/10/2004 |
| 0148/05/ | Erection of agricultural storage building. | Granted 09/03/2005 |
| 2458/05 | General agricultural storage building. | Granted 20/04/2006 |
| 0500/06 | Proposed extraction and processing of sand and gravel for use in the manufacture of concrete | Withdrawn 13/10/2006 |

products at the adjacent works, followed by the restoration of the site to agriculture, wet and dry woodland, wet meadow and reed bed.

| | | |
|---------|--|----------------------|
| 1233/06 | Variation of Condition 3 of planning permission 936/02 to enable hours of working to operate between 7am and 6pm Monday to Friday and 7am & 1pm on Saturdays. | Withdrawn 10/04/2007 |
| 1885/07 | Change of use from Agricultural to Class B2 for the storage of concrete products associated with the manufacture of concrete products. Construction of hardstanding and landscaped bund. | Granted 16/10/2008 |
| 3267/09 | Extension to Agricultural storage building. | 03/12/2009 |
| 0747/12 | Retention of two mobile gantry cranes. | Granted 07/01/2013 |
| 1927/13 | Variation of condition 1(a) of planning permission 0747/12 (Retention of two mobile gantry cranes) | Withdrawn 20/05/2014 |

PROPOSAL

4. The application seeks planning permission for a new industrial building and new offices. The new industrial building is to be located adjacent to an existing industrial unit on an area currently occupied by one of the gantry cranes. The gantry crane will be relocated onto the rails of the adjacent crane. The building will allow some of the production currently undertaken outside to be undertaken within the building. The building will have a maximum height of 6.7m and a footprint of 60m x 18.5m. The building will have an overall floor area of 1110sqm. It will be constructed with concrete and profile sheeting.

The office building is to be located to the front of the site on land currently used for agricultural purposes. The building has been designed to appear as a range of former agricultural buildings. The main office building is double height with a series of adjoining single storey units. The building will have an L-shape footprint enclosing the new car park. The building will have an overall height of 8.6m and an overall floor area of 536sqm. It will be constructed with a pantile roof and a mix of weatherboarding and brickwork.

The works will allow the site to be re-organised to achieve Health and Safety

requirements and enhance operational organisation on site.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Creeting St Peter Parish Council:** The Parish Council of Creeting St Peter object to the proposal due to the impact on the surrounding highway network, visual impact, unsustainable location and no justification to have a major office building.

Creeting St Mary Parish Council: The Parish Council of Creeting St Mary object to the proposal on the grounds that the development is out of character with the rural area, will result in the loss of high quality agricultural land, will increase traffic and cause harm to local rural roads. Additionally they advise that there is evidence of surface flood water flowing down the road flooding Watering Farm.

MSDC- Environmental Health- Land Contamination: The Environmental Health Officer has no objection to the proposal but requests that they are contacted in the event of unexpected ground conditions encountered during construction.

Suffolk Fire and Rescue: Suffolk Fire and Rescue advise that no additional water supply for the fire-fighting purposes is required in respect of this planning application.

Highways Authority: The Highways Authority have no objection and recommend that any permission should include a condition requiring the area for the purposes for turning, manoeuvring and parking is provided prior to the first use.

Suffolk County Council Flood: Suffolk County Floods team recommends that additional information is provided to agree the appropriate means of drainage.

MSDC- Economic Development: The Economic Development team requested to be consulted on the application which was actioned on the 18 November 2015. No further response has been received.

Environment Agency: The Environment Agency state that the disposal of foul water through a private treatment plant is appropriate and they have no objection. The Agency also provided advice on foul water disposal at the site.

Landscape Officer: The Landscape Officer assesses the impact in relation to the landscape and visual impact. The officer concludes that the scheme is acceptable subject to conditions agreeing landscaping, external lighting and materials.

Suffolk Wildlife Trust: Suffolk Wildlife Trust offer comments on the impact of potential external lighting on bats and barn owls. Additionally they recommend that surface water runoff and waste water should be controlled in order to ensure it cannot reach the River Gipping County Wildlife Site (CWS).

MSDC- Environmental Health- Noise/Odour/Other: The Environmental Health Officer has no objection in principle to the new industrial building subject to conditions controlling working hours and the level of noise, In regards to the office building the officer has no objection in principle but the residential amenity at Orchard Lea could be affected by the noise of the office starting work at 7am. To restrict this conflict the officer recommends the property should be tied to the business operation.

Environmental Health- Sustainability (Low Carbon Europe): The development is required to demonstrate how the development will secure energy efficiency and sustainability standards/measures through condition.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

Summary of objections

- Inappropriate in size and scale for the location
- Detrimental impact on landscape
- Harm to country roads through increased traffic
- Increase in congestion from HGV lorries and increase in road safety harm
- Cause irreparable damage to the landscape and environment
- Should re-locate to the proposed Mill Road Industrial/Business Park
- Proposal will increase productivity
- Road network is inappropriate
- Use of weighbridge as an additional service
- Office not intended for sole use by Poundfield Products Ltd.
- Needs to be considered as a new business venture to provide office space in the countryside (sub-let)
- Harm and restrict views of the Special Landscape Area
- Loss of agricultural land
- Inappropriate feature
- Damage is not outweighed by the benefits
- Out grown the site
- Flooding issues
- Better to relocate to more suitable site
- Dust issues
- Harm to amenity from noise and lighting
- Contrary to policies
- The site and surrounding area is unsustainable for this operation
- Long history of development without consent and breach of planning condition
- Increase in surface water runoff causing drainage problems
- Bridge not suitable for traffic
- Impact on landscape cannot be mitigated by landscaping scheme

Summary of support

- Office space is needed in regards to health and safety
- Good neighbours
- Benefit the business and help the business operate efficiently and safely
- Provide a good impression to visitors
- Current facilities inappropriate
- New industrial building will enclose dust and noise
- Supports businesses in Needham
- Production will not increase due to lack of storage and number of moulds.
- New facilities include shower room to promote cycling and walking to work
- Improve conditions for employees

ASSESSMENT

8. Principle of development

The National Planning Policy Framework (NPPF) supports economic growth in rural areas. Paragraph 28 of the NPPF details that to promote a strong rural economy local plan policies should support the sustainable growth and expansion of all types of business and enterprise in rural areas both through conversion of existing buildings and well-designed new buildings.

Policy E8 of the Mid Suffolk Local Plan (1998) accords with the NPPF and states that applications for industrial or commercial development involving extensions to existing premises, new buildings within an existing industrial curtilage, or the extension of an industrial curtilage, will normally receive favourable consideration. This is provided that the development is properly related to the character and appearance of its surroundings, would not create unacceptable environmental or traffic problems and would not conflict unduly with neighbouring residential amenity. In the countryside extensions to existing industrial or commercial premises should not adversely affect the landscape setting or wildlife features.

The site is occupied by Poundfield Products Ltd. Poundfield Products is a precast and pre-stressed concrete manufacturer producing products for mainly agricultural purposes. The business has been in operation for over 16 years and now employs 80 people.

Whilst the site is located within the countryside the development relates to the existing commercial operation of the site by providing a bespoke office building and providing covering to an outside production area. Consequently the principle of development is considered acceptable subject to the considerations detailed in policy E8 of the Local Plan.

The main planning considerations are therefore:

- Highways
- Drainage
- Residential Amenity
- Impact on Landscape
- Impact on Wildlife
- Impact on Listed Building

- Other Matters

Highways

The proposal is to re-organise the existing layout to reduce conflict between users of the site and the manufacturing process as required by the Health and Safety Executive. The layout will provide for a new car park and staff facilities replacing the existing temporary offices. The proposed new industrial building will sit adjacent to an existing industrial building. It does not result in further production space but will allow for increased efficiency where work undertaken outside will be undertaken inside.

The planning statement details that the proposal will not result in an increase of production processes. Nonetheless the proposal will inevitably lead to an increase in productivity allowing for more products to be manufactured regardless of weather. The proposal will as such result in an increase in traffic movements to and from the site. However this is considered to increase to a similar level produced during spring and summer. It is noted that the operating hours are restricted to 8am until 6pm Monday to Friday and 8am to 1pm on Saturdays with no working on Sundays or Bank Holidays. Traffic movements are subsequently also restricted by these hours.

The site is close to the A14 however it is accessed by minor roads from Stowmarket and Needham Market. The development will utilise the existing access track which has good visibility splays. Consequently the site has suitable access for vehicular movements to and from the site. The car parking to be provided is appropriate to the level of staff and the new office building.

The Highways Authority has considered the proposal and raises no objection to the additional units. The development is not considered to risk harm to highways safety.

Drainage

The introduction of the car park and new office building will result in an increase in surface water runoff. Given the topography of the site soakaways will be required to control the surface water drainage as to avoid flood risk to other areas. Furthermore this should not drain towards the County Wildlife Site which is within 250m of the site. Details of this will be secured via condition.

The proposal will result in the creation of a private sewage treatment plant. The Environment Agency agrees this is an appropriate measure. Details of the plant shall be controlled via condition.

Residential Amenity

As detailed above the proposal will not result in the increase of production processes. The existing operation located outside will be within the proposed building. Consequently this is likely to result in an improvement to noise implications of the site.

The proposed new industrial building is over 600m from dwellings to the north-west and over 300m from properties to the north and east. The nearest properties are Grove Farmhouse and Orchard Lea. Orchard Lea is occupied by

a relatives associated with the Managing Director of the Company and Grove Farmhouse is occupied by an employee.

The Environmental Health Officer has raised no objection to the proposal provided that the existing business unit operates within the existing hours of operation and the noise limit is further controlled consistent with previous permissions.

The Environmental Health Officer has also recommended that the adjacent property Orchard Lea should be linked to the existing commercial operation. This would be through a legal agreement. This is recommended due to the potential noise disturbance from the new office building opening at 7am.

It is agreed that the use of the office car park at 7am could cause disturbance to neighbour amenity. However it is recommended that the opening hours of the office is also controlled to commence at 8am. A condition to restrict the office use hours will provide control in this respect and as no increase in processes and no material increase in traffic such that there would be no unacceptable harm.

Impact on Landscape

The new industrial building will be located within the Gipping Valley Special Landscape Area (SLA). The new office building is located outside of this area but will affect views from and into the SLA. The landscape officer has raised no objection to the proposal subject to conditions. However objection has been raised by residents, the parish council, neighbouring parish council and Suffolk Preservation Society in regards to the impact on the landscape.

It is recognised that the SLA is characterised by its gentle rolling character. However the location of the office building is in an area with prominent views of the commercial areas of Stowmarket and the A14 trunk road.

The office building has been designed to appear and reflect a complex of traditional Suffolk barns. Details such as varying roof heights, footprint, materials and roof pitch have all been appropriately incorporated. This is deemed in keeping with the rural and agricultural context.

The design and appearance to provide a bespoke building fit for purpose rather than the potential piecemeal development of office extensions and temporary units which is likely to have an unacceptable impact.

The offices will be in a prominent position given the topography however the building is of a good quality design as not to be considered incongruous. It will be viewed as a rural building wholly appropriate and in character to the traditional agricultural context and local vernacular.

It is located in a manner that it will stand-alone but will not appear isolated given the proximity of the existing buildings. The building has been positioned to sit within the northern corner utilising the existing access and allowing the building to sit comfortably on the site. Additionally it has been sited to limit views from Mill Lane of the existing commercial units and therefore enhance views into the special landscape area. It has been set back from the roadside as to retain a

level of openness experienced when travelling along Mill Lane. The fields to the north, north east, north west and south east will remain open.

The building cannot be located within the existing site without requiring significant expansion, re-configuration and alteration of the existing commercial area. The existing units are located within the SLA and land to the south is restricted by virtue of the river and the grade 2 listed building known as Grove Farmhouse. Additionally by locating the offices closer to the existing units the traditional design would sit in stark contrast with the modern industrial scale buildings.

The new industrial unit is located adjacent to existing buildings within the manufacturing area. It is orientated in a manner that only the flank ends will be visible from the footpath and road. This building is well screened by the existing landscape bund and will appear as a modern agricultural unit.

Subsequently whilst the proposal will affect the openness of the site the buildings have been positioned and designed to appear as either modern or traditional agricultural buildings. This is therefore considered to accord with policy CS5 of the Core Strategy where the proposal conserves local distinctiveness.

Impact on habitat

The proposal will not result in the loss of wildlife habitat. However any new external lighting could cause harm. Any proposed lighting shall be agreed via condition which provide adequate control to address harm.

Impact on Listed Building

This site lies within the setting of Grove Farmhouse, which is listed at grade II. The conservation issue to consider is the effect of the development on the setting and thus the significance of Grove Farmhouse as a designated heritage asset. The development includes a new industrial building to the north-west of the existing site, and a complex of office buildings on agricultural land between the existing site and Mill Lane.

The setting of Grove farmhouse is already much altered from the time when the farmhouse was the focal building of a working farm and includes a number of large, modern industrial buildings. These lie mostly to the north of the farmhouse, and the site for the new offices lies beyond these, even further to the north. The key view of the building from the footpath remains intact. The Listed Building is not clearly visible from Mill Road and is obscured by the existing units.

The Heritage Officer has advised that the proposal will lead to less than substantial harm; indeed this is likely to be minor. The industrial unit will not be viewed in context with the Listed Building being screened by the existing unit.

The provision of this office will allow temporary units to be removed thus adding an enhancement to the setting of the Listed Building. This improvement is considered to outweigh any harm caused by the new office building. Furthermore it is deemed that the design of the office building as a 'barn conversion' will complement the farm house indicating its former farming

connections.

The public benefit of the proposal is considered to outweigh the minor harm caused by an additional unit within the Listed Building's setting.

Other Matters

It has been argued by neighbours and the parish council that the site is an unsustainable location. However the proposal is an extension to an existing use and additional units to existing commercial premises is accepted by policy. It is accepted that travelling to and from this site would inevitably be by car. The site is close to both Needham Market (walking distance) and Stowmarket (cycling).

The business is viable and successful offering employment opportunities to the small rural communities. This is vital to supporting a rural economy. The business mainly produces products used for the purposes of agriculture and therefore does support the agricultural businesses and rural economy.

Overall given that this is an existing business use and supporting the local economy is the aim of paragraph 28 of the NPPF; and that the site does have alternative means of access the location is not considered to be unacceptable in this respect to warrant refusal.

Conclusion

In conclusion the proposal will support the expansion of a successful business which supports the rural economy. As required by Policy E8 this will not result in harm to the environment, traffic problems, adverse impact on neighbour amenity, the landscape nor will it harm wildlife. Consequently the proposal is deemed in accordance with the Local Plan and should be approved.

RECOMMENDATION

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

- 1. Time limit**
- 2. Accord with approved plans**
- 3. Proposed site levels**
- 4. Drainage plan and details**
- 5. Provision of renewable energy sources**
- 6. Provision of area for manoeuvring and parking cars**
- 7. Hard and Soft Landscaping scheme**
- 8. Implementation of landscaping and replacement planting within 5 years**
- 9. Materials**
- 10. External Lighting**
- 11. Removal of temporary office accommodation**
- 12. Hours of operation**
- 13. Noise restriction**
- 14. Removal of permitted development to office**
- 15. Limit use of buildings to be associated with the B2 use of concrete manufacturing.**

Philip Isbell
Corporate Manager - Development Management

Rebecca Biggs
Planning Officer

APPENDIX A - PLANNING POLICIES

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

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

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

Cor2 - CS2 Development in the Countryside & Countryside Villages

Cor5 - CS5 Mid Suffolks Environment

CSFR-FC3 - SUPPLY OF EMPLOYMENT LAND

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

CL2 - DEVELOPMENT WITHIN SPECIAL LANDSCAPE AREAS

H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION

HB1 - PROTECTION OF HISTORIC BUILDINGS

HB13 - PROTECTING ANCIENT MONUMENTS

H16 - PROTECTING EXISTING RESIDENTIAL AMENITY

CL11 - RETAINING HIGH QUALITY AGRICULTURAL LAND

E8 - EXTENSIONS TO INDUSTRIAL AND COMMERCIAL PREMISES

E12 - GENERAL PRINCIPLES FOR LOCATION, DESIGN AND LAYOUT

T9 - PARKING STANDARDS

T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

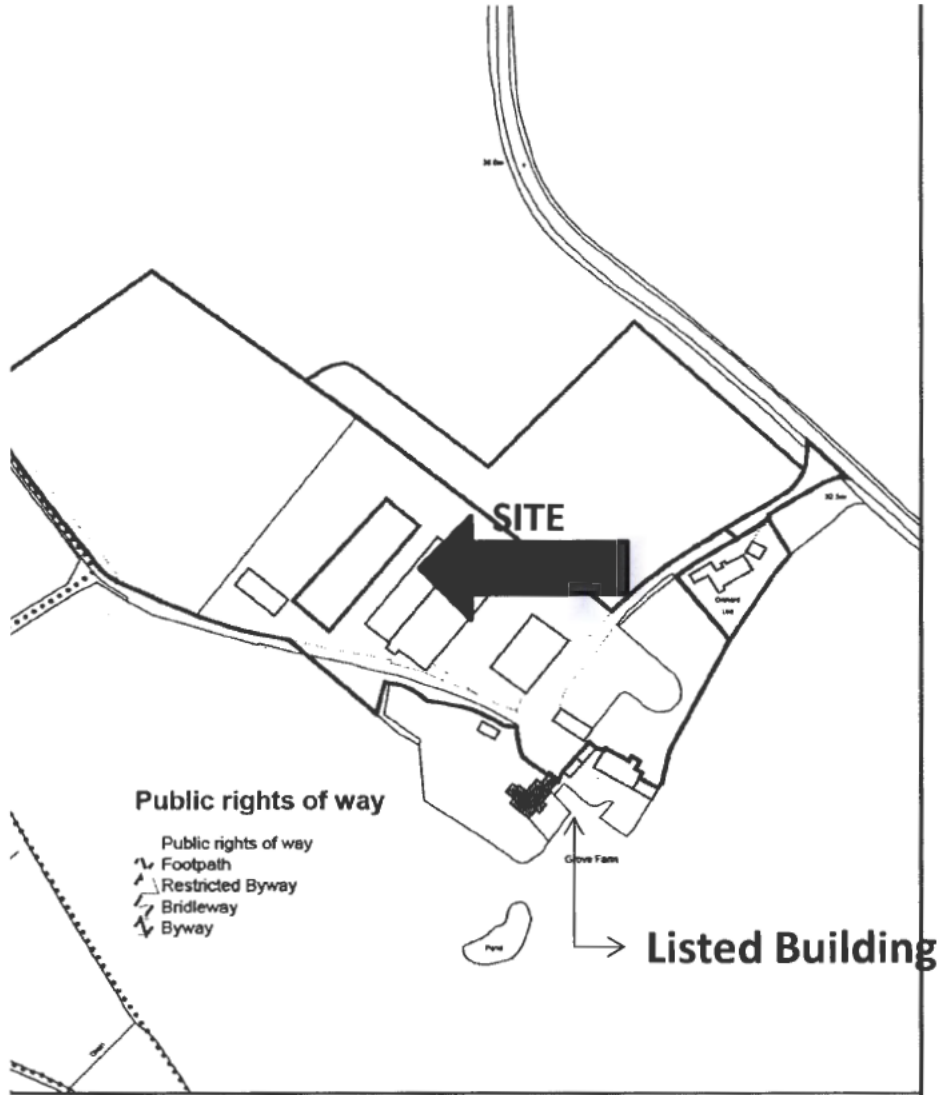
Letters of representation have been received from a total of **30** interested parties.

The following people **objected** to the application

[Redacted text block]

The following people **supported** the application:

[Redacted list of names]



Title: Constraints Map

Reference: 3328/15

Site: Grove Farm
Mill Lane Creeting St Peter

Listed Buildings

Listed Buildings



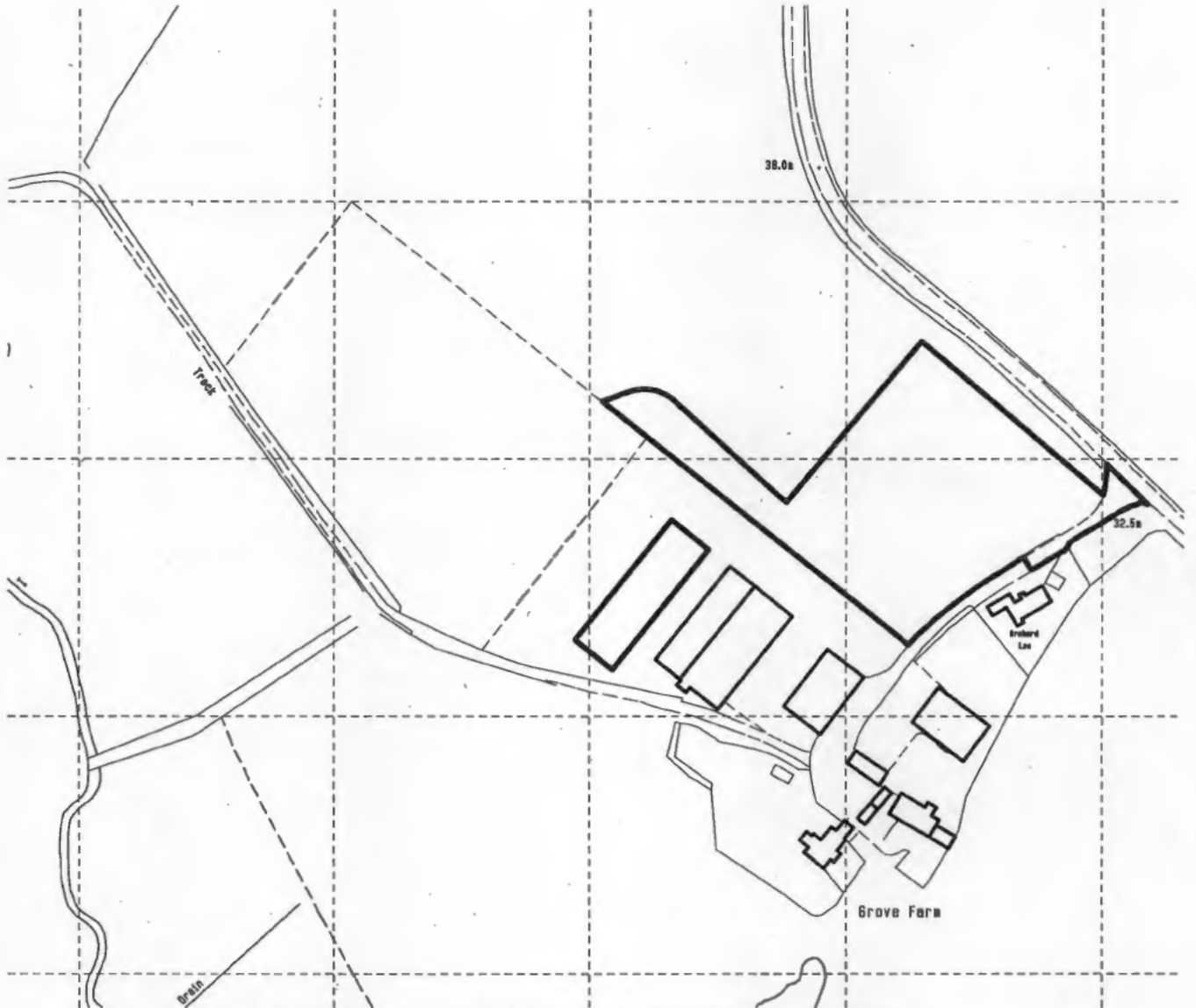
MID SUFFOLK DISTRICT COUNCIL
131, High Street, Needham Market, IP6 8DL
Telephone : 01449 724500
email: customerservice@csduk.com
www.midsuffolk.gov.uk



SCALE 1:2000

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PROPOSED INDUSTRIAL BUILDING
Poundfield Products, Grove Farm, Creeting St Peter, IP6 8QG

Scale 1:2500

3408-01A

Page 144

Revisions:

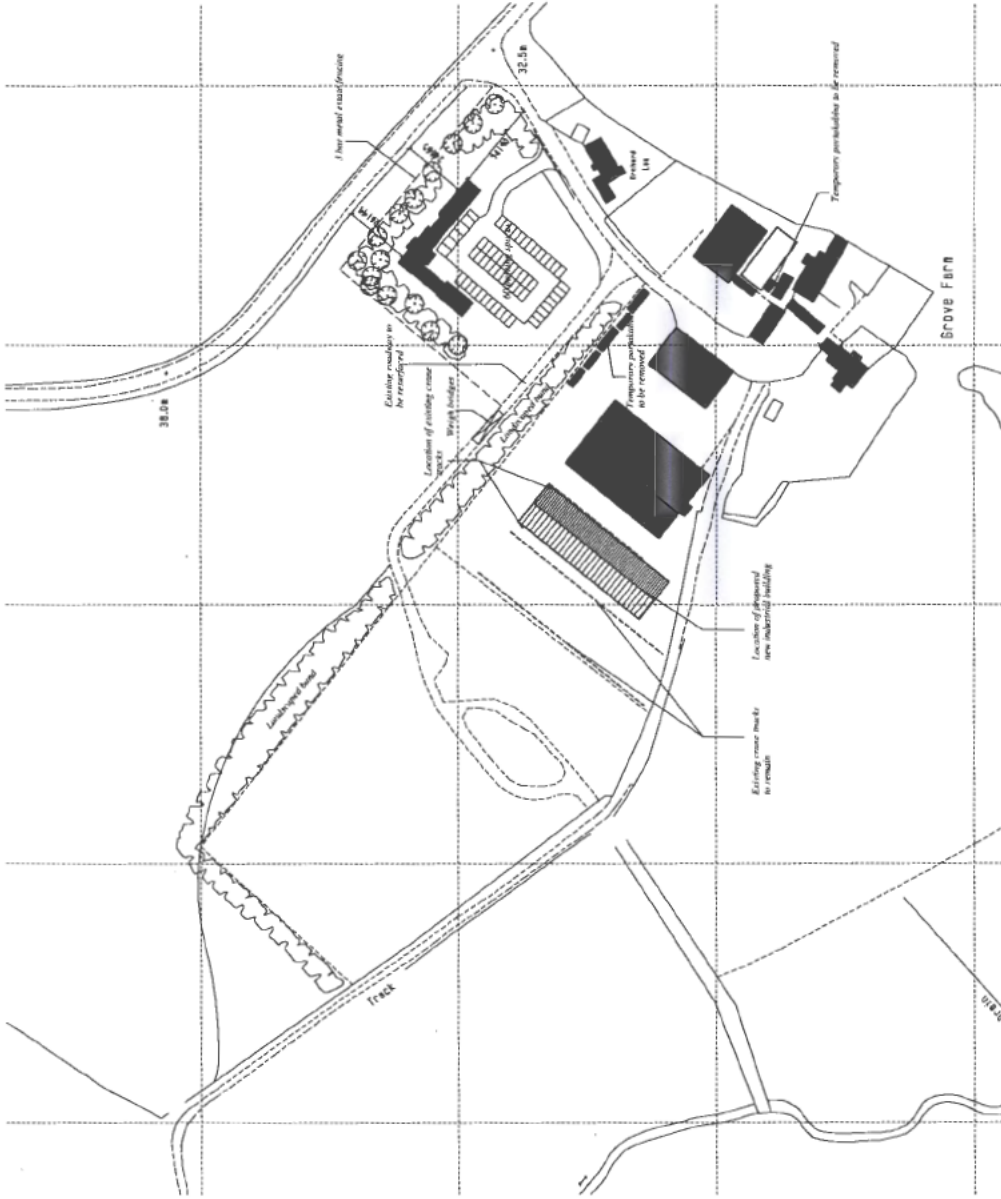
Patrick Allen Ltd.
 2 Grange Business Centre
 Tommy Flowers Drive
 Grange Farm, Kesgrave
 Ipswich, Suffolk, IP5 2BY

Tel: 01473 620660
 Fax: 01473 620627
 Email: architects@patrickallen.org.uk
 www.patrickallen.org.uk



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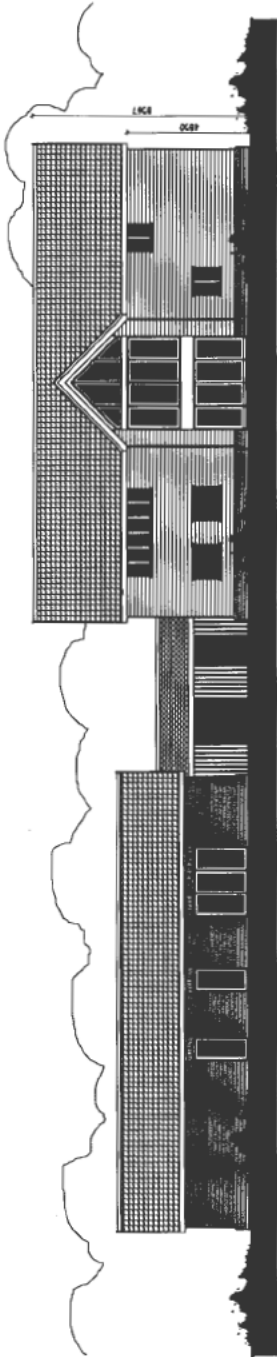


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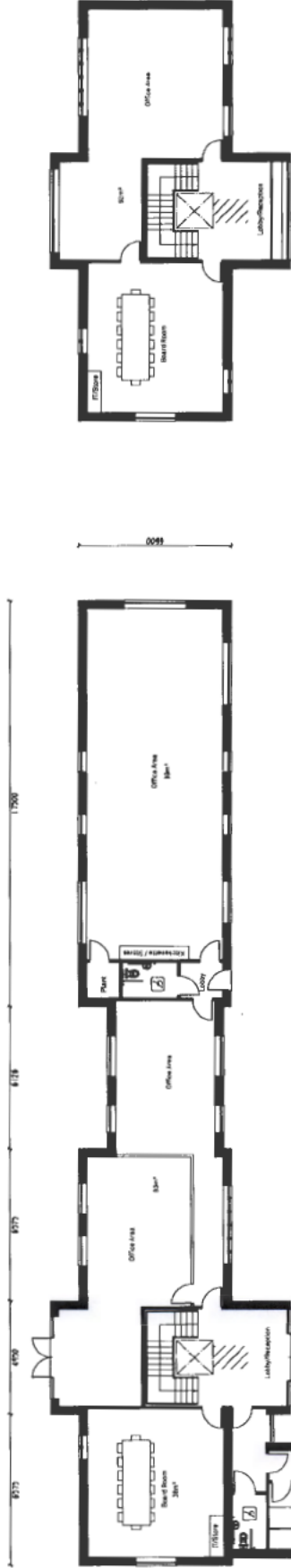
15

| | |
|---|----------|
| <p>ARCHITECTS 1 Longwalk Business Centre Longwalk Business Park Grove Farm, Longwalk Middlesex, TW20 1JF Tel: 01753 628000 Fax: 01753 628001 www.poundfield.co.uk</p> | |
| <p>PROJECT PROPOSED OFFICE BUILDING Poundfield Products, Grove Farm, Creting, St Peter, IP6 8QG</p> | |
| <p>CLIENT POUNDFIELD PRODUCTS</p> | |
| <p>SITE PLAN - AS PROPOSED</p> | |
| DATE | 16.06.13 |
| SCALE | 1:1000 |
| DRAWN BY | A.L. |
| CHECKED BY | AL |
| DATE | 16.06.13 |
| PROJECT NO. | 3483-04D |
| <p>© 2011 Poundfield Co. Ltd. All rights reserved.</p> | |

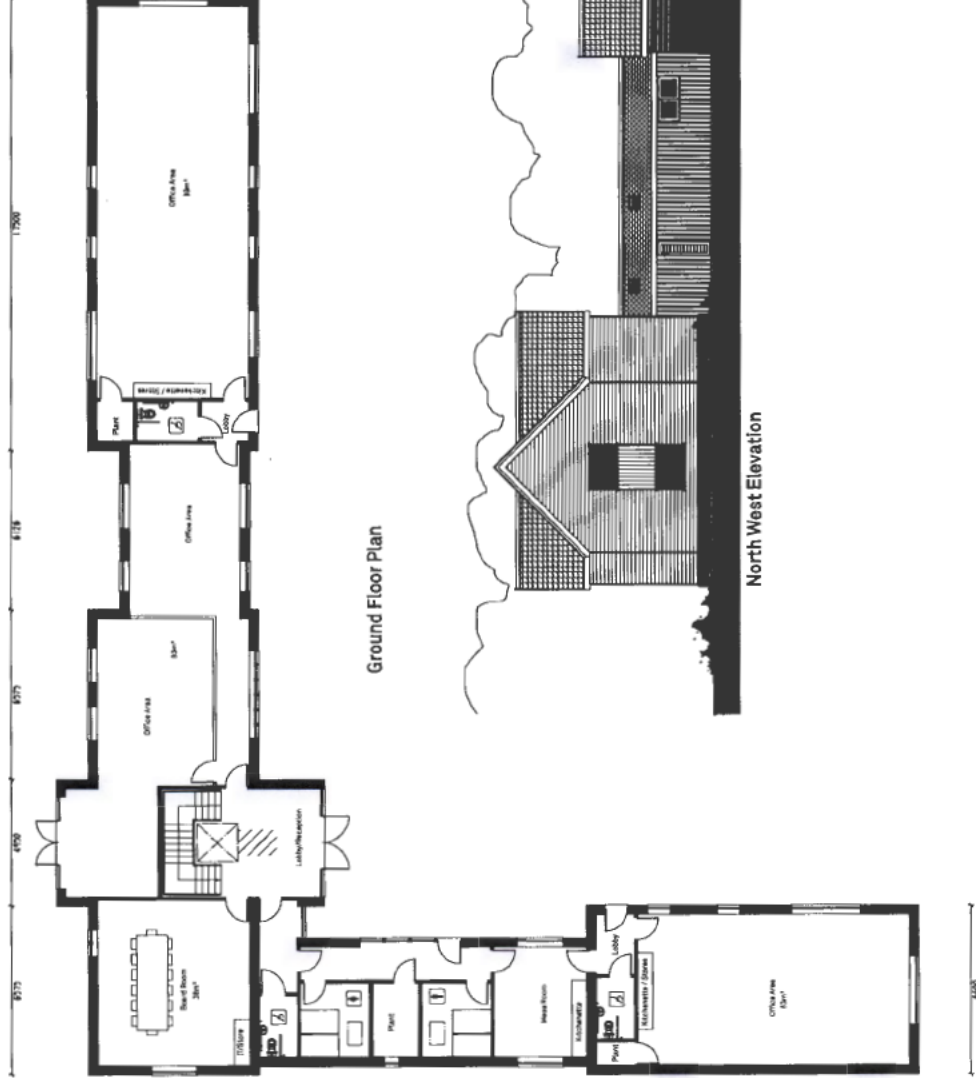
All floor plans and elevations are conceptual.
 All dimensions are shown in feet and inches. All dimensions are shown in feet and inches. All dimensions are shown in feet and inches.



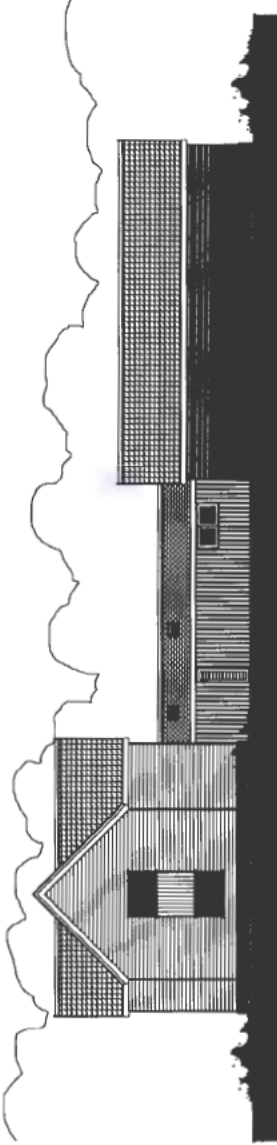
North East Elevation



First Floor Plan



Ground Floor Plan



North West Elevation

| | |
|--|--------------------------|
| Patrick Allen & Associates Architects 10000 Old York Road Suite 100 York, PA 17403 Phone: 717.333.1111 Fax: 717.333.1112 | |
| Proposed Office Building, Poundfield Products, Grove Farm, Creating St Peter, PA 800. | |
| Client: Poundfield Products | Drawing No.: 3483-03E |
| Scheme Design: Plans & Elevations | Date: July 2014 |
| Drawing Date: July 2014 | Drawing No.: 3483-03E |

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CLARIFICATION REPORT KEY
 Please refer to the "CLARIFICATION REPORT KEY" on the drawing sheet for more information.



NORTH EAST ELEVATION (FRONT)



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION



FLOOR PLAN

ARCHITECTS

10000 Lakeshore Drive, Suite 100
 Dallas, Texas 75243
 Phone: (214) 416-1100
 Fax: (214) 416-1101
 www.architects.com

PROPOSED INDUSTRIAL BUILDING
 Pleasant Products, Grove Farm, Crofting St Peter, IN 806
FOUNDERS PRODUCTIONS

PLANS & ELEVATIONS - AS PROPOSED

| | | | |
|-------------|----------|-------|----------|
| DATE | 10/20/06 | SHEET | 147 |
| DESCRIPTION | A.I. | DATE | 10/20/06 |
| | | BY | A.C. |

3-408-04A

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CREETING ST PETER PARISH COUNCIL

www.creetingstpeter.onesuffolk.net

Please reply to the Clerk:

Mrs Jennie Blackburn
The Wren
1 All Saints Road
Creeting St Mary
IPSWICH
Suffolk IP6 8NF

Tel: [REDACTED]

email: pc@creetingstpeter.suffolk.gov.uk

F.A.O. Rebecca Biggs
Planning Department
Mid-Suffolk District Council

20th November 2015

Dear Rebecca

| | |
|------------------------------|----------|
| MID SUFFOLK DISTRICT COUNCIL | |
| PLANNING CONTROL | |
| RECEIVED | |
| 23 NOV 2015 | |
| ACKNOWLEDGED | 74 |
| DATE | 23/11/15 |
| PASS TO | RB |

Re: Planning Application 3328/15 - Erection of new offices, layout of new car park, erection of new industrial building, resurfacing of roadway and installation of weighbridge. Grove Farm, Creeting St Peter for Poundland Products Ltd

Please see below representations of Creeting St Peter Parish Council in relation to the above planning application:

Creeting St Peter Parish Council has carefully considered the application and, having taken all material considerations into account are extremely concerned with the obvious and unacceptable impact which would ensue, and **STRONGLY OBJECT**.

Whilst industrial and commercial growth is important to the area and district as a source of employment and to the economy in general, it should not be at the expense of its overall impact on the parish and, in this case, surrounding highway network. The planning system should be robust and positive enough to control the aspirations of private landowners by being able to direct such major development to properly designated areas rather than highly unsustainable locations such as presently proposed. As noted below, such an area will shortly be available close-by, having been specifically identified for industrial and commercial development following extensive public consultation, a specific process that has never been undertaken in respect of the Grove Farm site.

No sustainability test has been proposed or addressed in this case. There is absolutely no identified need at all for this type of heavy industrial operation to take place on this

site. It appears to have simply developed here because of land ownership issues, and not through any special need associated with its surroundings or, indeed, the highway network, labour supply or market.

This point is emphasised by the fact that there is absolutely no need to allow the consolidation of a use in open rural agricultural countryside outside any area specifically allocated or identified for industrial and commercial use. Indeed, the Council have actively promoted the development of a close-by major new industrial area, some of which does fall within Creeting St Peter parish. Unlike the Grove Farm site, the new area would be properly laid out, serviced, have close public-service links and, importantly, have direct links to the primary road network, the A14. The applicants and the Council should look to this site on which the company's aspirations could clearly be met without impacting on the parish to such an unacceptable degree. There can be no sustainability argument based on land value or ownership. If there was, industry and commerce would always seek a commercial advantage by developing privately owned sites or open agricultural land on an ad-hoc basis rendering the planning system worthless.

In particular the Parish Council's objections are as follows:-

1. **The proposal would result in further serious visual intrusion into open rural countryside by the erection of a massive new industrial building and office building. The industrial buildings 60 metres (195 feet) in length and some 6.7 metres (22 feet) in height, a floor area of over 1,100 square metres (well over 200,000 square feet) is totally inappropriate. Similarly, the office building having elevations on a prominent roadside site of 41 metres (133 feet) and 32 metres (104 feet) would further introduce a totally inappropriate intrusive structure in the open countryside.**
2. **Overall the proposal would have the potential, on which the application is completely silent, of generating significant additional HGV and other vehicular movements along narrow country lanes without footway, lighting or level verges to the serious detriment of highway safety. We say this, even in the knowledge that the County Surveyor has, surprisingly, raised no objections. It is difficult to know how he has reached such a conclusion as the application is completely inadequate in any explanation of the impact of traffic generation. Such major investment could not possibly be justified if the end result did not enable increased production. We therefore raise strong concerns on highway grounds and specifically question the County Surveyor's recommendation which is at complete odds with our analysis.**
3. **The proposed site extension incorporating the car park towards the highway frontage is totally unacceptable and would clearly result in totally unacceptable visual intrusion, light pollution and noise.**
4. **What happens to the site if the company fails or the market changes? This is a serious and vital point to be considered taking into account the site's location, scale of buildings and highway connection. What other business other than warehousing could possibly take place on the huge floor space?**

This point would not be important if the development was located on a properly serviced industrial area.

5. The proposed weighbridge is of concern because there is absolutely no reference in the application details as to whether or not it is proposed as a public facility and therefore capable of generating unknown and unwanted HGV movements to the application site.
6. The application is not supported in any meaningful way by any proper evidence sufficient to justify such major rural development un-associated with any rural industry, with the location of raw materials or labour. There is no justification at all to have any major office building on the site. Such investment in office accommodation should reasonably be expected to be made on a proper serviced area in a sustainable location which this is not. All staff, visitors and business connections will have to rely on private transport, there being no meaningful public transport alternative.

Far from being in compliance with extant and emerging national and local planning policies, this application is clearly contrary to the interests of proper planning. The application should be **REFUSED** and, if the applicants have obvious intentions to expand, be encouraged to re-locate to properly serviced **sustainable land** on which to fulfil their ambitions and not at the expense of the local environment and especially highway safety.

Yours sincerely

J C Blackburn

Mrs Jennie Blackburn
Clerk to the Council



Creeting St Mary Parish Council

Parish Council Members

Chairman: Cllr N Hardingham
 Cllr A McKelvie
 Cllr N Smart
 Cllr R Coton
 Cllr P Scully
 Cllr J Palmer

All correspondence to:
 Clerk to the Parish Council
 18 St Marys Road
 Creeting St Mary
 Suffolk IP6 8LZ

Tel: 01449 721156

e-mail: clerk.csmpc@yahoo.co.uk

25 November 2015

Planning Office
 Mid Suffolk District Council
 131 High Street
 Needham Market

Dear Sirs

3328/15 Erection of new offices, layout of new car park, erection of new industrial building, resurfacing of roadway and installation of a weighbridge. Grove Farm, Mill Lane, Creeting St Peter, IP6 8QG

On behalf of Creeting St Mary Parish Council I have been asked to write to you to formally **object** to the above proposed planning application taking into account the following criteria.

- **Development within special landscape area**
 The proposed development is unsuitable and totally out of character for this rural area.
- **Retaining high quality agricultural land**
 It is planned to build the proposed offices and car park on high quality arable land which by implication, will be lost for good.
- **Extensions to industrial and commercial premises**
 We believe that an expansion to the existing facility, in spite of the statement in the proposal that production will not increase, will result in increased capacity for just this purpose.
 The increase in office space, albeit for the existing staff's comfort, is unlikely to restrict the numbers of personnel to the present numbers. We believe this will lead to an increase in the number of people and cars using the site.
- **Highways considerations in Development**
 The route of HGVs currently using this site cause considerable traffic issues and extra vehicles would have a further detrimental affect on local rural roads, e.g. Jacks Green Road.
 Further there is evidence of surface flood water from the existing concrete entrance flowing down the road resulting in flooding at Watering Farm.

We trust you will take our comments into account when deciding this application.

Yours faithfully

Mrs A Squirrell
 Parish Clerk



HERITAGE COMMENTS

Application No.: 3328/15
Proposal: Erection of new offices, layout of new car park, erection of new industrial building, resurfacing of roadway and installation of a weighbridge.
Address: Grove Farm, Mill Lane, Creeting St Peter, IP6 8QG
Date: 22nd December 2015

SUMMARY

1. The Heritage Team considers that the proposal would cause some harm to the designated heritage asset, but, as the new office building will be relatively remote and visually separate from the listed building, in an area which contributes little to the asset's significance, the level of harm is assessed as considerably less than substantial, probably relatively minor.
2. The Heritage Team advises that a condition controlling the facing and roofing materials used for the new office buildings should be imposed.

DISCUSSION

This site lies within the setting of Grove Farmhouse, which is listed at grade II. The conservation issue to consider is the effect of the development on the setting and thus the significance of Grove Farmhouse as a designated heritage asset. The development includes a new industrial building to the north-west of the existing site, and a complex of office buildings on agricultural land between the existing site and Mill Lane.

The setting of Grove farmhouse is already much altered from the time when the farmhouse was the focal building of a working farm and includes a number of large, modern industrial buildings. These lie mostly to the north of the farmhouse, and the site for the new offices lies beyond these, even further to the north. The new industrial building will be located to the north-west of the existing site, in an area already in industrial use. The principal elevation of the farmhouse looks south-east and the view up from the south, from the road bridge near The Watering, is clearly the principal view of the building. The new office buildings, although probably visible from the south, will have only a slight impact on this principal view, the roof of the two-storey element appearing probably as one more roof in amongst a number of existing modern roofs. The single-storey elements may not be visible at all from the south. The new industrial building to the north-west will be completely hidden behind existing buildings in views from the south. The view most seriously affected is likely to be that from the north-east, from Mill Lane. From here, however, the farmhouse itself can only be seen in glimpsed views, as it is largely hidden behind existing modern buildings.

Given its location and context, the new industrial building is unlikely to have any harmful effect on the setting or significance of Grove Farmhouse. Whilst the new office development, especially the two-storey element, could be prominent in views from some

directions, it is likely to intrude only minimally on what appear to be the principal views of the building from the south and south-east. The contribution to the significance of the asset made by the area of the setting where the new development is proposed is limited by the lawful developments that have already taken place on the site. Overall, the level of additional harm to significance is likely to be less than substantial, probably considerably so, and in fact relatively minor.

The case officer must now weigh up this low level of harm against the public benefits of the scheme. These appear to be considerable however, and it would be surprising if the public benefits in this case did not outweigh the low level of harm to the significance of the asset.

The prominence and visual disruption of the development could be lessened in any case by controlling the external facing and roofing materials used for the new office buildings. The two-storey element in particular appears to be designed to resemble a traditional barn and if the roofing and facing materials are consistent with this, it should help to soften the disruptive visual impact of the development.

Name: William Wall
Position: Enabling Officer - Heritage

DEVELOPMENT CONTROL

□ MID SUFFOLK DISTRICT
COUNCIL
ENVIRONMENTAL

Planning Consultation – Other Issues

| | |
|---|---|
| Application Reference: 3328/15/FUL | Officer Allocated to: PJS |
| Location of Proposed Development: Grove Farm, Mill Lane, Creeting St Peter, IP6 8QG | |
| Details: Erection of new offices, layout of new car park, erection of new industrial building, resurfacing of roadway and installation of a weighbridge. | |
| Date Documents Received: 27.10.2015 | Date Reply Required by Planning: 27.11.15 |
| Objections: | |
| <p>Recommendations/Comments:</p> <p>Thank you for the opportunity to comment on the above application.</p> <p>I have no objection in principle to the proposed development but, with regard to the proposed new industrial building, recommend that working hours and noise are controlled by the same conditions previously applied to other permissions relating to activities at Grove Farm:</p> <ol style="list-style-type: none"> 1) No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times 8 am to 6 pm Monday to Friday and 8 am to 1 pm on Saturdays with no working on Sundays or Bank Holidays. 2) The level of noise emitted from the site during working hours shall not exceed 57 dB measuring as a one hour LAeq at a point 4 metres from the North Western façade of Orchard Lea, Mill Lane. <p>Reason: In the interest of residential amenity.</p> <p>With regard to the proposed offices and car park, I have no objection in principle but the residential amenity at Orchard Lea could be affected by noise as a result of the proposed earlier start of the working day (7 am) at the offices.</p> <p>To ensure that there is no conflict between the occupation of Orchard Lea and operations at Grove Farm, I would recommend that occupation of the dwelling is tied to the business operation at Grove Farm.</p> <p><u>Lighting</u></p> <p>I note that no lighting details have been provided. It is, therefore, strongly recommended that a condition be attached to any permission requiring that no external lighting shall be installed unless details thereof have first been submitted to and approved in writing by the Local Planning Authority. An appropriate scheme of lighting shall include types, angle and position of luminaires, hours of operation, and a polar luminance diagram based on vertical luminance at the site boundary, and at Orchard Lea, the nearest residential property, if this will be effected. Applicants attention should be drawn to the Institution of Lighting Professionals 'Guidance notes for the Reduction of Obtrusive Light'.</p> <p>Reason: In the interest of residential amenity and the avoidance of light pollution.</p> <p>Signed: Philippa Stroud</p> <p style="text-align: right;">Date: 27 November 2015</p> | |

DEVELOPMENT CONTROL

MID SUFFOLK DISTRICT
COUNCIL
ENVIRONMENTAL

Planning Consultation – Land Contamination

| | |
|---|--|
| Application Reference: 3328/15/FUL | Officer Allocated to: PJS |
| Location of Proposed Development: Grove Farm, Mill Lane, Creeting St Peter, IP6 8QG | |
| Details: Erection of new offices, layout of new car park, erection of new industrial building, resurfacing of roadway and installation of a weighbridge. | |
| Date Documents Received: 27.10.2015 | Date Reply Required by Planning: 17.11.2015 |
| Objections: | |
| Recommendations/Comments: Re. Land Contamination Thank you for the opportunity to comment on the above application. We have no objection to the application but request that we are contacted in the event of unexpected ground conditions encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them. | |
| Signed: Philippa Stroud | Date: 09 November 2015 |

Your Ref: MS/3328/15
 Our Ref: 570\CON\3357\15
 Date: 10/11/2015
 Highways Enquiries to: kyle.porter@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: Rebecca Biggs

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3328/15

PROPOSAL: **Erection of new offices, layout of new car park, erection of new industrial building, resurfacing of roadway and installation of a weighbridge**

LOCATION: **Grove Farm, Mill Lane, Creting St Peter, Ipswich, Suffolk**

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 1

Condition: The use shall not commence until the area(s) within the site shown on Drawing Number: 3483-04D for the purposes of [LOADING, UNLOADING,] 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.

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/

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



Ms Rebecca Biggs
Mid Suffolk District Council
Planning Department
131, Council Offices High Street
Needham Market
Ipswich
IP6 8DL

Our ref: AE/2015/119789/02-L01
Your ref: 3328/15
Date: 08 December 2015

Dear Ms Biggs

ERECTION OF NEW OFFICES, LAYOUT OF NEW CAR PARK, ERECTION OF NEW INDUSTRIAL BUILDING, RESURFACING OF ROADWAY AND INSTALLATION OF A WEIGHBRIDGE. GROVE FARM, MILL LANE, CREETING ST PETER, IP6 8QG.

We refer to the email from Phil Cobbold Planning Ltd, received on 16 November 2015, which confirms that foul water will be disposed of via a private treatment plant. According to our maps the site is more than 600m away from the main sewer network. If our maps are correct, the use of non-mains drainage, given the scale of the proposed use, would therefore appear to be appropriate in this case. That said, the method of non-mains disposal should be the most appropriate to minimise the risk to the water environment. We are therefore able to remove our previous objection. We have the following advice on foul water disposal at this site:

The site is located in a groundwater Source Protection Zone 2 and on a Principle Aquifer of intermediate vulnerability. The geology locally is Lowestoft diamicton (till) over crag.

It is not clear from the application whether the proposal is to discharge the sewage effluent from the package treatment plant to ground or surface water. If it is to ground and the total volume discharged is less than 2m³/day and via a Building Standards compliant drainage system then this could be covered by our General Binding Rules (GBR's). If not, then a permit to discharge to ground will be required.

If the discharge is to a surface water then, to be covered by the GBRs, it must discharge less than 5m³/day, otherwise a permit will be required.

No soakaway or infiltration system for foul or clean roof water is to be constructed in ground affected by contamination.

UNCLASSIFIED

We trust this advice is useful.

Yours sincerely

1

Miss Lizzie Griffiths
Sustainable Places - Planning Advisor

Direct dial 0203 025 8439

Direct e-mail planning.ipswich@environment-agency.gov.uk

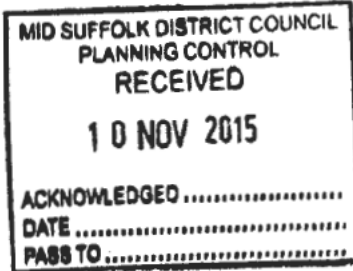
cc Philip Cobbold Planning Consultancy



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: 15/3328/FUL
Our Ref: FS/F221320
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 06/11/2015

Dear Sirs

Poundfield Products Ltd, Grove Farm, Mill Lane, Creting St Peter, Suffolk, IP6 8QG
Planning Application No: 15/3328/FUL

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.

Continued

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

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

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

Yours faithfully



Mrs A Kempen
Water Officer

Copy; Philip Cobbold Planning Ltd, Mr Philip Cobbold, 42 Beatrice Avenue,
Felixstowe, Suffolk, IP11 9HB

Enc; Sprinkler letter

From: Denis Cooper
Sent: 13 November 2015 15:43
To: Planning Admin
Cc: RM Floods Planning
Subject: 2015-11-13 Consultation response 3328 / 15 Grove Farm, Mill Lane, Creting St Peter

The following advice from Suffolk County Council's Flood and Water team relates only to surface water (SW) drainage.

Comments

The Design and Access Statement does not mention any proposals for drainage.

The Application form states surface water will be disposed of to soakaways.

The layout plan shows no drainage.

The application does not include a completed Suffolk County Council SW Drainage Pro Forma – this should be a requirement on the Local Validation list.

Ground investigations, including soakage tests in accordance with BRE365, need to be undertaken in order to establish firstly, whether the proposed use of infiltration type drainage is possible, and secondly to provide test values to enable the proposed drainage system to be designed (sized).

If soakage rates are found to be below 5 to 10 mm/Hr then a different runoff destination will need to be used. This might entail using on site attenuation and treatment in a pond at the lowest part of the site and an off site sewer draining to the nearest suitable watercourse.

Maintenance and adoption proposals need to be provided.

Special measures may be needed to prevent pollution of ground water or watercourses, particularly if the proposed development involves making concrete. Cement and concrete must be prevented from entering drainage systems.

Due to the lack of information provided, SCC is unable to advise on whether the proposals are adequate or whether they increase flood risk off the site.

SCC would therefore recommend that further information, including results of ground investigations and a more detailed SW drainage design should be requested and submitted.

The SCC Flood team can then provide further advice on the acceptability of the proposals and, depending on the submission, may then seek a condition regarding details, perhaps as below.

No development shall commence until a scheme for disposal of surface water for the outline site have been submitted and agreed in writing by the Local Planning Authority. This should be informed by soakage tests in accordance with BRE365 and include:

- Details of the soakage tests
- Details including design calculations
- Plans showing exceedance paths and flood storage areas.
- Proposals for water quality
- Proposals for maintenance and management of the surface water drainage scheme.

Informatives

Design standards and links to relevant National Planning Policies and guidance are summarised in SCC's SW drainage guidance documents.

[SCC-Local-SUDS-Guide-May-2015](#)

[SCC-Floods-Planning-protocol](#)

Wherever possible multifunctional above ground SuDS should be used, these provide amenity benefits and deliver improvements in water quality and biodiversity.

Regards

Denis Cooper

Flood and Water Engineer

Flood and Water Management

Resource Management

Suffolk County Council

Tel: 01473 264658

email: denis.cooper@suffolk.gov.uk

Useful Links

[SCC-Floods-Planning-protocol](#)

[SCC-Local-SUDS-Guide-May-2015](#)



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

26/11/2015

Dear Rebecca,

RE: 3328/15 Erection of new offices, layout of new car park, erection of new industrial building, resurfacing of roadway and installation of a weighbridge. Grove Farm, Mill Lane, Creeting St Peter

We note this application and have the following comments:

From the plans available on the Mid Suffolk DC website it is unclear whether the proposed development includes external lighting. Excessive or poorly designed external lighting has the potential to cause significant adverse impacts on nocturnal wildlife such as bats and barn owls. Both bats and barn owls have been recorded in the vicinity of this site. Consent should not be granted for any development which is likely to result in an adverse impact on Protected and/or UK and Suffolk Priority Species such as the species mentioned above.

The site of the proposed development is also within 250m of the River Gipping (Sections) County Wildlife Site (CWS). It should therefore be ensured that, should any further development be consented at this site, appropriate measures are put in place to control any surface water runoff or waste water in order to ensure that it cannot reach the CWS.

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

Yours sincerely

James Meyer
 Conservation Planner



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

www.suffolkwildlifetrust.org

info@suffolkwildlifetrust.org

Suffolk Wildlife Trust is a
 registered charity
 no. 262777

Creating a Living Landscape for Suffolk

| | |
|-----------------------------------|-------------------------------------|
| Site Name: | Grove Farmhouse, Mill Lane, IP6 8QG |
| Planning reference number: | 3328/15/FUL |
| Planning officer: | Rebecca Biggs |
| Consultant: | David Carlyon |
| Comments provided on: | 23/11/2015 |

Site Description:

Erection of new offices, layout of new car park, erection of new industrial building, resurfacing of roadway and installation of a weighbridge.

Summary of Energy/Sustainability Approach

Documents Reviewed:

Design and Access Statement, (Phil Cobald Planning Ltd, August 2015)

Policy Interpretations and Building Regulations:

As it currently stands, the applicant has not submitted any information in relation to the proposed energy efficiency and/or sustainability standards of the development.

In order to ensure compliance with the Building Regulations and the Mid Suffolk District Council Core Strategy, the applicant remains required to submit an **Energy/Sustainability Statement** which addresses the outstanding matters in full.

Energy/Sustainability Standards

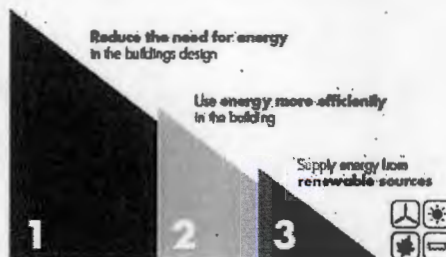
As a large-scale non-residential development, the applicant is required to demonstrate how the development will secure the following energy efficiency and sustainability standards/measures.

Energy Efficiency (CO₂ emissions)/Renewable Energy Technologies:

In accordance with Policy CS 3, the development is required to integrate renewable energy technology in order to provide at least 10% of the predicted energy requirements and additional sustainable construction methods.

In accordance with 3.4 of the Core Strategy, developments are encouraged to reduce energy use, reduce emissions and promote the development of renewable energy through the design specifications of proposed developments. This can be demonstrated through the utilisation of the energy hierarchy:

To reduce a building's carbon footprint, it is important that a simple energy hierarchy is used:



The carbon dioxide emissions reductions at each stage of the energy hierarchy can be detailed through the completion and submission of the 'Carbon Dioxide Emissions Table'.

Next Steps

As stated, the **applicant is required to submit a full Energy/Sustainability Statement** detailing how the development can secure the required energy efficiency and sustainability standards. The following information will need to be included within the Energy/Sustainability Statement at the first instance:

- Breakdown of energy demands (kWh) and associated carbon dioxide emissions (CO₂/kg)
- Submission of the associated National Calculation Methodology results, detailing both the Target Emission Rate (TER) and the Building Emission Rate (BER)
- Full set of U-Values for the proposed development.
- Technical details of any proposed renewable/low-carbon technology installations.

Possible Planning Condition:

If the Council wishes to provide planning permission prior to the approval of the Energy/Sustainability Statement, it is possible to use the following planning condition:

No development works shall be permitted above ground until and Energy and Sustainability Statement has been submitted to and approved in writing by the Local Planning Authority, detailing how the development can secure the required energy efficiency and sustainability standards.

The condition can subsequently be discharged, and the permission of construction works granted, once the applicant has submitted sufficient information to the Local Planning Authority which has been reviewed and approved in writing.

Isolde Cutting Landscape Planning Officer
Natural Environment Team

Endeavour House (B2 F5 47)
Russell Road
IPSWICH

IP1 2BX
Suffolk
Tel: 01473 264739
Fax: 01473 216889
Email: isolde.cutting@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Your Ref: 3328 / 15
Our Ref:
Date: 17/11/2015

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

Ms Rebecca Biggs
Planning Dept
Mid Suffolk District Council
131 High St
Needham Market
Suffolk
IP6 8DL

Dear Ms Biggs,

Proposal: Erection of new offices, layout of new car park, erection of new industrial building, resurfacing of roadway and installation of a weighbridge.

Location: Grove Farm, Mill Lane, Creting St Peter, IP6 8QG

Based on the information provided by the applicant and a meeting with the production manager, Paul Shepherd, on site on the 10th November 2015, I offer the following comments.

Response

1. The proposal site, for new offices with parking and for a new industrial building, is in a sensitive location because of the following reasons;
 - i. It is in an elevated position overlooking the River Gipping valley, part of which is a Special Landscape Area (see MSDC Saved Policy CL2).
 - ii. It is visible from properties along the access to the site as well as further north along Mill Lane, Mill Lane itself, the A14 and in particular from across the Gipping River valley.
2. There is currently no detailed landscape proposal.
3. The application divides into two parts: the industrial building which is proposed within the existing site of Poundfield Products; and the proposed office block north-west of the existing access road.

The site and the wider landscape

The site is located at the eastern side of the River Gipping valley and is part of the Rolling Valley Farmland and Furze landscape type (type 19, Suffolk Landscape Character Assessment (LCA 2008/11)) and close to the River Gipping Special Landscape Area.

It is visible from many viewpoints from eastern (Mill Lane, A14), northern (residential properties, Mill Lane) and western (Gipping Valley, footpaths) directions.

On the south side of the site is a listed farm house, Grove Farm. Adjacent to the north of this farm house an industrial site, Poundfield Products Ltd., has developed containing several large industrial buildings and gantry cranes.

East of the Poundfield Products Ltd. site and south of the access road is a further residential property, Orchard Lea.

A public footpath leads from the river valley to the industrial site, then changes direction and leads north-east along the industrial site to join Mill Lane further north.

The proposed industrial building

The proposed industrial building is to replace one of two gantry cranes. It would be partially be visible from, Orchard Lea, Tophill Cottage and Highway Cottage, Mill Lane, the A14 as well as from across long distances over Gipping Valley, including footpaths.

While the building will be a far more solid structure than the crane, it will be of a lower height (6.7m ridge height rather than 9m), and, given that the colour finish matches the existing buildings, it is expected that the building will be perceived as part of a group. Ensuring the building will blend in with the existing buildings will be very important, as will an appropriate lighting scheme.

The proposed office block and parking

The proposed office building is to be located between the existing Poundfield Products Ltd. site and Mill Lane. According to the design statement "the office building replicates a traditional timber framed barn with a series of adjoining smaller outbuildings". The landscape proposal is at this stage only indicative.

It is noted that the proposal as a whole is situated a lot closer to Mill Lane than the property Orchard Lea, which will make it visually more prominent. The visual change from Orchard Lea looking north-west and approaching the site on Mill Lane traveling north-west will be significant, as the current wide open view will be blocked by the proposed development.

There will also be a distinct visual change from Tophill Cottage and Highway Cottage and the A14, as the new development would be located in front of the Poundfield Products Ltd. industrial site.

There do not appear to be any windows with an open view from Tophill and Highway cottages.

We are working towards making Suffolk the Greenest County. This paper is 100% recycled and made using a chlorine free process.

With an appropriate landscape scheme the visual change that the proposed office building would have, could overall be beneficial in the medium to long term, as a carefully designed and finished office building and successful planting could provide an effective screen and visual transition from open rural landscape to an industrial site.

Existing Landscape scheme

It is noted that a landscape scheme exists, which served to discharge the landscape condition for a previous application (MSDC 0747/12). It was carried out by Westover Landscapes in 2013. It appears that large parts of this scheme are yet to be implemented. This landscape scheme is still relevant and must be implemented in full.

A detailed landscape design scheme for the new proposals will need to build on this previously approved scheme.

The new proposal does seem to incorporate the planting at the entrance to Grove Farm and Poundfield Products Ltd., omits however the tree line along the field edge. With the proposed development the line of trees at the edge of the field becomes less important, as its purpose would have been to form an additional layer of screening.

However, from the drawings of the new proposal, it would appear that there is scope for more comprehensive planting on the south-western and south-eastern side of the proposed car-park. Especially on the south-eastern side of the proposed carpark planting will be required to avoid the property Orchard Lea looking out on a car park instead of an open field.

The Boundary planting on the north-western side currently leaves a large gap. I suggest that the planting in this area should be brought all the way to the existing roadway (towards the bund), that planting should be added further along the existing roadway, and that additional trees should be planted in the triangle that these two planting blocks form, to achieve a less formal and angular and more natural appearance.

External Lighting

There is currently no scheme provided that specifies the required external lighting for either the proposed industrial building or the proposed office building and car park. An appropriate scheme will need to be submitted in order to minimise light pollution in the countryside as well as to avoid glare onto Orchard Lee, Tophill Cottage, Mill Lane and the A14.

Summary

1. A landscape scheme needs to be agreed, that is appropriate for the scale of the proposed structures as well as for the sensitivity of the location and the character of the landscape.
2. The existing landscape scheme, which is a condition for MSDC application no. 0747/12, needs to form the basis for the new landscape scheme and needs to be implemented as soon as possible.
3. The finishes of both the industrial building as well as the office building, including the car park will be of great importance to minimise the impact on the visual amenity

of the landscape. I suggest that the colour of the proposed industrial building should be the same as that of the existing industrial buildings on site. All materials and finishes should be agreed by condition.

4. Any required external lighting should also be agreed by condition.

Recommendations

The proposal is acceptable in relation to landscape and visual impact subject to the following conditions;

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 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 establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities, weed control and pest 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.

In addition to having consideration for the landscape and visual impacts of external lighting, in consultation with the SCC Senior ecologist Mrs Sue Hooton, this condition also seeks to minimise the risk of disturbance to bats using the boundary hedgerows and trees and including any new boundary planting. This condition is based on BS42020:2013 *Biodiversity Code of practice for planning and development*. (appendixD3.5)

PRIOR TO COMMENCEMENT: EXTERNAL LIGHTING

No external lighting shall be installed 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 or LED.
- b) Clearly demonstrated that the boundary vegetation to be retained, as well as that to be planted, will not be lit in such a way as to 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 or 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.

COLOUR MATERIALS AND PARKING

In addition the colour and materials of the proposed buildings and car park should be secured by condition.

Reasons

The proposal can be made acceptable because;

- a) Although the site is in a sensitive location the proposed industrial building would be less high than the existing gantry crane it would replace. As it would be located adjacent to existing similar buildings it is expected that it would be perceived as part of a group and have no significant further adverse impact on the wider landscape. The proposed office building would create a transition from open landscape to industrial unit and could, with careful design, be overall an improvement to the visual amenity, as it would help to screen the industrial site.
- b) I have suggested that the materials, colours and finishes of the proposed buildings and car park and any required lighting should be agreed by condition to safeguard the character and condition of the landscape and minimise the visual impact of the development.

The recommendations have been made having particular regard for both Saved Policy CL2 and Policy CS5 that is; *"Landscape: The Council will protect and conserve landscape qualities taking into account the natural environment and the historical dimension of the landscape as a whole rather than concentrating solely on selected areas, protecting the District's most important components and encourage development that is consistent with conserving its overall character"*

I am available for further discussion with the applicant or their representatives regarding the details of the landscape scheme, if this would be helpful.

Yours sincerely

Isolde Cutting

Landscape Planning Officer

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Development Control Committee Comment

Agenda Item No 1- 3328/15- Grove Farm, Mill Lane, Creeting St Peter

Additional information from Case Officer

The Case Officer for the above application would like to draw the following additional items to the Committee's attention.

Change in proposal description

The proposal description has been amended to account for the installation of weighbridge prior to determination of the application. The proposal now reads:

Erection of new offices, layout of new car park, erection of new industrial building, resurfacing of roadway and retention of a weighbridge.

Additional recommended conditions

Since publication of the committee report it is recommended that the following conditions be included to page 10 of the Committee Report

- Provision of cycle storage area
- Restrict weighbridge to be used solely by Poundfield Products
- Drainage condition to include foul and surface water drainage details

2

From: Jennie Blackburn
Sent: 13 January 2016 10:30
To: Rebecca Biggs
Subject: Poundfield Products - Grove Farm - Planning Application

Dear Rebecca

The members of Creeting St Peter Parish Council note that the above planning application is to be considered by the Planning Committee at its meeting on 20th January. Whilst the Parish Council will not be represented at the meeting, we should be grateful if the Committee would give serious consideration to our observations and objection to the application.

Yours sincerely

Jennie Blackburn

Parish Clerk to Creeting St Peter

3

Joe Lampart

From: BMSDC Economic Development
Sent: 18 January 2016 11:36
To: Planning Admin; BMSDC Economic Development
Cc: Rebecca Biggs; Dawn Easter
Subject: RE: Consultation on Planning Application 3328/15

Importance: High

Hi Rebecca

Once again apologies for lack of response on this one. I had marked consultee request in red and I think we discussed but overtaken by other urgent issues in the pre-Christmas rush. Will check with Dawn tomorrow in case her response is in email ether somewhere!

Although we are rather disappointed in Economic Development as we were not consulted at the pre-application stage even though the applicant appears to have had these discussions with Planning Development Management Team (John Pateman-Gee).

Consultee Comment

From Babergh Mid Suffolk Economic Development Team in respect of above planning application on behalf of Poundfield Products operation at Grove Farm, Creeting St Peter;

RECOMENDATION

We support this application as described in the planning application.

DISCUSSION

Poundfield Products are an established local business, the application represents a consolidation of this business that will help to ensure its sustainability. Although the business is not located within a recognised employment location the current operation has traded from existing site for over 10 years successfully without causing harm to the local community or environment. The applicant has cited Health and Safety reasons as part of the reason for their current application. It is not clear from the application if these proposals will result in additional traffic to and from the site, although access alterations would imply that this could be the case. The proposals for development of the Mill Lane Business Park include a new road that will take traffic from Mill Lane east through the new business park and onto a new roundabout access, opposite Tesco. Once implemented, access to and from the Poundfield site will cause less harm to those properties located on Mill Lane west.

SUGGESTED CONDITIONS

We would like to ensure that the present operating conditions applicable to this site are extended to cover the new application and any operations resulting from grant and implementation of planning.

Regards.

Delia Cook
Economic Development Officer
DD : 01449 724786

Economic Development
Babergh and Mid Suffolk District Councils working together



Consultation Response Pro forma

| | | | |
|----------|---|---|------------------|
| 1 | Application Number | 3308/15 Phase 6c, Cedars Park, Stowmarket | |
| 2 | Date of Response | 14.1.16 | |
| 3 | Responding Officer | Name: | Paul Harrison |
| | | Job Title: | Enabling Officer |
| | | Responding on behalf of... | Heritage |
| 4 | Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application. | 1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> • less than substantial harm to a designated heritage asset because it would further compromise the setting of the listed buildings, but the level of harm is considered to be low and unlikely to warrant refusal on heritage grounds. | |
| 5 | Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation. | <p>The site is currently open farmland, but has long been included in schemes for Cedars Park. To its north east stands the listed Norton Cottage, and to its north west across Stowupland Road stands the listed Uplands.</p> <p>From historic OS maps Norton Cottage does not appear to have any association with the land in question but occupies a narrow plot along the east leg of Stowupland Road. To its south east stands a house of the later 1900s on land formerly associated with Norton Cottage. To its north east stand recent residential properties. The Cottage's grounds are surrounded by hedging beyond which land falls away westwards.</p> <p>There is inevitably a degree of harm in the loss of rural character in the Cottage's setting, but this has long since been eroded particularly by the road to its front and development beyond, and by development of the adjacent house. There is little current sense of its rural origins.</p> <p>Uplands stands raised above Stowupland Road, and the falling contours of the site contribute to a sense of detachment. The formerly rural setting of Uplands is now compromised by the commercial development on the south side of Stowupland Road, but is still evident in its wider surroundings.</p> <p>Again there is a degree of harm in erosion of Uplands' rural setting, but the impact is marginal.</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.