

Public Document Pack

DEVELOPMENT CONTROL COMMITTEE B

DATE	Wednesday 17 February 2016
PLACE	Council Chamber, Council Offices, High Street, Needham Market
TIME	9.30 a.m.

Please ask for: Val Last
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9 February 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.

A G E N D A

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 20 January 2016

Report SA/04/16

Pages A to F

6. Confirmation of the minutes meeting held on 27 January 2016

Report SA/05/16

Pages G to K

7. To receive notification of petitions in accordance with the Council's Petition Procedure
8. **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.

9. Schedule of planning applications

Report SA/06/16

Pages 1 to 226

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

10. Site Inspection

Note: *Should a site inspection be required for any of the applications this will be held on Wednesday, 24 February 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.

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

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

Notes:

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

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

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

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

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

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

Members:

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/04/16

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held at the Council Offices, Needham Market on 20 January 2016 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: Julie Flatman
Glen Horn
Barry Humphreys MBE
Lesley Mayes*
Dave Muller
Jane Storey

Green Group

Councillor: Keith Welham

Liberal Democrat Group

Councillor: Mike Norris

Denotes substitute *

In attendance: Corporate Manager – Development Management (PI)
Senior Development Management Planning Officer (JPG)
Planning Officer (RB)
Senior Legal Executive (KB)
Governance Support Officer (VL/GB)

SA48 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

Councillor Lesley Mayes was substituting for Councillor Jessica Fleming.

SA49 DECLARATIONS OF PECUNIARY/NON-PECUNIARY INTEREST

Members declared a non-pecuniary interest in Application 3308/15, as follows:

- Councillor Dave Muller – by reason of being Ward Member for Stowmarket North and having had contact with Cedars Park Action Group;
- Councillor Barry Humphreys MBE – by reason of being Ward Member for Stowmarket North;
- Councillor Lesley Mayes – by reason of being Member of the Stowmarket Town Council Planning Consultation and Strategy Committee and having previously considered the Application in that capacity. Councillor Mayes left the meeting when the Application was considered by the Committee and did not take part in the vote.

Councillor Roy Barker declared a non-pecuniary interest in Application 3328/15 as he had purchased products produced by the Applicant.

SA50 DECLARATIONS OF LOBBYING

Members declared they had received emails of a lobbying nature with regards to both applications.

SA51 DECLARATIONS OF PERSONAL SITE VISITS

In relation to Application 3308/15, Councillors Dave Muller, Roy Barker, Keith Welham and Kathie Guthrie had all visited the location of the proposed development site but had not entered it.

SA52 MINUTES OF THE MEETING HELD 16 DECEMBER 2015

The minutes of the Development Control Committee B meeting held on 16 December 2015 were confirmed as a correct record.

SA53 MINUTES OF THE MEETING HELD 18 NOVEMBER 2015

The minutes of the Planning Referrals Committee meeting held on 18 November 2015 were confirmed as a correct record.

SA54 QUESTIONS FROM MEMBERS

None received.

SA55 SCHEDULE OF PLANNING APPLICATIONS

Application Number	Representations from
3328/15	Machala Peacock (Parish Council) Richard Hitt (Objector) Phil Cobbold (Agent for the Applicant)
3308/15	Paula Mayhew (Objector) Michael Smith (Agent for the Applicant)

Item 1

Application Proposal	3328/15 Erection of new offices, layout of new car park, erection of new industrial building, resurfacing of roadway and retention of a weighbridge
Site Location	CREETING ST PETER – Grove Farm, Mill Lane
Applicant	Poundfield Products Ltd

Members had before them tabled papers which included an amended proposal description and additional conditions. The Officer explained that the weighbridge had already been installed and the amended plans showed its location, therefore Officer Recommendation now included its retention.

Philip Isbell, Corporate Manager – Development Management, read out the reasons for referring the Application to the Committee as these had not been included in the report circulated with the Agenda.

Following the presentation, the Case Officer answered Members questions, including:

- the proximity of the proposed development to the neighbouring residential dwellings;
- About the future use or relocation of the gantry cranes after new industrial buildings have been erected;
- Whether installation of dust extractors had been included in the design of the new industrial building.

Machala Peacock, Vice-Chairman of the Parish Council, addressed the Committee to express the Parish Council's objection to the proposed development. The Parish Council's view was that the industrial operation of this scale and its growth ambitions were not appropriate for the rural location of the site and that the proposed development would have a negative impact on the street view, the neighbouring properties and their amenities. She also noted that the road network would not be able to cope with an increase in HGV traffic due its rural location and narrow width of lanes. After her representation, she answered questions put to her by Members in relation to the detail contained the Parish Council's written representation.

Richard Hitt, an Objector, informed the Committee that he had been living near the proposed development site for 25 years. In his opinion, the Applicant had limitless business growth ambitions inappropriate for the area that was a home for many bird and wildlife species, some of which were endangered. Mr Hitt also referred to the narrow nature of the roads in the locality and that they were inappropriate for heavy and HGV traffic which would increase if the development was approved.

Phil Cobbold, Agent for the Applicant, gave a short overview of the Applicant's business. He informed the Committee that the proposed development would provide the Applicant with much needed modern office space and car park and enable them to move the works carried out outside into the newly constructed industrial building. It would also allow the Applicant to improve the appearance of the site by removing temporary cabins and replacing them with an office building and soft landscaping that would be in keeping with the character of its rural location. In addition, the construction of the office would address Health and Safety Executive's concerns. Following his representation, Mr Cobbold answered Members' questions, including:

- In relation to transport arrangements for the Applicant's employees;
- Whether dust extractors could be installed as part of construction of the industrial building;
- Access route to site and HGV activity;
- Overall size of the farm that accommodated the proposed development site and its occupation;
- The appearance and design of the proposed office building;
- The make-up of the work force and a potential increase in productivity.

Keith Welham, Ward Member, addressed the Committee to express the local residents' objection to the proposed development, which they considered would have a harmful impact on the visual aspect of the open nature of the countryside, the local wildlife and its habitat, residential amenities and the road network. He said there was a finely

balanced argument between the economic benefits to the area and the damage to the landscape and traffic/light pollution that would be caused, but on balance he felt the application should be refused. He felt it would be possible to enter into negotiations with the applicant to resolve the concerns of the Health and Safety Executive in a way acceptable to residents.

During the debate that ensued, Members expressed their views that the proposed office building was in keeping with the agricultural nature of its location and provided a high quality, professional office accommodation. The new industrial building would provide a more comfortable working environment and the Application was in conjunction with relevant principles of the NPPF. Members considered that soft landscaping could be extended further to shield the lorry stacking area and that this should be conditioned, as well as decommissioning of excess gantry cranes if required.

The Chairman drew Members' attention to the additional conditions that had been included in the tabled papers to address the need for a cycle storage area, to restrict the use of the weighbridge and in relation to drainage of foul and surface water.

Following an explanatory comment from the Corporate Manager – Development Management with regards to the application of the NPPF and planning policies, a motion to approve the officer recommendation was moved and carried when put to the vote, subject to further conditions to be included in relation to an agreed Construction Management Plan, installation of dust extractors in the industrial building and an extended soft landscaping scheme for the existing lorry stacking area.

By a unanimous vote

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

- Time limit
- Accord with approved plans
- Proposed site levels
- Drainage plan and details
- Provision of renewable energy sources
- Provision of area for manoeuvring and parking cars
- Hard and Soft Landscaping scheme
- Implementation of landscaping and replacement planting within 5 years
- Materials
- External Lighting
- Removal of temporary office accommodation
- Hours of operation
- Noise restriction
- Removal of permitted development to office
- Limit use of buildings to be associated with the 82 use of concrete manufacturing
- Provision of cycle storage area
- Restrict weighbridge to be used solely by Poundfield Products
- Drainage condition to include foul and surface water drainage details
- Substantial additional landscaping required to the NW of the new office building and adjacent trackway to mitigate visual impact on open countryside
- Dust extraction measures to be agreed and meet noise limitation condition

- Construction management plan to be agreed
- Scheme of crane re-siting / relocation and decommissioning to be agreed

Note: The meeting adjourned for a short break between 11:10 and 11:25.

Item 2

Application	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	STOWMARKET - Phase 6C Cedars Park
Applicant	Crest Nicholson Eastern

Prior to consideration of the Application, photographic evidence from the residents of Cedars Park depicting parking arrangements at Wagtail Drive was provided for the Committee Members to inspect, at the Chairman's discretion and with her consent.

At the beginning of the presentation on the Application, the Officer corrected the figures referring to the density of dwellings per hectare quoted in the report, which should have read 32.8. A Planning Obligation to provide a play area had also been omitted as it would allow the provision of an increased area of biodiversity and other play areas were available within a short walking distance from the site. Further landscaping measures in relation to the woodland mitigation scheme had been added following a Consultation Response from the Suffolk County Council Landscape Planning Officer. The Case Officer also drew Members' attention to the tabled papers and the Consultation Response from the Council's Heritage Enabling Officer therein. Upon conclusion of the presentation, he answered Members' questions, including:

- How the proposed development related to the Stowmarket Area Action Plan,
- How the site connected to the Council's land,
- The proposed removal of existing trees,
- The proposed parking arrangements and emergency access.

Paula Mayhew, an Objector, addressed the Committee on behalf of Cedars Park Action Group and spoke against the proposed development on the grounds including:

- The proposed development was contrary to the Stowmarket Area Action Plan and would amount to overdevelopment in this location,
- The proposed mitigation scheme was unacceptable,
- The road layout was inadequate to cope with an increase in traffic,
- Impact on existing parking problems in Wagtail Drive, the only access road to the site,
- Insufficient biodiversity analysis,
- Effect on the view of Gipping Valley,
- Potential negative effect the development would have on the neighbouring Grade II listed house.

Michael Smith, Agent for the Applicant, addressed the Committee, stating that the proposed development was within the Stowmarket built area and complied with existing planning policies. Mr Smith commented that the proposed mitigation schemes were adequate and the development would address housing needs. The proposed

parking provision, which accorded to the current revised parking standards, would ensure that parking from the development would not spill over into surrounding streets.

Councillor Dave Muller, Ward Member, informed the Committee that he lived in Cedars Park and was aware of the views of the local residents and the issues highlighted by the Objectors, which he concurred with. In addition, Councillor Muller emphasised the following:

- Lack of parking to safely accommodate all private vehicles,
- Lack of passable space to allow emergency and waste disposal vehicle access,
- Heavy congestion of nearby roads,
- Detrimental effect the construction process and the development itself would have on the established trees and their root system, biodiversity, landscape and the green infrastructure,
- Increased pressure on the educational and medical facilities,
- Lack of regular bus service,
- Increased flood risk,
- Risk of overlooking for a number of existing properties,
- Loss of open space.

Councillor Barry Humphreys, Ward Member for Stowmarket North, concurred with Councillor Muller's representation and in addition highlighted issues with regards to public safety and road network capacity, parking concerns and overpopulation.

Councillor Gary Green, Ward Member for Stowmarket North commenting by email, wholeheartedly agreed with the views of Stowmarket Town Council, the local residents and those of Councillor Dave Muller and asked for the application to be rejected.

During the debate Members commented that it was difficult to make a decision based on the information provided. Members unanimously concluded that on this occasion a site visit to assess the cumulative impact of the proposed development on the neighbouring Grade II listed property (in landscape and visual terms), residential amenity and the local highway network and highway safety would be appropriate. Therefore, notwithstanding officer recommendation that authority be delegated to the Corporate Manager for Development Management to grant planning permission subject to appropriate obligations and conditions being met, a motion to hold a site inspection was proposed and seconded.

By a unanimous vote

Decision – That consideration of the Application be deferred for a site inspection and that the attendance of a Highways Officer at the site inspection and reconvened meeting be requested.

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Chairman

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held at the Council Offices, Needham Market on 27 January 2016 at 12:00 noon

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

Conservative and Independent Group

Councillor: Julie Flatman
Jessica Fleming
Glen Horn
Dave Muller
Jane Storey

Green Group

Councillor: Keith Welham

Liberal Democrat Group

Councillor: Mike Norris

Denotes substitute *

In attendance: Corporate Manager - Development Control (PI)
Senior Development Management Planning Officer (JPG)
Senior Legal Executive
Governance Support Officer (VL/GB)

SA56 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

An apology for absence was received from Councillor Barry Humphreys MBE.

SA57 DECLARATIONS OF PECUNIARY/NON-PECUNIARY INTEREST

Councillor Dave Muller declared a non-pecuniary interest in Application 3308/15 by reason of being a Ward Member for Stowmarket North and having had contact with Cedars Park Action Group.

SA58 DECLARATIONS OF LOBBYING

Members declared they had received emails of a lobbying nature with regards to Application 3308/15.

SA59 DECLARATIONS OF PERSONAL SITE VISITS

Councillor Dave Muller declared that he had visited the location of the proposed development site by reason of living in Cedars Park but had not entered it.

SA60 QUESTIONS FROM MEMBERS

None received.

SA61 SCHEDULE OF PLANNING APPLICATIONS

Application Number	Representations from
3308/15	Paula Mayhew (an Objector) Michael Smith (Agent for the Applicant)

Note: Following the Chairman's introduction to the meeting proceedings, a member of the public informed they would film the Committee meeting.

Item 1

Application	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	STOWMARKET – Phase 6C Cedars Park
Applicant	Crest Nicholson Eastern

At the Development Control Committee B meeting held on 20 January, Application 3308/15 was deferred for a Site Inspection at 10:30 am on 27 January 2015. The Committee reconvened at 12:00 noon, following the Site Inspection. Ward Members for Stowmarket North Dave Muller and Gary Green attended the Site Inspection. Councillor Green was unable to attend the Committee meeting.

As at the Committee meeting on 20 January, prior to consideration of the Application, photographic evidence from the residents of Cedars Park depicting parking arrangements at Wagtail Drive was provided for the Committee Members to inspect, at the Chairman's discretion and with her consent. Photographs of the landscape and street view were also circulated by Officers.

At the beginning of the presentation on the Application, the Officer corrected the figures referring to the density of dwellings per hectare quoted in the report, which should have read 32.8. The Consultation Response from the Council's Heritage Enabling Officer had been received, as contained in papers tabled at the meeting on 20 January. New slides had been added to show the original Masterplan with a higher density of dwellings. A Planning Obligation to provide a play area had also been omitted as it would allow the provision of an increased area of biodiversity and other play areas were available within a short walking distance from the site. Further landscaping measures in relation to the woodland mitigation scheme had been added following a Consultation Response from the Suffolk County Council Landscape Planning Officer. Upon conclusion of the presentation, the Case Officer answered Members' questions, including:

- The location of larger properties on site and their proximity to the existing residential dwellings;
- The proposed removal of existing trees and the landscaping scheme,
- The proposed parking arrangements and emergency access.

Paula Mayhew, an Objector, addressed the Committee on behalf of Cedars Park Action Group and spoke against the proposed development on grounds including:

- Discrepancies in the Case Officer's assessment and report,
- The road layout was inadequate to cope with an increase in traffic,
- Removal of protected trees and unacceptable proposed mitigation scheme,
- Impact of the construction work on the ancient hedge row,
- Insufficient biodiversity analysis,
- Use of unapproved and intrusive biodiversity survey techniques,
- Impact of the construction works on biodiversity,
- Effect on the view of Gipping Valley,
- Inadequate highways report,
- Loss of residential amenities and the risk of overlooking.

The Corporate Manager - Development Control and Senior Development Management Planning Officer answered Members' question in relation to the bat survey and highways capacity assessment. Suffolk County Council and the Suffolk Wildlife Trust had been consulted and no evidence of malpractice had been identified.

Michael Smith, Agent for the Applicant, addressed the Committee, stating that the parking issues were not a material planning consideration and no objections from the Highways Authority had been received. The proposed parking provision, which accorded to the current revised parking standards, would ensure that parking from the development would not spill over into surrounding street if residents used the allocated parking spaces. Necessary ecological assessments had been carried out and complied with Policy 9.1 of the Stowmarket Area Action Plan. The proposed development was within the Stowmarket built area and complied with the existing planning policies. Mr Smith commented that the proposed mitigation schemes were adequate and the development would conclude the original Masterplan.

Councillor Dave Muller, a Ward Member for Stowmarket North, addressed the Committee and emphasised concerns including:

- Impact on residents in neighbouring streets and loss of residential amenity,
- Heavy congestion of nearby roads,
- Lack of parking to safely accommodate all private vehicles,
- Lack of passable space to allow emergency and waste disposal vehicle access,
- Detrimental effect the construction process and the development itself would have on the established trees and their root system, soil levels, biodiversity, landscape and the green infrastructure,
- A high number of objections received,
- Increased pressure on the educational and medical facilities in the area,
- Increased flood risk,
- Risk of overlooking for a number of existing properties,
- Loss of open space,
- The proposed development was contrary to policies CLO5, CL08, H13 and H16.

Councillor Barry Humphreys, Ward Member for Stowmarket North commenting by email, concurred with Councillor Muller's representation and in addition highlighted issues with regards to public safety and road network capacity, parking concerns and overpopulation.

Councillor Gary Green, Ward Member for Stowmarket North commenting by email prior to the Committee meeting on 20 January, wholeheartedly agreed with the views of Stowmarket Town Council, the local residents and those of Councillor Dave Muller and asked for the application to be rejected.

In order to address the comments with regards to parking and highways issues, the Corporate Manager - Development Control, advised that the Highways Officer from Suffolk County Council had been asked to attend the Site Inspection and the Committee meeting but could not be present. However, Andrew Pearce, Senior Development Management Engineer, Highways, had revisited the site and his response was read out for the Committee. There was no material change in his response to the consultation.

During the debate Members commented that the Site Inspection had been useful in allowing them to assess the cumulative impact of the proposed development on the neighbouring properties in terms of privacy/overlooking (in particular in Elizabeth Way), impact on the Grade II listed Hill House Farm (in landscape and visual terms), residential amenity and the local highway network and highway safety. Members also commented that the issues raised with regards to the biodiversity survey and the landscaping scheme could not be ignored. Therefore, notwithstanding officer recommendation that authority be delegated to the Corporate Manager for Development Management to grant planning permission subject to appropriate obligations and conditions being met, a motion to defer consideration of the application to allow Officers to renegotiate with the Applicant on some key aspects was proposed and seconded for reasons including:

- Access for construction work to be agreed and conditioned in order to reduce negative impact on the residents and the wildlife present on site,
- Explore whether pedestrian and cycle access could be extended and linked to Stowupland Road in order to reduce the use of cars,
- Address issues with overlooking at Elizabeth Way and the visual impact on the Grade II Listed property.

The Corporate Manager - Development Control advised that any revisions to the proposal may have an impact on the viability of the development which would have to be addressed. A revised application would need to be considered before the implementation of CIL on 11 April.

By 7 votes to 1

Decision – That the application be deferred to enable further negotiation with the applicant to address and explore:

- Issues and concerns regarding design and overlooking in the areas of Hill House Farm and Elizabeth Way
- The possibility of a cycleway connection onto Stowupland Rd
- Enhance bats and biodiversity mitigation

- Relocate construction / emergency access / cycleway onto meadow to safeguard the old lane.

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Chairman

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MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE B MEETING 17 FEB 2016

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	3778/15	<p><u>In the Parish of Yaxley</u></p> <p>Minor material amendment to implemented planning permission 1402/04 ('Erect two storey dwelling and attached cart lodge using existing vehicular access') to reduce extent of demolition in order to allow creation of annex (and reduce size of approved cart lodge). [Application made under S73 of the Town and Country Planning Act 1990 to vary condition 3 of planning permission 1402/04].</p>	Cllr Burn/Palgrave (own application)	AM	1-26
2	4226/15	<p><u>In the Parish of Wortham:</u></p> <p>Variation of condition 3 of planning permission 2689/15 "Use of land for the stationing of 23 holiday lodges" to permit extended occupation of lodges.</p>	Cllr Mrs Kearsley Gislingham	SLB	27-63
3	4063/15	<p><u>In the Parish of Stowmarket</u></p> <p>Store Extension</p>	Cllrs Muller, Green & Humphreys Stowmarket North	SB	64-73
4	3308/15	<u>In the Parish of</u>	Cllrs Humphreys,	JPG	74-

		<p><u>Stowmarket</u></p> <p>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>	Muller & Green Stowmarket North		205
5	4244/15	<p><u>In the Parish of Willisham</u></p> <p>Erection of detached dwelling and garage and alterations to existing access.</p>	Cllr D Card Barking & Somersham	RB	206-226

AGENDA ITEM NO 1
APPLICATION NO 3778/15
PROPOSAL Minor material amendment to implemented planning permission 1402/04 ('Erect two storey dwelling and attached cart lodge using existing vehicular access') to reduce extent of demolition in order to allow creation of annex (and reduce size of approved cart lodge).
[Application made under S73 of the Town and Country Planning Act 1990 to vary condition 3 of planning permission 1402/04].
SITE LOCATION Sunnyside Cottage, Church Lane, Yaxley IP23 8BU
SITE AREA (Ha) 0.12
APPLICANT Mr D Burn & Ms L Seward
RECEIVED October 20, 2015
EXPIRY DATE February 3, 2016

REASONS FOR REFERENCE TO COMMITTEE

1. The application is referred to committee for the following reason:
 - The applicant is the elected Member for the Ward of Palgrave.

PRE-APPLICATION ADVICE

2. The applicant discussed the proposal with your Corporate Manager and the case officer in order to establish the most appropriate route to resolve a breach of a condition attached to planning permission (reference 1402/04), to vary the approved scheme to allow a reduction in the extent of demolition works required by that permission, and to change the use of the remainder of the building from that originally approved. A type of application known as a 'Minor Material Amendment' was considered to be the most suitable route to achieve these three objectives on a single application. This type of application is described below.

SITE AND SURROUNDINGS

3. The application site comprises what was originally one of a pair of semi-detached dwellings together with a new dwelling constructed under planning permission 1402/04. The original semi-detached property is in a poor state of repair, is currently uninhabitable and has not been used as a dwellinghouse since the new dwelling granted by permission 1402/04 was first occupied. The cessation of use of the original semi-detached property for residential purposes is the subject of a condition on permission 1402/04.

The new detached dwelling and former semi-detached property sit within approximately 0.12 hectares of land at the far end of Church Lane, Yaxley. Church Lane is an unclassified highway that serves approximately sixteen properties and terminates to the north of the application site, to which access is gained over a private unmade track that also serves the adjoining semi-detached property (Primrose Cottage). A Public Right of Way runs immediately to the east of the application site but is unaffected by the proposed development. The site is within the Yaxley settlement boundary.

HISTORY

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

- | | | |
|---------|--|--------------------------------|
| 1402/04 | Erect two storey dwelling and attached cart lodge using existing vehicular access (revised scheme to that previously approved under planning permission reference 797/00) | Permission
5 January 2005. |
| 797/00 | Partial demolition of existing cottage, retaining part to use as hobby room/store. Erection of new two storey dwelling and attached cart lodge using existing vehicular access | Permission
6 September 2000 |

BACKGROUND

5. Planning Permission 1402/04 (and the original scheme 797/00, referred to above) effectively granted permission for a replacement dwelling, and also required the original dwelling on the application site to be partly demolished within a specified timeframe. Once the replacement dwelling was occupied the remaining part of the original dwelling was to be used for domestic storage, and no longer to be occupied as a separate dwellinghouse.

During the course of development the applicant found himself unable to comply with a condition attached to planning permission 1402/04 which required that part of the original semi-detached dwelling be demolished within a specified timeframe, and as a result he found himself in breach of that condition. The application before Members today is therefore submitted in order both to resolve the outstanding breach of planning control, and also to reconsider the extent of demolition and use to which the remainder of the former dwelling may be put. The applicant points out that the former dwelling has not been used as a unit of residential accommodation since the new dwelling permitted under reference 1402/04 was first occupied.

PROPOSAL

6. For the reasons outlined in the background discussion above the application before Members today effectively seeks an *amendment* to planning permission 1402/04, in order to allow a larger proportion of the former semi-detached dwelling to be retained than originally approved under permission 1402/04, and for that remaining part to be used as a residential annex to the replacement dwelling. Specifically, the application seeks to retain an additional 2.5 metres in width of the original building compared to the amount of demolition previously approved, and to use the remainder of that building as an annex to the replacement dwelling approved under reference 1402/04. The original scheme proposed the remaining part of the original dwelling to be used as a store room with a hobby room above, although it could equally be used for any purposes incidental and ancillary to the replacement dwelling.

The application before Members today takes the form of a '**Minor Material Amendment**' to planning permission 1402/04, and is made under Section 73 of the Town and Country Planning Act 1990 (as amended). This type of application uses the same legislative provision as that used in an application to remove or vary a condition, but can also be used - as in this case - to consider a revised set of documents for what is essentially a proposal of a *similar* nature. Successful applications for 'Minor Material Amendments' result in a new planning permission being issued, and therefore if Members are minded to support the proposal the existing breach of planning control would be resolved in addition to approving revised proposals for the amount of demolition and use of the remaining part of the building as an annex. An application for a '**Minor Material**' amendment should not be confused with one for a '**Non Material**' amendment' which is appropriate only for the most trivial changes, and for which consultation is not required.

POLICY

7. **Planning Policy and Guidance** – See Appendix below.

CONSULTATIONS

8. **Yaxley Parish Council** – Objects. Queries the definition of an annex and considers the proposal to be for a dwelling; Queries restriction on use and subsequent sale; Does not agree the proposal is a 'minor amendment'*** to the original permission because the originally condemned property would become habitable; Proposal would result in a totally different project; Non-specific comment on the impact on the attached property. Requests - if permission is granted - that conditions are applied as follows:
- A reasonable time limit for the completion of the work;
 - That the annex should only be used by a family member;
 - If the building is for an elderly relative the design should be appropriate to the needs of an elderly person;

- If the property is sold* then it should be sold as one property not in parts. [** Case Officer's note: It would be unlawful for the Council to seek to impose any restriction on the applicant's right to dispose of any of all of his property.*]

Suffolk County Council (Rights of Way) – No objection to the proposed works.

LOCAL AND THIRD PARTY REPRESENTATIONS

9. The following is a summary of the representations received.

- Using the former dwelling as an annex would not save heating costs at the adjoining property, since the heating costs have not risen during the period it has been unoccupied;
- The proposal would result in two properties with up to 12 people occupying them, many of who could own vehicles;
- Proposal would increase traffic over the access track, which is in our ownership, and would cause more wear and tear;
- Access runs parallel to our property and increased traffic would cause loss of privacy;
- Vehicles cause damage to the road surface at the junction with Church Lane;
- Impossible for large vehicles to access the site;
- The application is not a minor amendment;
- The applicant has had sufficient time to comply with the original permission and further delay could mean more years of worry;
- The applicant's family do not live with the applicant, as stated;

Case Officer's Note: Other issues raised in the representation, including assurances that the original scheme would be implemented, are not material planning considerations. The type of application submitted is known as a 'Minor Material Amendment,' and the description used does not refer to any assessment by the applicant or your officers as to whether the works are 'minor' or otherwise.

ASSESSMENT

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

Principle of development

The site is within the settlement boundary for the village of Yaxley, and adopted development plan policies are generally supportive of both the principle of a replacement dwelling and a residential annex subject to assessment on a case-by-case basis. Whilst your officers would seek justification for an annex in the countryside or other unsustainable location where a new unit of residential accommodation would not normally be permitted, your adopted policy H19 makes no reference to

any criteria against which to assess need within settlement boundaries for secondary villages such as Yaxley. On that basis the proposed use of part of the original dwelling as an annex to the new dwelling permitted under reference 1402/04 would not be considered to be contrary to the development plan, and falls to be assessed against other development plan policies and material considerations.

Character and appearance of the area

The appearance of the overall development would be little changed from that approved under the original planning permission 1402/04. Documents submitted with that application for permission show approximately 8.2 metres of the original semi-detached dwelling to be demolished, whereas the revised scheme shows approximately 5.7 metres to be removed. As a result approximately 2.5 metres more of the original dwelling would be retained than originally proposed. The length of the single storey 'cartlodge' garaging would be increased by the same amount, allowing for the provision of two parking bays rather than the three bays original permitted. These changes would affect the appearance of the original dwelling and the single-storey linking structure alone, and would not alter the appearance of the replacement dwelling. The net result is that the change in appearance of the buildings within the site between that originally approved and that now proposed is relatively minor, and your officers are satisfied that the proposal would not be materially harmful to the character or appearance of the area.

Highway Safety

The use of part of the original dwelling as a residential annex may result in an increase in vehicular movements as a result of intensified residential use within the site. However, the numbers of vehicular movements that might be anticipated is dependent to some extent on the nature of the household and the levels of car ownership. A household with several young children, or teenage children with their own vehicles might well result in significantly more vehicular movements than a mature household with one or more parents occupying an annex. Taking this into account your officers are satisfied that the proposal would not raise significant highway safety issues, and are satisfied that it would not cause demonstrable harm in this respect.

Although the representation received refers to the potential for damage to the private access driveway serving the site, this is a private matter between the applicant and the landowner.

Residential Amenity

The proposed annex would be formed from the remainder of what was originally a semi-detached dwelling, and therefore use for the purposes of residential accommodation cannot be considered harmful to residential amenity *per se*, the issue to be assessed being whether the annex and

replacement dwelling would *cumulatively* cause harm to the amenities of the occupiers of Primrose Cottage to such an extent as to render the proposal unacceptable. In this respect increased vehicular movements and other activity resulting from an increase in the number of persons occupying the dwelling and its annex would be material considerations however, as with assessment in respect of highway safety above, an increase in vehicular movements and other disturbance might also arise due to the demographics of a larger family occupying the replacement dwelling alone.

Your officers have considered the proposal in respect of the amenities of the occupiers of Primrose Cottage adjacent, including their written representation objecting to the proposal. An increase in vehicular movements, the use of the remainder of the former dwelling as an annex, and the potential for disturbance and a loss of privacy arising from that use have all been considered, however notwithstanding these issues your officers cannot demonstrate harm arising from the proposal that would substantiate refusal of permission on the above grounds. Members will be aware that use of the remaining part of the former dwelling for purposes 'incidental and ancillary' to the replacement dwelling would not require planning permission. As with your officers' assessment, Members therefore need to consider whether the occupation of the annex would cause demonstrable harm to the amenities of the occupiers of Primrose Cottage (or other dwellings in the vicinity) that would not arise from ancillary and incidental uses. Only if Members are satisfied that the current proposal would cause such harm should they consider refusing the application on the grounds of harm to residential amenity.

In summary your officers have taken into account the representation received, however they are content that the proposal would not be demonstrably harmful to the amenities of the occupiers of Primrose Cottage or any dwelling in the vicinity of the site, and that it accords with policies GP1, H16 and SB2 in this respect.

Heritage

The site is approximately 100m to the east of the Grade I listed St Mary's Church, and is separated from it by several dwellings. Taking into account the distance between the site and the Church, and intervening residential development, your officers are satisfied that the proposal would not materially affect the setting of the Church and accords with Local Plan policy HB1 in respect of the protection of historic buildings. There is no conservation area in Yaxley and your officers are therefore satisfied the proposal would not result in material harm to designated heritage assets.

Protected Species and Biodiversity

The former dwelling does not meet the criteria set out in Natural England's standing advice regarding use by bats and the proposed works are therefore considered unlikely to cause harm to bats or their habitat. Similarly, land in a residential curtilage used as parking, laid to lawn or

7

tended as domestic garden would be considered relatively unlikely to provide suitable habitat for other protected species.

Other

As an application for a 'Minor Material Amendment' results in the grant of a new planning permission it is necessary to re-impose any relevant conditions from the original planning permission onto any new permission. It is not appropriate in this case to impose a 'commencement' condition because the proposal relates to both the original dwelling and its replacement, and as such development has already commenced. Somewhat unusually it would be appropriate to impose a condition requiring works to the proposed annex to be completed by a specified date in order to secure the planning gain for which permission was originally approved. Permission 1402/04 also included a condition (condition 3) requiring a parking and turning area to be provided and retained, and a similar condition should be imposed in the interests of amenity. This condition should be tied to first occupation of the annex but should not refer to 'use' as imposed on the original permission.

The applicant has advised your officers that heavy machinery would be required to carry out some of the proposed works, and this would need to be arranged over land outside the application site to avoid using the private access driveway off Church Lane. This work would preferably be carried out during the summer months, and in view of this constraint your officers recommend that two years are allowed for the development to be completed.

Summary

The physical changes proposed by this application are relatively minor when compared with the scheme originally approved, and whilst the changes to the layout are also minor the proposal has attracted objection from both the Parish Council and the occupiers of the adjacent semi-detached dwelling. Your officers have considered the issues raised in these objections, and although some of those matters are not material planning considerations and cannot be taken into account, your officers cannot identify demonstrable harm to any material planning consideration that would substantiate refusal of permission. The recommendation is made accordingly.

RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following conditions:

- Standard 'Annex' condition (restricting occupation to family members of the occupants of the replacement dwelling approved under reference 1402/04);
- Remainder of original dwelling only to be used for purposes ancillary and incidental to the replacement dwelling when not in use as a residential annex to the dwelling approved under reference 1402/04;



- Two year time limit for completion of works;
- Provision of parking and manoeuvring areas;
- Works to be carried out in accordance with the approved documents.

Philip Isbell
Corporate Manager - Development Management

Adrian Matthews
Development Management
Planning Officer

APPENDIX A - PLANNING POLICIES

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

Cor1 - CS1 Settlement Hierarchy

Cor5 - CS5 Mid Suffolks Environment

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

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

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

RT12 - FOOTPATHS AND BRIDLEWAYS

H19 - ACCOMMODATION FOR SPECIAL FAMILY NEEDS

H16 - PROTECTING EXISTING RESIDENTIAL AMENITY

HB1 - PROTECTION OF HISTORIC BUILDINGS

T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT

SB2 - DEVELOPMENT APPROPRIATE TO ITS SETTING

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

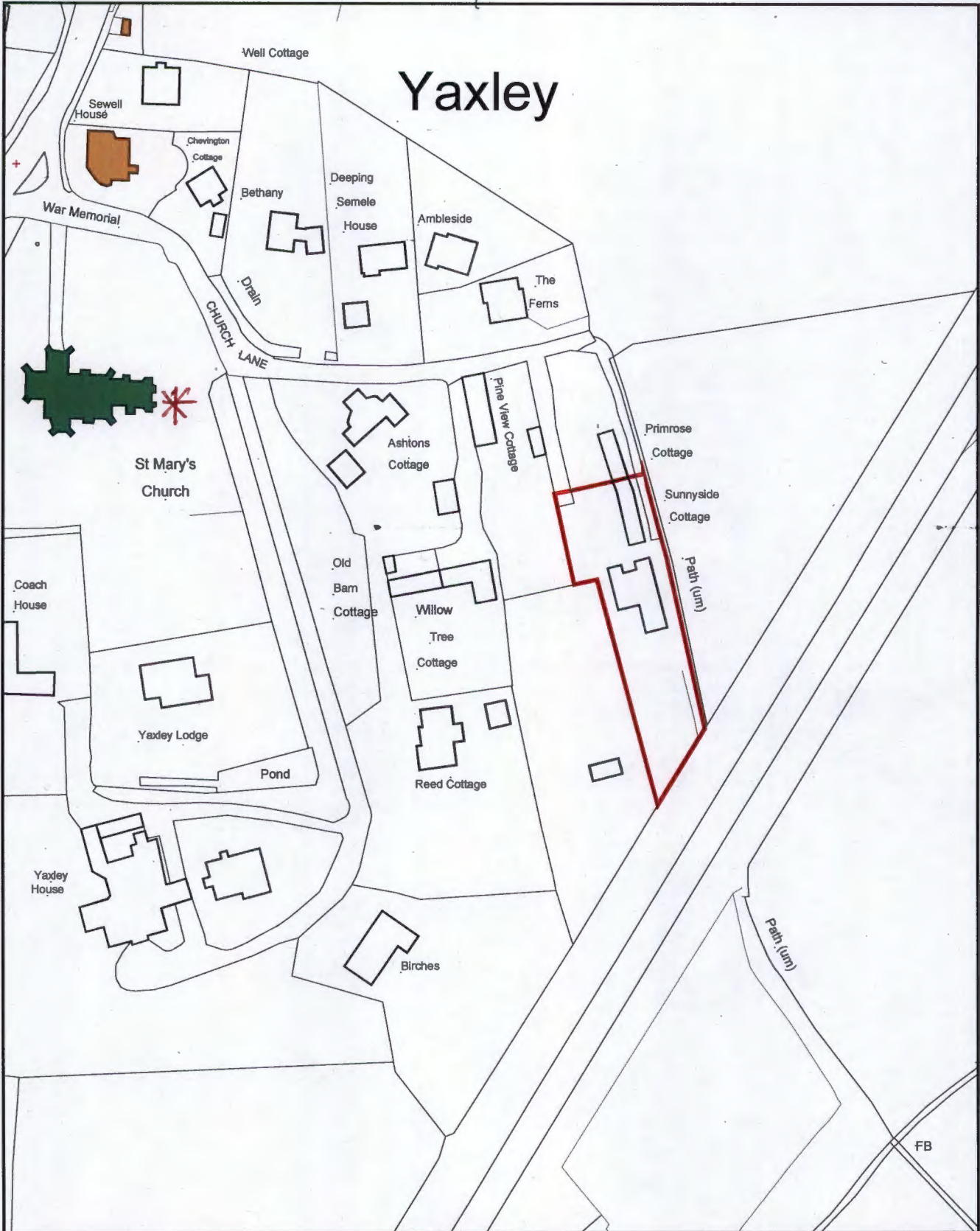
Letter(s) of representation(s) have been received from a total of **1** interested party(ies).

The following people **objected** to the application

[REDACTED]

The following people **supported** the application:

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



Title: Committee Site Plan - Green Grade I LB * CHURCH

Reference: 3778/15

Site: Sunnyside Cottage
Church Lane Yaxley IP23 8BU



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

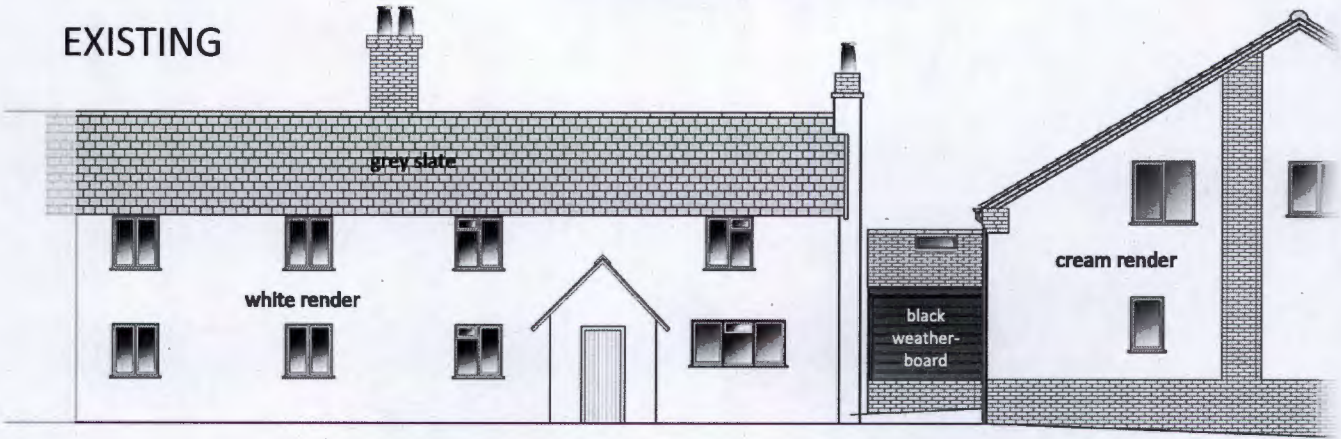


SCALE 1:1250

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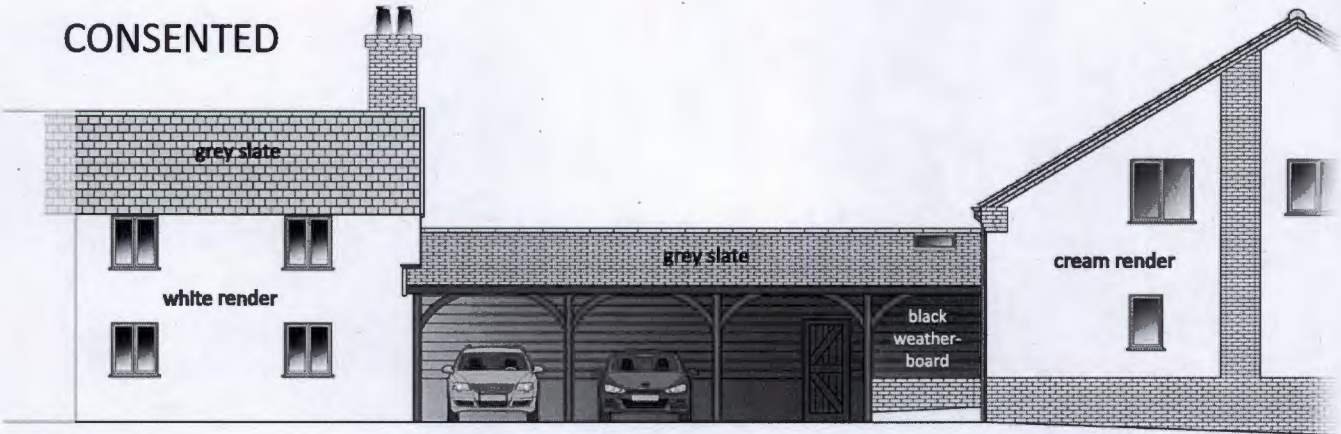
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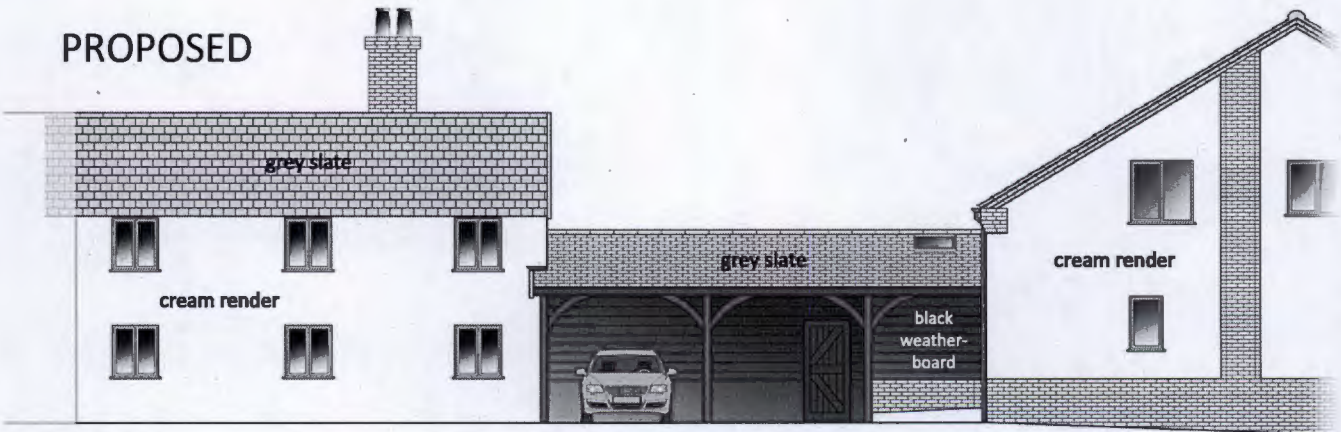


● ————— OLD COTTAGE ————— ● ————— NEW HOUSE —————>

CONSENTED



PROPOSED



scale 1:100
(when printed on A3)

Proposed annexe SUNNYSIDE COTTAGE
Existing, consented and proposed West elevation
(partial, as material change affects only the link between old cottage and new dwelling)

DRAWING 04 ver.1 (6 October 2015)

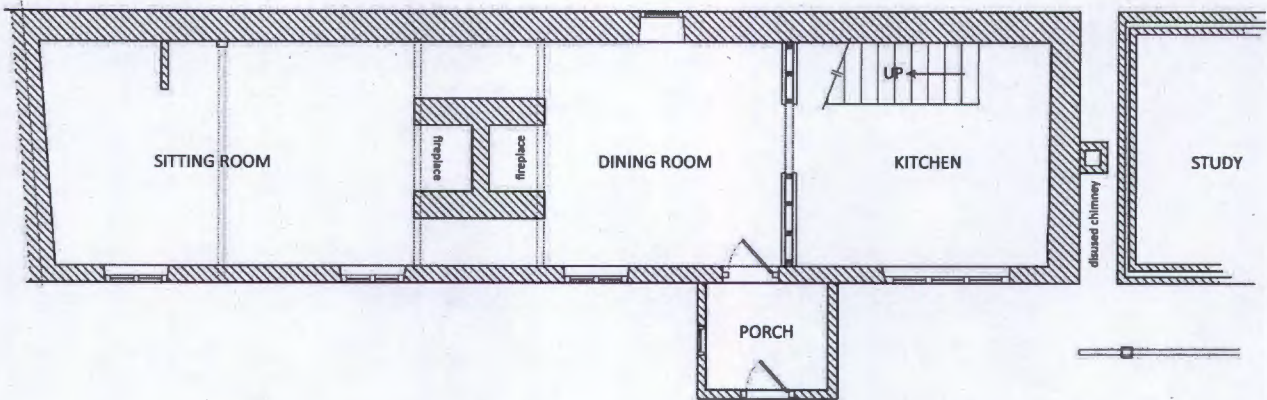
David Burn & Lorraine Seward – Sunnyside Cottage, Yaxley, IP23 8BU – phone: 01379 783404

3778/15 11

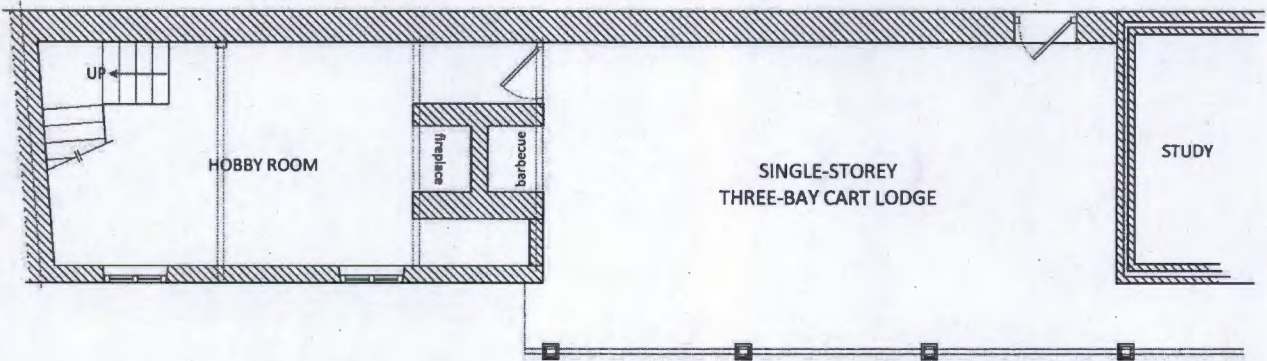
● OLD COTTAGE ————— ● NEW HOUSE →



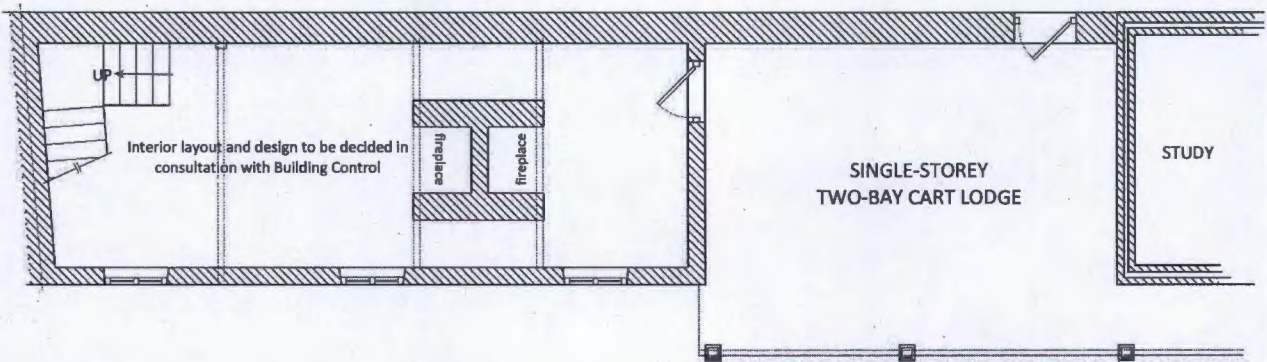
EXISTING



CONSENTED



PROPOSED



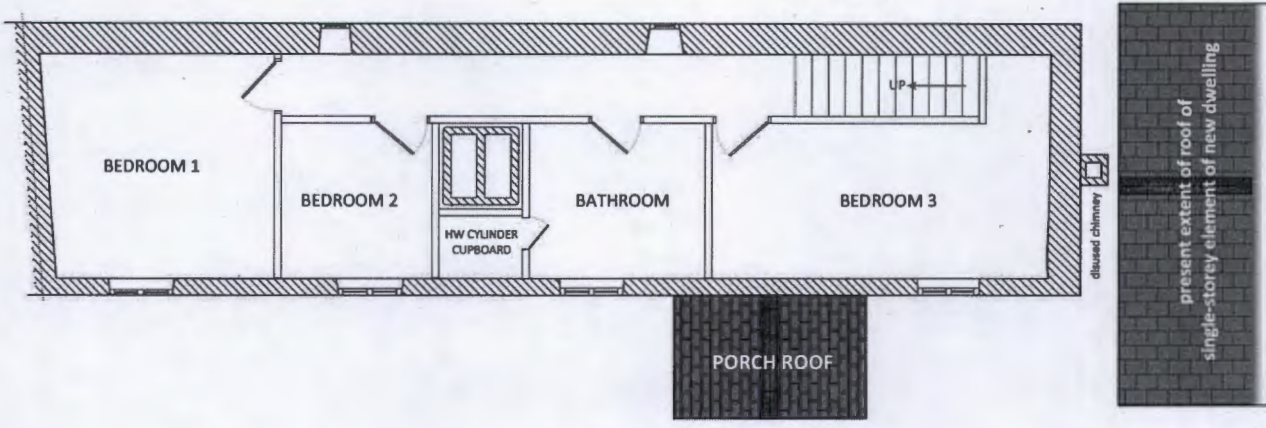
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Proposed annexe SUNNYSIDE COTTAGE
Existing, consented and proposed ground-floor plan
(partial, as material change affects only the link between old cottage and new dwelling)

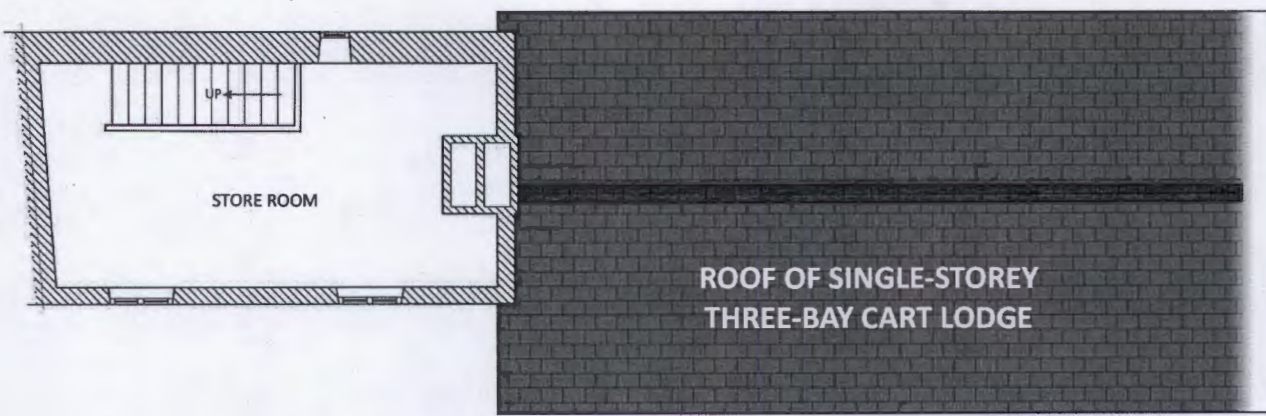
DRAWING 05 ver.2 (5 January 2016)

David Burn & Lorraine Seward – Sunnyside Cottage, Yaxley, IP23 8BU – phone: 01379 783404

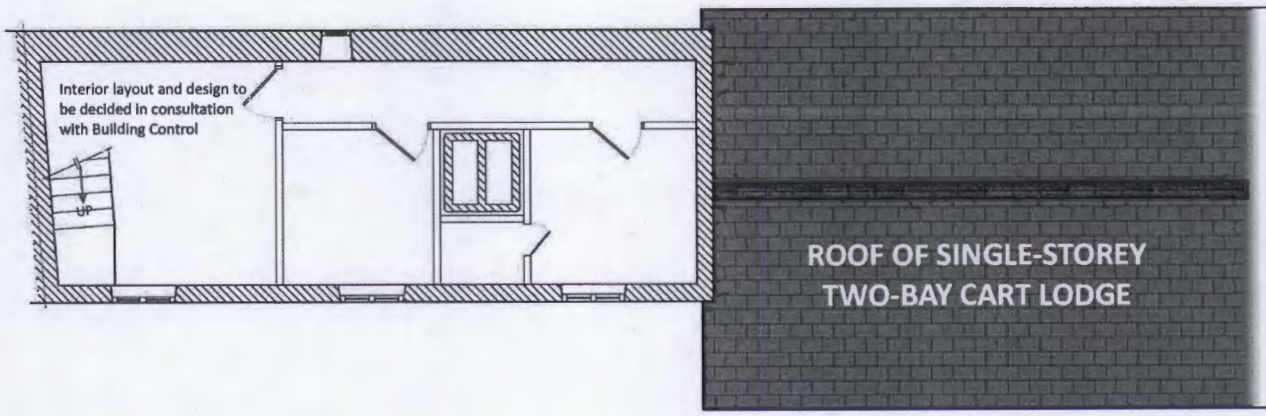
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CONSENTED



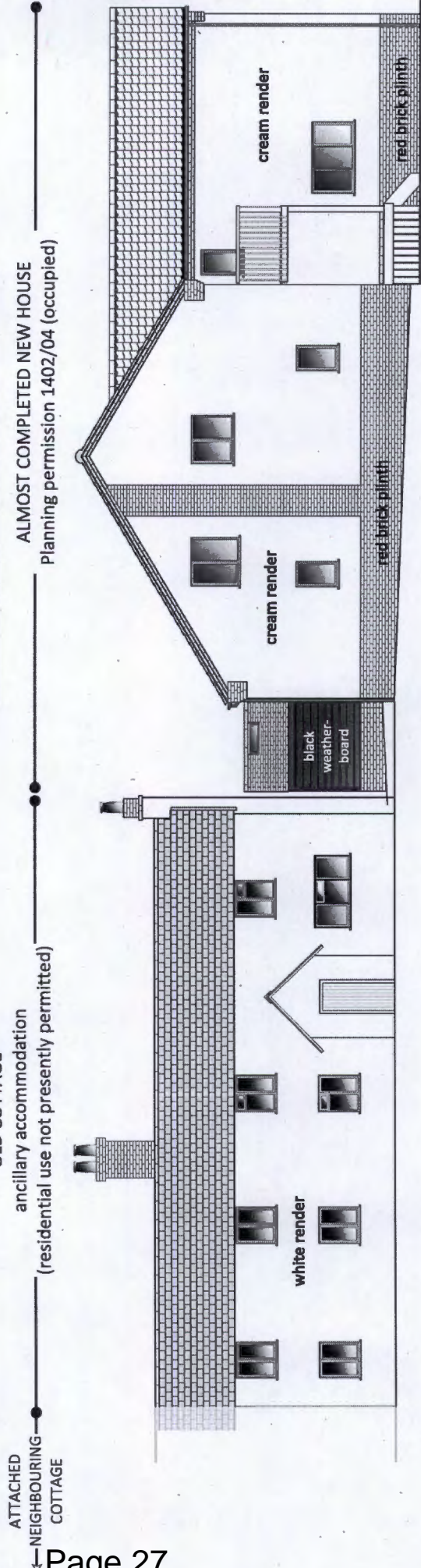
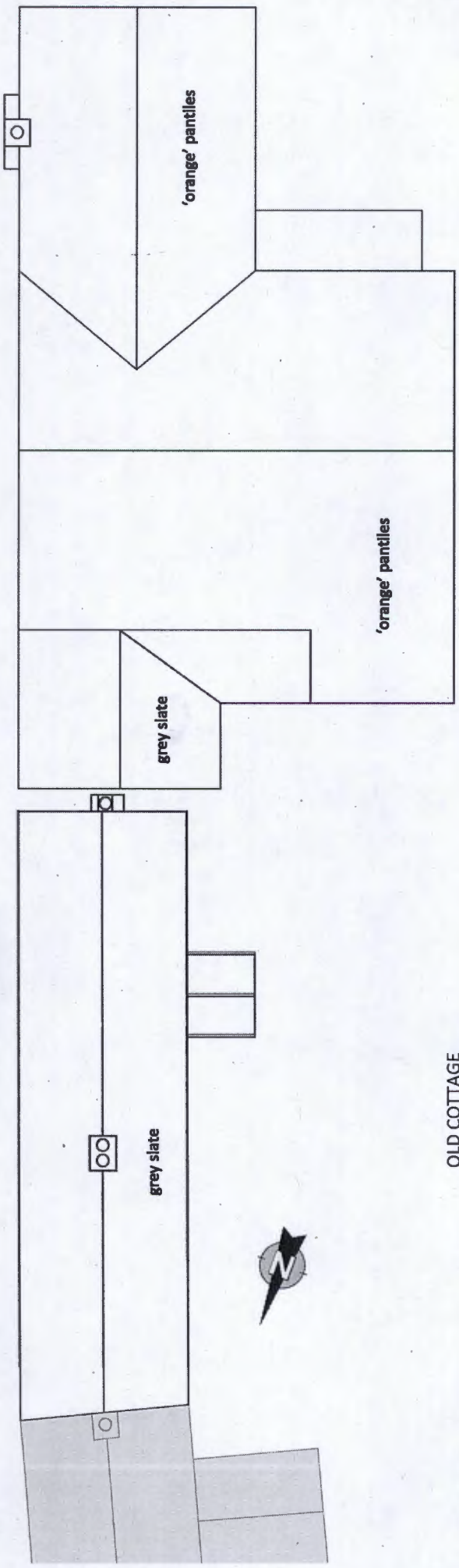
PROPOSED



scale 1:75
(when printed on A3)

Proposed annexe SUNNYSIDE COTTAGE
Existing, consented and proposed first-floor plan
(partial, as material change affects only the link between old cottage and new dwelling)
DRAWING 06 ver.2 (5 January 2016)
David Burn & Lorraine Seward – Sunnyside Cottage, Yaxley, IP23 8BU – phone: 01379 783404

3778/15 13



ALMOST COMPLETED NEW HOUSE
Planning permission 1402/04 (occupied)

OLD COTTAGE
ancillary accommodation
(residential use not presently permitted)

ATTACHED
← NEIGHBOURING COTTAGE

scale 1:100
(when printed on A3)

Proposed annexe SUNNYSIDE COTTAGE
Existing roof plan and West elevation - DRAWING 03 ver.1 (6 October 2015)
David Burn & Lorraine Seward - Sunnyside Cottage, Yaxley, IP23 8BU - phone: 01379 783404

YAXLEY PARISH COUNCIL

Planning Application No. 3778/15:

Location: Sunnyside Cottage, Church Lane, Yaxley IP23 8BU

Proposal: Minor material amendment to implemented planning permission 1402/04 ('Erect two storey dwelling and attached cart lodge using existing vehicular access') to reduce extent of demolition in order to allow creation of annex (and reduce size of approved cart lodge).

Yaxley Parish Council objects to this application, in its current form, for the following reasons:

- What is meant by an annex? The definition of annex is significant because the application appears to be for an additional dwelling. Therefore, the Parish Council requests clarification of what is meant by an annex and what restrictions would be placed on it in relation to a sale of the property?
- The Parish Council does not agree that this is a minor amendment to the original permission because the originally condemned property would become habitable.
- A new property has been built on the site as a result of the original permission, although it has not been completed, and the new application would make it a totally different project.
- The impact of the application on the attached property.

Yaxley Parish Council, while objecting to the application would ask, if it is granted, that the following conditions are applied:

- A reasonable time limit for the completion of the work which results from the new application.
- The annex should only be used by a family member.
- If the building, that will result from the new application, is for an elderly relative then the design should be appropriate to the needs of an elderly person.
- If the property is sold then it should be sold as one property not in parts.

Philip Freeman
Clerk to Yaxley Parish Council.
7th January 2016.

15

From: RM PROW Planning
Sent: 30 December 2015 10:42
To: Planning Admin
Subject: RE: Consultation on Planning Application 3778/15

Our Ref: W583/005/ROW661/15

For The Attention of: Adrian Matthews

Public Rights of Way Response

Thank you for your consultation concerning the above application.

Public Footpath 5 is recorded adjacent to the proposed development area.

Government guidance considers that the effect of development on a public right of way is a material consideration (Rights of Way Circular 1/09 – Defra October 2009, para 7.2) and that public rights of way should be protected


We have **no objection** to the proposed works.

Informative Notes: “Public Rights of Way Planning Application Response - Applicant Responsibility” and a digital plot showing the definitive alignment of the route as near as can be ascertained; which is for information only and is not to be scaled from, is attached.

Regards

Jackie Gillis
Rights of Way Support Officer
Countryside Access Development Team
Rights of Way and Access
Resource Management, Suffolk County Council
Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

 (01473) 260811 |  jackie.gillis@suffolk.gov.uk |

 <http://publicrightsofway.onesuffolk.net/> | **Report A Public Right of Way Problem Here**


For great ideas on visiting Suffolk's countryside visit www.discoverysuffolk.org.uk

16 1402/04

MID SUFFOLK DISTRICT COUNCIL
Council Offices, Needham Market, Ipswich, IP6 8DL

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990 FORM P2
Town and Country Planning (General Development Procedure) Order 1995
Date of Application: 27 Oct 04 Application No:
Date Registered: 12 Nov 04 1402/04
As amended by plans submitted by applicant received 5th January 2005.

Name and address of agent		Name and address of applicant
DAVID BURN & LARRAINE SEWARD	Decision	DAVID BURN & LARRAINE SEWARD
SUNNYSIDE COTTAGE		SUNNYSIDE COTTAGE
CHURCH LANE		CHURCH LANE
YAXLEY		YAXLEY
SUFFOLK IP23 8BU		SUFFOLK IP23 8BU

Proposed development and location of the land: ERECT TWO STOREY DWELLING AND ATTACHED CART LODGE USING EXISTING VEHICULAR ACCESS (REVISED SCHEME TO THAT PREVIOUSLY APPROVED UNDER PLANNING PERMISSION REF 797/00). SUNNYSIDE COTTAGE, CHURCH LANE, YAXLEY

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

1. The development hereby permitted shall be begun not later than the expiration of five years from the date of this permission.
2. The use shall not commence until the area within the site shown on the submitted drawing ref. sheet 3 for the purpose of manoeuvring and parking of vehicles has been provided and thereafter it shall be retained and used for no other purpose.
3. The old and new houses will not be occupied simultaneously except for an initial moving-in period of not more than 2 weeks. The demolition of the southern half of the old house will be completed within 3 months of the occupation of the new house.
4. No development shall be commenced until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development unless otherwise agreed, in writing, at a later date with the Local Planning Authority.

The reasons for the conditions are:

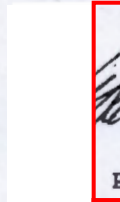
- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 In the interests of highway safety.
- 3 To enable the Local Planning Authority to secure an orderly and well designed development in accordance with the character and appearance of the neighbourhood.
- 4 In the interests of the appearance of the development and the amenities and character of the area.

Note:

continued...

1. This permission has been granted having regard to Policy ENV3 (Design Standards) of the Suffolk County Structure Plan, to Policy SB2 (Development appropriate to its setting) and H3 (Housing Development in villages) of the Mid Suffolk Local Plan, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

Date: 5 January 2005


[Signature]

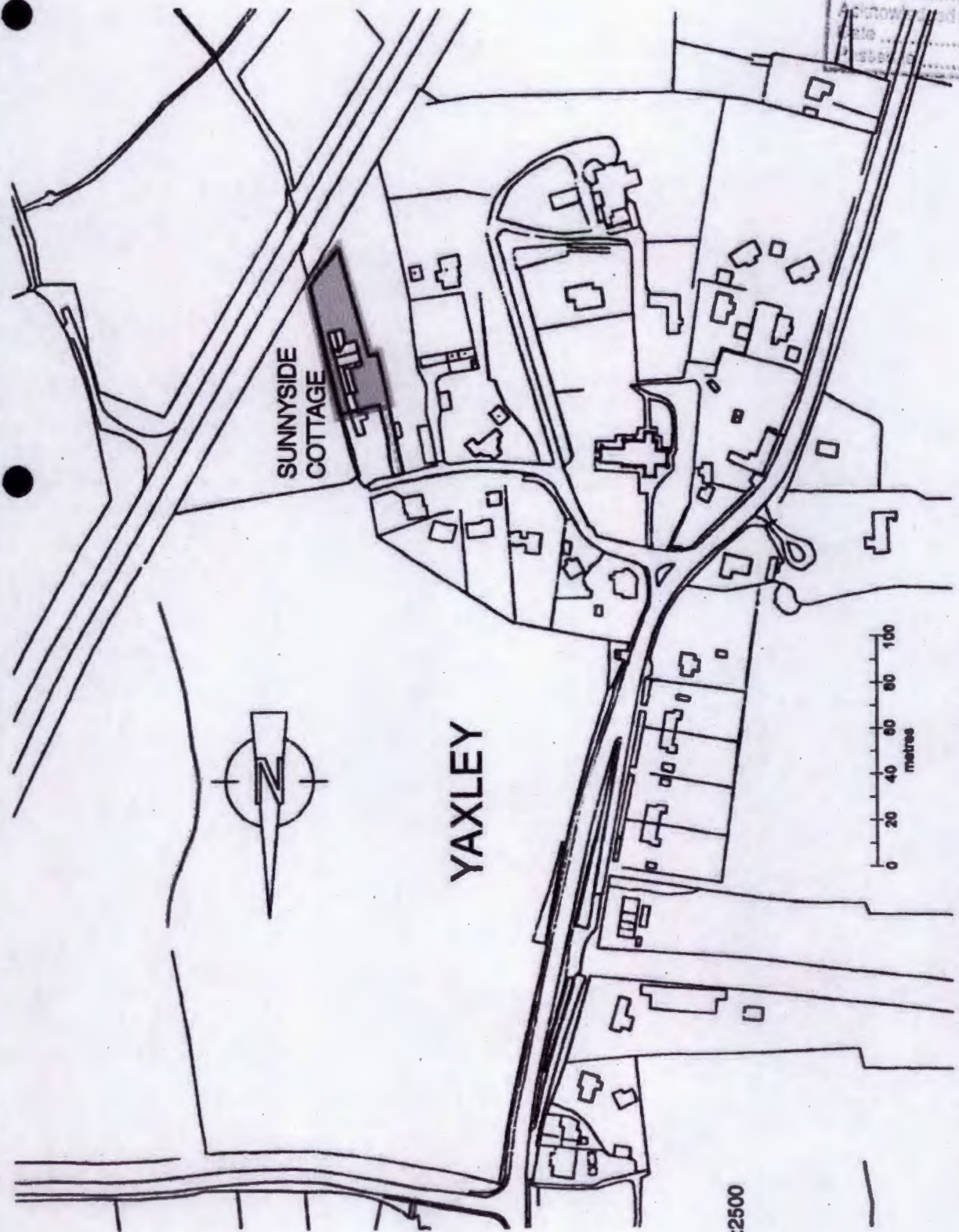
Planning Control Manager

Please record in the
Register of Local Land
Charges

18
1402/04

1402/04

MID SUFFOLK
DISTRICT COUNCIL
RECEIVED
28 OCT 2004
PLANNING CONTROL
AND BUILDING CONTROL
Acknowledged by
Date
By



SUNNYSIDE
COTTAGE

YAXLEY

0 20 40 60 80 100
metres

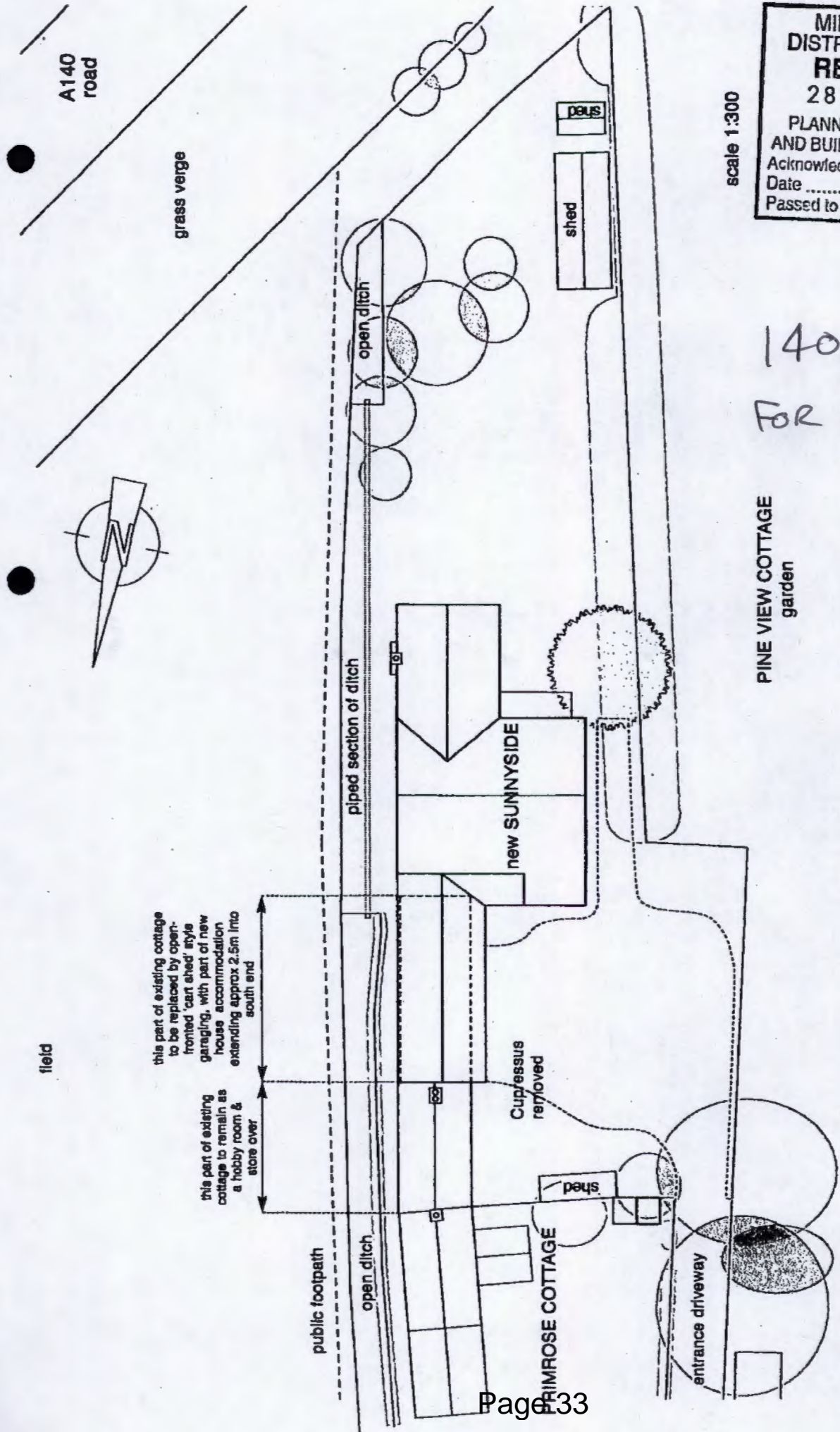
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Proposed new house SUNNYSIDE COTTAGE
SHEET 1. Location plan - DRAWING 01.01 (October 2004)
David Burn & Lorraine Seward - Sunnyside Cottage, Yaxley, IP23 8BU - phone: 01378 783404

MID SUFFOLK DISTRICT COUNCIL
RECEIVED
 28 OCT 2004
 PLANNING CONTROL AND BUILDING CONTROL
 Acknowledged by
 Date
 Passed to

scale 1:300

1402/04.
 FOR INFORMATION

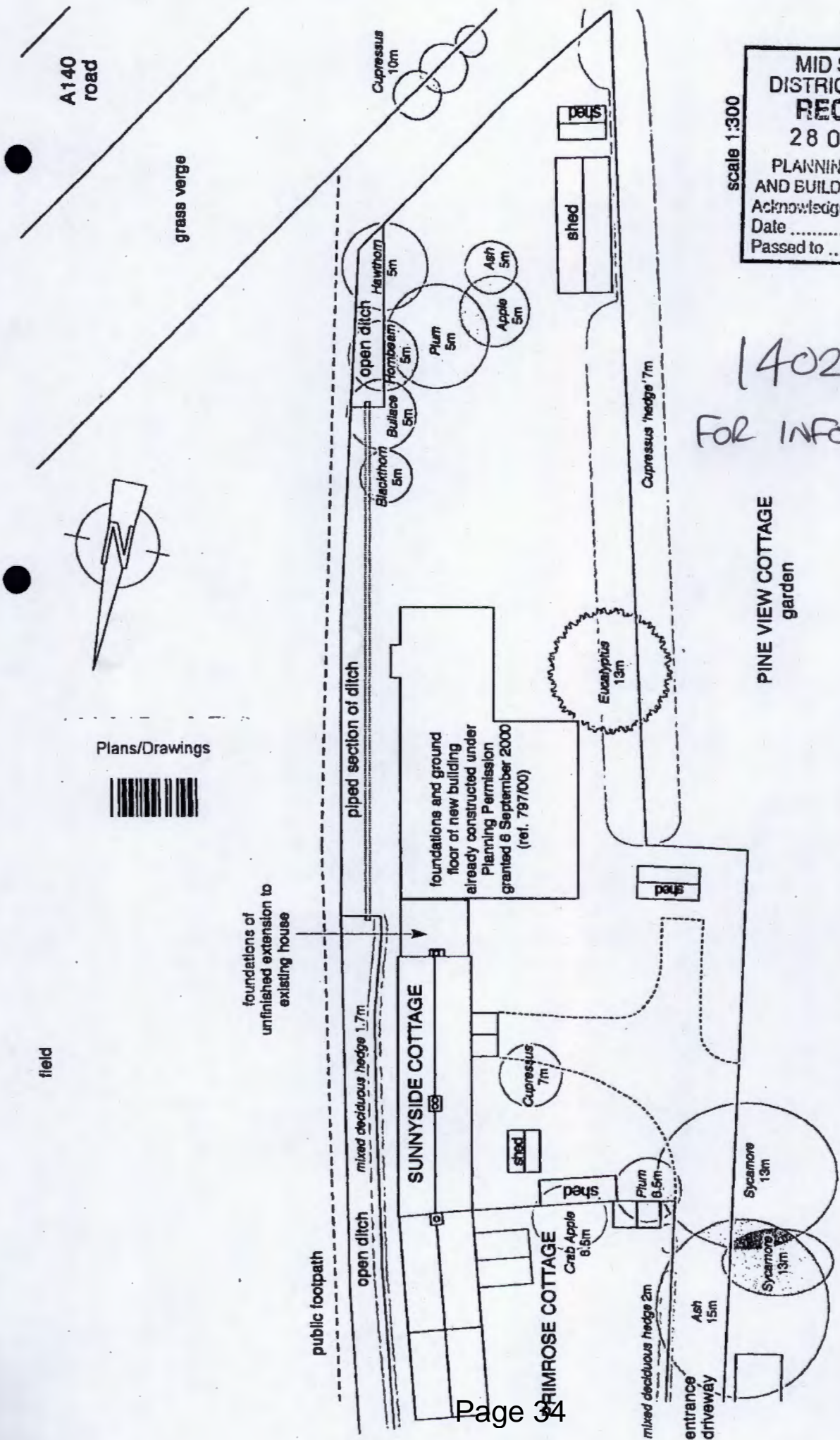


Proposed new house SUNNYSIDE COTTAGE
SHEET 3. Block plan as proposed - DRAWING 03.01 (October 2004)
 David Burn & Lorraine Seward - Sunnyside Cottage, Yaxley, IP23 8BU - phone: 01379 763404

MID SUFFOLK DISTRICT COUNCIL
RECEIVED
 28 OCT 2004
 PLANNING CONTROL AND BUILDING CONTROL
 Acknowledged by
 Date
 Passed to

Scale 1:300

1402/04
 FOR INFORMATION



Plans/Drawings



field

foundations of unfinished extension to existing house

SUNNYSIDE COTTAGE

foundations and ground floor of new building already constructed under Planning Permission granted 6 September 2000 (ref. 797/00)

PRIMROSE COTTAGE

PINE VIEW COTTAGE garden

Proposed new house SUNNYSIDE COTTAGE
SHEET 2. Block plan as existing - DRAWING 02.01 (October 2004)

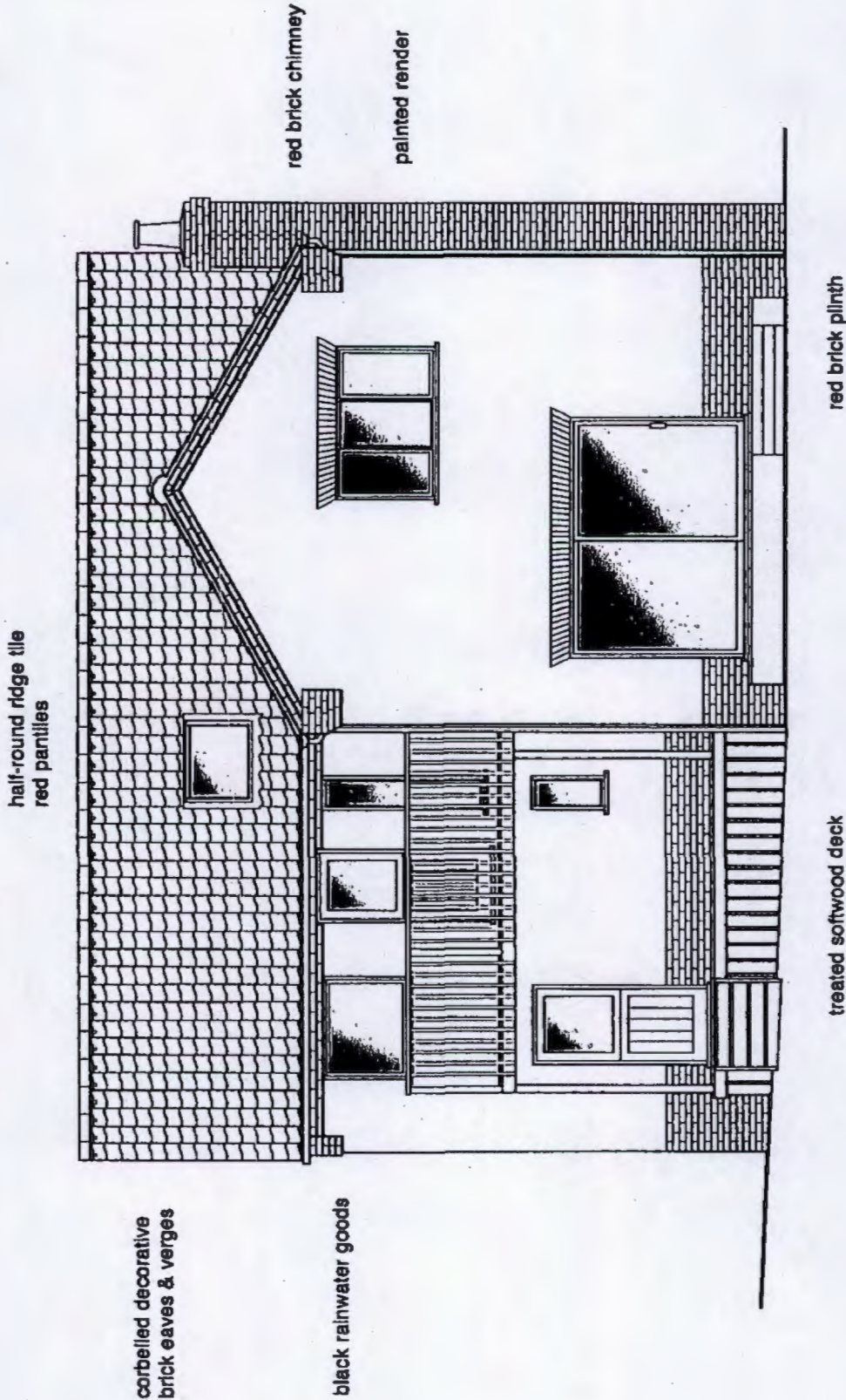
David Burn & Lorraine Seward - Sunnyside Cottage, Yaxley, IP23 8BU - phone: 01379 783404

21

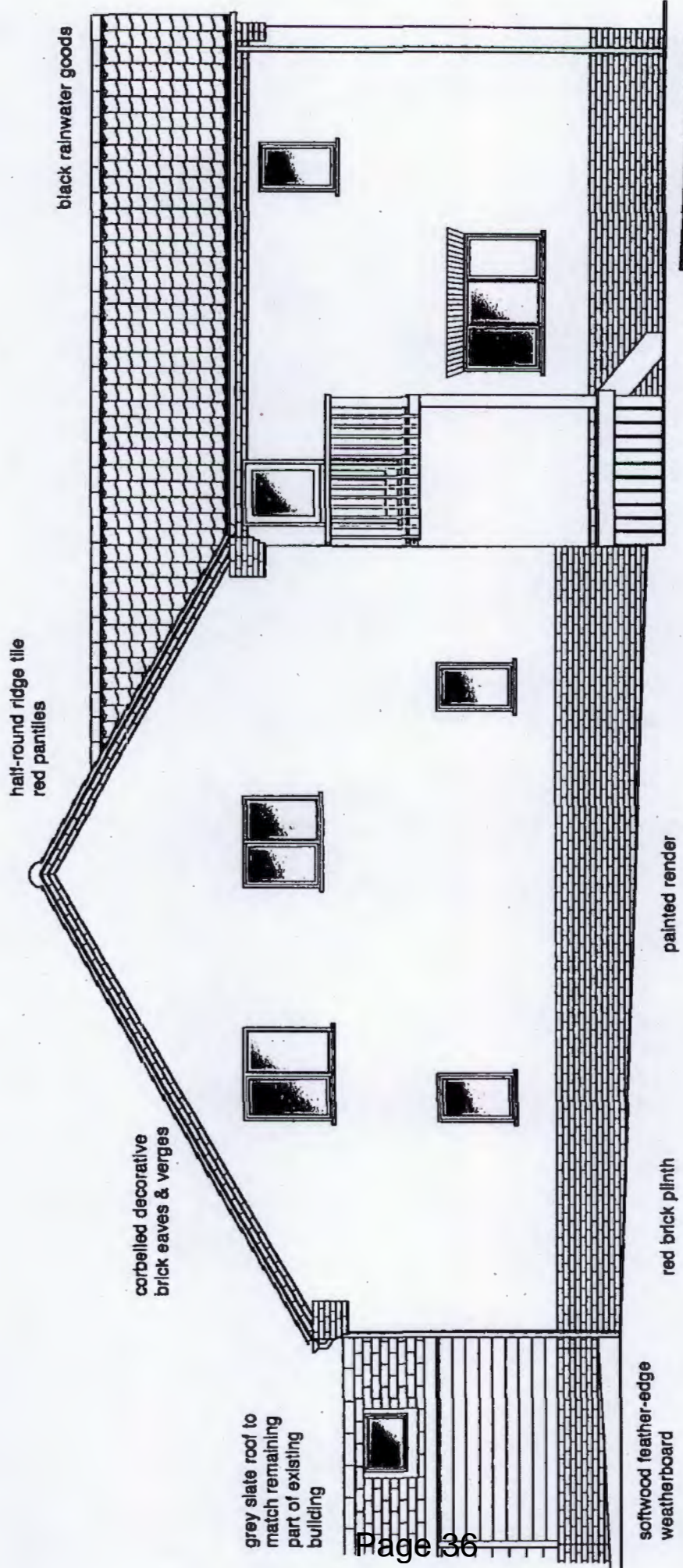
1402/04

1402/04

MID SUFFOLK
DISTRICT COUNCIL
RECEIVED
28 OCT 2004
PLANNING CONTROL
AND BUILDING CONTROL
Acknowledged by
Date
Passed to



Proposed new house SUNNYSIDE COTTAGE
SHEET 8. South elevation - DRAWING 08B.07 (October 2004)
David Burn & Lorraine Seward - Sunnyside Cottage, Yaxley, IP23 8BU - phone: 01379 783404



MID SUFFOLK
DISTRICT COUNCIL
RECEIVED
28 OCT 2004
PLANNING CONTROL
AND BUILDING CONTROL
Acknowledged by
Date
Passed to

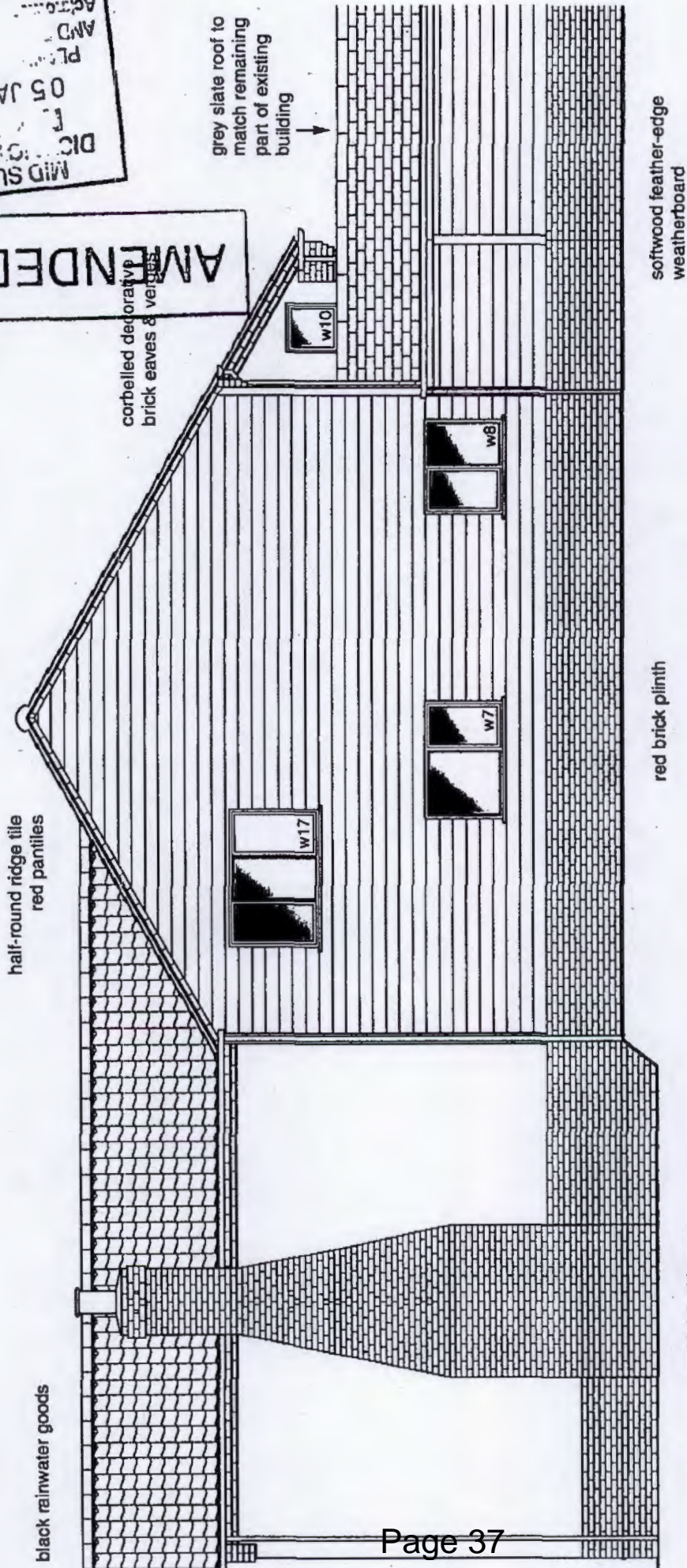
1402/04

Proposed new house SUNNYSIDE COTTAGE
SHEET 7. West elevation - DRAWING 07B.04 (October 2004)
David Burn & Laraine Seward - Sunnyside Cottage, Yaxley, IP23 8BU - phone: 01379 783404

23 1402/04

MID SUFFOLK
05 JAN 2005
PLANNING
AND
ACTING
Date
Passed to

AMENDED PLAN



scale 1:75

Proposed new house SUNNYSIDE COTTAGE

SHEET 9. East elevation - DRAWING 09B.03 (3 Jan 2005)

David Burn & Lorraine Seward - Sunnyside Cottage, Yaxley, IP23 8BU - phone: 01379 789404

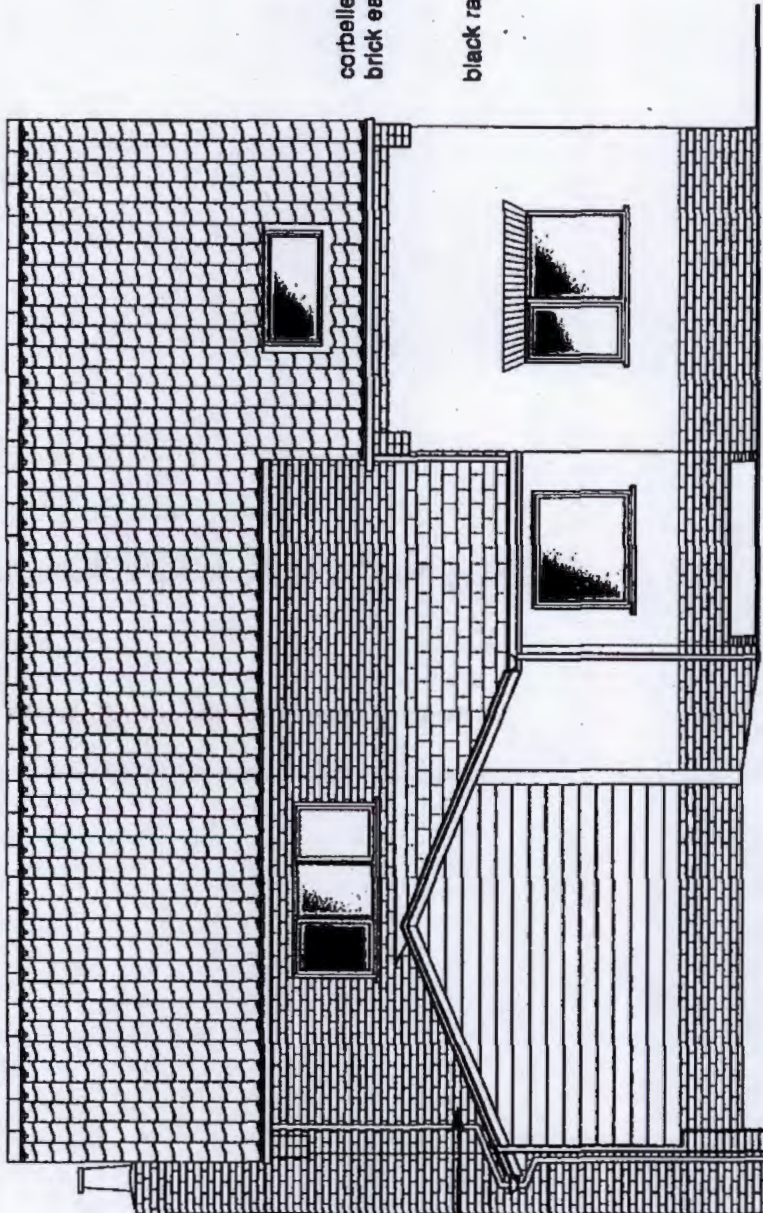
REVISION 1

- chimney corbelling extended to eaves instead of short shoulders
- gable and wall face below it weatherboarded instead of red brick

24 1402/04

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AND BUILDING CONTROL
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Date
Passed to

half-round ridge tile
red pantiles



corbelled decorative
brick eaves & verges

black rainwater goods

painted render

red brick plinth

softwood feather-edge
weatherboard

red brick chimney

red brick 2nd storey
on north face

grey slate roof to
match remaining
part of existing
building

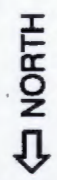
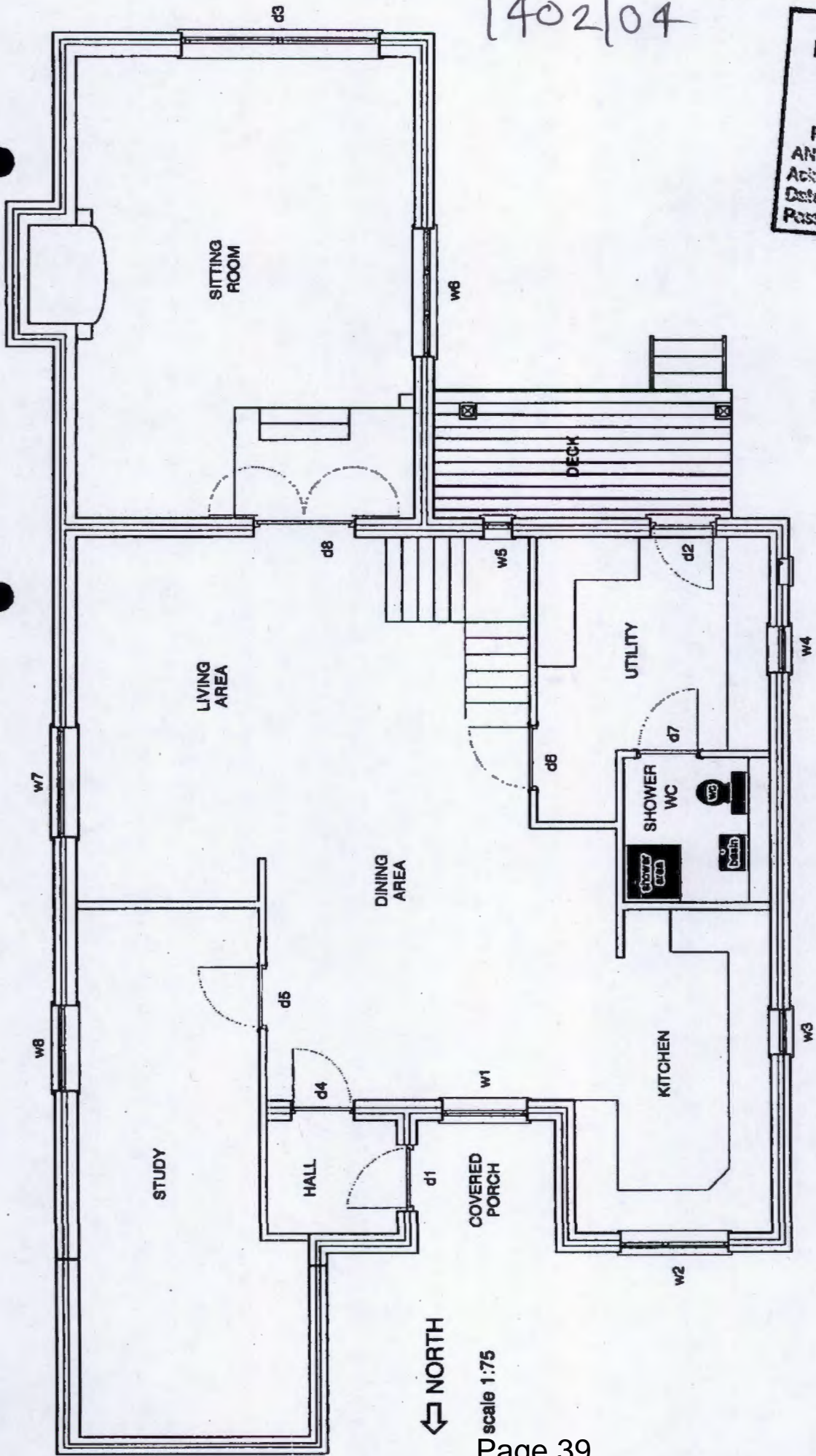
Proposed new house SUNNYSIDE COTTAGE
SHEET 6. North elevation – DRAWING 06B.04 (October 2004)
David Burn & Lorraine Seward – Sunnyside Cottage, Yaxley, IP23 8BU – phone: 01379 783404

1402/04

25

1402/04

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28 OCT 2004
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AND BUILDING CONTROL
Acknowledged by
Date
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Scale 1:75

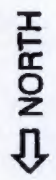
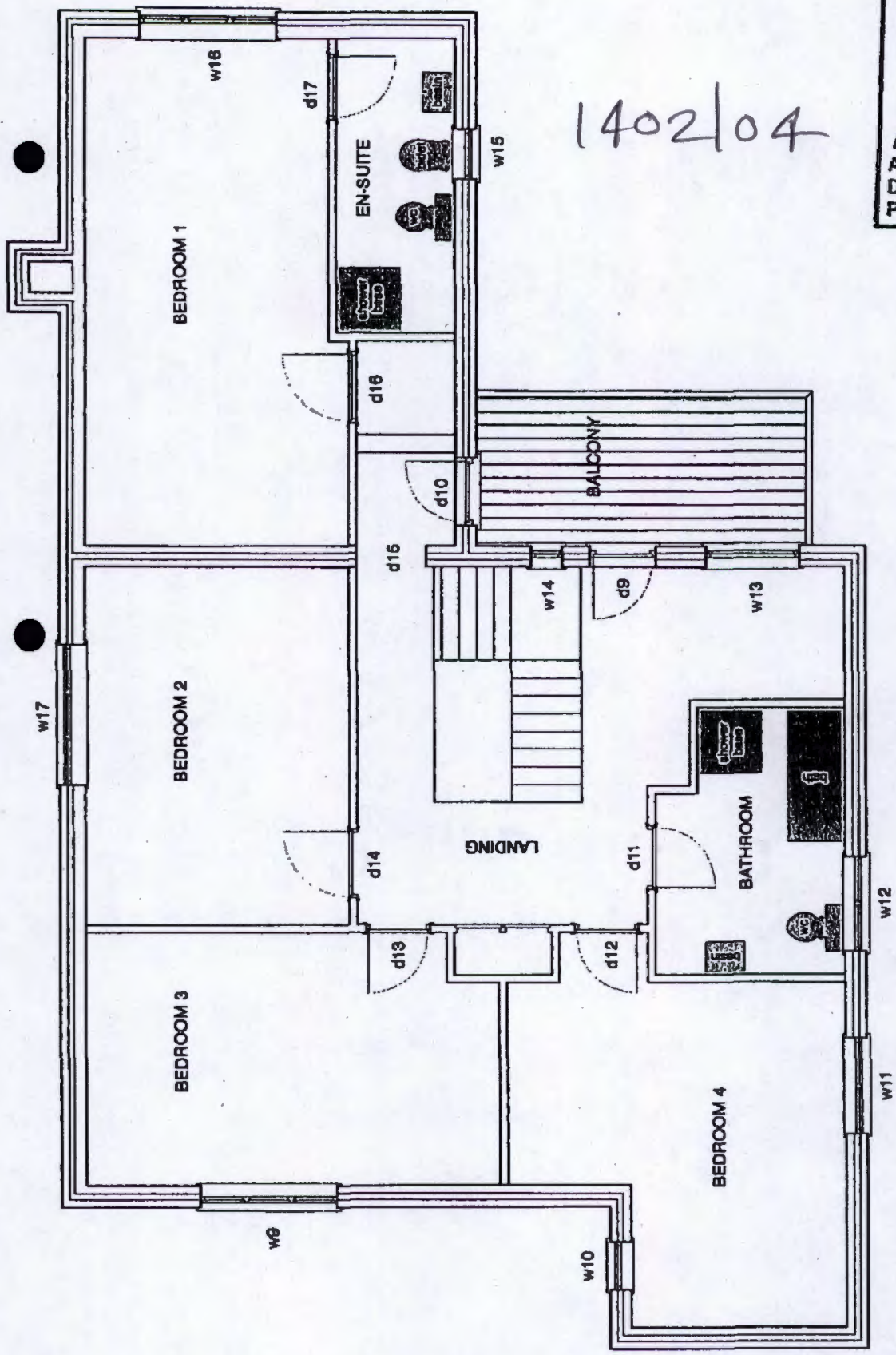
Proposed new house SUNNYSIDE COTTAGE
SHEET 4. Ground floor plan - DRAWING 32A.05 (October 2004)
 David Burn & Lorraine Seward - Sunnyside Cottage, Yaxley, IP23 8BU - phone: 01379 783404

26

1402/04

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DISTRICT COUNCIL
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28 OCT 2004
PLANNING CONTROL
AND BUILDING CONTROL
Acknowledged by
Date
Passed to

1402/04



scale 1:75

Proposed new house SUNNYSIDE COTTAGE
SHEET 5. First floor plan - DRAWING 32B.05 (October 2004)
 David Burn & Lorraine Seward - Sunnyside Cottage, Yaxley, IP23 8BU - phone: 01378 783404

AGENDA ITEM NO 2
APPLICATION NO 4226/15
PROPOSAL Variation of condition 3 of planning permission 2689/15 "Use of land for the stationing of 23 holiday lodges" to permit extended occupation of lodges.
SITE LOCATION Honeypot Farm, Bury Road, Wortham IP22 1PW
SITE AREA (Ha) 0.217
APPLICANT Mr Feeney
RECEIVED November 26, 2015
EXPIRY DATE March 1, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

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

PRE-APPLICATION ADVICE

1. No substantial pre-application advice was given. The applicant's agent was advised that a formal application would be required to vary the wording of the occupancy condition.

SITE AND SURROUNDINGS

2. This application relates to an established camping and caravan site located on the southern side of Wortham village. The site is accessed via a vehicular access from the main A143 Bury to Diss road across Wortham Green. This access also serves some residential properties which front on to the Green, and a bungalow associated with the camping site. A 5m metre wide access drive between two residential properties leads to the site.

The application site has an area of approximately 1.85ha and is currently laid out with individual pitches for siting of caravans or tents. One pitch is used on a seasonal basis by a site manager. There is a permanent amenity block on site and the site is defined by established boundary hedging and includes a fishing lake at the southern end. Part of the site in the south eastern corner adjacent to the lake is currently set aside as an informal recreational area and not used for camping/caravan pitches.

HISTORY

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

2689/15	Use of land for the stationing of 23 holiday lodges and one lodge for site manager	Granted 27/10/2015
4134/08	Continued use of land as caravan and camp site without compliance with condition number 5 of permission 1044/94 (seasonal restriction of warden's caravan), to allow one warden's caravan to be stationed and occupied between 1 March and 30 November annually.	Granted 16/04/2009
2495/06	Variation of condition 5, of planning application 1044/ 94, to allow a touring caravan to be used by a warden between 1st April & Sept 1st annually.	Granted 18/01/2007
0081/95	Change of use of agricultural land to camping & caravan	Granted 20/6/1995
0970/83	Retention of use of land for caravan site accommodating 12 caravans	Granted 3/1/1984
0996/78	Retention of use of land for caravan site accommodating 12 caravans and use of access across green	Granted 15/3/1979

PROPOSAL

4. Following the grant of planning permission in October 2015 for the use of land for the stationing of 23 holiday lodges and one lodge for a site manager, planning permission is sought for the variation of condition 3 of planning permission 2689/15 to permit extended occupation of lodges.

Condition 3 of permission 2689/15 states as follows:

"The holiday units hereby approved (except for the lodge allocated for the site manager) shall not be occupied other than for holiday purposes and shall not be used as residential dwelling/s, including any use within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended). No person/s shall occupy any of the unit/s for more than 28 consecutive days or re-occupy any unit on the site at any time during the first 28 days following their most recent stay.

Details of the name, permanent home address, vehicle registration of guests shall be kept in a register on site, a copy of which shall be made available to the Local Planning Authority for inspection at any time".

The application is supported by a statement from the applicant's agent which states that the condition 3 is unreasonable and does not comply

with Government advice on conditions for holiday accommodation and prevents flexibility to allow for owner occupation. An alternative wording of an occupancy condition is suggested based upon a recent appeal decision relating to a holiday lodge development in Essex:

"The holiday lodges shall be occupied for holiday purposes only and shall not be occupied as a person's sole, or main place of residence. The hereby approved holiday lodges shall not be occupied between 8 January and 8 February in any calendar year. The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual lodges on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority".

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Wortham & Burgate Parish Council**

- oppose the variation as we consider that the existing 28 days consecutive occupancy restriction, is reasonable during the holiday period April to October.
- We are of the opinion that simply by observing a requirement to vacate for say, one month in each year, is not sufficient to demonstrate holiday use if a person is using the holiday accommodation as their main or sole place of residence.
- While we support and encourage tourism, we need assurances that approved holiday accommodation is not used as a person's sole or main place of residence. Otherwise, residential development can occur in places that are contrary to important planning policies.
- There are significant benefits in providing holiday accommodation in our area, but our concern is to ensure that our countryside is protected from inappropriate development and that holiday accommodation is not occupied in breach of the holiday occupancy conditions. We consider that these conditions should be that the accommodation must only be used for holiday purposes and we refer to the standard dictionary definition which is applied also by Government Planning Inspectors and in the Courts, that a holiday is an extended period of recreation, away from a person's home; a day of festivity or recreation when no work is done.
- The test should be that the owner/occupier cannot use the accommodation as a sole or main place of residence, which must be in place elsewhere and being used as such.
- There are various factors which have been agreed in other councils in the UK, that may indicate that holiday accommodation is being

occupied in breach of the occupancy conditions. These factors include:-

- 1) An occupier spending the majority of their time in the holiday accommodation
- 2) An occupier being asked by the site operators to provide a relative's address or an overseas holiday address as their sole or main place of residence;
- 3) An occupier(s) receiving their mail at the holiday accommodation;
- 4) An occupier using the holiday accommodation as a place to register to vote;
- 5) An occupier's child attending a local school;
- 6) An occupier or members of their family being registered permanently with a local GP or dentist;
- 7) An occupier (or spouse/partner or other family member) carrying on their business or employment based at the holiday accommodation. For example, as a base to commute to and/or from a place of work as if being used as a sole or main place of residence.
- 8) Ceasing employment for example through retirement does not mean that a person is on holiday. They must still be required to have a sole or main residence.

Tourism Development Officer

- would like to confirm support for the above application.
- The current visitor destination plan (amongst many recommendations) emphasises the need to encourage more overnight stays, and families to visit, and for visitors to come all year round. This development has the potential to help address these areas. The VDP and other supporting documents can be found on our website <http://www.midsuffolk.gov.uk/business/economic-development/tourism-development-in-babergh-and-mid-suffolk/>
- The current condition which is in place would be difficult to monitor and enforce effectively, and, as well as appearing to have an impact on the viability of the project, it conflicts with the aim of encouraging visitors to come all year round, and is therefore counter-productive. I would recommend a flexible condition is used as detailed below which restricts the use and occupancy to holiday accommodation which is the essential element, without imposing rigid timescales when it can be occupied.
- *"The accommodation shall be occupied for holiday purposes only. The accommodation shall not be occupied as a person's sole or main place of residence. The site owners/ operators shall maintain an up-to-date register of the names of all occupants of the accommodation and of their main home addresses; the site owners/ operators shall make this information available at all reasonable times to the local planning authority."*

LOCAL AND THIRD PARTY REPRESENTATIONS

- 7.
- objected to the original planning application 2689/15 and objections raised can only be repeated in respect of the application to vary condition 3
 - Previously warned of "planning creep" and are shocked that as soon as consent was granted the applicant is already applying to vary the conditions.
 - The previous planning application (2689/15) and supporting statement made numerous references to "holiday lodges", "sustainable tourist facilities", "leisure development" and "tourism" and we believe that as no individual owner of a unit would be regarded as being on holiday for eleven consecutive months of the year, that the variation of the condition is merely an attempt to create a lodge park where owners can live for 11 months of the year and then go away for one month in order to satisfy the planning condition.
 - Whilst the lodges are to be regarded as a second homes presumably checks will be made that buyers already own another property that is not let out and that can be regarded as a main home
 - If checks are made what is to stop owners selling their main property? The planning consent is for holiday accommodation and the variation of the condition changes the whole nature of the site. If lodges in other parts of Suffolk cannot be sold then perhaps they are over priced or perhaps it is an indication that there are too many of them in the first place and there is little demand for them. That is the applicants problem and should have been researched prior to the original application being submitted.
 - A condition similar to condition 3 has been imposed by the Council on other developments in the area and should remain unchanged on this development. If other local authorities in the country have chosen to amend such a condition then there is little precedent for that in the area administered by MSDC.
 - We do not wish to live next to a glorified "caravan park" which will provide cheap accommodation for eleven months of a year whilst the occupants at best rent out their main property and at worst use the lodges as their home and whilst our property is further devalued and therefore in accordance with the planning policy stated in support of the original application, in respect of true holiday accommodation, the current condition 3 should remain in place.

ASSESSMENT

8. In assessing this application the key criteria are as follows:
- Principle of Development
 - Site History
 - Restriction on occupation
 - Conclusion

Principle of Development

The principle of the development of the site as a holiday lodge development has been established with the granting of planning permission, as detailed below. This application specifically concerns the matter of the occupancy condition as applied.

For the purpose of the Core Strategy Wortham is designated as a secondary village. The site is located to the south of the defined housing settlement boundary, in the Countryside. Access to the site is located alongside the boundary of a grade II listed building.

The National Planning Policy Framework (NPPF) at para 28 give weight to supporting economic growth in rural areas to create jobs and prosperity by taking a positive approach to sustainable new development. It also encourages Local Authorities to support sustainable rural tourism and leisure developments which benefit businesses in rural areas, including supporting provision and expansion of tourist and visitor facilities in appropriate locations. Policy CS2 of the Core Strategy states that development in the countryside will be restricted to certain categories of development. Recreation and tourism are accepted, in principle.

Policy RT19 of the Local Plan states that holiday chalets will be permitted where there is no adverse effects on the character and appearance of the landscape, existing residential amenity and highway safety.

Site History

Planning permission (2689/15) was granted in October 2015 for the use of the site for the stationing of 23 holiday lodges and 1 lodge for a site manager. The application was supported by an indicative illustration of a holiday lodge which showed a three bedroom unit timber clad unit with a shallow pitched roof.

The application was supported with a statement which stated that the lodges were intended to provide the holiday accommodation on the site for 11 months of the year to ensure viability and meet the demand for holiday accommodation outside the summer season. The proposed lodge for a site manager would be required for 12 month occupation. The proposed lodges would not be permanent dwellings but would conform with the definition of 'caravans' as set out in the Caravan Sites and Control of Development Act 1960.

Restriction on occupation

With regard to the occupation of the proposed holiday lodges, in order to limit the potential for long term occupation and ensure that they are only used for short term holiday occupation, it was considered appropriate previously to apply a condition restricting occupation to a maximum of 28 days, with no return during the following 28 days. The applicant has now indicated that they intended to provide holiday accommodation on the site

for 11 months of the year. There was no reference in the original application to the proposed marketing of the lodges for owner occupation, it was assumed that the lodges would be for rental. The condition which was applied (Condition 3) is a condition which has been consistently applied to other holiday accommodation developments across the District in recent years, and has not been challenged before.

Members will be aware that holiday occupancy conditions are regularly imposed by planning authorities to ensure that holiday units, whether caravans or buildings, are safeguarded for that purpose and do not become part of the general housing stock in sites, commonly in the countryside, where that would not normally be permitted. This is in line with national planning policy.

The NPPF states that policies should support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities, and visitors. Tourism is seen generally as a proper means by which to promote the rural economy and is acknowledged to place less of a burden upon community services and facilities (e.g. education and healthcare etc). Tourist accommodation controlled by occupancy conditions to ensure that it remains for that purpose is therefore seen as a sustainable form of development.

With regard to this application the applicant is not disputing the need for an occupancy condition which prevents the occupation of the lodges as permanent accommodation, and the Local Authority still retains control over the occupation. The concern expressed by the applicant is that the condition which has been applied lacks flexibility and is not in line with Government guidance with regard to the wording of occupancy conditions. This guidance is set out in Annex B of the "Good Practice Guide on Planning for Tourism" (2006) which is still an extant document. This states that the use of 'holiday occupancy conditions' is generally used to ensure that the premises are only used by visitors and do not become part of the local housing stock, but are only occupied for their intended purpose as holiday homes.

The applicant considers that the wording of the current condition with the 28 day restriction on occupation limits the market for the lodges. The applicant would like to market the lodges for sale so that purchasers can occupy them for periods of time which are more flexible than the 28 day period, or alternatively they could be rented out.

The concerns raised by the Parish Council and the neighbouring resident with regard to the possibility of persons occupying the lodges as a main place of residence are noted. However, the wording of the condition suggested by the applicant explicitly states that the lodges should only be occupied for holiday purposes only and not as a main place of residence. Additionally, the condition requires a period of a month when the lodges are vacant, and a register should be kept of the names of all owners/occupiers with their main home address. Additionally, it is considered that

this information should include vehicle registration numbers. It is considered that a more flexible approach to the wording of the occupancy condition would be in line with the guidance given by Central Government, which has also been followed by an appeal Inspector in a recent appeal case. Additionally, the Tourism Development Officer supports a more flexible approach in the encouragement of visitors to the area to support the rural economy.

Conclusion

It is considered that a variation of the wording of the occupancy condition as would reasonably permit a more flexible occupation of the lodges which would benefit the rural economy but would not result in the permanent occupation of the lodges. The suggested variation to the wording of Condition 3 is as follows:

"The holiday lodges (except for the lodge allocated for the site manager) shall be not be occupied other than for holiday purposes and shall not be occupied as residential dwellings as a person's sole, or main place of residence, including any use within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended). The hereby approved holiday lodges (except for the lodge allocated for the site manager) shall not be occupied between 8 January and 8 February in any calendar year. The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual lodges on the site, and of their main home addresses and vehicle registration numbers, and shall make this information available at all reasonable times to the local planning authority".

Such a condition would be able to be monitored by the enforcement officer to ensure that it is not being breached.

RECOMMENDATION

That a variation of planning permission 2689/15 be granted subject to the following conditions :

- Development to commence by 27th October 2018
- Development in accordance with approved plans
- The holiday lodges (except for the lodge allocated for the site manager) shall be not be occupied other than for holiday purposes and shall not be occupied as residential dwellings as a person's sole, or main place of residence, including any use within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended). The hereby approved holiday lodges (except for the lodge allocated for the site manager) shall not be occupied between 8 January and 8 February in any calendar year. The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual lodges on the site, and of their main home addresses and vehicle registration numbers, and shall make this information available at all reasonable times to the local planning authority". Details and siting of lodge for site manager to be specified.

Occupation of the specified lodge to be only by a person or persons employed to provide on site management.

- Lodges to be layout in accordance with submitted layout plan only
- Maximum of 23 holiday lodges, and 1 site manager lodge to be sited on site.
- No external storage to take place
- Details of areas for storage of refuse bins to be agreed
- Details of foul drainage to be agreed
- Details of roads and footpaths serving lodges to be agreed
- Details of boundary fencing to be agreed

Philip Isbell
Corporate Manager - Development Management

Stephen Burgess
Planning Officer

APPENDIX A - PLANNING POLICIES

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

Cor1 - CS1 Settlement Hierarchy

Cor5 - CS5 Mid Suffolks Environment

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

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

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

HB1 - PROTECTION OF HISTORIC BUILDINGS

RT12 - FOOTPATHS AND BRIDLEWAYS

CL8 - PROTECTING WILDLIFE HABITATS

T9 - PARKING STANDARDS

T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT

RT17 - SERVICED TOURIST ACCOMMODATION

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

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

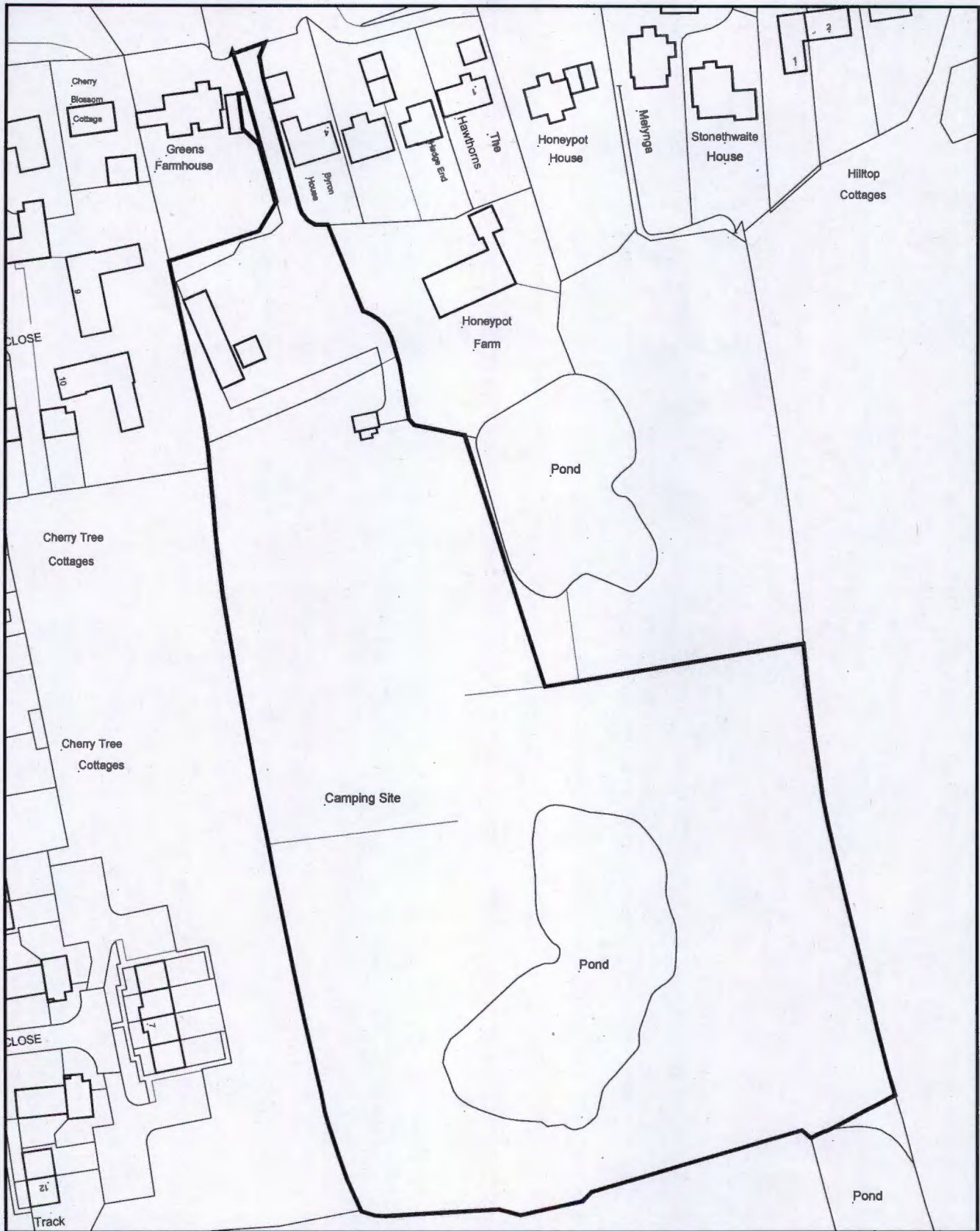
The following people **objected** to the application

[Redacted]

The following people **supported** the application:

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

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Title: Committee Site Plan

Reference: 4226/15

Site: Honeypot Farm, Bury Road, Wortham; IP22 1PW



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



SCALE 1:1250

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PHIL COBBOLD

PLANNING CONSULTANCY

42 BEATRICE AVENUE FELIXSTOWE IP11 9HB Tel: 07775962514 Email: philipcobbold@btinternet.com



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**USE OF LAND FOR STATIONING OF HOLIDAY LODGES
 HONEYPOT FARM, WORTHAM SUFFOLK IP22 1PW
 Site Location Plan Scale 1:2500**

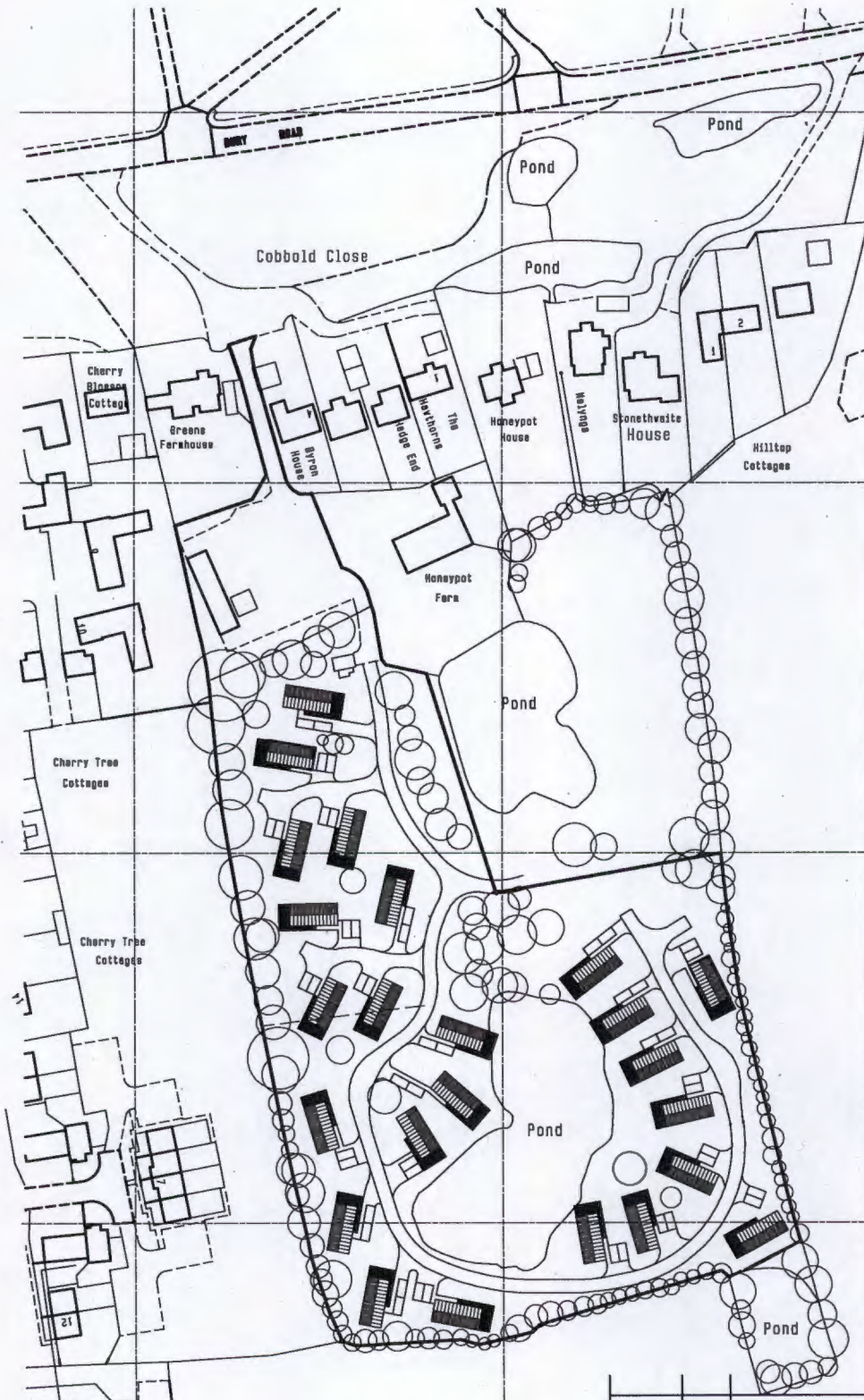


Phil Cobbold BA PGDip MRTPI - Member of the Royal Town Planning Institute - Chartered Town Planner

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 All dimensions are to be checked on site.
 Any discrepancies should be reported immediately to the Architect.



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DATE	REV.	DESCRIPTION	DRAWN

PROPOSED LOG CABINS
Honeypot Farm Campsite, Wortham. IP22 1PW
Scale 1:1250 (A3)
3577-02C
Page 53

PatrickAllen&Associates
Architects

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 +44 (0)1473 620660

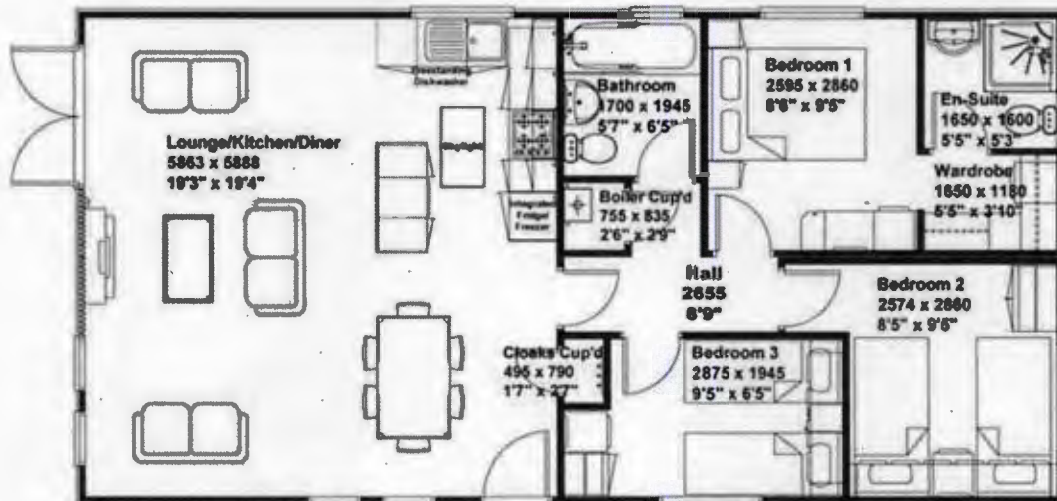
2 Grange Business Centre
 Tommy Flowers Drive
 Grange Farm
 Kesgrave, Ipswich
 Suffolk, IP5 2BY

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USE OF LAND FOR THE STATIONING OF HOLIDAY LODGES
HONEYPOT FARM CAMPSITE
WORTHAM IP22 1PW



Indicative illustration of proposed holiday units



Indicative floor plan of proposed holiday units

40

Variation of condition 3 of planning permission 2689/15 "use of land for the stationing of 23 holiday lodges" to permit extended occupation of lodges.

Wortham & Burgate Parish Council oppose the variation as we consider that the existing 28 days consecutive occupancy restriction, is reasonable during the holiday period April to October.

We are of the opinion that simply by observing a requirement to vacate for say, one month in each year, is not sufficient to demonstrate holiday use if a person is using the holiday accommodation as their main or sole place of residence.

While we support and encourage tourism, we need assurances that approved holiday accommodation is not used as a person's sole or main place of residence. Otherwise, residential development can occur in places that are contrary to important planning policies.

There are significant benefits in providing holiday accommodation in our area, but our concern is to ensure that our countryside is protected from inappropriate development and that holiday accommodation is not occupied in breach of the holiday occupancy conditions. We consider that these conditions should be that the accommodation must only be used for holiday purposes and we refer to the standard dictionary definition which is applied also by Government Planning Inspectors and in the Courts, that a holiday is an extended period of recreation, away from a person's home; a day of festivity or recreation when no work is done.

The test should be that the owner/occupier cannot use the accommodation as a sole or main place of residence, which must be in place elsewhere and being used as such.

There are various factors which have been agreed in other councils in the UK, that may indicate that holiday accommodation is being occupied in breach of the occupancy conditions. These factors include:-

- 1) An occupier spending the majority of their time in the holiday accommodation
- 2) An occupier being asked by the site operators to provide a relative's address or an overseas holiday address as their sole or main place of residence;
- 3) An occupier(s) receiving their mail at the holiday accommodation;
- 4) An occupier using the holiday accommodation as a place to register to vote;

- 5) An occupier's child attending a local school;
- 6) An occupier or members of their family being registered permanently with a local GP or dentist;
- 7) An occupier (or spouse/partner or other family member) carrying on their business or employment based at the holiday accommodation. For example, as a base to commute to and/or from a place of work as if being used as a sole or main place of residence.
- 8) Ceasing employment for example through retirement does not mean that a person is on holiday. They must still be required to have a sole or main residence.

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From: Tracey Brinkley
Sent: 28 January 2016 13:32
To: Stephen Burgess
Cc: Planning Emails; David Benham
Subject: Planning Application 4226/15 Honeypot Farm, Wortham

Location: Honeypot Farm, Bury Road, Wortham, IP22 1PW

Proposal: Variation of condition 3 of planning permission 2689/15 "use of land for the stationing of 23 holiday lodges" to permit extended occupation of lodges.

I would like to confirm support for the above application.

The current visitor destination plan (amongst many recommendations) emphasises the need to encourage more overnight stays, and families to visit, and for visitors to come all year round. This development has the potential to help address these areas. The VDP and other supporting documents can be found on our website.

<http://www.midsuffolk.gov.uk/business/economic-development/tourism-development-in-babergh-and-mid-suffolk/>

The current condition which is in place would be difficult to monitor and enforce effectively, and, as well as appearing to have an impact on the viability of the project, it conflicts with the aim of encouraging visitors to come all year round, and is therefore counter-productive. I would recommend a flexible condition is used as detailed below which restricts the use and occupancy to holiday accommodation which is the essential element, without imposing rigid timescales when it can be occupied.

'The accommodation shall be occupied for holiday purposes only. The accommodation shall not be occupied as a person's sole or main place of residence. The site owners/ operators shall maintain an up-to-date register of the names of all occupants of the accommodation and of their main home addresses; the site owners/ operators shall make this information available at all reasonable times to the local planning authority.'

Kind Regards

Tracey Brinkley

Tourism Development Officer

<http://heartofsuffolk.co.uk/>

Economic Development and Tourism Team -

Babergh and Mid Suffolk District Councils - Working Together

T 01449 724637

tracey.brinkley@baberghmidsuffolk.gov.uk

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

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PHIL COBBOLD

PLANNING LTD

42 BEATRICE AVENUE FELIXSTOWE IP11 9HB Tel: 07775962514 Email: philipcobbold@btinternet.com

Head of Planning
Mid Suffolk District Council
131 High Street
Needham Market
IP6 8DL

20th November 2015

My Ref: 761

Dear Sir/Madam

Variation of condition 3 of planning permission 2689/15

**Use of land for the stationing of up to 23 holiday lodges and 1 lodge for site manager
Honeypot Farm Caravan Park, Bury Road, Wortham IP22 1PW**

I am instructed by Mr C Feeney to submit an application as described above. The main basis for this application is that condition 3 of planning permission 2689/15 is unreasonable and therefore fails the relevant tests set out in the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG).

On 30th July 2015 the applicant submitted an application to the Council proposing the use of land for the stationing of up to 23 holiday lodges and 1 lodge for site manager at Honeypot Farm Caravan Park, Bury Road, Wortham.

The Planning Statement submitted with the planning application made it clear that the application sought permission to provide holiday accommodation at the site for 11 months of the year and that the site manager will be on site all year round to undertake maintenance during the month the site is closed and would therefore require 12 month occupation.

Although the Council approved the planning application, condition 3 prevents the 11



Phil Cobbold BA PGDip MRTPI - Member of the Royal Town Planning Institute - Chartered Town Planner

months holiday occupation applied for. Condition 3 of the planning permission states:

"The holiday units hereby approved (except for the lodge allocated for the site manager) shall not be occupied other than for holiday purposes and shall not be used as residential dwelling/s, including any use within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended). No person/s shall occupy any of the unit/s for more than 28 consecutive days or re-occupy any unit on the site at any time during the first 28 days following their most recent stay. Details of the name, permanent home address, vehicle registration of guests shall be kept in a register on site, a copy of which shall be made available to the Local Planning Authority for inspection at any time".

There are a number of reasons why the condition which has been imposed by the Council is unreasonable and fails the relevant tests.

Firstly, and importantly, it prevents the application from being carried out in the manner applied for.

Secondly, the condition does not comply with the Government's advice on conditions for holiday accommodation. The Government's policy for tourism is set out in the *Good Practice Guide on Planning for Tourism*. This document is still current, it was not withdrawn after the publication of the NPPG or the PPG. Annexe B of the document contains the following conditions to control occupancy of holiday homes if they are located in an area where permanent dwellings would not be acceptable.

1. The caravans (or cabins/chalets) are occupied for holiday purposes only;
2. The caravans (or cabins/chalets) shall not be occupied as a person's sole, or main place of residence;
3. The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans/log cabins/chalets on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

These conditions would provide the Council with the level of control necessary to prevent permanent habitation and would also provide the operators with sufficient flexibility for potential owner occupiers.

This same approach was used by an Inspector (see attached decision) on an appeal for a caravan site in Weeley last year (Ref: APP/P1560/A/12/2176728). That appeal was determined by way of a Public Inquiry and, in allowing the appeal, the Inspector prevented permanent occupation by imposing a condition which prevented occupation of the holiday units for a set period rather than a 28 day restriction. The same approach would be acceptable to the applicant.

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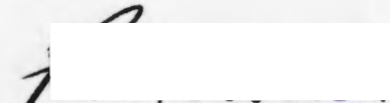
The third reason that the wording of condition 3 is unreasonable is that it will put off prospective purchasers of the site. The Council has imposed the same condition on a planning permission for holiday lodges at Stonham Magpie (2137/11 and 1054/15). Despite those holiday lodges being marketed for a period in excess of 3 years, they remain unsold and the advice from the selling agent is that potential purchasers are put off by the occupancy restriction imposed by the condition. The reason for this is that most if not all holiday lodge developments contain a mix of rental units and owner occupied units. No one is going to buy a holiday lodge if they can't use it because they have to take a break of 28 days before they can occupy it again. In fact, the wording of the condition would even prevent an owner occupier using a lodge every weekend during the summer which would clearly be unreasonable.

Consequently, this application seeks to vary condition 3 of planning permission 2689/15 by replacing the current text with the following wording:

The holiday lodges shall be occupied for holiday purposes only and shall not be occupied as a person's sole, or main place of residence. The hereby approved holiday lodges shall not be occupied between 8 January and 8 February in any calendar year. The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual lodges on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

Please let me know if you require any further information.

Yours sincerely

A redacted signature consisting of a white rectangular box covering the name and any handwritten notes.

Phil Cobbold BA PGDip MRTPI



Appeal Decision

Inquiry opened on 30 July 2013

Site visits made on 1 and 2 August 2013

by Clive Hughes BA (Hons) MA DMS MRTPI

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

Decision date: 7 January 2014

Appeal Ref: APP/P1560/A/12/2176728

Starena Lodge, Clacton Road, Weeley, Essex CO16 9DH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr T Doran against the decision of Tendring District Council.
 - The application Ref 11/00897/FUL, dated 29 July 2011, was refused by notice dated 12 March 2012.
 - The development proposed is 20 pitch static holiday caravan park together with peripheral and supplemental landscape planting.
 - The inquiry sat for 3 days on 30 and 31 July and 1 August 2013.
-

Decision

1. The appeal is allowed and planning permission is granted for 20 pitch static holiday caravan park together with peripheral and supplemental landscape planting at Starena Lodge, Clacton Road, Weeley, Essex CO16 9DH in accordance with the terms of the application, Ref 11/00897/FUL, dated 29 July 2011, subject to the 16 conditions set out in the Annex to this Decision.

Application for costs

2. At the Inquiry an application for costs was made by Mr T Doran against Tendring District Council. This application is the subject of a separate Decision.

Procedural matters

3. A Hearing into this appeal was opened on 23 October 2012. It was adjourned due to the high volume of public interest and the limitations of the venue. During the adjournment it was agreed with the principal parties that the appeal should proceed by way of a Public Inquiry.
4. The *National Planning Policy Framework* (the Framework) was published on 27 March 2012, after the planning application the subject of this appeal had been determined. The reasons for refusal refer to *Planning Policy Statements 1 and 4*, both of which have now been replaced by the Framework. The Framework was referred to extensively in the written evidence and at the Inquiry. I have determined this appeal in the context of current national planning policy.
5. As the Inquiry was held during school holidays, I made further unaccompanied visits to the site on 9 and 10 September 2013 at the request of the main parties in order to observe traffic conditions in the slip road and around the Clacton Road/ Gutteridge Hall Lane junction. The first visit was in the afternoon to observe school collection time; the second was at the start of the school day. On both occasions the weather was poor with light rain falling.

6. Paragraph 2.09 of the signed Statement of Common Ground (SoCG) says that the appeal site can be considered as being in a sustainable location. This is clearly an error as it contradicts the reasons for refusal and the Council's case. By email dated 7 March 2013, concerning amendments to the (then) draft SoCG, the Council notified the appellant that it did not agree that the site was in a sustainable location. Based upon the reasons for refusal, the proofs of evidence of the Council's witnesses and the email dated 7 March 2017, I am satisfied that the appellant could not reasonably have regarded this paragraph in the SoCG as accurately reflecting the Council's position.

Main Issues

7. The main issues arising from the Council's reasons for refusal are :
- Whether the proposed development accords with national and local policies concerning the provision of holiday accommodation;
 - The effect of the proposed development on the character and the appearance of the area;
 - The effect of the proposed development on highway safety in the vicinity of the site;
 - The effect of the proposed development on the living conditions of nearby residents and on the amenity of the nearby school and other community facilities, with particular regard to noise and disturbance arising from traffic movements;
 - Whether the proposed development would accord with policies in the development plan and Government advice concerning sustainable forms of development;
 - Whether satisfactory provision can be made for the disposal of surface water;
 - Whether access to the site would be made available to all potential visitors and users; and
 - Whether any tourism benefits arising from the proposals would be sufficient to outweigh any identified harm.
8. At the Inquiry the Council raised further issues concerning foul water drainage and the internal layout of the site. These factors are also considered below.

Reasons

Background

9. The appeal site is located outside the built confines of Weeley and is a little less than 1km from the village centre. It lies adjacent to the Clacton-Colchester railway line and is accessed down a long private access drive lined by tall evergreen trees. The access served Starena Lodge, a substantial dwelling immediately to the west of the appeal site, which has now been demolished. There is an extant planning permission for its replacement. The access also serves 4 caravans/ mobile homes, which have the benefit of a Certificate of Lawful Development (CLD) that lie between the site of Starena Lodge and the appeal site (although it appears that they may well be sited a little too far to the west).

10. This access drive is off the end of a slip road that, for the first part, runs parallel with Clacton Road (B1441; the Weeley by-pass). The slip road also serves the village hall, which is used by the Rainbow Pre-School, and the village recreation ground which includes a children's play area, a scout hut and the former British Legion Hall. The Weeley St Andrew's Primary School is also served by this slip road; it lies immediately to the west of the junction of this slip road with Gutteridge Hall Lane, very close to its junction with Clacton Road.
11. Gutteridge Hall Lane has a cluster of dwellings around its junctions with the slip road and Clacton Road. It is a narrow, single track road that heads west in a straight line into the flat countryside, running parallel to the railway. For much of its length there are mature hedges either side; beyond the cluster of dwellings and the school the road only serves a couple of dwellings, school playing fields, a 3-pitch traveller site, stables and fields. As the road heads west, its character changes as it becomes a track with vegetation down the centre. It is a cul-de-sac.
12. The site itself has an area of about 0.9ha, is flat, and is disused. It is mainly overgrown with scrub and grass with a large area of overgrown hardstanding and an open fronted building. There is some open storage of rubble and building materials and a low mound along the northern boundary adjacent to the railway. There is a recently constructed close boarded fence to the south separating the site from a traveller site and an open field. Generally the land to the south and west is agricultural. Previous uses of the site include use in connection with a cattery, kennels and as a plant nursery. It has also been used for car boot sales.
13. It is proposed to redevelop the appeal site as a holiday park providing 20 static caravans arranged either side of a central access drive and around a vehicle turning circle, the centre of which would provide an open amenity area. The access would run beside a re-built Starena Lodge and enter the site from the east. It would not provide access to any other land. The submitted plan shows that the existing boundary planting to the north and south would be retained and supplemented; new hedgerows would be provided to the western and eastern boundaries. No detailed landscaping scheme has been submitted, but the layout plan shows additional planting between the caravans. It is intended that the site would be private with the caravans sold to owner/ occupiers for holiday use. The purchasers of the caravans would take 30-year licenses on the pitches.
14. Also of relevance to this appeal is a recent refusal of planning permission for an extension to the nearby traveller site to increase the number of pitches from 3 to 8 (ref 12/00692/FUL; refused on 16 November 2012 and now the subject of an appeal). This site is located immediately to the south of Starena Lodge and is accessed from Gutteridge Hall Lane. The reasons for refusal included harm to residential amenity due to noise, disturbance and traffic movements; the inadequacy of Gutteridge Hall Lane to cater for the existing and additional traffic; and the increase in slowing and turning vehicular traffic movements at the Gutteridge Hall Lane/ slip road/ Clacton Road junctions.

Policy considerations – holiday accommodation

15. The development plan for the area is the *Tendring Local Plan 2007*. The site lies in the countryside outside the built confines of Weeley where policies that seek to protect the countryside apply. The impact on the character and the

appearance of the countryside is considered in greater detail in the second issue.

16. The key policy for tourism and leisure uses is Local Plan Policy ER16. This is a "permissive" policy insofar as it says that proposals for tourism and leisure uses will be permitted provided that five criteria are all met. These criteria relate to its accessibility to all potential visitors and users; there being suitable vehicular and public transport access; the use not causing disturbance by reason of noise; there being no adverse effect on agricultural holdings; and that appropriate opportunities are taken to improve damaged and despoiled landscapes. The first three criteria are considered in greater detail below where I conclude on each of these issues that there would be no unacceptable harm arising from these proposals. Concerning criterion (d) the development would not have any adverse effect on agricultural holdings or result in the loss of any high quality agricultural land. Indeed, the land is in poor condition with a substantial amount of hard surfacing that has become rather overgrown. Subject to satisfactory landscaping, the current proposals would improve its appearance. I conclude that the proposals would accord with the development plan policy concerning tourism and leisure uses.
17. Concerning the *National Planning Policy Framework* (the Framework), Chapter 3 relates to "Supporting a prosperous rural economy". It says that to promote a strong rural economy, plans should support sustainable rural tourism and leisure developments that benefit businesses in rural areas. It supports the provision of tourist facilities in appropriate locations. As argued below, this is an appropriate location as it is close to the settlement of Weeley and is in a highly sustainable location.
18. I have had regard to the emerging *Draft Tendring Local Plan* and in particular to Policy PR09. This policy takes a very different approach to adopted Policy ER16. Indeed, the starting point concerning static caravans is that such proposals will be refused other than those that are being created for the relocation of an existing site away from flood risk areas. The justification for this approach is set out in paragraph 3.41 of the Plan and refers to the high number of static caravans in the District and the desire to promote a diverse range of visitor accommodation. This plan, however, is at an early stage. While the policy indicates the desired direction of travel by the Council, there are objections to the proposed policy and it may well be subject to change as the plan proceeds towards adoption. It carries only very limited weight.
19. The Council commissioned the *Tendring: Holiday Park Sector Review* (HPSR) from Hotel Solutions. Their Final Report (October 2009) is still used by the Council and has not been superseded by more recent research. The HPSR says that there is a strong future for the holiday park sector in Tendring and that demand for holiday home ownership and rental is increasing and generally exceeds supply. While this document is not Council policy, it does identify a strong demand for such facilities. It suggests that the Council will need to have in place policies for, amongst other things, the expansion of existing parks and the development of new holiday parks.

Character and appearance

20. The appeal site is well screened from most public viewpoints. The boundary trees can be seen through a mature hedge and across fields from Gutteridge Hall Lane, but this is some distance away. There are views of the site from the

railway line, but again the views are significantly filtered by the evergreen trees along this boundary. There is a reasonably clear view of parts of the site from an elevated section of the A133 but this is some distance away to the west. From this road the caravans at the rear of Starena Lodge are visible although mature trees to the west of the site restrict views. In any case, this is a fast road with no footway so views are likely to be fleeting. The site is also seen in the context of the railway line and Weeley Station and, most noticeably, against the backdrop of high rows of evergreen trees.

21. In terms of the impact on the character of the area, the HPSR says that the District has 26 holiday parks providing 6,816 owner holiday homes; 744 holiday homes for hire; and 543 touring pitches. Indeed, the substantial Weeley Bridge Caravan Park, with 219 caravans, is sited immediately to the north of the appeal site on the opposite side of the railway line. It is clear, therefore, that mobile homes make a significant contribution to the character of the area.
22. There are also 4 caravans, not in holiday use, that have the benefit of a CLD immediately to the rear of Starena Lodge and a further 6 caravans, with the benefit of planning permission, on the adjoining 3-pitch traveller site. While the appeal site is in the countryside and also adjoins fields, the proposed mobile homes would undoubtedly reflect the prevailing character of development in both the immediate vicinity and the wider area.
23. Concerning the effect of the proposals on the appearance of the area, as the development would only be glimpsed from public viewpoints its visual impact would be very limited. The proposals involve a relatively low density of development and there is ample scope for the inclusion of additional landscaping to the boundaries and within the site. The indicative site layout shows further landscaping and this can be conditioned to ensure that appropriate native species are planted. The only visual impact arising from the development in the immediate area is likely to be the traffic using the slip road and Clacton Road. This is considered in greater detail below. However, once the mobile homes have been sited on the land they are unlikely to need replacing very frequently and the traffic generated by 20 mobile homes is likely to be relatively modest compared to that generated by the Weeley Bridge Caravan Park or the Primary School.
24. In these circumstances there would be no harmful impact on either the character or the appearance of the area or any unacceptable conflict with Policy QL9 of the Local Plan. The low density nature of the development and the proposed landscaping would enable the development to improve the damaged landscape and enhance this aspect of the character of the area in accordance with Policy ER16 (e) of the Local Plan.

Highway safety

25. There are two elements to this reason for refusal; the delivery of static holiday caravans and vehicular movements to and from the site. Concerning the delivery of new static caravans, and the collection of old ones, the appellant produced swept path analyses to demonstrate that delivery vehicles could negotiate the tight bends in the slip road access between the B1441 and the site. It would be difficult to enforce any conditions concerning the times of deliveries as it would be difficult to predict arrival times due to potential congestion and delay on main roads. Such a condition could have a perverse

outcome as vehicles waiting to deliver mobile homes would be entitled to wait on the slip road which could itself be a cause of congestion.

26. However, the appellant is prepared to accept a condition preventing the delivery or collection of static caravans to/ from the site on weekdays. This would ensure that there was no conflict with school arrival and departure times. While there might still be conflict with traffic accessing the other community facilities in the slip road, the potential for congestion or conflict with other road users would be limited. It must also be borne in mind that only 20 static caravans are proposed and that they have a lifetime of 25/ 30 years so, once the site was developed, deliveries and collections would be unlikely to be frequent occurrences.
27. Concerning vehicular movements to and from the site, the Council considers that the holiday caravans would each be likely to generate about 6-8 vehicle movements per day. It identified a worst case scenario of 12 trips per caravan per day resulting in 240 vehicle movements per day. This is, however, based upon the likely generation by a dwelling house and increased to allow for two families sharing a caravan and for all the caravans to be occupied. With a dwelling house it seems reasonable to expect that there would be deliveries, including post, groceries and couriers; visitors; and routine journeys such as driving to work and the school run. There is no evidence to suggest that holiday caravans would generate this volume of traffic. It also seems unlikely that they would all be occupied all the time and while they could potentially accommodate two families with two vehicles there is no evidence to demonstrate that this would be the norm.
28. Indeed, the British Holiday & Home Parks Association magazine (March – April 2012; Document 12) says that the average number of days that privately-owned static caravans are used is 108 days per year (about 30% of the time), with an average group size of 3 persons. This would give a likely traffic generation of around 50 vehicle movements per day. This is in line with the appeal Decisions submitted by the appellant concerning trip generation from holiday caravans. While the circumstances of the individual sites are likely to differ, the other Inspectors considered that a figure in the region of 2.5 trips per caravan per day to be appropriate. This would result in about 50 trips per day generated by the appeal site and seems reasonable.
29. The Inquiry was held during the school holidays and so I returned to the site to observe traffic conditions in the slip road and Gutteridge Hall Lane during term time. As is usual at primary schools, I saw that parking was more congested at school collection time than in the early morning as parents/ guardians arrived in good time before school closed for the day. The car park was filled beyond capacity and there was parking along much of the length of the slip road. This latter parking makes the slip road into a single lane carriageway which would be likely to make access/ egress to the appeal site more difficult. Traffic speeds in the slip road were inevitably slow and there is a footway along the western (school) side.
30. There would undoubtedly be times when a greater proportion of the caravans would be occupied but it seems fair to assume that these times would be more likely to coincide with school holidays when the school would not be generating traffic. It is also probable that, as the static caravans would be owner-occupied, the owners would quickly learn the times to avoid using the access. The traffic generation would be limited and would be less than the daily

variation in traffic flows to and from the school. In all these circumstances, it seems unlikely that the volume of traffic generated by the appeal site would be noticeable. There is no reason to suggest that there would be any unacceptable increase in hazards to road users or harm to highway safety.

31. There is no serious accident record on the slip road or at the junctions. The single accident in the slip road involved a youth running down the bank and into the path of a vehicle. The accidents on the B1441 were away from the junction. The development would not generate large traffic volumes so there would be no conflict with Local Plan Policy ER16 (b). It has not been argued by the Council that the access does not have sufficient capacity. Access is clearly practicable so there is no conflict with Local Plan Policy QL10 (i).

Traffic noise and disturbance

32. Local Plan Policy QL11 relates to environmental impacts and compatibility of uses. Criterion (iv) includes reference to noise and to additional road traffic. No detailed evidence concerning noise was put forward by the Council. The relevant reason for refusal refers to the impact on various community facilities including the primary school and on residents in Gutteridge Hall Lane.
33. As set out above, the development would be likely to generate around 50 vehicle movements per day. Assuming some holiday makers go out for evening meals, the traffic would be likely to be spread over some 14 or 15 hours, making for an average of 3 or 4 vehicle movements per hour. The periods of peak use would be likely to coincide with school holidays. Even in term time the school would usually be closed from mid-afternoon and a good proportion of the anticipated traffic would be later in the day than that. The slip road runs parallel with the B1441; there are no sound barriers to protect the school from noise from this source. This road is much busier than the slip road and its traffic is generally travelling at a faster speed. It seemed to me at my site visits that noise levels from this traffic was considerably greater than from traffic on the slip road.
34. In these circumstances I am not convinced that any additional noise arising from traffic generated by the appeal proposals would be discernible. There would be some noise arising from vehicles delivering and collecting caravans from the site but such movements would be relatively rare and their timing could be controlled by condition to ensure that they did not take place on school days.
35. The same considerations broadly apply to the impact on the community facilities. The level of traffic generation from the appeal site would not be so great as to cause any unacceptable noise nuisance or undue disturbance to the users of those facilities.
36. Traffic generated by the appeal site would not pass any dwellings in the slip road apart from Starena Lodge itself, when it is rebuilt. Concerning the impact on the occupiers of dwellings fronting Gutteridge Hall Lane, traffic entering the slip road from the B1441 or exiting the site would only pass part of the frontage of one dwelling, Little Oaks. This dwelling is set back some 30m from the Lane behind substantial planting. It is much closer to the busier B1441, to which it has a side elevation. There is no evidence to show that noise from the limited amount of traffic generated by the appeal site would be noticeable in

this context. There would be no reason for exiting traffic to turn right from the slip road into Gutteridge Hall Lane as this is a cul-de-sac.

Sustainable development

37. The third reason for refusal says that the site is remote from the local facilities of Weeley. In any case these facilities are limited to a shop/ post office, bakery/ café; public house; and garage. These shop facilities are about 850m from the appeal site while the public house is about 1.1km away. In addition, there is a filling station, hotel and McDonald's restaurant at the junction of the A133 and Colchester Road, to the north of the appeal site. The railway station is about 500m and the bus stops are about 675m from the appeal site.
38. While the shops and public house are within walking distance, it is reasonable to assume that most trips from the site will be by car. The route to the shops has no footways or illumination within the appeal site or between the site and the slip road. The journey on foot involves the use of stairs from the slip road to the B1441; these can only be avoided by extending the length of the journey. Nonetheless, the site has good public transport connections with busses and trains within walking distance. Local Plan Policy ER16 (b) requires there to be public transport access to the site; Policy QL2 requires development to be accessible by a choice of means of transport. This site clearly meets both those policy requirements.
39. The Framework identifies three dimensions to sustainable development; economic, social and environmental. While the economic benefits of the development would be modest due to its small scale, it would bring holiday makers to the area. Not all their spending would be in the rural area, but there would be some limited economic benefits. The 2009 Study indicated a need for more facilities like that now proposed in the District. The social dimension would be likely to be neutral as the site would be separated from the rest of the community due to its location. For the reasons set out above, the development would have some, albeit limited, environmental benefits. These include the proposed landscaping and the fact that its location is close to a choice of transport modes.
40. I conclude on this issue that the proposals would accord with the Framework and the Local Plan and represent a sustainable form of development.

Surface water and foul water disposal

41. The site lies within Flood Zone 1 as defined in the *Technical Guidance to the National Planning Policy Framework* (the TG). The TG says that this zone comprises land assessed as having a less than 1 in 1000 annual probability of river flooding and that all uses of land are appropriate in the zone. Nonetheless it is clear from the evidence to the Inquiry and the site visit that the land immediately to the west of the appeal site is prone to surface water flooding. Although the site, and the land to the west, was dry at the time of my visit, the nature of the problem was clear from the presence of marsh plants. However, these were mostly on the adjoining land, close to the culvert under the railway line, rather than on the appeal site itself.
42. Evidence from the Council's witness, and not disputed, was that this flooding is due to the imperviousness of the subsoil such that surface water cannot drain away. The percolation tests in 2011, in respect of a site described as "land off Gutteridge Hall Lane, Weeley", (and which I understand to relate to the land to

the south of the appeal site) encountered standing water close to the surface. It was then concluded that soakaways would not be a viable means of surface water disposal due to the high water table. This report referred to the use of the ditch to the rear of the site as an alternative. There are drainage ditches to the appeal site and the land to the west but these are in urgent need of clearing. I saw that the culvert under the railway is almost completely blocked with debris.

43. The Officer's report says that there are ditches and streams close to the site to which surface water would drain or could be discharged, subject to appropriate consents. The report suggests the imposition of a suitable condition. The Council's witness agreed that a solution is achievable. The reason for refusal cites Local Plan Policy COM31a in respect of surface water drainage, but as this specifically relates to sewerage and sewage disposal it is not relevant.
44. Concerning foul sewage, this was not cited as a reason for refusal in the Council's decision notice. Nonetheless, it is accepted that the best solution is to connect to the mains drainage. The Officers' report refers to Anglian Water having confirmed that there is no issue with capacity and that the Highway Authority has confirmed that such a connection would be acceptable in the public highway. There is no doubt that this is achievable and can be the subject of a condition. The outstanding question in this regard is whether such a condition would be reasonable, given the potential cost of the necessary work. However, no detailed costing for the work has been submitted and the estimates were a long way apart (a range of £20/30,000 to £100,000). The cost would be able to be spread across the static caravans, the 4 caravans the subject of the LDC and the rebuilt Starena Lodge.
45. I have noted that the planning permission for the rebuilding of Starena Lodge included a condition concerning foul water drainage. This condition was discharged on 11 December 2012, the approved plan showing a self-contained sewage treatment plant. The cost of this could be saved by also connecting Starena Lodge to the mains drainage. In these circumstances the development would comply with Policy COM31a which requires that provision be made for the proper disposal of sewage waste and effluent. A condition requiring the submission and approval of details would not be unreasonable.

Public access to the site

46. Criterion (a) of Local Plan Policy ER16 requires that the development be accessible to all potential visitors and users. The Council has interpreted this development as being contrary to that policy as, according to the fourth reason for refusal, "the proposed site will be private with no access provided to the general public". There are, however, other dimensions to accessibility. It has already been established that satisfactory vehicular access to the site can be achieved. It has also been established that the site is accessible by a choice of transport modes.
47. I acknowledge that it would be a private site accessed from a private drive. In that sense it, along with many other private holiday caravan parks, would only be accessible by site residents, their visitors and potential site occupiers. The Council's concerns about potential purchasers of caravans on the site needing access do not seem reasonable. Caravans would be likely to be advertised for sale in the usual way and potential purchasers could make appointments to view. Caravan sites usually have telephone numbers prominently displayed at

their entrance; it would be in the interests of the site owners to ensure that potential purchasers had ready access.

48. It seems to be wholly reasonable for there to be no access to the general public as the site would not have any relevant on-site facilities. Any public access would harm security and be potentially dangerous for site residents. In this regard there would be no unacceptable conflict with the Policy ER16 (a).

Other material considerations

49. I have taken into account the Council's concerns regarding the internal layout of the site, particularly in terms of vehicle parking and access by emergency vehicles. The site layout as submitted is broadly acceptable and there is ample space on the site to provide any necessary additional parking; to widen the access road to accommodate parked vehicles and a fire tender; and to meet the Council's other requirements. These can all be covered in the terms of the site license which would be issued by the Council. The Officers' report did not indicate that this was a problem; it certainly does not imply that such requirements cannot be met. Indeed, the Highway Authority raised no objections to the proposals.
50. I have had regard to the fact that in the emerging local plan the Weeley Bridge Caravan Park would be included within the settlement boundary of Weeley. While this may confer some "hope" value on that land in terms of possible future housing development, notwithstanding its intended protected status, due to the early stage that the plan has reached it carries very limited weight.

Conditions

51. The list of conditions submitted by the Council at the time of the Hearing in October 2012 was discussed at the Inquiry. The number, type and size of the caravans need to be controlled in order to comply with the terms of the planning application and to ensure that the site is not too crowded. A site layout plan needs to be submitted and approved to ensure that the layout can accommodate the caravans together with adequate parking and sufficient landscaping. Conditions concerning the occupation of the caravans are necessary to ensure that they are used as genuine holiday accommodation and that they are not used for unauthorised all-year-round residential occupation. The conditions need to ensure that this occupation can be adequately monitored and so the conditions set out in the *Tourism Practical Guide Annex B* have been imposed. A management plan is necessary to control the tenure of the caravans in order to comply with the terms of the proposals as submitted at the appeal.
52. Conditions concerning landscaping, lighting and public address systems are necessary as the site is in a countryside location and in the interests of the amenities of the area. Foul water and surface water disposal needs to be the subject of conditions as no acceptable schemes have yet been submitted and due to the known high water table in the area and the distance from mains sewers. The approved plans need to be identified for the avoidance of doubt and in the interests of the proper planning of the area.
53. Vehicular access to and from the site needs to be controlled to prevent an access being formed across other land in the appellant's ownership to Gutteridge Hall Lane which, in the absence of evidence to the contrary, may be inadequate to accommodate the likely traffic generated by this development.

The days when the delivery and/ or the collection of caravans may take place need to be specified to avoid the potential for conflict between delivery vehicles and school traffic.

54. I have not imposed conditions concerning land contamination and there is no evidence or matters in the planning history of the site that demonstrate such conditions are necessary. Details of on-site cctv do not need to be approved by the local planning authority as the provision of such facilities would not result in any identified harm. The suggested conditions concerning construction traffic and wheel washing facilities are not necessary as very little construction is involved and the first 400m or so of the access is along a private drive.

Conclusions

55. I have taken into account all the other matters raised at the Inquiry and in the written representations. Concerning the recent importation of hardcore to the site, this material was not apparent at the site visit. The aggregate referred to may be the material that has been used for the long access drive linking the appeal site with the slip road. I have found nothing in the other matters that outweigh my conclusions on the main issues.
56. Overall, therefore, I conclude that the development would accord with adopted policy in the Local Plan and national advice in the Framework. There would be no harmful impact on the character or appearance of the area, on highway safety, on the living conditions of nearby residents or the amenity of the nearby primary school and other community facilities. Subject to the imposition of appropriate conditions I conclude that the appeal should succeed.

Clive Hughes

Inspector

APPEARANCES**FOR THE LOCAL PLANNING AUTHORITY:**

David Whipps LARTPI

Solicitor; Partner, Holmes & Hills LLP
instructed by Tendring DC

He called

Philip Cobbold BA(Hons) MRTPI
Keith Berriman I Eng FIET FIHE
FCIHT CMILT
Michael Sarling HNCPlanning consultant
Director, The HTTC Ltd

Earth Moving Solutions Ltd

FOR THE APPELLANT:

Alan Masters

Of Counsel; instructed by the appellant

He called

David Middleton BSc (Hons)
MRICS
Jeremy Hurlstone BSc (Hons)
CMILT MCIHT

Partner, Charles F Jones & Son LLP

Managing Director, The Hurlstone
Partnership**INTERESTED PERSONS:**

Cllr Peter De Vaux Bilbirnie

District Councillor and local resident

Carol Bannister

Parish Councillor and local resident

Mike Brown

Chair of Parish Council and local resident

John Groom

Local resident

Peter Collins

Local resident

DOCUMENTS SUBMITTED AT THE INQUIRY

- 1 Copy of application for costs on behalf of appellant prepared for Hearing
- 2 Email concerning highways details and Drawing No TR001 – swept path analysis – mobile home
- 3 Opening statement on behalf of Tendring DC
- 4 Plan showing potential number of caravans/ mobile homes in vicinity of site – John Groom
- 5 Statement of Common Ground relating to highways issues and attached emails
- 6 3 plans showing swept path analysis for large rigid truck entering/ leaving site and negotiating 90° bend in road
- 7 Plan showing "highway land"
- 8 Planning decision notice for replacement of Starena Lodge (12/00556/FUL)
- 9 Approval of details pursuant to Conditions 3, 4, 6 and 8 of permission 12/00556/FUL
- 10 Plan accompanying details pursuant to condition 8 of permission 12/00556/FUL
- 11 Statement by Carol Bannister, Weeley Parish Council
- 12 British Holiday & Home Parks Association magazine March-April 2012 pp 25/7
- 13 Extract from Planning Encyclopaedia – *Caravan Sites and Control of Development Act 1960* – pp 20237-20240

- 14 Emails dated 07.03.13 and 11.03.13 between David Middleton and Phil Cobbold
- 15 Closing submissions on behalf of Tendring DC
- 16 Closing submissions, incorporating application for costs, on behalf of Tom Doran
- 17 Costs rebuttal by Tendring DC

PLANS

- A Location plan scale 1:5000
- B Plan 1 – location plan scale 1:2500
- C Plan 2 – proposed layout plan
- D Drawing No 3738.01 rev A - Location plan & vehicle turning paths – access road
- E Drawing No 3738.02 - Location plan & vehicle turning paths – development site

Annex – Schedule of conditions (16 conditions)

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) No more than 20 static caravans shall be stationed on the site at any time. No more than 10 of the caravans on the site shall be twin units (maximum size 14m by 6m); the remainder shall be single units (maximum size (12m by 3.7m).
- 3) No touring caravans shall be sited or stored on the site at any time.
- 4) The caravans shall only be used for the provision of holiday accommodation and shall not be occupied between 14 January and 1 March in any calendar year.
- 5) The caravans shall be occupied for holiday purposes only. The caravans shall not be occupied as a person’s sole or main place of residence. The site owners/ operators shall maintain an up-to-date register of the names of all owners/ occupiers of individual caravans on the site and of their main home addresses; the site owners/ operators shall make this information available at all reasonable times to the local planning authority.
- 6) No development shall take place on the site until details of the proposed foul sewerage drainage have been submitted to and approved in writing by the local planning authority. None of the caravans shall be occupied until the approved drainage system is completed and available for use. The approved system shall be kept available for use for the duration of the development.

- 7) No development shall take place on the site until details of the proposed surface water drainage have been submitted to and approved in writing by the local planning authority. The submitted scheme should include the results of percolation tests. None of the caravans shall be occupied until the approved method of surface water drainage has been completed and is available for use. The approved method of surface water drainage shall be kept available for use for the duration of the development.
- 8) No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.
- 9) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the commencement of development or in accordance with any other phased arrangements that have previously been agreed in writing by the local planning authority; any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.
- 10) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, Plan 1, Plan 2, Drawings No 3738.01 rev A and 3738.02.
- 11) There shall be no external illumination of the site except in accordance with details that have previously been submitted to and approved in writing by the local planning authority.
- 12) No public address system shall be installed at the site except in accordance with details that have previously been submitted to and approved in writing by the local planning authority.
- 13) The sole means of vehicular access to/ from the site shall be by way of the existing access to the site of Starena Lodge, parallel to the railway line and shown on Drawings No 3738.01 rev A and 3738.02.
- 14) Prior to the commencement of development, a site layout scheme shall be submitted to and approved in writing by the local planning authority. This scheme shall include details of the siting of the caravans; car parking; and pedestrian visibility splays. The approved scheme shall be implemented prior to the first occupation of any of the approved caravans and shall be retained thereafter. The approved visibility splays shall be kept clear of obstruction over 0.6m in height at all times.
- 15) Prior to the first occupation of any of the caravans hereby permitted, a site management scheme shall be submitted to and approved in writing by the local planning authority. The site shall thereafter be managed in accordance with the approved scheme.
- 16) Caravans shall only be delivered to or collected from the site on Saturdays or Sundays. There shall be no delivery or collection of caravans on Mondays to Fridays (inclusive).

*Good Practice Guide on Planning
for Tourism*

On 5th May 2006 the responsibilities of the Office of the Deputy Prime Minister (ODPM) were passed to the Department for Communities and Local Government (DCLG)

Department for Communities and Local Government
Eland House
Bressenden Place
London
SW1E 5DU
Telephone: 020 7944 4400
Website: www.communities.gov.uk

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ANNEX B

Seasonal and Holiday Occupancy Conditions

1. The nature of holidays in this country has become increasingly diverse, in location, in season and in duration. Many people go away several times a year, often for short breaks and not exclusively in the summer months. Much of this demand is for self-catering accommodation – whether in new or converted buildings or in caravan holiday homes. This spread of demand improves the use that is made of this accommodation and so is advantageous to the businesses which provide it and to those host communities which are supported by the spending that it generates. It can help to reduce the disadvantages of seasonal employment, including the difficulties of retaining trained and experienced staff.
2. Whilst extension of the season has these advantages, the demand for this accommodation may occur in areas in which the provision of permanent housing would be contrary to national or local policies which seek to restrict development, for example in order to safeguard the countryside. The planning system can reconcile these two objectives through the use of occupancy conditions designed to ensure that holiday accommodation is used for its intended purpose. Planning authorities commonly impose such conditions when granting permission for self-catering holiday accommodation. Chapter 6 above explains the general use of conditions with planning permissions.
3. One type of condition frequently used for holiday accommodation, particularly in holiday areas, is known generically as a 'holiday occupancy condition'. The aim of such conditions is generally to ensure that the premises are only used by visitors and do not become part of the local housing stock. There are three principal reasons why a planning authority might seek to do this:
 - in order that national or local policies on development of the countryside are not compromised. Often the conversion of redundant rural buildings to holiday accommodation provides a means to retain those buildings without introducing a level of activity that would occur with permanent households;
 - to avoid occupation by permanent households which would in turn put pressure upon local services. Permanent households may place demands for local schools and social and health services that would not normally arise from visitors. Moreover, in remote locations the cost of providing these services is greater. It may therefore be reasonable for the planning authority to place an occupancy condition when properties are being built or converted for residential use; and
 - to strengthen tourism in a particular area by ensuring that there is a wide range of properties available to encourage visitors to come there on holiday.

Planning authorities will frame these conditions according to local circumstances, and in accordance with general Government advice that conditions should be reasonable and fair. They will also need to frame them so that they can be readily enforced by the authority but in a way that is not unduly intrusive for either owners or occupants.

Controlling use of holiday caravan and other holiday park accommodation

East Riding of Yorkshire Council established a joint working group to establish the best approach to secure holiday use of caravan parks. This group comprised councillors and council officers; representatives from the British Holiday and Homes Parks Association Ltd; the park operators and their agents; and the caravan manufacturers. It concluded that planning conditions needed to be stronger, requiring documentary evidence of occupiers maintaining a primary residency elsewhere to be provided.

As a result the planning committee agreed that future planning permissions for holiday caravan parks, holiday log cabins and holiday chalets shall normally be subject to the following conditions:

- (i) the caravans (or cabins/chalets) are occupied for holiday purposes only;
- (ii) the caravans (or cabins/chalets) shall not be occupied as a person's sole, or main place of residence;
- (iii) the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans/log cabins/chalets on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

The reason for these conditions is to ensure that approved holiday accommodation is not used for unauthorised permanent residential occupation. The register required in (iii) above shall normally be collected by the caravan site licence holder or his/her nominated person.

4. Another type of condition that may be appropriate for tourist areas is known as a 'seasonal occupancy' condition. This would seek to restrict use of holiday accommodation during particular times of year, perhaps to protect the local environment. This could be used if, for example, use of the premises or the site might affect an important species of bird during its breeding season or when it is winter feeding. Local planning authorities will need to balance the need to impose seasonal occupancy conditions with the wish to avoid exacerbating the seasonal nature of tourism in the locality and its possible adverse effects upon local businesses and jobs.

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MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 17 February 2016

AGENDA ITEM NO 3
APPLICATION NO 4063/15
PROPOSAL Store extension
SITE LOCATION Cedars Park Community Centre, Pintail Road, Stowmarket
IP14 5FP
SITE AREA (Ha) 1.59
APPLICANT Mid Suffolk District Council
RECEIVED November 16, 2015
EXPIRY DATE February 3, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

- (1) The land is in the ownership of Mid Suffolk District Council.

PRE-APPLICATION ADVICE

1. Although the forms state that pre-application advice was not sought, there is a record that discussions on the proposal did take place prior to the submission of the application.

SITE AND SURROUNDINGS

2. The site for the erection of the store extension is located to the eastern side of the Cedars Park Community Centre, serving the Cedars Park residential area of Stowmarket.

The site is currently laid partly to grass and partly surfaced with paving slabs, within which some bike racks are set. The site is bounded by 1.2m high close board fence. To the east of the site runs a footpath and cycle way linking the Community Centre to the surrounding estate. The Community Centre is finished in buff brickwork with grey engineering brick details, and grey flat interlocking concrete roof tiles.

To the north west of the building is the car park which serves the Centre. Two storage containers have been sited to the side of the car park, and they currently serve as storage for the Centre.

HISTORY

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

4063/15	Store extension	Granted
0730/14	Use of land for the siting of 3no. storage containers and erection of fencing	Granted 22/05/2014

PROPOSAL

4. To erect a storage extension to the east side of the Community Centre to provide a permanent solution to the storage issue at the Centre, and it will be linked to the main building by a flat roof conservatory type structure. Materials are proposed to match the existing, with a hipped roof and white uPVC glazing. The dimensions of the proposed building are given as 4.715m x 9.890, and the ridge height would be approximately 4m high. The two containers will be removed.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Stowmarket Town Council**
No objection but disappointed that the applicant did not seek pre-application advice.

BMSDC Economic Development
No comments.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

None

ASSESSMENT

8. The main issues to be considered in the assessment of this application are:

- The principle of development
- Visual impact
- Sustainability

The principle of development

This proposal is for development that will support the existing and future use of the playing field for both the community centre and the pre-school, by providing additional storage space for the play school and for football.

The NPPF and Local Plan are generally supportive of appropriate development that supports the provision of sport, recreational and community facilities, recognising the value of such facilities to community cohesion, health and wellbeing. The Stowmarket Area Action Plan reiterates the importance of culture and leisure as key to developing the economy and social fabric of communities.

The principle of development is therefore acceptable subject to other material considerations as discussed below.

Visual impact

The whole of the community centre and playing field site is considered to be visually prominent within the locality, surrounded as it is by the highway, cycle/footway and public footpath. As such the site is readily visible from these various public vantages.

The proposed extension will be sited behind a 1.2m high fence which, together with a hedge separates the community centre site from the adjoining cycle/footway. The height, finish and screening provided by the hedge help to soften the overall appearance of the building within the wider setting.

The site is prominent but the proposal is not considered to have an unacceptable visual impact on the character and appearance of the surrounding locality, and will provide a much more visually satisfactory storage solution than the current storage containers do. The proposal is considered to be in keeping with the character and appearance of the existing building and the surrounding area, and therefore accords with the Mid Suffolk Local Plan policy RT1 and Core Strategy policy CS5.

Sustainability

In the broadest sense the NPPF underpins the planning system and identifies the economic, social and environmental roles of planning. Section 8 of the NPPF identifies the role of planning in promoting healthy communities. The storage extension will support the continued use of the building which is accessible by foot and cycle. In this regard the Case Officer considers that the eighteen cycle spaces which will be lost as part of the proposal should be re-located elsewhere on the overall site.

Summary

The proposed development will support the continued use of the community centre and playing field facilities for the local community in accordance with the objectives of the NPPF and Mid Suffolk Local Plan

policies and is acceptable.

In the interests of both visual amenity and sustainability a condition is recommended requiring the existing containers to be removed and displaced cycle racks to be relocated within a reasonable period of time (3 months).

RECOMMENDATION

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

- **Standard time limit**
- **To be in accordance with submitted details**
- **Storage containers to be removed and cycle spaces to be resited within three months of the completion of the extension.**

Philip Isbell
Corporate Manager - Development Management

Sian Bunbury
Planning Officer

APPENDIX A - PLANNING POLICIES

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

Cor5 - CS5 Mid Suffolks Environment
CS SAAP - Stowmarket Area Action Plan

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
SDA3 - COMPREHENSIVE DEVELOPMENT WITHIN THE SDA
SDA4 - SUSTAINABLE DEVELOPMENT

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letter(s) of representation(s) have been received from a total of **0** interested party(ies).

The following people **objected** to the application

The following people **supported** the application:

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



Title: Committee Siteplan
Reference: 4063/15
Site: Cedars Park Community Centre
 Pintail Road Stowmarket IP14 5FP



MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL
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SCALE 1:2500

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NOTES
 1. This plan is a site location plan for the proposed extension of the Cedars Park Community Centre.
 2. The site is located on the east side of the road, bounded by Hedge Sparrow Road to the north and Suncrest Rise to the east.
 3. The site is shown in a shaded area on this plan.

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Planning	REVIEWED BY: JG	DATE: 15/11/15	CHECKED BY: JG	DATE: 15/11/15
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THE CONTRACTOR				
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PROJECT: MID SUFFOLK DISTRICT COUNCIL CEDARS PARK COMMUNITY CENTRE STOWMARKET PROPOSED STORE EXTENSION				
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KEY PLAN

NOTE:

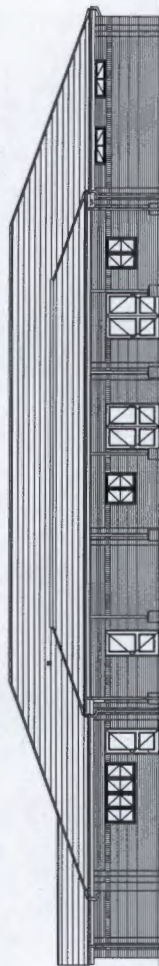
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PLANNING	DATE: 01.07.2015	CHECKED BY: J.T.	DATE: 01.07.2015
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85	01.07.2015	J.T.	ISSUED FOR PERMIT
86	01.07.2015	J.T.	ISSUED FOR PERMIT
87	01.07.2015	J.T.	ISSUED FOR PERMIT
88	01.07.2015	J.T.	ISSUED FOR PERMIT
89	01.07.2015	J.T.	ISSUED FOR PERMIT
90	01.07.2015	J.T.	ISSUED FOR PERMIT
91	01.07.2015	J.T.	ISSUED FOR PERMIT
92	01.07.2015	J.T.	ISSUED FOR PERMIT
93	01.07.2015	J.T.	ISSUED FOR PERMIT
94	01.07.2015	J.T.	ISSUED FOR PERMIT
95	01.07.2015	J.T.	ISSUED FOR PERMIT
96	01.07.2015	J.T.	ISSUED FOR PERMIT
97	01.07.2015	J.T.	ISSUED FOR PERMIT
98	01.07.2015	J.T.	ISSUED FOR PERMIT
99	01.07.2015	J.T.	ISSUED FOR PERMIT
100	01.07.2015	J.T.	ISSUED FOR PERMIT



ELEVATION FACING CAR PARK



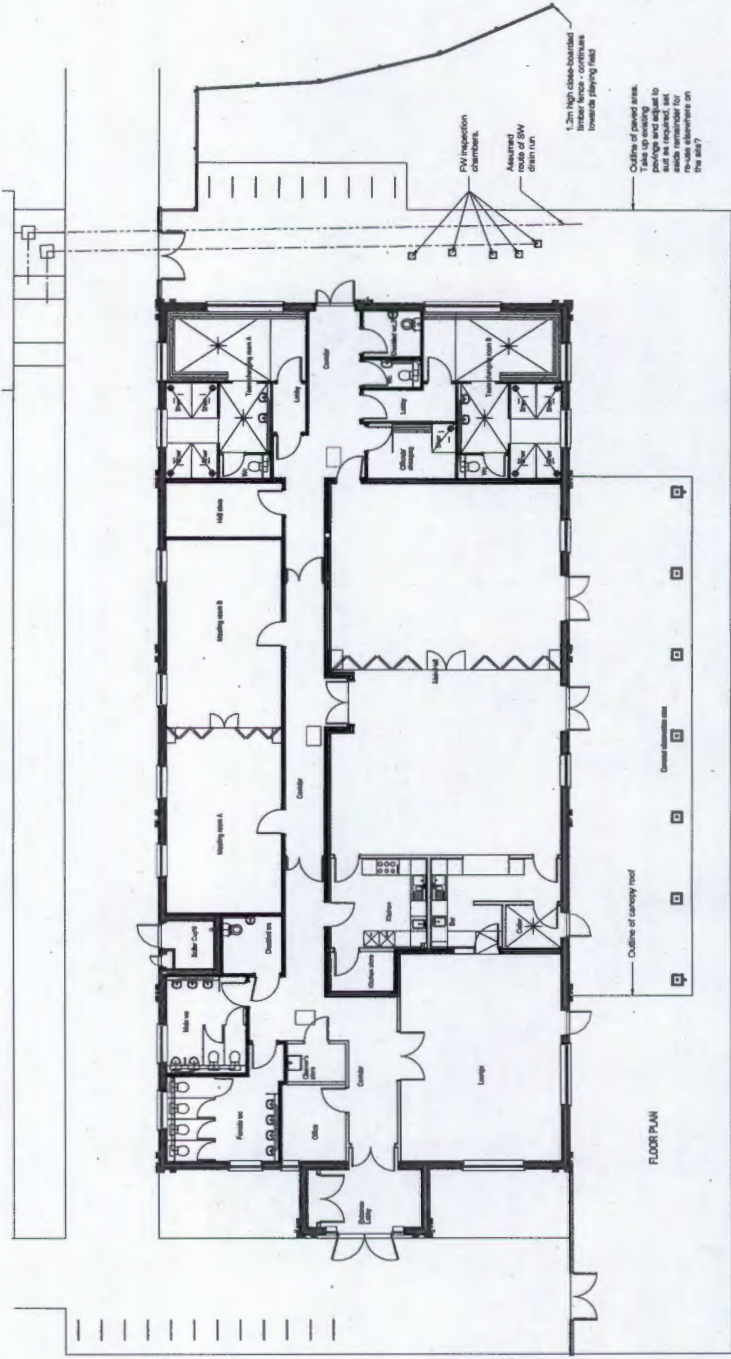
ELEVATION FACING PLAYING FIELD



SIDE ELEVATION



ENTRANCE ELEVATION



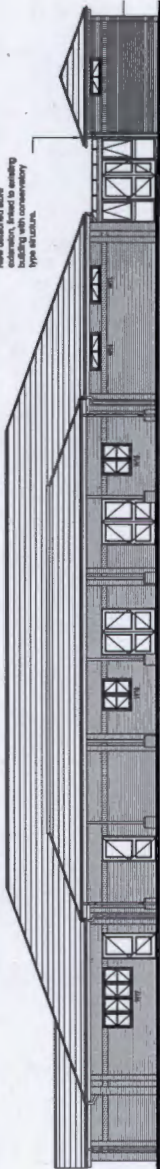
FLOOR PLAN

NOTES

1. The drawings are prepared in accordance with the current editions of the British Standards Institution (BSI) standards listed below. The drawings are prepared in accordance with the current editions of the British Standards Institution (BSI) standards listed below. The drawings are prepared in accordance with the current editions of the British Standards Institution (BSI) standards listed below.



ELEVATION FACING CAR PARK

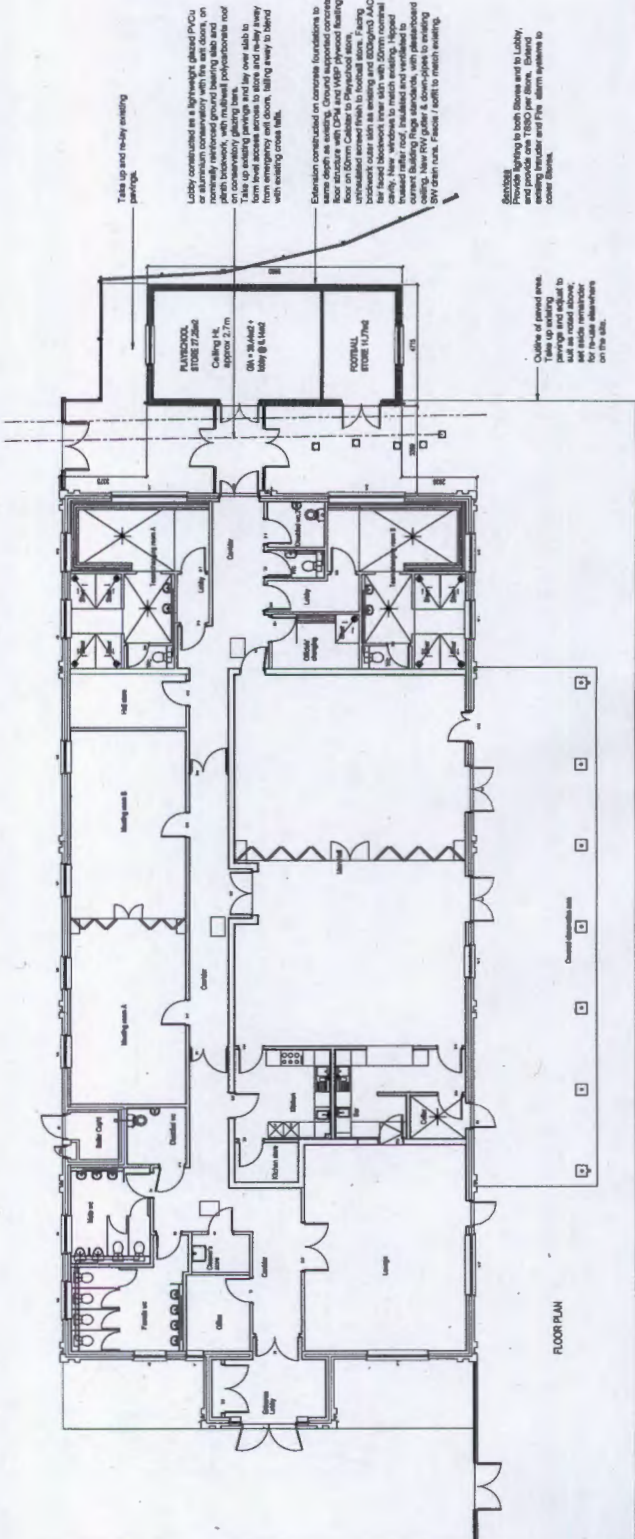


ELEVATION FACING PLAYING FIELD



SIDE ELEVATION

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FLOOR PLAN

Take up and re-lay existing paving.

Lobby constructed as a light-weight steel (LWS) or aluminium conservatory with the steel deck on a reinforced concrete base. The steel deck is on a concrete base. The steel deck is on a concrete base. The steel deck is on a concrete base.

Take up existing paving and lay over with a new paving. The paving is on a concrete base. The paving is on a concrete base. The paving is on a concrete base.

Extension constructed on concrete foundations to a depth of 1.5m. Ground supported concrete floor structure with DPM and WBP plywood flooring. Uninsulated screed finish to finished floor. Facing brickwork to match existing and 500mm AAC breeze block to match existing. Hipped roof with 100mm mineral wool insulation. New PVC uPVC & down-pipes to existing. SWI drain runs. Facade / eave to match existing.

SCISSOR
Provide lighting to both Store and Lobby, and provide 1000 lux per store. Install lighting control and fire alarm systems to cover Store.

Outline of paved area
Take up existing paving and replace with new paving. See site plan for details of paved area.

Planning applications:		DATE: 16/11/16	CHECKED BY: J.S.	DATE: 16/11/16
P1	PLANNING PERMISSION	DATE: 16/11/16	CHECKED BY: J.S.	DATE: 16/11/16
P2	PLANNING PERMISSION	DATE: 16/11/16	CHECKED BY: J.S.	DATE: 16/11/16
P3	PLANNING PERMISSION	DATE: 16/11/16	CHECKED BY: J.S.	DATE: 16/11/16
SCALE: 1:100		DATE: 16/11/16	CHECKED BY: J.S.	DATE: 16/11/16
PURPOSE OF SCALE:				
		MPS Property Consultants Ltd 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		

CLIENT	CEDEARS PARK CIC / MID SUFFOLK DISTRICT COUNCIL
PROJECT	CEDEARS PARK COMMUNITY CENTRE PROPOSED STORE EXTENSION PLANNING
TITLE	PROPOSED PLAN AND ELEVATIONS
SCALE	1:100 @ A1 (1:200 @ A3)
DATE	01/07/2015
DRAWN	J.T.
CHECKED	J.T.
FILE / DRAWING NAME	16-1-1047 NPS-DR-A 002-2
REVISION	
REV. NO.	P3

72

From: Michelle Marshall [mailto:Michellelm@stowmarket.org]
Sent: 18 December 2015 12:04
To: Planning Admin
Subject: Planning applications

Please see below for comments from Stowmarket Town Council regarding recent planning applications:

4063/15

That no objection be raised to the grant of planning consent, however, the Town Council was very disappointed that the applicant did not seek pre-application advice.

Kind regards,
Michelle

Michelle Marshall
Deputy Town Clerk

Stowmarket Town Council
Milton House | Milton Road South | Stowmarket | Suffolk | IP14 1EZ

01449 612060 | michellelm@stowmarket.org | www.stowmarket.org



@stowmarketTC



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Please consider the environment – do you really need to print this email?

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From: BMSDC Economic Development
Sent: 06 January 2016 11:26
To: Planning Admin
Subject: RE: Consultation on Planning Application 4063/15

Good morning,

Economic development have no comment to make on this application.

Kind Regards

Clare
Economic Development Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724880 or 01473 825799
m: 07909611696
e: clare.boniface@baberghmidsuffolk.gov.uk
w: www.babergh.gov.uk www.midsuffolk.gov.uk

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 17 February 2016

AGENDA ITEM NO	4
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 Stow upland 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

BACKGROUND AND UPDATE

1. This application was considered by Members on 20th January and deferred for a site visit that took place on 27th January. At Development Control committee on the 27th January the application be deferred to enable further negotiation with the applicant to address and explore

[a] issues and concerns regarding design and overlooking in the areas of Hill House Farm and Elizabeth Way

[b] the possibility of a cycleway connection onto Stow upland Rd

[c] enhance bats and biodiversity mitigation

[d] relocate construction / emergency access / cycleway onto meadow to safeguard the old lane

Following this committee resolution a further site meeting between your officers, Sue Hooton SCC Ecologist, Phil Watson SCC Landscape Officer and the applicant took place to consider the four issues raised and the addressed as follows:-

A) Considerations of resiting dwellings were considered, but given the levels of site this would potentially increase the extent of harm in terms of overlooking. Instead it is now proposed that all first floor windows towards the boundary would be relocated to the sides of the proposed dwellings. Further information on the levels, include addition drawings to better demonstrate the reduction of levels proposed will also be submitted.

B) This was explored on site and the applicant provided plans to demonstrate what could be achieved. However, to provide access in the form of a pedestrian path with or without cycleway at the least banked location would require a 15 metre wide gap to fulfill both highway and

disability requirements. The result would be a significant loss of tree belt (one third of the vegetation on the northwestern side of the site). To be more likely of regular use the location of the pedestrian/cycle access would want to be located further down the site, but this would be on far steeper land and require a far greater gap to be formed.

The conclusion has been that a new access point would create a significant gap and this would result in impact on the importance of this tree line for foraging and commuting of bats. The new pedestrian access potentially would result in highway issues not fully explored. On this basis it is not sought to pursue this possibility further.

C) The centre tree belt is to be retained and initially proposed play areas will not be located within the site. On visiting the site again, it was established that a formal pedestrian link within the trees should also be removed and accordingly any lighting pressure would also be removed. Amended details in respect of these areas will be prepared and specific management of this area for bats will be employed. Previously no management of these areas has taken place. The county ecologist remains satisfied at the level of mitigation proposed in response to the extent of trees loss due to development.

D) In terms of relocation of construction, emergency access and cycleway there are various options.

For example: A construction access could be a temporary track and could be located to the meadow instead of the old lane and the cycleway remain as proposed.

However, exploring this point further it was found due to the extent of ownership that any proposal or combination to place an access drive for any use and if temporary or permanent into the meadow would result in significant removal of the hedge that encloses the old lane adjacent to Stow upland Road. In addition there would be a risk of soil compaction of the meadow itself that would be harder to plant up if needed later on.

Instead the old lane represents the better option in terms of less disturbance of the existing hedge and has been explored further to ensure suitable widths are available for construction traffic and the trees/roots would be protected. At the same time if the old lane is used, there is nothing to stop early planting of the meadow for biodiversity interests.

It is accepted that the use of the old lane would temporary impact the occupier of Hill Farm in terms of construction traffic. Moving the construction access to the meadow would not mitigate this impact significantly as trees do not screen noise. Equally the construction access could be moved to be served through Wagtail Drive, but more residents would be affected during the construction phase should this be proposed. On balance given the temporary impact and management of

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construction times secured by condition, it is not considered that such impact on the Hill Farm as one householder would be sufficient to warrant refusal and alternatives would result in greater harm to amenity and biodiversity interests.

Notwithstanding the above, the option to move the construction access along with cycle lane, emergency access for a temporary or permanent arrangement to the meadow can be pursued and the applicant would accept this should members wish to pursue this further. A condition to secure this means of access and secure final details could be sought.

In respect of the positions reached in respect of A to D above additional details are expected for presentation at committee. The following report has been updated in respect of the positions taken above.

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

2. Pre application advice was given in respect of this site.

SITE AND SURROUNDINGS

3. 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 Stow upland 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 Stow upland 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

4. 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

5. 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 Stow upland 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 Stow upland Road as well as footway.

The site is an area 2.96 hectares (7.31 acres) and would equate to a density of 32.8 dwellings per hectare.

POLICY

6. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

7. **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 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 Stow upland 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.

A further update on this matter has been provided by SCC copied in full below from Andrew Pearce, Senior Development Management Engineer (Central Area):-

1. The previous phases of Cedars Park including Wagtail Drive have been designed to keep vehicle speeds low and the parking guidance at that time was under a different philosophy which was to reduce parking to discourage car ownership and promote the use of sustainable transport.
2. I observed some on-street parking at 10:30, and although this was not at a level which would cause problems, I can see that the situation would be different earlier in the morning and after 5pm when people are not at work.
3. The previous parking guidance has since been replaced with revised guidance which has been changed to accommodate more curtilage parking since the previously philosophy was not effective. The layout for Phase 6C has been designed in accordance with the new parking guidance which should mean that there will be less on-street parking at that part of the development.
4. The Phase 6C has been part of the Masterplan layout and therefore people living in Wagtail Drive should have been aware of this when they purchased the properties. Although they have had the benefit of living in a cul-de-sac until now the development proposed is not a new thing. It is likely that some of the parking habits that currently occur will change once more vehicles use this road. It is also likely that some people park on the street for convenience rather than using allocated parking.
5. Our current response to your consultation on this application is a recommendation of approval with conditions, and I do not see a valid Highway reason to change this from what I have seen on site today. Although the on-street parking may cause a 'nuisance' I do not consider this to be a Highway safety issue which would warrant the Highway Authority to recommend this application was refused under Highways grounds.
6. The additional vehicle movements which will use Wagtail Drive can be

accommodated, but I can see that this is undesirable for the people that currently live there and have become use to the situation as it is.

7. It may be possible that some localised parking restrictions may help address some of the on street parking issues to maintain sensible passing places. Although I did note that there are numerous dropped kerbs and this will naturally help to regulate the on-street parking on site.

8. The current status of Wagtail Drive is 'unadopted' and therefore it is not public Highway at present. Therefore Suffolk County Council would not at this time pursue a Traffic Regulation Order to restrict on-street parking. If it eventually does become Highway this can be considered at that time taking into account the parking issues at that time. This would have to follow the normal legal process and we cannot guarantee that there would be a successful outcome if there are objections to the advertised order. This will be considered by our Rights of Way Committee.

9. Although we may have advised differently before, it may be considered an acceptable way forward for the developer to contribute a sum of money (£10k) via the s106 to undertake a parking review at some time in the future and implement some parking restrictions if this is considered necessary in due course. This sum of money could be returned to the developer if it was considered unnecessary in due course once the impact of the Phase 6C can be reviewed.

Given the proposal of point 9 the recommendation has been altered to reflect this suggestion.

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

Heritage Officer

Conclude: 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.

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 Stow upland Road stands the listed Uplands.

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 Stow upland 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.

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.

Uplands stands raised above Stow upland 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 Stow upland Road, but is still evident in its wider surroundings.

Again there is a degree of harm in erosion of Uplands' rural setting, but the impact is marginal.

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.

SCC Ecologist

I note the SWT comments on the likely impacts on Priority habitats identified on site and that these need to fulfil their ecological functions and conserve & enhance the foraging & commuting network for European Protected Species (bats) using the site.

I therefore recommend that woodland mitigation planting is required in the open space at the north of this site and that the hedgerows retained within the design are protected from light spillage. This will minimise the ecological impacts from the development, provided that this mitigation and effective management of these habitats is secured by condition of any consent. This will demonstrate the LPA's compliance with Habitats Regulations and meet its biodiversity duty under s40 NERC Act.

I note that a lighting condition has been proposed and if the application is approved, I would like to be consulted on the document submitted to ensure trees with bat roost potential and commuting/foraging habitat remains unlit (<1lux). Ecological input would also be needed for the "Landscape Management Plan" to ensure all the required ecological mitigation measures are included; so again I would like to be consulted on the documents submitted and contribute to the discussion on the ongoing management of the non-domestic areas of this site.

I offer this advice based on Natural England's Standing Advice on bats to avoid significant adverse effects from the proposed development, as identified in the applicant's Phase 2 ecology report (para 4.7).

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

8. 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 Stow upland 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)

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- 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.
 - Impact of construction traffic on amenities of occupiers of Hill Farm
- Other issues: Housing Need, suggestions of new school site, new parkland site, house value and money applicant is making.

ASSESSMENT

9. 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 retained Local Plan settlement boundary of Stowmarket and this is unchanged by the Core Strategy, its Focus Review or the Stowmarket Area Action Plan.

It is noted within the Master Plan that 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. Equally some parts of the woodland area now given importance for retention are not identified by the Master Plan and instead designated for development. 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 identify "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 it is not possible to determine the extent, type or value. Instead the policy sets 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 Stow upland 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 £190,000. This has been reduced to allow for the traffic review provision.

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

Provision of on site public open space (no play equipment).

Traffic/Parking Review and possible restrictions of £10,000

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 OSSI contribution of £190,000. 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 Stow upland 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. Later this has been further explored by the highways authority and additional suggestions and

comments on this issue has been made.

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. However, having reviewed the matter further it has now been agreed to seek a parking review and this would be drawn from obligations from the developer.

A second construction and "emergency access" is proposed from Stow upland 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. The exact location of this access drive has been debated previously.

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 Stow upland 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 seen 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 Stow upland 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. Further revisions are not being submitted to remove the first floor windows from rear elevations towards Elizabeth Way as addressed under Background previously in this report.

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 Farfield House, Lavinia House off Stow upland 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 since been agreed by SCC and 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. Suitable connections to existing play areas within the Cedars

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Estates are available and improvements to are 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. Replacement trees are excess of those being loss. 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 and Suffolk County Council. It is noted that there may be investigations on how the survey work was carried out, but this is a private legal matter. The results themselves are acceptable to SWT and SCC and clearly established that the trees are important for bat foraging corridors in this location and accordingly any loss of habitat needs to be mitigated. On this issue the County Ecologist is satisfied with the proposal in terms of the proposed development, its relationship with the remaining trees, replacement trees and new woodland to the meadow adjacent to Stow upland Road.

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 and now the footpath link to avoid risk to trees and bats, 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 or Undertaking 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 Stow upland 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 £190,000 for Multi Use Games Area (MUGA)- large play area, Cedars Park (£125,000), Play Area, Curlew Rd - off Stow upland Rd for additional play equipment (£40,000) and Large Pond, Cedars Park - enhancement to include purpose built bases for fishing, planting etc - £25,000.**
- **Affordable Housing being 21.6% (21 units) on site.**
- **Provision of on site public open space.**
- **Traffic/Parking Review £10,000 to be carried out at an appropriate agreed time.**

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 at first floor and roof.**
- **Removal of permitted development for extensions**
- **Provision of fire hydrants to be agreed**
- **Highway conditions (as per SCC recommendations)**
- **Foul and Surface Water Drainage strategy to be agreed.**
- **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, no dig and root protection for access.**
- **Removal of play areas.**

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

Letter(s) of representation(s) have been received from a total of **89** interested party(ies).

The following people **objected** to the application

[Redacted names and details of objectors]

[REDACTED]

[Redacted text block]

The following people **supported** the application:

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

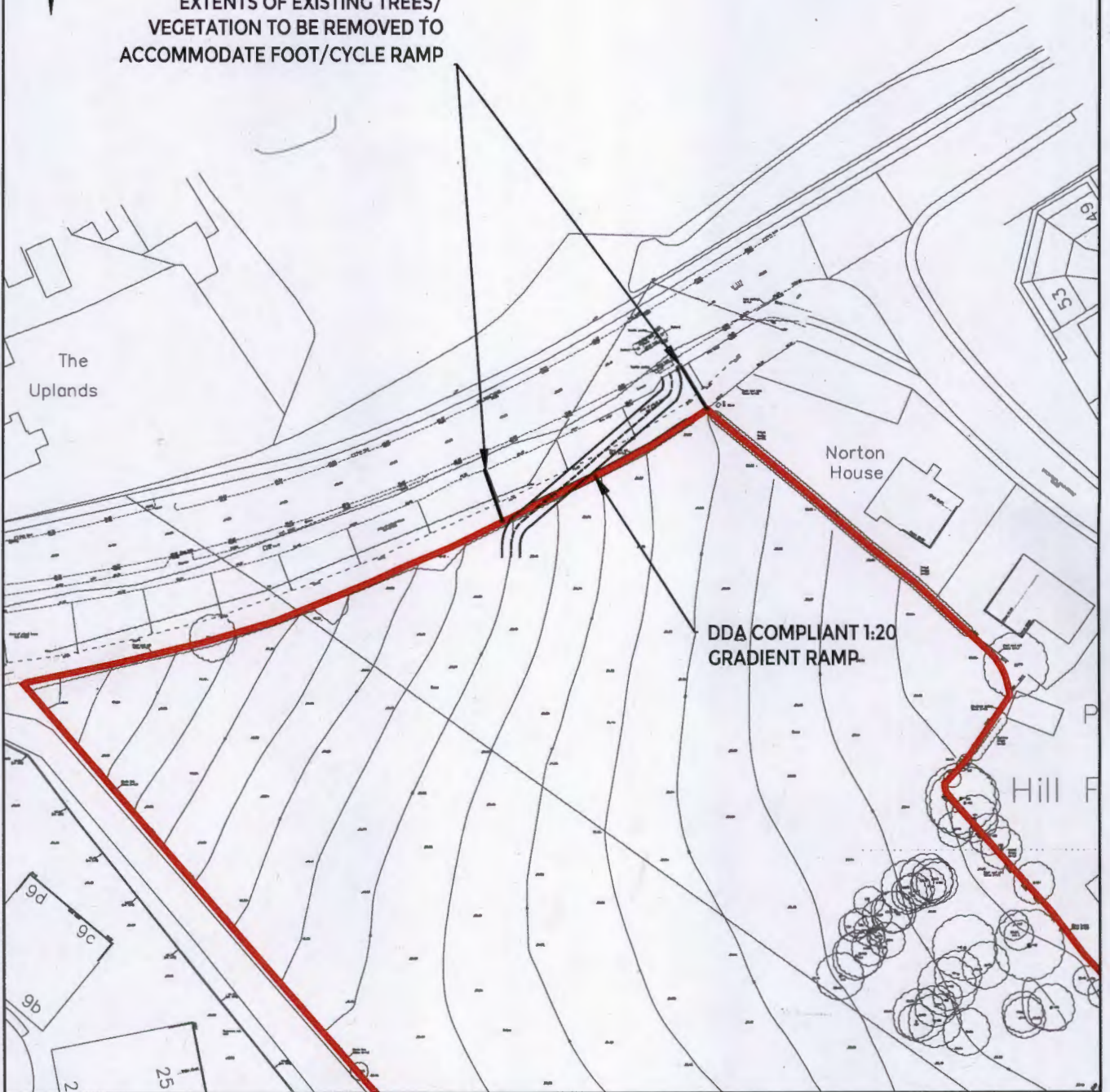
[Redacted text block]

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101



EXTENTS OF EXISTING TREES/
VEGETATION TO BE REMOVED TO
ACCOMMODATE FOOT/CYCLE RAMP



ISSUED FOR
INFORMATION ONLY



*Option A
(Not Part of Application)*

REV	AMENDMENTS	DRN	CHK	APP	DATE
-----	------------	-----	-----	-----	------

ARDENT CONSULTING ENGINEERS

Suite 207, One Alle Street, London, E1 8DE
t 020 7680 4088 f 020 7488 3736
www.ardent-ce.co.uk e enquiries@ardent-ce.co.uk

PROJECT TITLE:
CEDARS PARK, PHASE 6C STOWMARKET

DRAWING TITLE:
POSSIBLE FOOT/CYCLE RAMP TO STOWUPLAND ROAD : OPTION 2

CLIENT:
CREST NICHOLSON

SCALE:
1:1000 @ A4

DATE:
JANUARY 2016

DESIGNED:

DRAWN:
AA

CHECKED:
KM

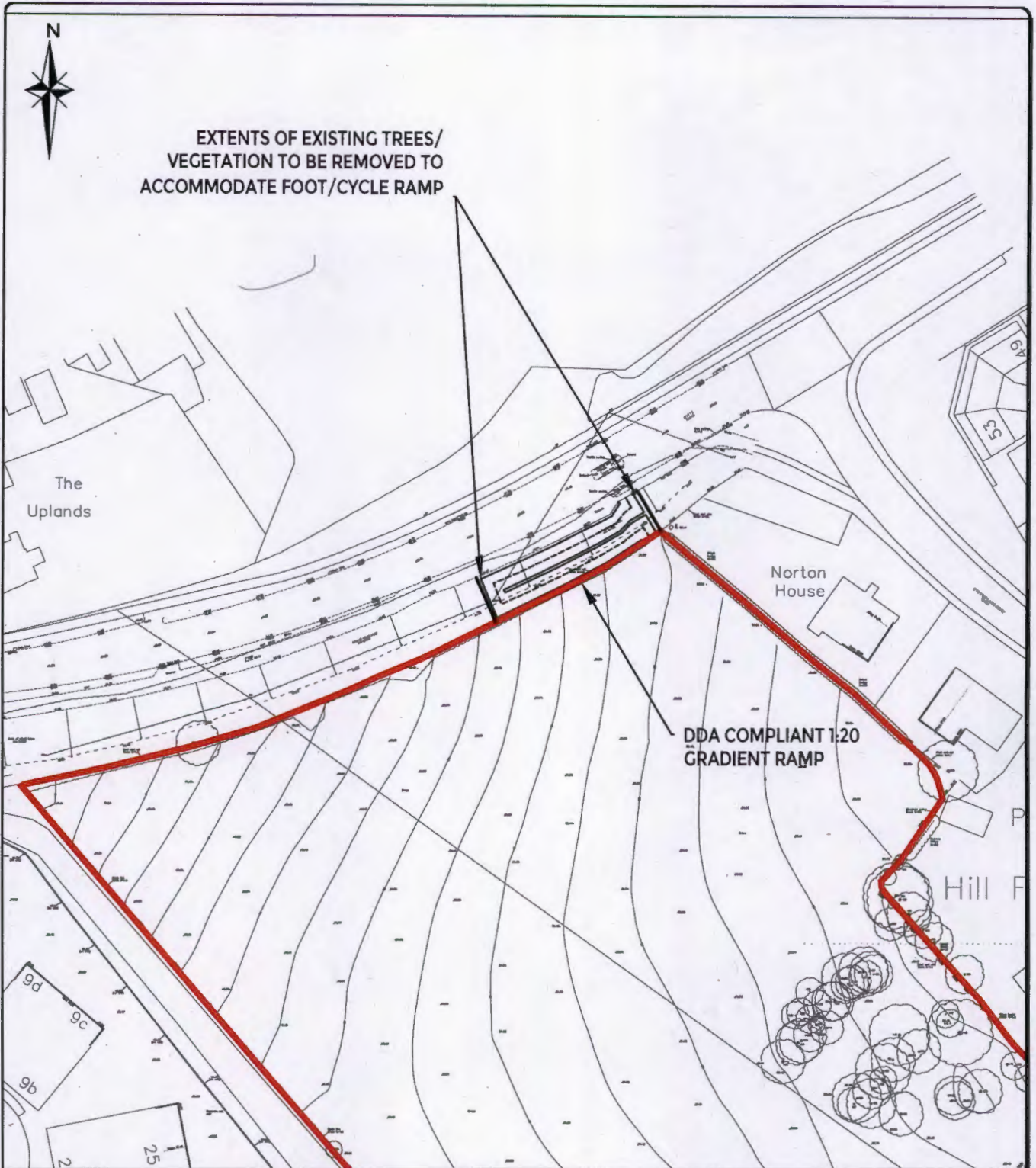
APPROVED:
SAF

DRAWING NO.

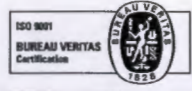
W160-015

REV

-



ISSUED FOR
INFORMATION ONLY



Option 13
(Not part of application)

REV	AMENDMENTS	DRN	CHK	APP	DATE

ARDENT CONSULTING ENGINEERS

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t 020 7680 4088 f 020 7488 3736
www.ardent-ce.co.uk e enquiries@ardent-ce.co.uk

PROJECT TITLE:
CEDARS PARK, PHASE 6C STOWMARKET

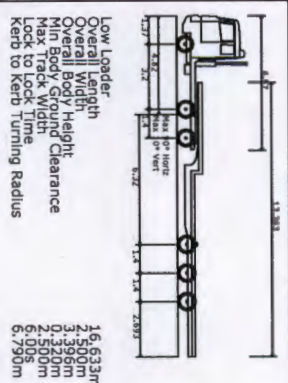
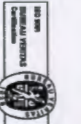
DRAWING TITLE:
POSSIBLE FOOT/CYCLE RAMP TO STOWUPLAND ROAD : OPTION 1

CLIENT:
CREST NICHOLSON

SCALE: 1:1000 @ A4	DATE: JANUARY 2016	DESIGNED:
DRAWN: AA	CHECKED: KM	APPROVED: SAF
DRAWING NO. W160-014	REV -	



DRAFT FOR INFORMATION ONLY



Low Loader
 Overall Length 16.633m
 Overall Width 3.350m
 Overall Body Height 2.750m
 Min Body Ground Clearance 1.450m
 Lock to Lock Time 6.00s
 Kerb to Kerb Turning Radius 6.790m

REV.	AMENDMENTS	DATE	DESIGNED:

SCALE:	DATE:	DESIGNED:
1:500 @ A3	JANUARY 2016	

DRAWING NO.	W160-013
-------------	----------

CLIENT: CREST NICHOLSON

DRAWING TITLE: AUTO TRACK SWEPT PATH: LOW LOADER

PROJECT TITLE: CEDARS PARK, PHASE 6C STOWMARKET

DRAWING TITLE: AUTO TRACK SWEPT PATH: LOW LOADER

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 T: 020 7660 0088 F: 020 7660 3726
 www.ardent-co.co.uk e: enquiries@ardent-co.co.uk

PROJECT TITLE:

**CEDARS PARK, PHASE 6C
 STOWMARKET**

DRAWING TITLE:

**EMERGENCY ACCESS LINK
 ALTERNATIVE OPTION**

CLIENT:

CREST NICHOLSON

**DRAFT FOR
 INFORMATION ONLY**



REV	AMENDMENTS	DATE	DESIGNED:	APPROVED:

SCALE:

1:500 @ A3

DATE:

JANUARY 2016

DESIGNED:

AA

DRAWN:

AA

CHECKED:

KM

APPROVED:

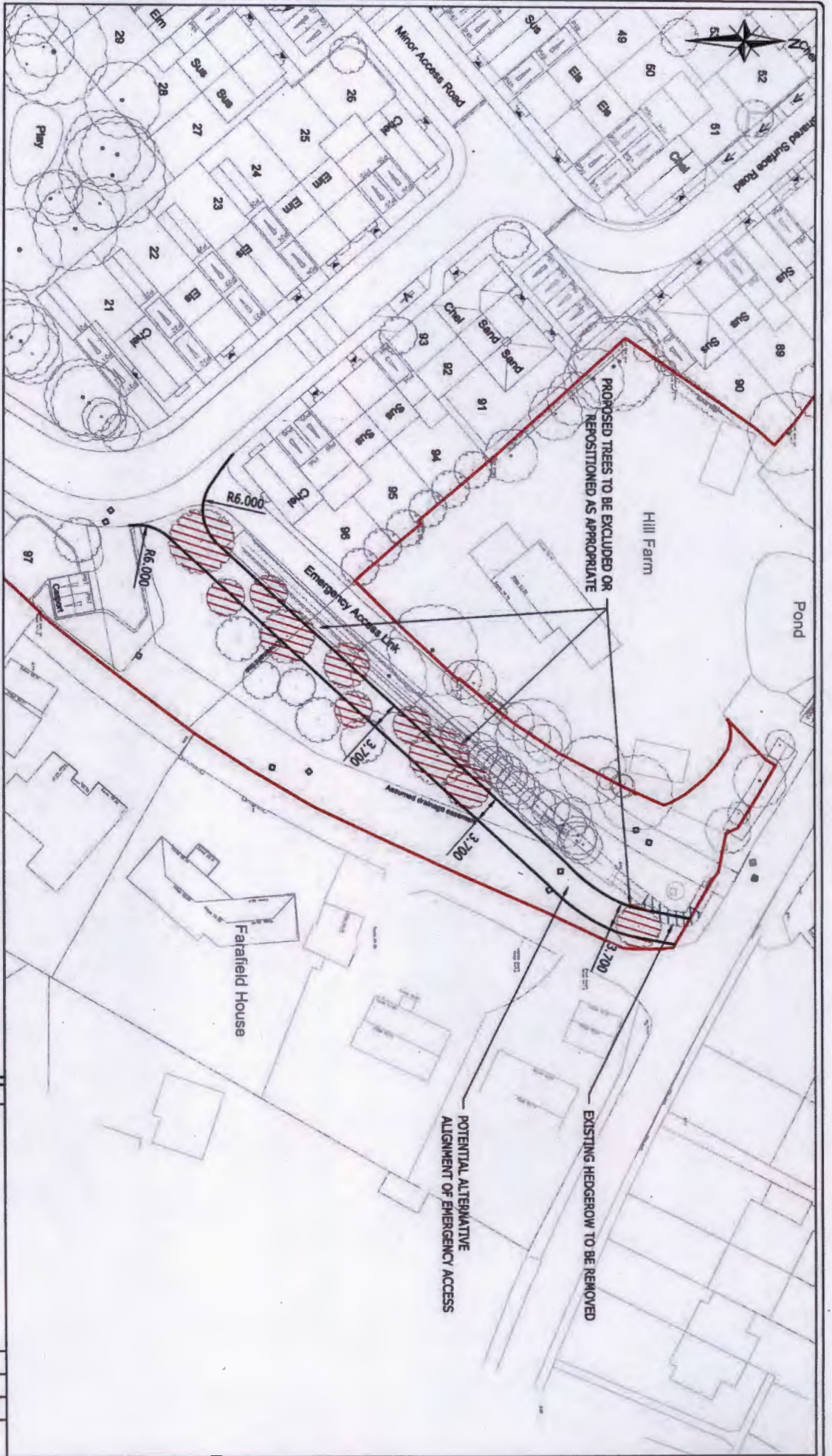
SAF

REV:

-

DRAWING NO.

W160-012



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Suite 207, One Aha Street, London, E1 8DE
 W www.ardent-consulting.co.uk • enquiries@ardent-consulting.co.uk

PROJECT TITLE:

**CEDARS PARK, PHASE 6C
 STOWMARKET**

DRAWING TITLE:

**AUTO TRACK SWEEP PATH:
 LOW LOADER**

CLIENT:

CREST NICHOLSON

DRAFT FOR INFORMATION ONLY



REV. AMENDMENTS

DATE

SCALE:

1:500 @ A3

DATE:

OCTOBER 2015

DESIGNED:

-

DRAWN:

KI

CHECKED:

SAF

APPROVED:

ML

DRAWING NO.

W160-011

REV:






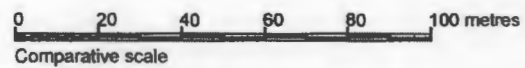
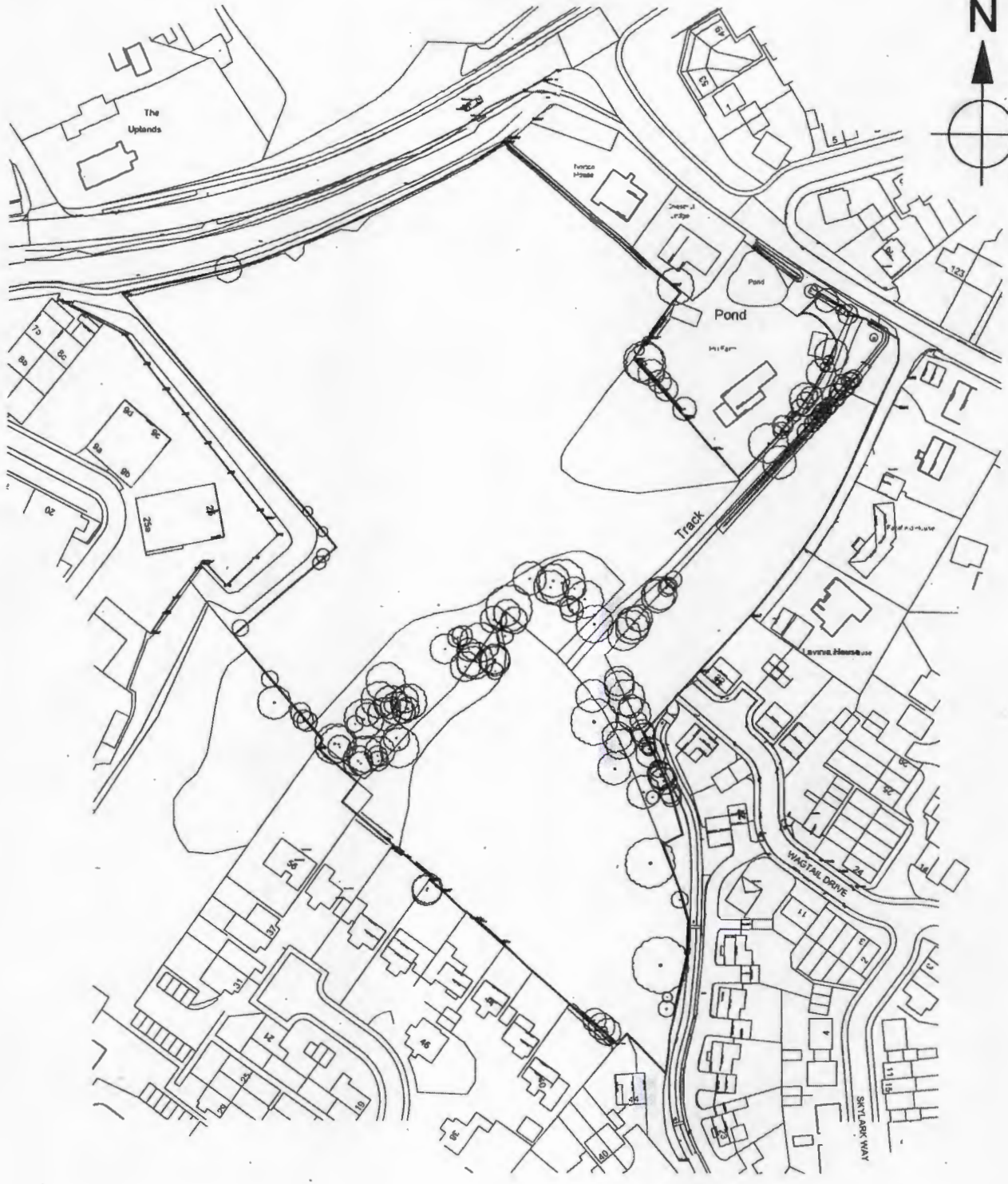
Title: Committee Site Plan
Reference: 3308/15
Site: Phase 6C Cedars Park, Stowmarket



MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 72450
 email: customerservice@csduk.com
 www.midsuffolk.gov.uk

 N	SCALE 1:2000
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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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Client: Crystal Infrastructure
 Project: Phase 05, Quality Park,
 Scarborough, British Columbia
 Drawing: Site Layout
 Scale: 1:1000
 Date: July 2014
 Drawn by: [Name]
 Checked by: [Name]

Southern Boundary

The southern boundary vegetation will be enhanced (where required). Plantings along the boundary will consist of a combination of native trees and shrubs. Trees will help to screen views and provide shade for the adjoining lots. For visual screening, the planting will be located at the center of the site. Additional planting here will also create opportunities for a wildlife corridor and habitat.

Layout
 Conceptual images and sketches of the street and other areas in other areas.



Tree planting will play an important role in the overall design and structure to complement the form and function of the built form. The trees, both ornamental and native will help to define the built form, provide shade and a variety of foraging and nesting opportunities for birds and insects.

Throughout the site different materials will be used for paving, walls, and other elements. A combination of block paving – some of which will be laid in a pattern, will be proposed in a unified blend of contemporary colors to define the site's specific areas within the site (i.e. defining the separate realms of public and private ownership).

Public Open Spaces
 Open spaces that are publicly accessible and for ecological purposes are key elements of the landscape. Dispersed throughout the site from south west to north east, they will provide a network of habitats for recreation and wildlife through casual and active play. The layout of the existing open spaces incorporates natural play elements.

Public open spaces have been designed to respond to and incorporate the existing retained, tree belt and (previously) existing dog play areas. The dog play areas will be enhanced and will include elements of natural play, including a variety of play equipment, including a variety of play equipment, including a variety of play equipment, including a variety of play equipment.



The existing line of trees will be retained and enhanced, where required, with appropriate maintenance. Areas of wet grass and high planting will be retained to provide habitat corridors, especially for native species, and to provide a natural boundary, especially and also providing natural and aesthetic ventilation throughout the open space.

Ecology
 Biodiversity enhancements have been incorporated into the design of the development in accordance with recommendations from the Extended Phase 1 Habitat Survey (July 2015) and the Ecological Mitigation Plan (SEM, 20th March 2015). Additional opportunities have been created to the north east, limiting existing habitats through the site to Stowpland Road. Here, planting will provide native habitats of known ecological benefit.



Key

Existing Features

- Existing landscape / vegetation
- Existing trees to be retained / removed
- Existing structures to be retained / removed
- Existing site boundaries / easements
- Existing public infrastructure to be retained

Planting

- Native / Non-native trees to be planted
- Native / Non-native shrubs to be planted
- Native / Non-native groundcover to be planted
- Native / Non-native grasses to be planted
- Native / Non-native ferns to be planted
- Native / Non-native mosses to be planted
- Native / Non-native lichens to be planted
- Native / Non-native fungi to be planted
- Native / Non-native invertebrates to be planted
- Native / Non-native vertebrates to be planted
- Native / Non-native plants to be planted
- Native / Non-native animals to be planted
- Native / Non-native microorganisms to be planted

Hard Landscape and Additional Features

- Proposed paving
- Proposed walls
- Proposed fences
- Proposed gates
- Proposed lighting
- Proposed furniture
- Proposed art
- Proposed water features
- Proposed play equipment
- Proposed dog play areas
- Proposed dog kennels
- Proposed dog houses
- Proposed dog shelters
- Proposed dog waste stations
- Proposed dog waste bins
- Proposed dog waste bags
- Proposed dog waste disposal
- Proposed dog waste collection
- Proposed dog waste removal
- Proposed dog waste treatment
- Proposed dog waste recycling
- Proposed dog waste composting
- Proposed dog waste incineration
- Proposed dog waste landfill
- Proposed dog waste incineration with energy recovery
- Proposed dog waste incineration with energy recovery and energy storage
- Proposed dog waste incineration with energy recovery and energy storage and energy storage
- Proposed dog waste incineration with energy recovery and energy storage and energy storage and energy storage

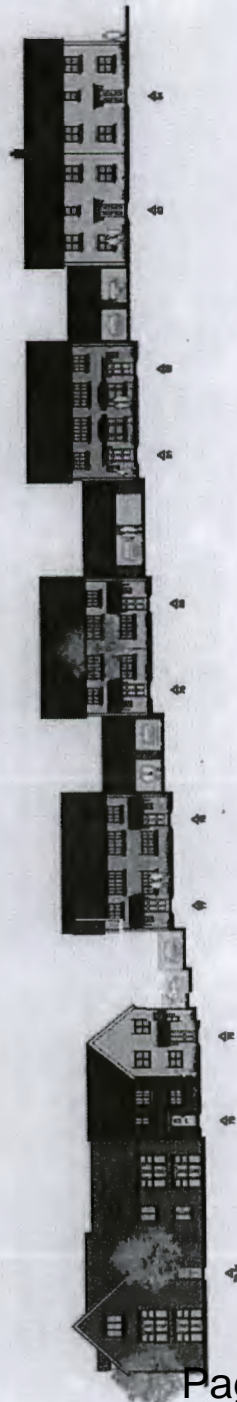
109

Blake

LANDSCAPE ARCHITECTURE & ECOSYSTEM SERVICES



Streetscene 1



Streetscene 2



Streetscene 3



Streetscene 4



110

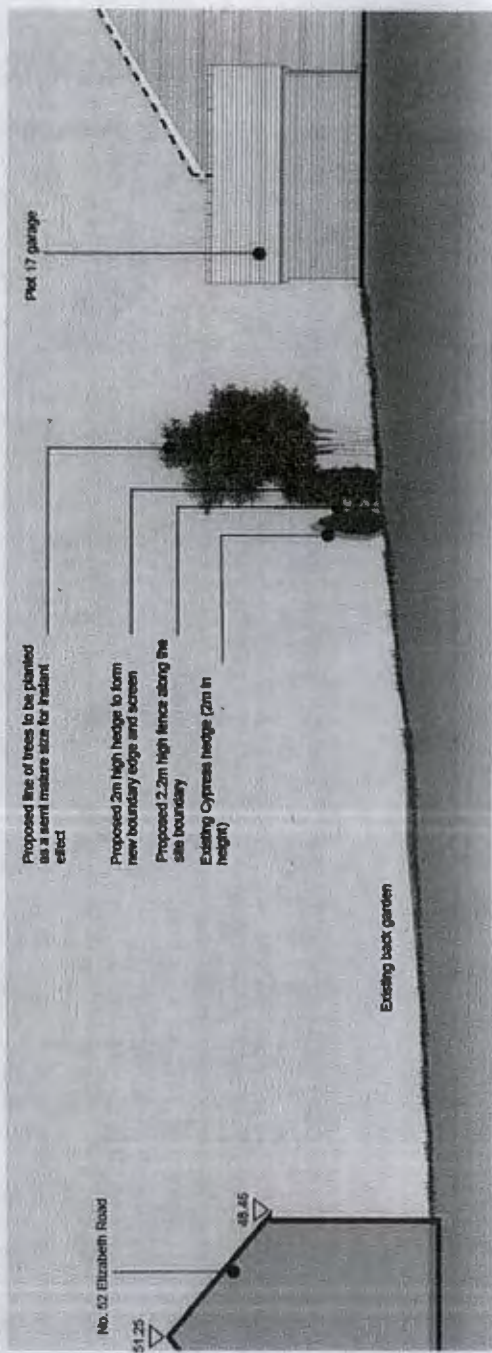
B 05/07/15
 A 19/08/2018
 B 07/05/16
 D 25/05/16
 C 05/05/16
 D 05/05/16

Client : Open Habitats
 Project : Phase 02, Colwyn Park,
 Penarth, Cardiff.

Drawing : Streetscene
 Scale : 1:100 @ A1
 Date : 05/05/16
 Drawn By : J. Williams
 Checked By : D. Williams

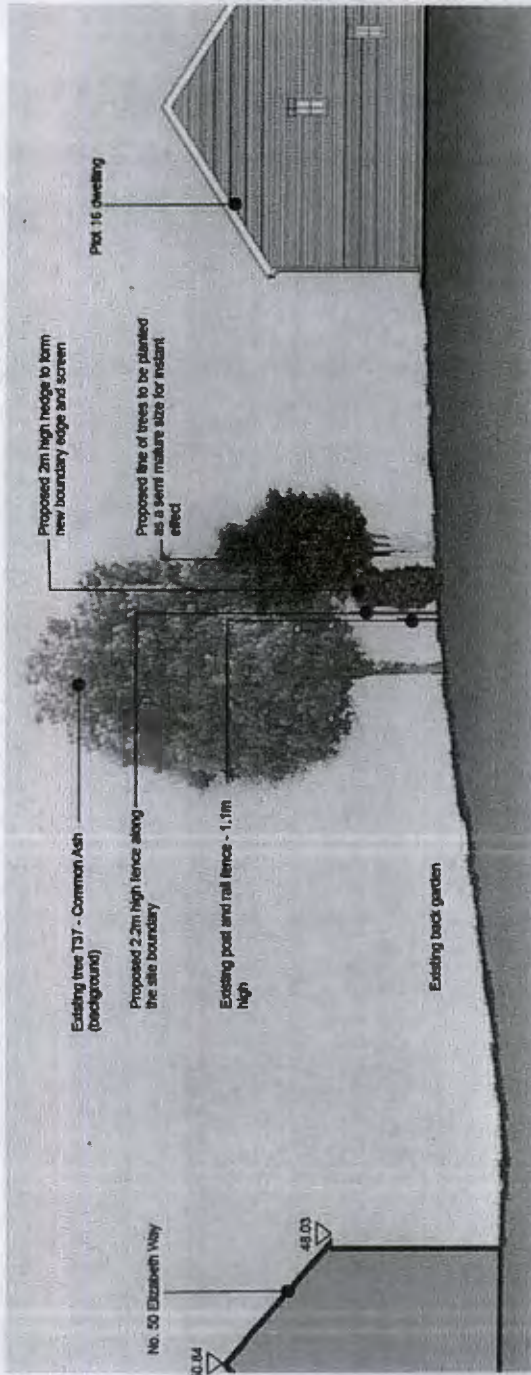
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 100, The Arcade, Cardiff, CF10 1AT
 Tel: 01222 426000
 Fax: 01222 426001
 Email: info@grafik.co.uk
 Website: www.grafik.co.uk

Section AA



Section taken through plot 17 and 52 Elizabeth Way

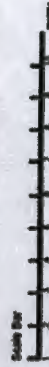
Section BB



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 defined. There might be proposed boundary treatments which are not indicated.

Client	Crest Nicholson	Drawn by	Sections AA and BB
Site	Sharnford, Phase 6C, Oakton Park	Scale	1:100 (A1)
Drawn by	CB	Check by	CB
Date	13/08/2014	Project No.	1407
Sheet No.	1	Sheet No.	1

James Blake Associates

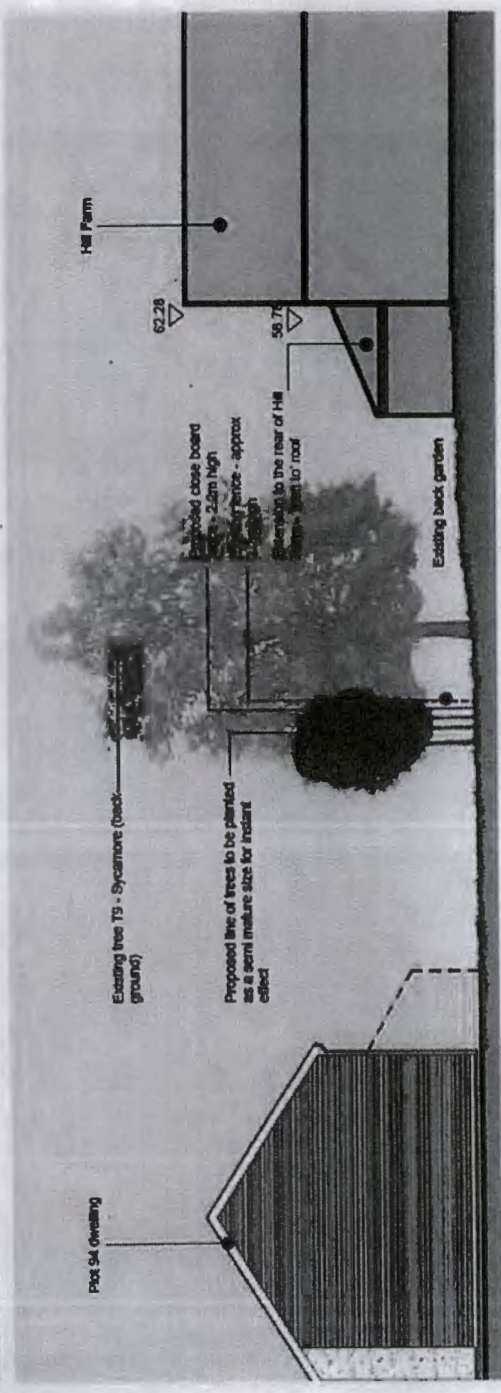
15/16 OFFICE
The East Way, Mill Road, Colchester
Suffolk CO1 1JH, United Kingdom
Tel: 0206 2000000
www.jamesblakeassociates.com

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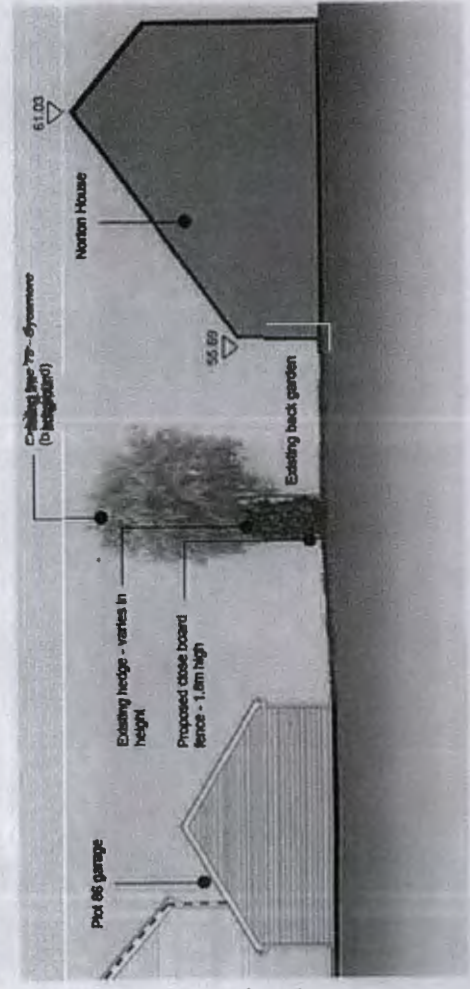
Plan showing locations of sections

Section CC



Section taken through plot 04 and Hill Farm

Section DD



Section taken through plot 06 and Norton House

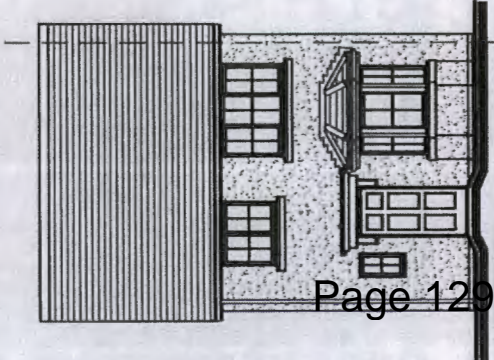


Note
This drawing has been produced with the best knowledge of the time it was drawn. There might be proposed boundary treatments which are not included.

Client	Chris Nicholson	Drawn Title	Sections CC and DD
Project	Warrick, Phase 6C-Cedars Park	Scale	1:100
Author	SB	Check	SB
Date	15/08/14	Drawn	SB
Scale	1:100	Drawn	SB
Scale	1:100	Drawn	SB
Scale	1:100	Drawn	SB
Scale	1:100	Drawn	SB

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 Tel: 01875 840000
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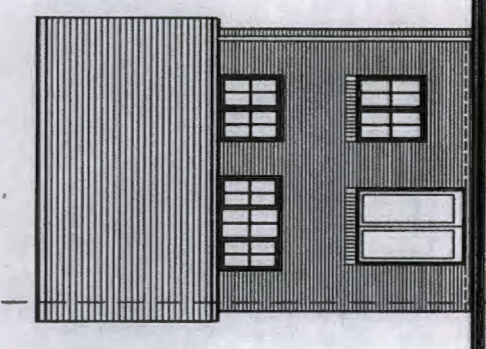
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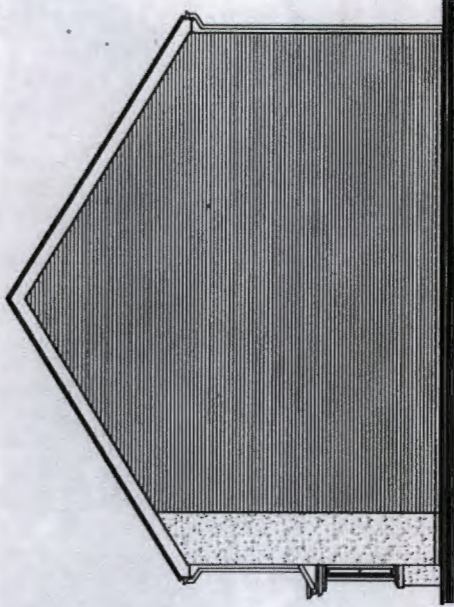
Front Elevation
Plots: AS 5,8,24,30,46,58,81,87
Hand 6,9,25,47,60,82



Side Elevation



Rear Elevation



Side Elevation

B	30.06.15	Header removed from front elevation window	PM
A	26.06.15	Gable Window Added Front Elevation Rendered	PM
No.	Date	Amendment	Initials

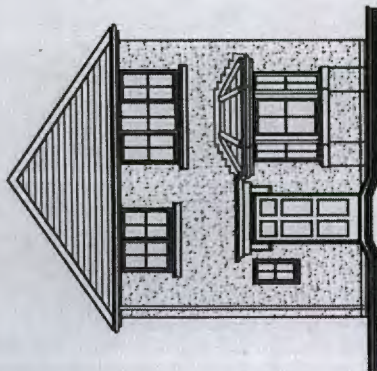
C	27.10.15	Plot references amended	CD

Client: Crest Nicholson
Project: Phase 6C, Cedars Park
Stowmarket, Suffolk.
Drawing: Elmwell - Elevations (Render)
Scale: 1:150 @ A3
Date: May 2015
Status: Planning
Dwg No: 14-2304-015
Rev: C

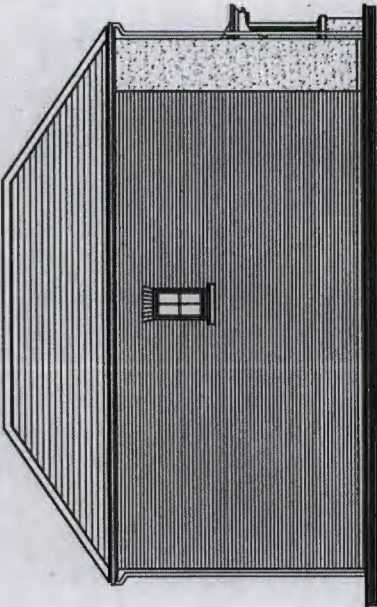
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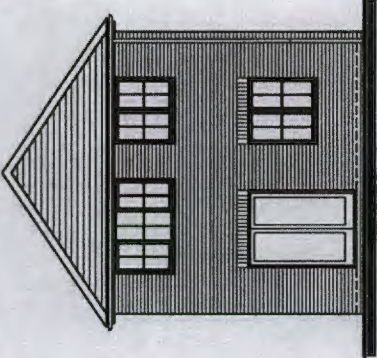
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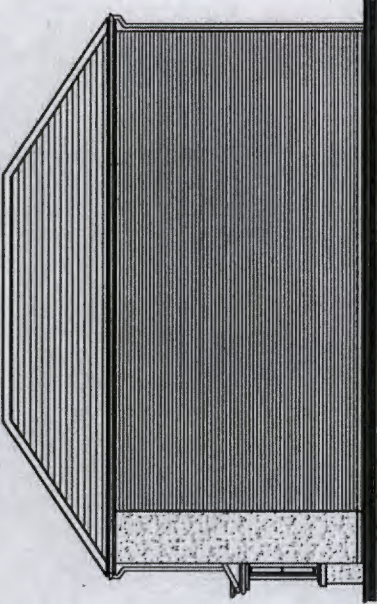
Front Elevation
Plots: AS 18
Hand 17



Side Elevation



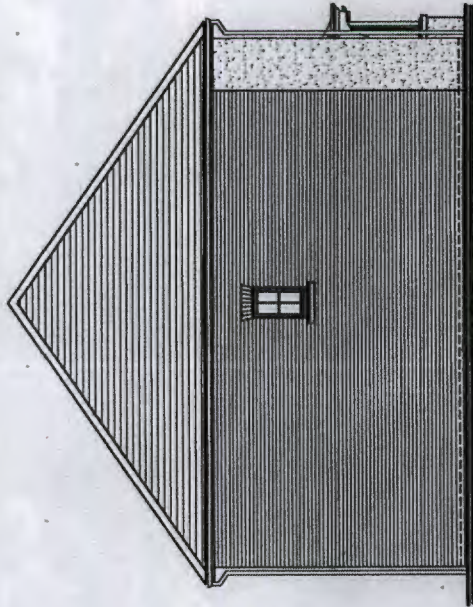
Rear Elevation



Side Elevation



Front Elevation
Plots: AS 13
Hand 14



Side Elevation



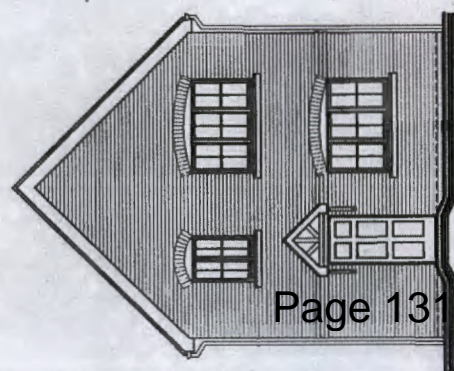
Rear Elevation

No.	Date	Amendment	Initials	No.	Date	Amendment	Initials
<p>Client: Crest Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk.</p> <p>Drawing: Elmawell - Elevations (Gabled Roof)</p> <p>Scale: 1:100 @ A3 Status: Planning Rev: - Dats: May 2015 Draw No.: 14-2204-0143</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 figured dimensions. Any discrepancies are to be reported to The Architect.</small></p>							

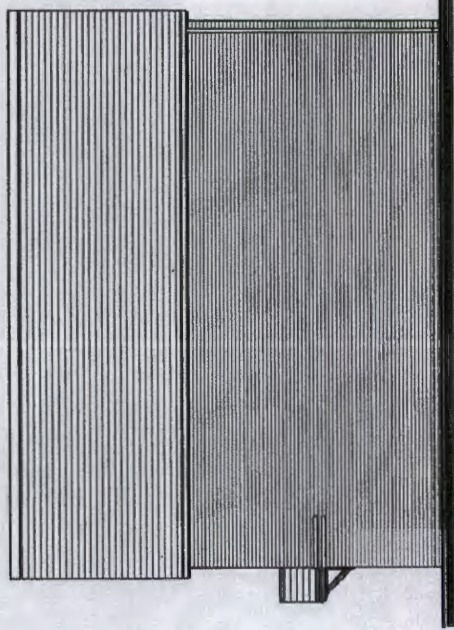
GRAFIK

Gratik Architecture
 Station Court
 The Mill
 Millers Way
 Easton CH412 0DZ
 T +44 (0)1277 698 233
 F +44 (0)1277 688 234
 www.grafik.com

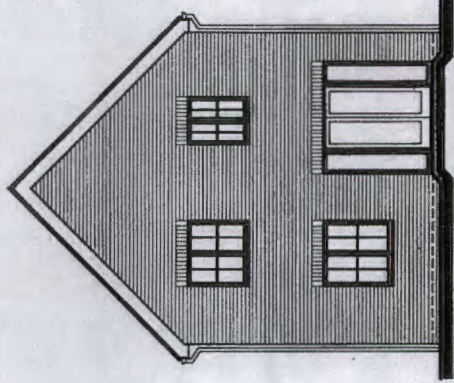
115



Front Elevation
 Plot: 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 23.06.15 Changes to front elevation Windows added to gable

No.	Date	Amendment	Initials	No.	Date	Amendment	Initials
CD							
BM							
PM							

Client : Crest Nicholson

Project : Phase 8C, Cedars Park
 Stowmarket, Suffolk

Drawing : Elevation - Elevations Brick

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

Date : May 2016 **Dwg No. :** 14-2384-017

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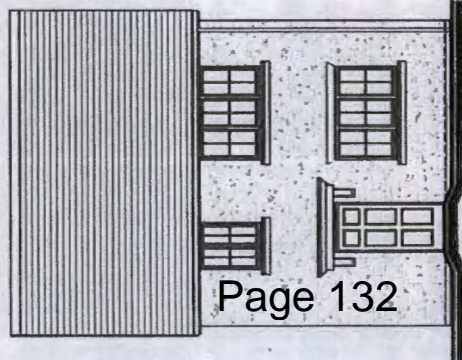
GRAFIK Architecture
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 Snettisham, Norfolk
 SA19 2JG
 T +44 (0)1777 688 233
 F +44 (0)1777 688 224
 info@grafik.co.uk
 www.grafik.co.uk

Zaklad House
 Unit 8 Ground Floor
 The Old Mill
 London E20 4JY
 T +44 (0)20 7430 7200
 F +44 (0)20 7738 7102
 www.grafik.co.uk

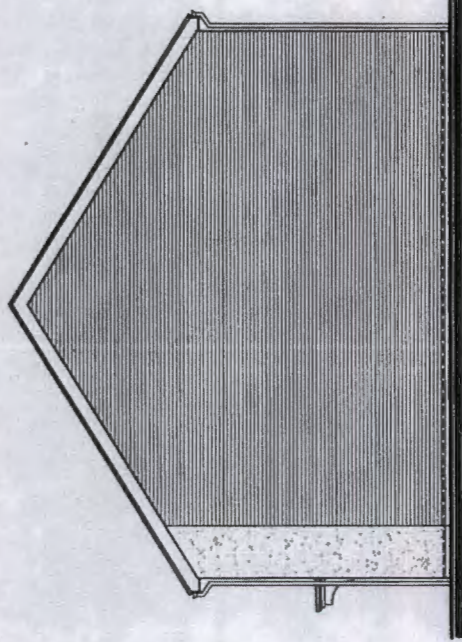
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© Property 14/2384 for Cedars Park Stowmarket Suffolk House 2/16/23

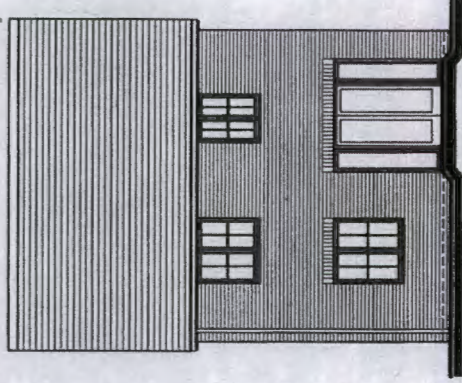
116



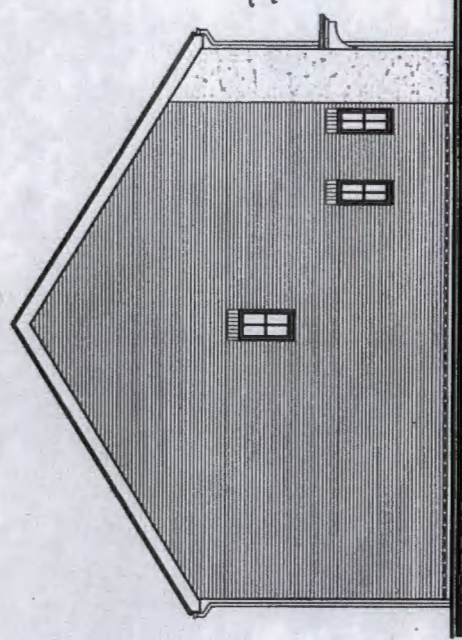
Front Elevation
Plots: AS 3,22



Side Elevation



Rear Elevation



Side Elevation

B 27.10.15 Plot references amended CO
A 23.05.15 Corrected porch on side elevation BM

No.	Date	Amendment	Issue	No.	Date	Amendment	Issue

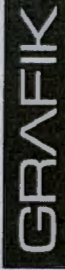
Client: Crest Nicholson

Project: Phase 6C, Cedars Park
Stowmarket, Suffolk

Drawing: Eleatham - Elevations Render

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

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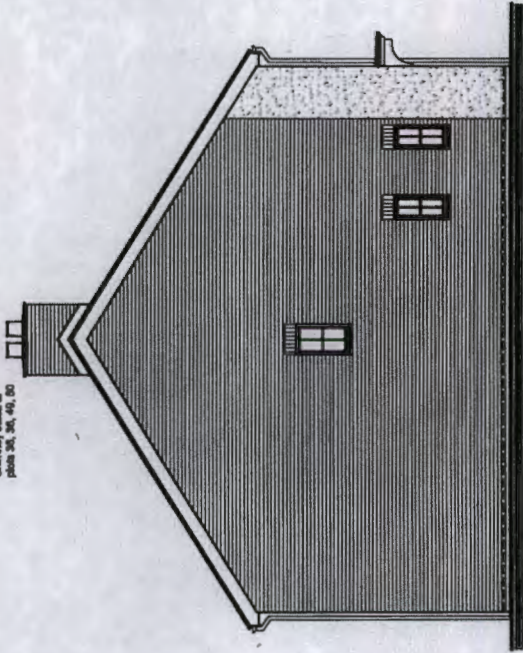
R:\Projects\14-2304 For Crest Nicholson\Phase 6C\Drawings\14-2304-017.dwg

Chimney added to
plans 35, 36, 49, 50



Front Elevation
Plots: AS 35, 49
Hand 36, 50

Chimney added to
plans 35, 36, 49, 50



Side Elevation

117

Chimney added to
plans 35, 36, 49, 50



Rear Elevation

B 27.10.15 Plot references amended CD

A 03.07.15 Chimney Amended BM

No.	Date	Description	No.	Date	Description

Client: Crest Nicholson

Project: Phase 8C, Cedars Park
Stowmarket, Suffolk

Drawing: Eleatham - Elevations Render

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

Date: May 2016 Dwg No: 14-2304-417.2

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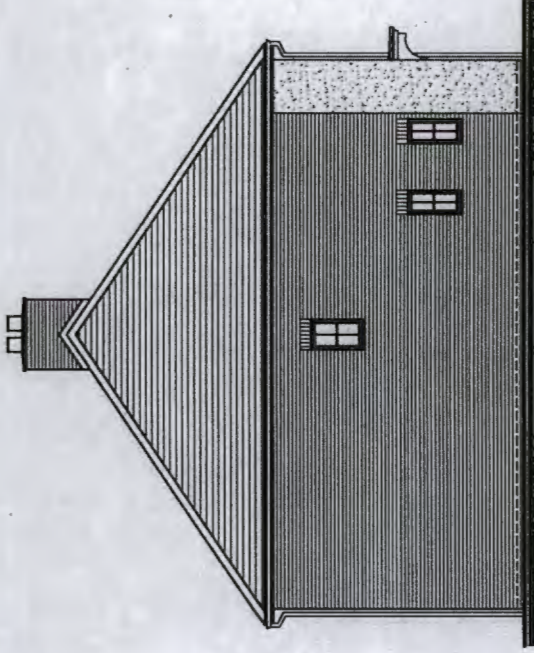
Griffin Architecture

Zalwood House
Lark & Ormeau Place
Lodge Street
Luton, Bedfordshire LU1 1JH
T +44 (0)1777 868 224 F +44 (0)1777 868 224
www.grafik.com

118



Rear Elevation

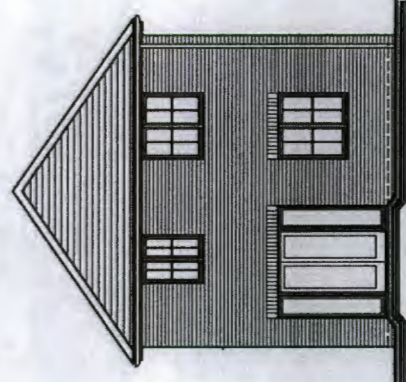


Side Elevation

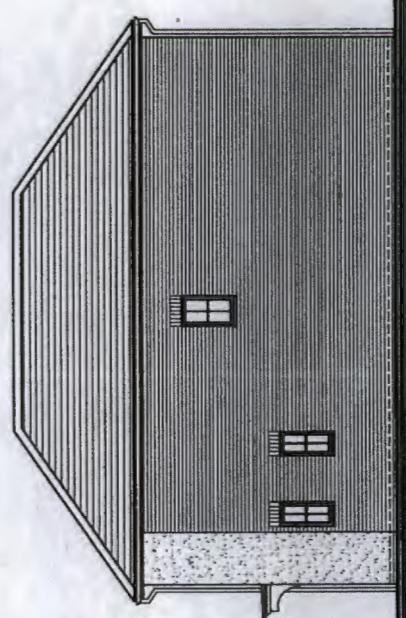


Front Elevation

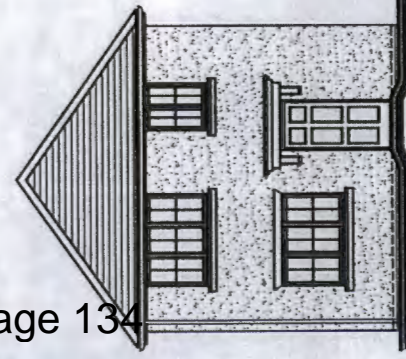
Plots: AS 12
Hand 11



Rear Elevation



Side Elevation

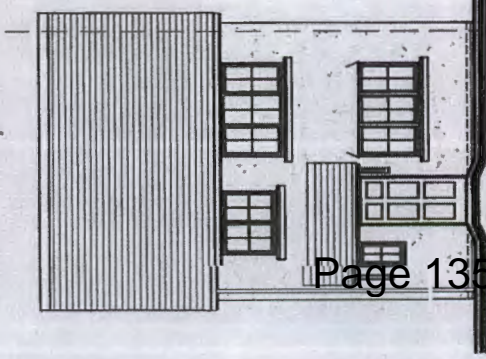


Front Elevation

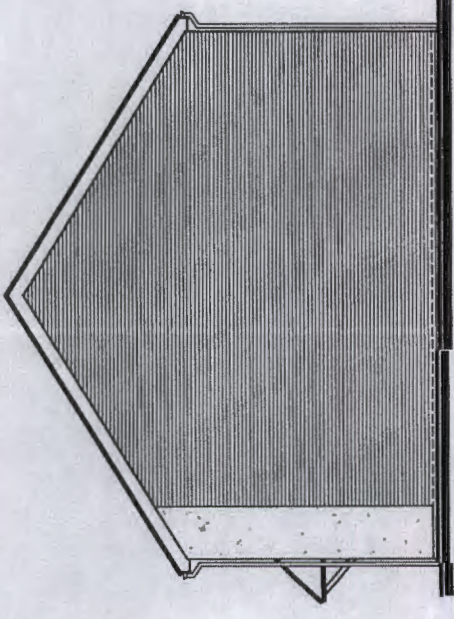
Plots: AS 15, 16

No.	Date	Amendment	Title	No.	Date	Amendment	Title
<p>Client: Crest Nicholson</p> <p>Project: Phase 6C, Cedars Park Stowmarket, Suffolk</p> <p>Drawing: Eisenham - Elevations (Hipped Roof)</p> <p>Scale: 1:150 @ A3 Status: Planning No: -</p> <p>Date: October 2016 Dwg No: 14-2564-0173</p>							
<p>GRAFIK</p> <p>GRAFIK Architecture Station Court Peabody Way Barnsey Leamington Spa CV32 9JF T +44 (0)1273 808 233 F +44 (0)1273 808 234 info@grafik.com www.grafik.com</p> <p>Zedland House Unit 5 Ground Floor 5-25 Bonhill Street London EC2A 4PU T +44 (0)20 7749 7700 F +44 (0)20 7749 7622 www.zedland.com</p>							
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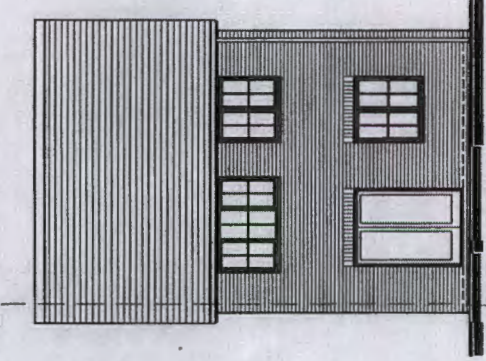
119



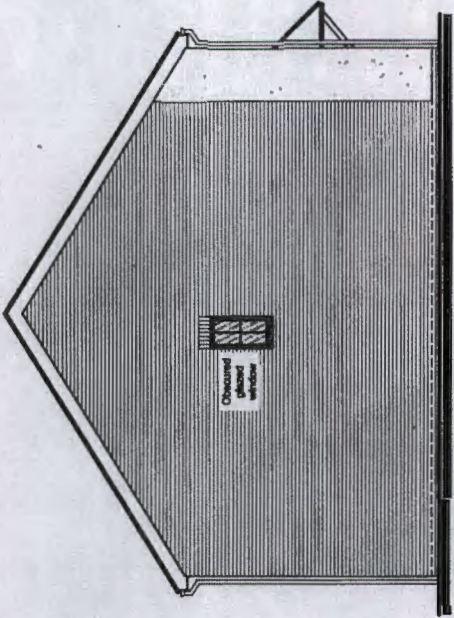
Front Elevation
Plots: AS 27,31,77,78,89,94
Hand 28,32,78,80,95



Side Elevation



Rear Elevation



Side Elevation

B 27.10.16 Plot references amended. CD
A 28.08.16 Changes made to front and side elevations. BM

No.	Date	Amendment	Initials	Date	Amendment	Initials

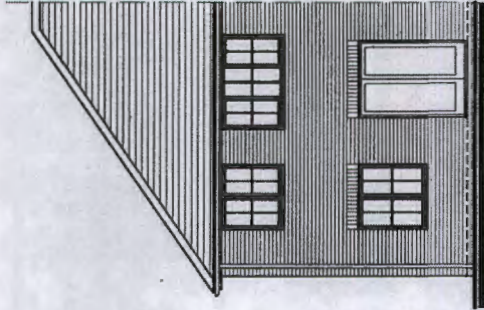
Client: Crest Nicholson
Project: Phase 6C, Cedars Park
Stowmarket, Suffolk.
Drawing: Susex - Elevations (Render)
Scale: 1:100 @ A3 Status: Planning Rev: B
Date: May 2016 Dwg No: 14-2004-023



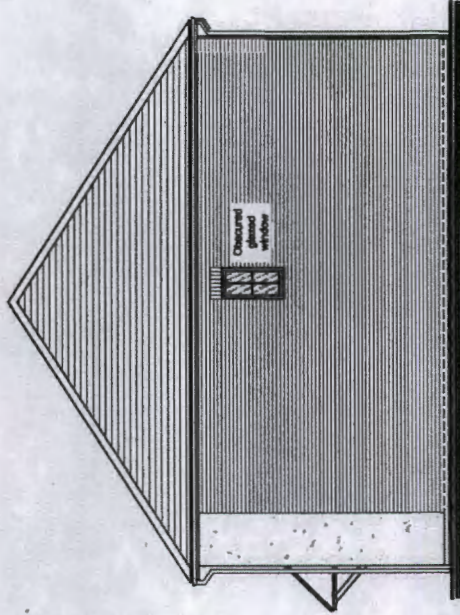
Grafik Architects
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Bloxham
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F +44 (0)1777 606 234
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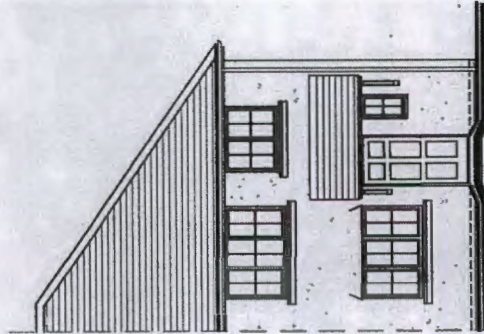
120



Rear Elevation



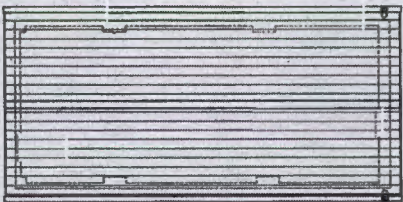
Side Elevation



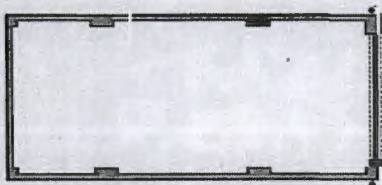
Front Elevation
Plots: AS 90

No.	Date	Amendment	Initials	No.	Date	Amendment	Initials
<p>Client: Crest Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk.</p> <p>Drawing: Busesz - Elevations (Semi Detached 2) Scale: 1:100 @ A3 Status: Planting Rev: 1 Date: October 2018 Dwg No: 14-2204-020.3</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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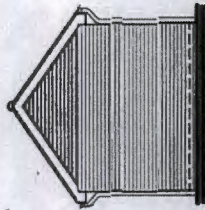
121



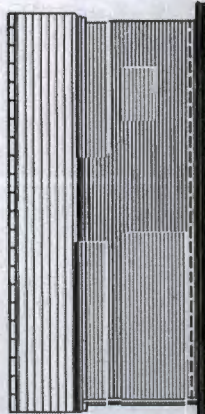
Roof Plan 1



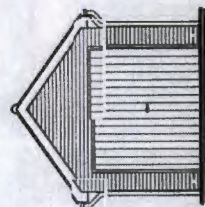
Floor Plan



Rear Elevation

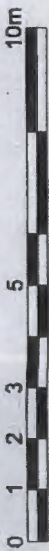


Side Elevation



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



No.	Date	Description	CD	Issue No.	Date	Assessment	Initials
A	27.10.15	Final references updated					

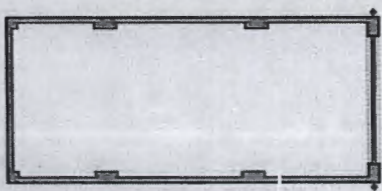
Client : Crest Nicholson	
Project : Phase 6C, Cedars Park	
Drawing : Single Garage - Plans & Elevations (Type 1)	
Scale : 1:100 @ A3	Status : Planning
Date : May 2015	Dwg No : 14-2004-046
	Rev : A

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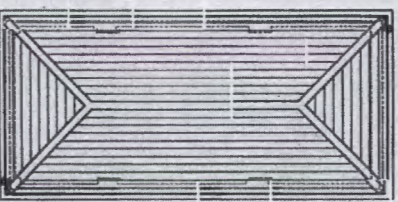
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RA\Projects\142304 6C Cedars Park - 21st\Arch\Planning\Garages

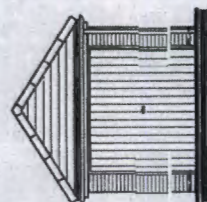
122



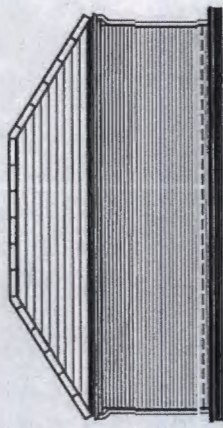
Floor Plan



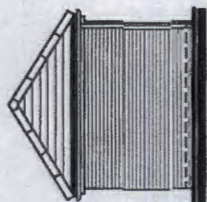
Roof Plan 2



Front Elevation

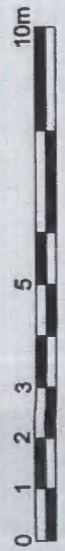


Side Elevation



Rear Elevation

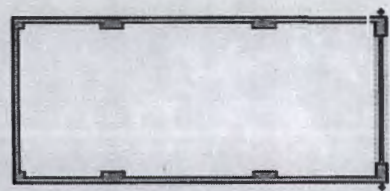
Type 1: 15, 16, 21, 22, 23, 24
 Type 2: 1, 4, 5, 6, 13, 14, 28, 31, 38, 48, 88, 89, 94
 Type 3: 15, 16



No.	Date	Amendment	Issued	By	Approved	Initials
<p>Client: Crest Nicholson Project: Phase 8C, Cedars Park</p>						
<p>Drawing: Single Garage - Plans & Elevations (Type 3)</p>						
Scale:	1:100 @ A3	Status:	Planning	Rev.		
Date:	May 2015	Dwg No.:	14-2004-048.2			
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8:\Projects\142304 8C Cedars Park Stairwell\Planning\Garage

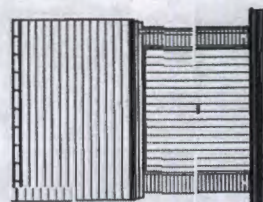
123



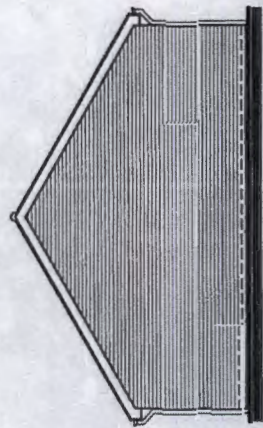
Floor Plan



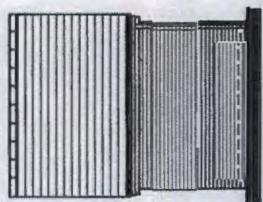
Roof Plan 2



Front Elevation

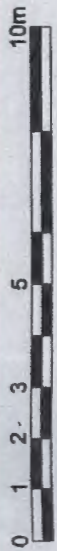


Side Elevation



Rear Elevation

Type 1: 21, 22, 23, 24
 Type 2: 1, 4, 5, 8, 13, 14, 28, 31, 36, 49, 88, 89, 94
 Type 3: 15, 16



No.	Date	Amendment	CD	Intake No.	Date	Amendment	Intake
A	27.10.16	Plot references updated					

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

Drawing : Single Garage - Plans & Elevations (Type 2)

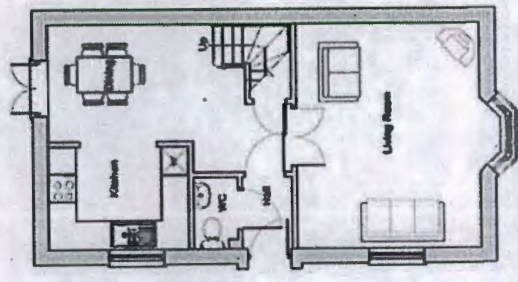
Scale : 1:100 @ A3	Status : Planning	Rev. : A
Date : May 2016	Dwg No : 14-2016-044.1	

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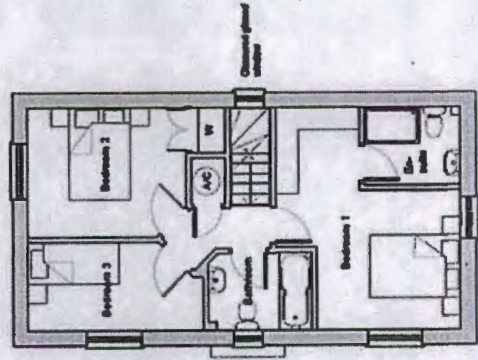
RA\Projects\142304 - Cedars Park - Staircase\Planning\Garages

124



Ground Floor Plan

Plots: AS 21, 23, 45, 62, 68, 102
Plots: Hand 26, 61, 93, 95



First Floor Plan

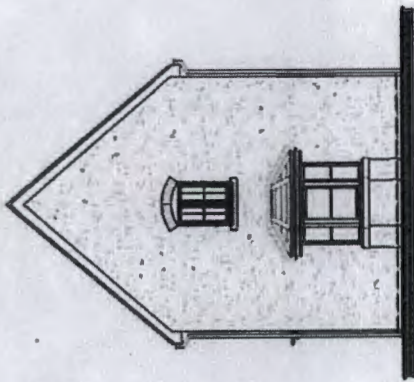


A 20.09.15 (Whether added above address)		DIM		Scale		Project		Title		Revision	
Client:	Crest Nicholson	Drawn:	Chelworth - Floor Plans	Status:	Pending	Rev:	A	Scale:	1:100 @ A3	Drawn:	14.08.14
Project:	Phases 6C, Cedars Park Stourmarket, Suffolk	Date:	May 2016	Drawn:	14.08.14	Drawn:	14.08.14	GRAFIK 125-131 Woodhouse Road Leeds LS2 3PL Tel: 0113 275 0300 Fax: 0113 275 0301 www.grafik.co.uk			
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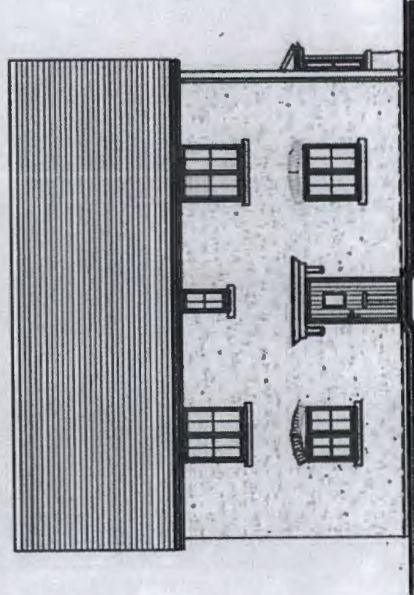
125



Side Elevation

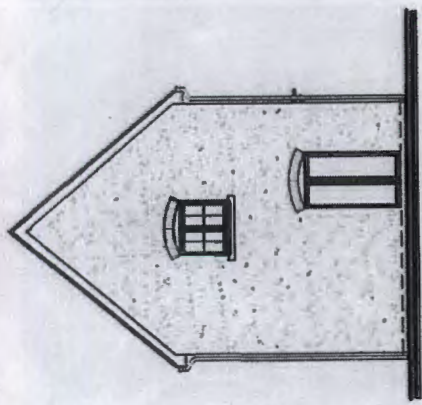


Side Elevation



Front Elevation

Photos: AS 21, 33, 45, 52, 56, 102
Photos: Hand 28, 51, 98



Rear Elevation

B 30.08.15 Front Elevation without changes BM
A 23.03.15 Elevations changes + Scale BM

No.	Date	Description	Author	Scale	Orientation	Notes

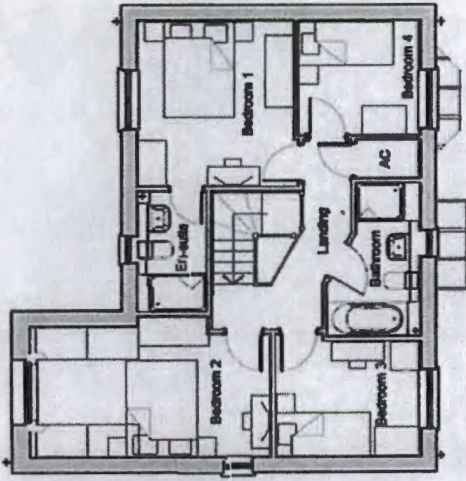
Client: Crest Nicholson
Project: Phase 6C, Cedars Park
Stourminster, Suffolk
Drawing: Choleworth - Elevations

Scale: 1:100 @ A3
Date: May 2015
Status: Planning
Dwg No: 14-2004-011
No: B

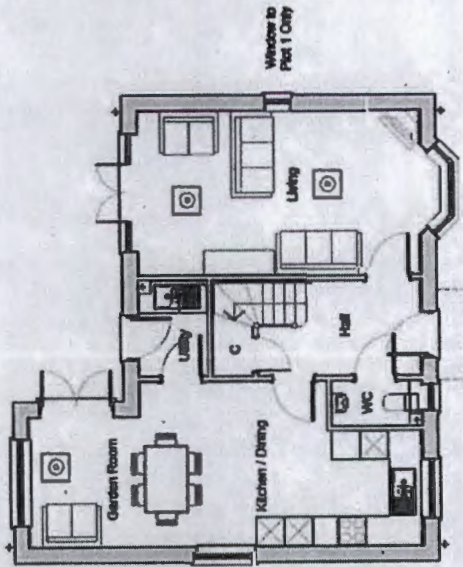


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www.grafik.co.uk

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First Floor Plan



Ground Floor Plan

Plots: AS 7 Hand 1,4

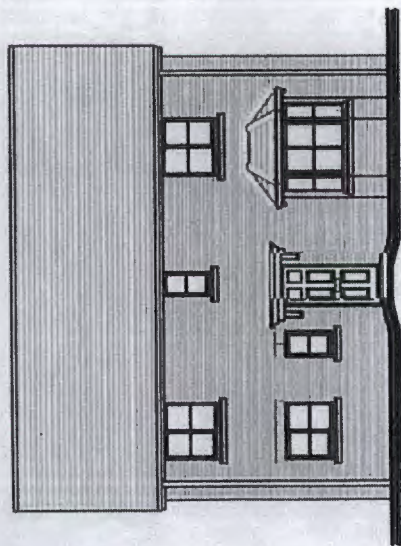


A 25.06.06 Windows added to site		PH	
No.	Date	Author	Check
Client: Crest Nicholson Project: Phase 6C, Cedars Park, Stowmarket, Suffolk. Drawing: Danbury - Floor Plans Scale: 1:100 @ A3 Date: May 2015 Status: Planning Drawing No: 14-2014-012 No: A			
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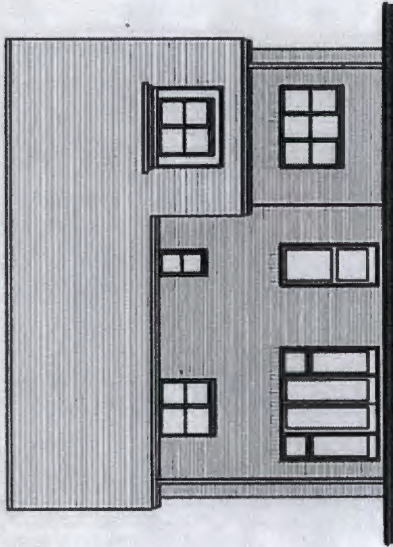
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 F +44 (0)1797 686 234
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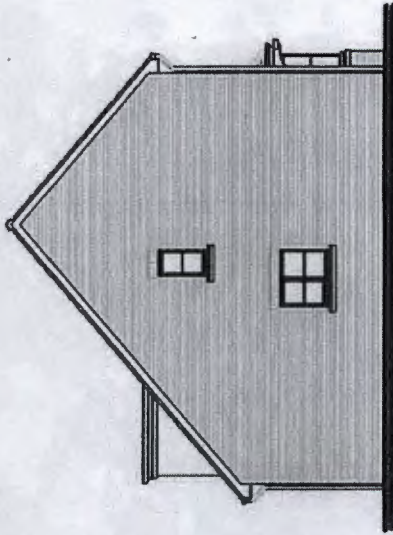
127



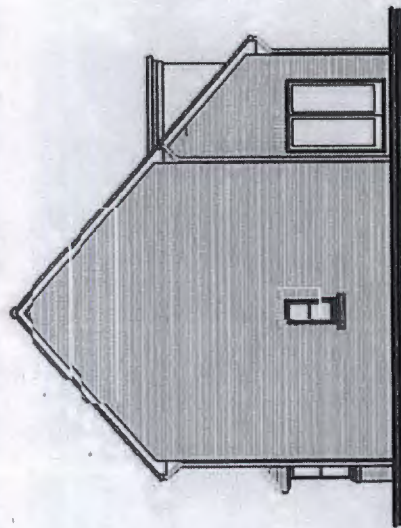
Front Elevation



Rear Elevation



Side Elevation



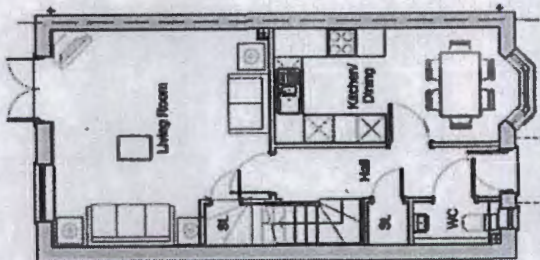
Side Elevation
Window to Plot 1 Only

A 25.08.15 Windows added to side elevation		PM						
Rev	Date	Description	Author	Check	Approved			
<p>Client: Crest Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk</p> <p>Drawing: Dormery - Elevations</p> <p>Scale: 1:100 @ A3 Status: Planning Rev: A</p> <p>Date: May 2015 Draw No: 14-2014-13</p>								
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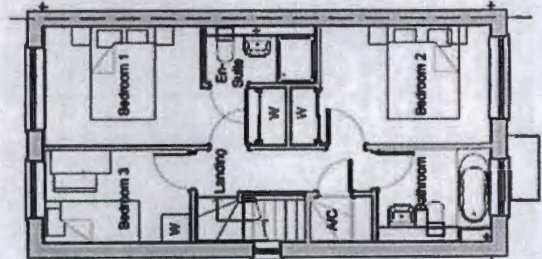
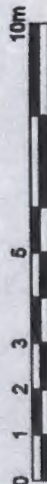
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 100 St. Andrew's Road
 Blandford, Dorset
 BH20 9JG
 T +44 (0)1257 768 133
 F +44 (0)1257 768 234
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128



Ground Floor Plan

Plots: AS 6,8,13,18,24,30,46,59,81,87
 Plots: Hand 6,9,14,17,25,29,34,47,60,82



First Floor Plan

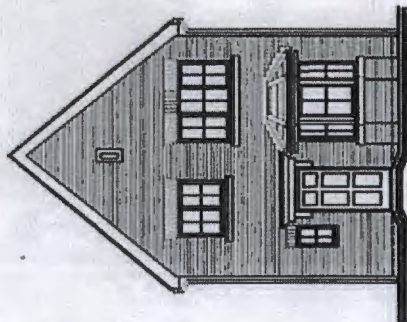
A 25.05.15 (Date Window Added)		PM			
No.	Date	Amendment	No.	Date	Amendment
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<p>Drawing: Elements - Floor plans</p>					
Scale:	1:100 @ A3	Status:	Planning	No.:	A
Date:	May 2015	Draw No.:	422004914		
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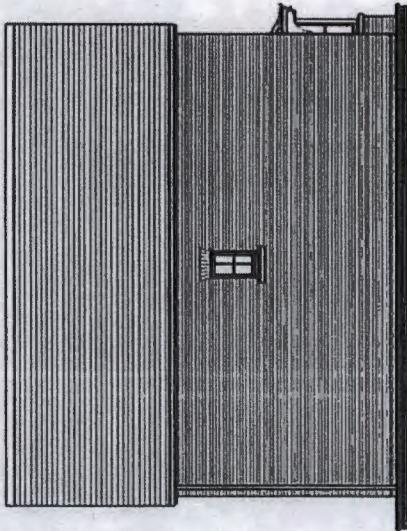
Head Architect:
 Steve Clark
 Planning Dept
 1st Floor
 100 High Street
 Stevenage, Herts SG1 1AA
 Tel: 01438 533333
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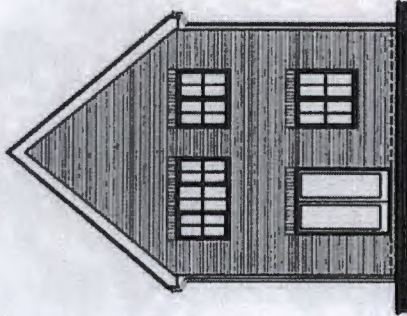
129



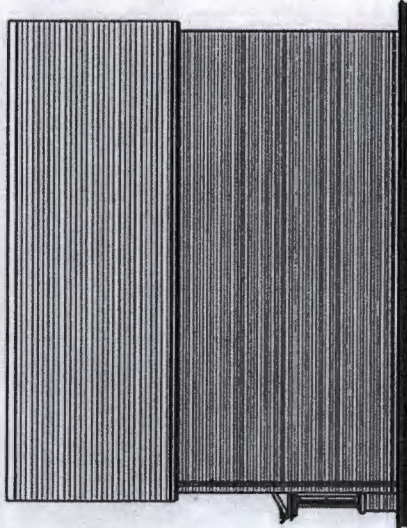
Front Elevation
Photo: Hand 28,34



Side Elevation



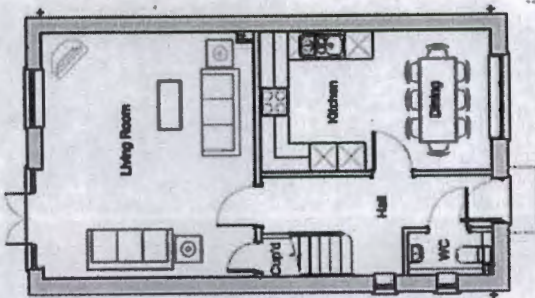
Rear Elevation



Side Elevation

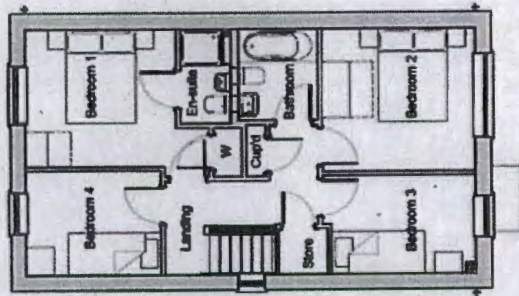
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<p>Drawing: Elevations - Elevations (Brick)</p>					
Scale: 1:100 @ A3		Status: Planning		No.	
Date: May 2019		Dwg No: 14-094-010.1			
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130.

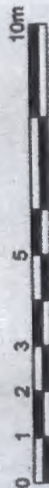


Ground Floor Plan

Plots: AS 3, 12, 22, 35, 37, 49
Plots: Hnd 2, 11, 15, 16, 23, 36, 50

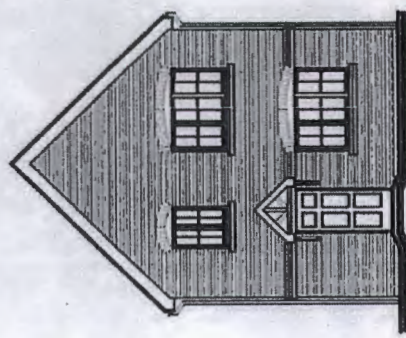


First Floor Plan

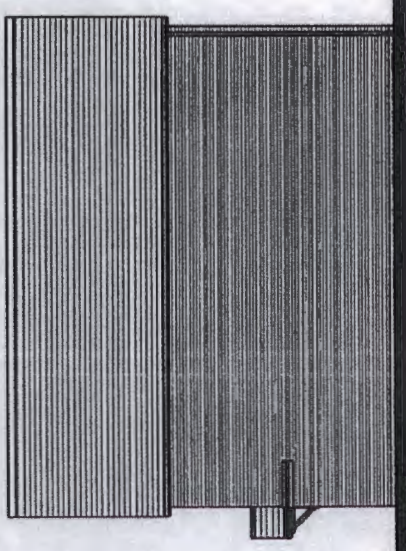


A 25.06.15 Changes to first Elevation Windows added to side entry		PN						
Wh.	Date	Assessment	Issue	No.	Date	Assessment	Issue	No.
<p>Client: Crest Nicholson</p> <p>Project: Phase 6C, Cedars Park Stowmarket, Suffolk.</p> <p>Drawing: Ebertham - Floor Plans</p> <p>Scale: 1:100 @ A3 Status: Planning No.:</p> <p>Date: May 2015 Draw No.: 142004.015 A</p> <p>© This drawing is the copyright of GRAFIK ASSOCIATIONS. It shall not be in any way used or reproduced without prior written consent. All dimensions are to be shown on site or in the working print to accompanying any work. Work only to signed dimensions. Any discrepancies are to be referred to the Architect.</p>								
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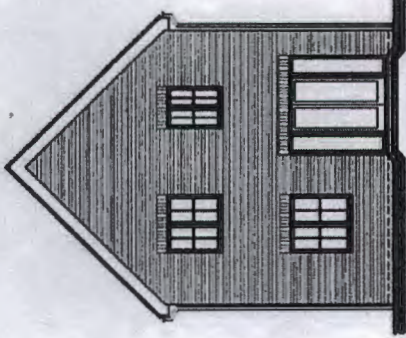
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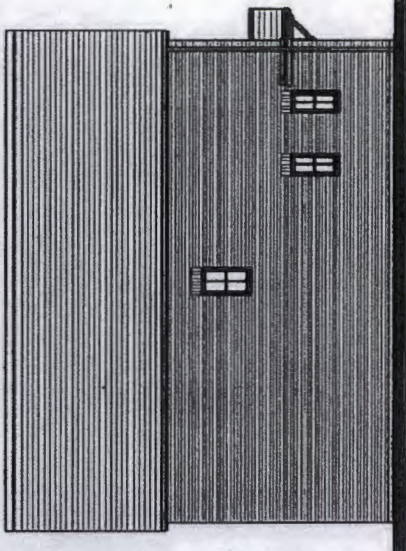
Front Elevation
 Photo: AS 37
 Hand 2, 10, 23



Side Elevation



Rear Elevation



Side Elevation

B 30.08.15 Further amendments to front and side elevations
 A 25.08.16 Changes to front elevation Windows added to gable

034
 PM

No.	Date	Amendment	By	Rev.	Date	Amendment	By

Client: Cvet Nicholson
 Project: Phase 5C, Cedars Park
 Stowmarket, Suffolk

Drawing: Elevation - Elevations Brick

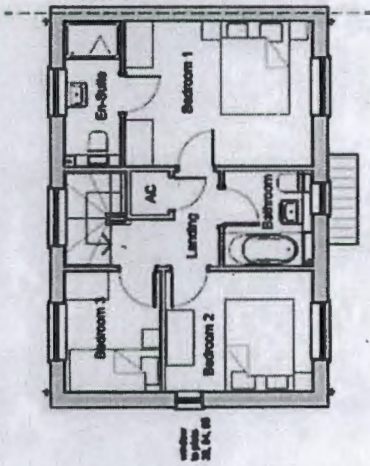
Scale: 1:100 @ A3 Status: Planning Rev B
 Date: May 2015 Draw No: 14-2014-17

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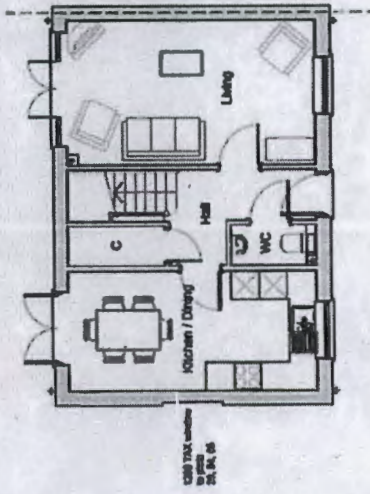
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132

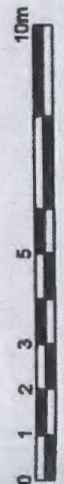


First Floor Plan



Ground Floor Plan

Photos: AS 03.05
Hand: 30.04.06

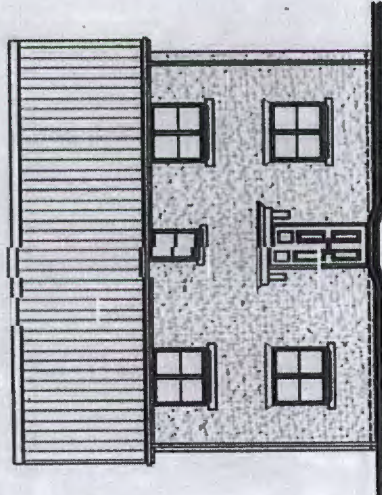


<p>© 20.04.05 Note Changes A 28.04.05 Update Information Added</p>	<p>Rev. No. Date Description</p>	<p>Rev. No. Date Description</p>	<p>Rev. No. Date Description</p>
<p>Client: Crest Nicholson</p>			
<p>Project: Phase 6C, Cedars Park Stowmarket, Suffolk.</p>			
<p>Drawing: Kiersey - Floor Plans</p>			
<p>Scale: 1:100 @ A3</p>		<p>Status: Planning</p>	
<p>Date: May 2016</p>		<p>Draw No: 14.2004.018</p>	
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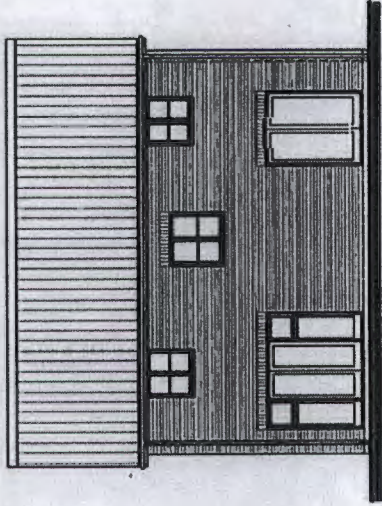
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Unit 8, Green Park
100, 101, 102, 103
104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 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

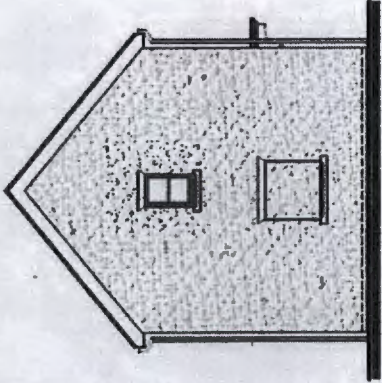
133



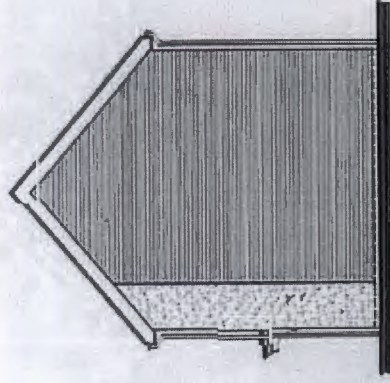
Front Elevation
Plois: AS 38



Rear Elevation



Side Elevation
Plot 38 Only



Side Elevation

B 30.04.15 Amendments to Headers		B11	
A 15.04.15 Outside Windows Added		P11	
No.	Date	Author	Rev.
Client : Crest Nicholson		Project : Phase 6C, Cedars Park Stowmarket, Suffolk	
Drawing : Kennel - Elevations			
Scale :	1:100 @ A3	Status :	Planning
Date :	May 2014	Draw No. :	14-2004-010
		B	
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134

Chimney shown in
plans E2, E4, E6, E8



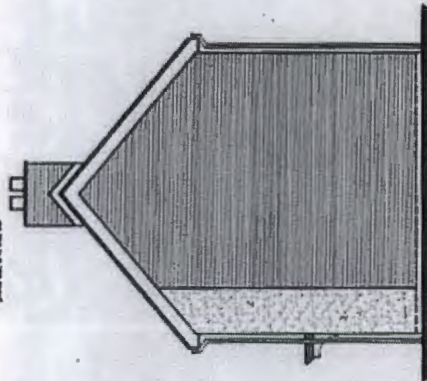
Rear Elevation

Chimney shown in
plans E2, E4, E6, E8



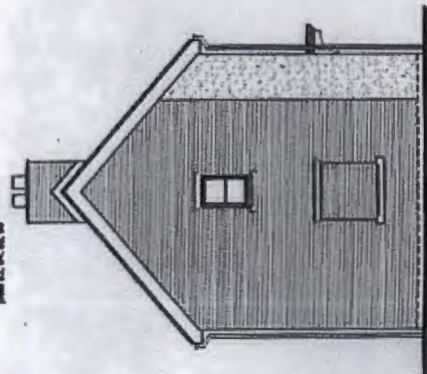
Front Elevation
Plans: AS B3, B5
Hand B4, B6

Chimney shown in
plans E2, E4, E6, E8



Side Elevation

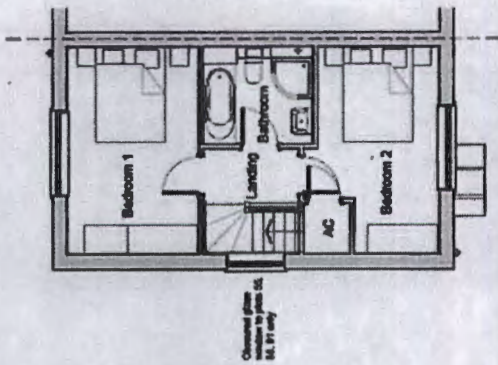
Chimney shown in
plans E2, E4, E6, E8



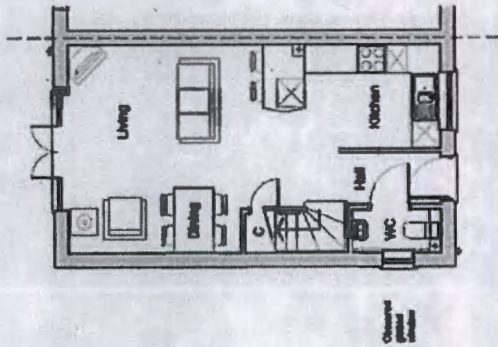
Side Elevation

Rev.	Date	Description	By	Scale	Project	Client	Sheet	Total
A	03.07.15	Chimneys amended						
Client: Creet Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk							GRAFIK South Architecture 100 Church Lane London EC3A 1JY Tel: +44 (0)20 7798 2333 Fax: +44 (0)20 7798 1988 www.grafik.co.uk	
Drawing: Kennet - Elevations Scale: 1:100 @ A3 Date: May 2015 Status: Planning Draw No: 14-2014-011.1 Rev: A							<small>© This document is the copyright of GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All drawings 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>	

135

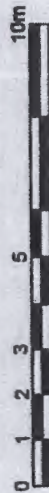


First Floor Plan



Ground Floor Plan

Plots: AS 10,54,58,91
Hand 20,55,92

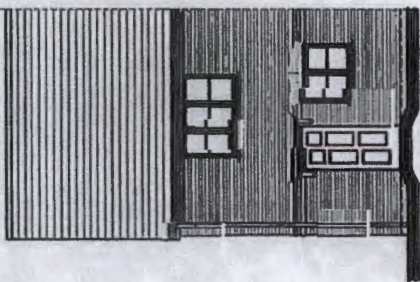


Rev	Date	Description	By	Chk	Scale	Authorised	Notes
A	25.06.16	Changes to first and site					
		Approved					

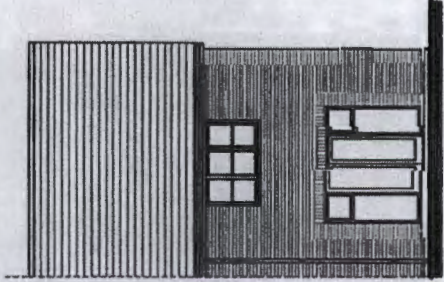
Client: Crest Nicholson Project: Phase 6C, Cedars Park Stonehaven, Suffolk.	
Drawing: Sandown - Floor Plans	
Scale: 1:110 @ A3	Status: Planning
Date: May 2016	Draw No: 143204-020
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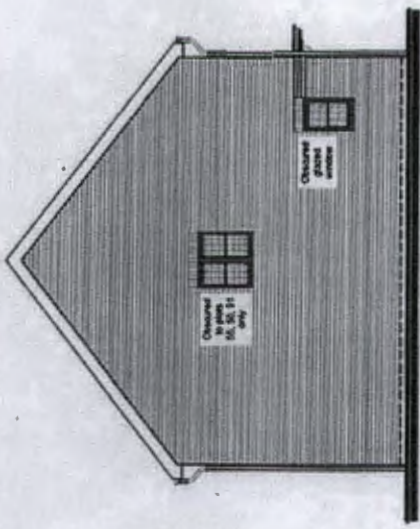
136



Front Elevation



Rear Elevation



Side Elevation

B 30.05.15 Further amendments to front and side elevations
 A 25.05.15 Changes to front and side elevations

Rev	Date	Amendment	Scale	Author	Check	Drawn	Approved	Notes

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

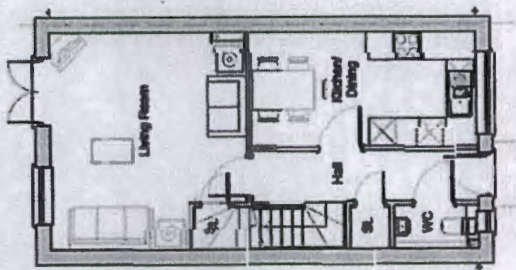
Drawing : Sandown - Elevations

Scale : 1:100 @ A3 Status : Planning No.
 Date : May 2015 Dwg No : 14-2291-071 B

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 Unit 6, Broomfield Farm
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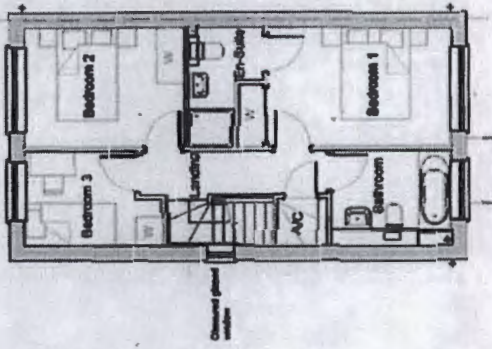
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Ground Floor Plan

Plot: AS 27,31,49,53,61,77,79,89,99,94
 Plot: Hand 28,32,57,75,80,90,95



First Floor Plan



A 25.08.15 Number added to site elevation BM

No.	Date	Description	Scale	No.	Date	Description

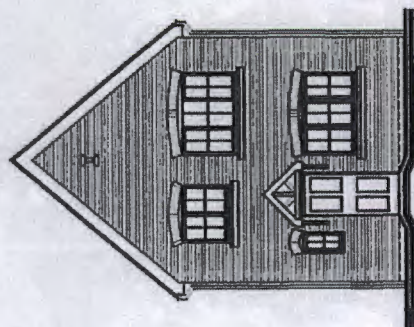
Client: Crest Nicholson
Project: Phase 6C, Cadara Park, Stormwater, Selfville.

Drawing: Section - Floor plans
Scale: 1:100 @ A3
Status: Planning
Date: May 2016
Draw No: 14-0201-022
No.: A

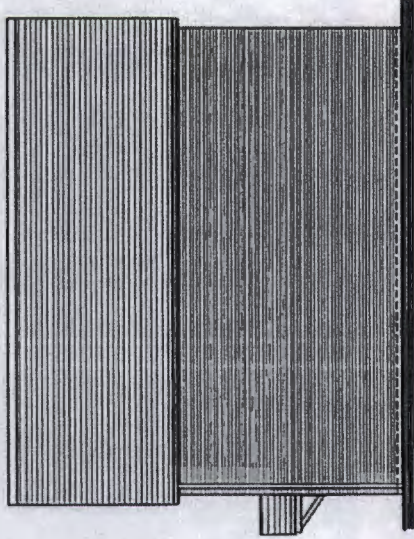
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 14-0201-022
 14-0201-022
 14-0201-022
 14-0201-022

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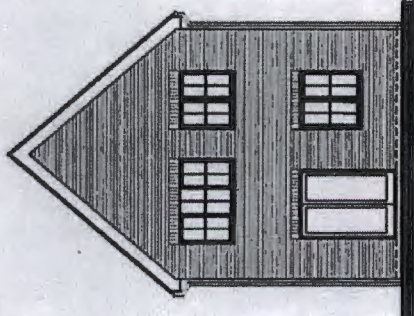
138



Front Elevation
Photo: AS 48,01,08



Side Elevation



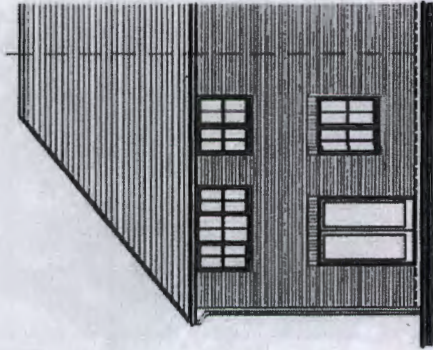
Rear Elevation



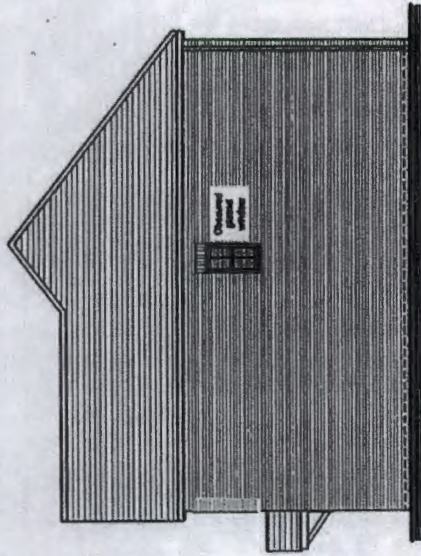
Side Elevation

No.	Date	Revisions	Scale	Notes	Drawn	Checked
<p>Client: Crest Nicholson Project: Phase 5C, Cedars Park Stormwater, Sedfill.</p>						
<p>Drawing: Suscess - Elevations (Richt)</p>						
Scale:	1:100 @ A3	Status:	Prepared	By:		
Date:	May 2019	Draw No.:	14-2019-003.1			
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Rear Elevation



Side Elevation

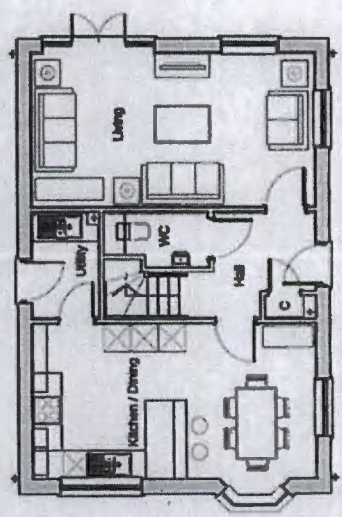


Front Elevation

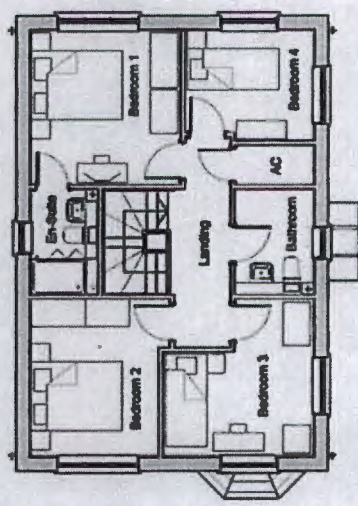
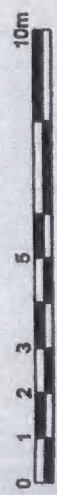
Plots: AS 57
Hand 53

File	Date	Revisions	Volume	File	Date	Revisions	Volume
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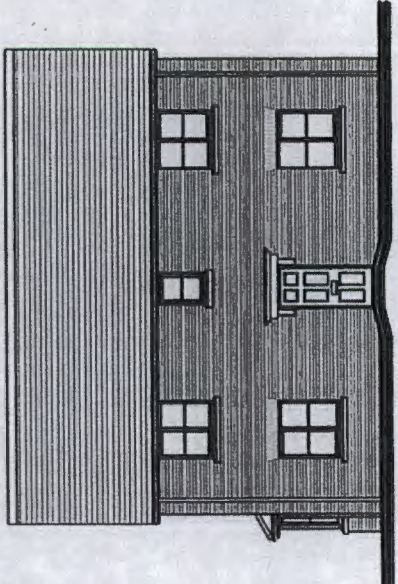
Ground Floor Plan
Phase AS 10



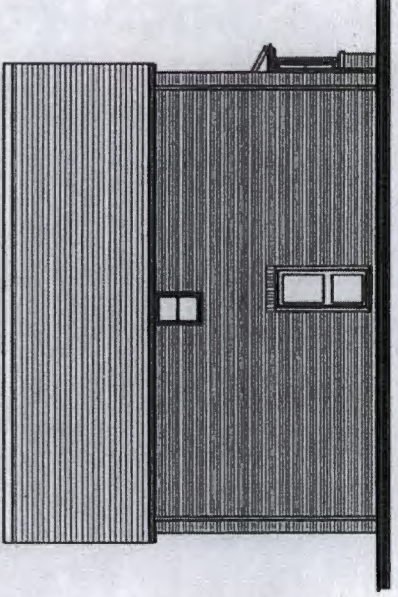
First Floor Plan

No.	Date	Amendment	Issue No.	Issue	Amendment	Issue
<p>Client: Crest Nicholson Project: Phase 6C, Cedars Park Stonemart, Suffolk.</p> <p>Drawing: Waterscheid - Floor Plans Scale: 1:150 @ A3 Date: May 2016 Status: Planning Draw No: 14-2364-A04</p>						
<p>GRAFIK</p> <p>GRAFIK Architects Graham Clarke 14th & 15th Floor 100 Broad Street London EC2A 4DU T +44 (0)20 7743 8233 F +44 (0)20 7743 8234 www.grafik.com</p> <p>Waterscheid Architects 11-12 Broad Street London EC2A 4DU T +44 (0)20 7743 8233 F +44 (0)20 7743 8234 www.waterscheid.com</p>						
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Front Elevation



Rear Elevation



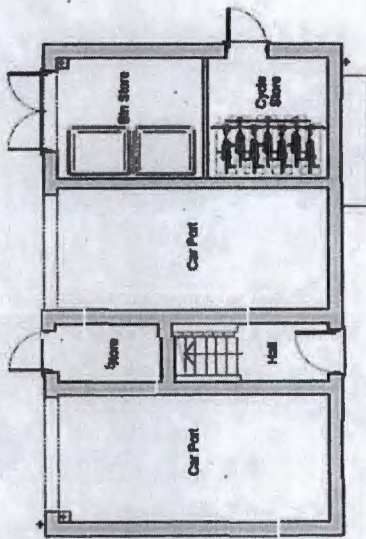
Side Elevation



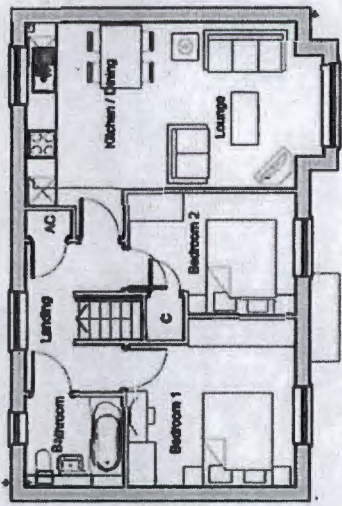
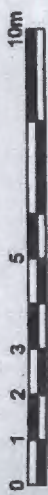
Side Elevation

A 25.06.15 Changes made to Elevation		Rev	Date	Drawn	Checked	Approved
Client : Crest Nicholson						
Project : Phase 6C, Cedars Park Stowmarket, Suffolk						
Drawing : Walberswick - Elevations						
Scale :	1:100 @ A3	Status :	Issued			
Date :	May 2015	Drawn No :	143204.005			
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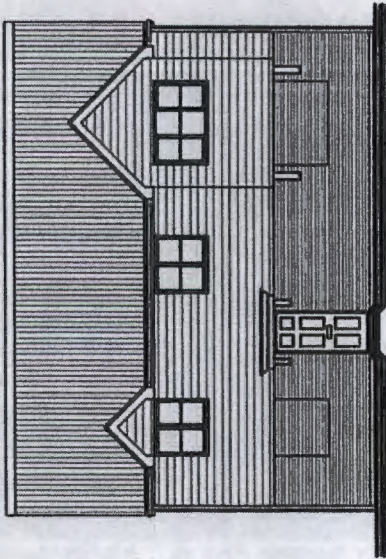
Ground Floor Plan
 Plot: AS 97



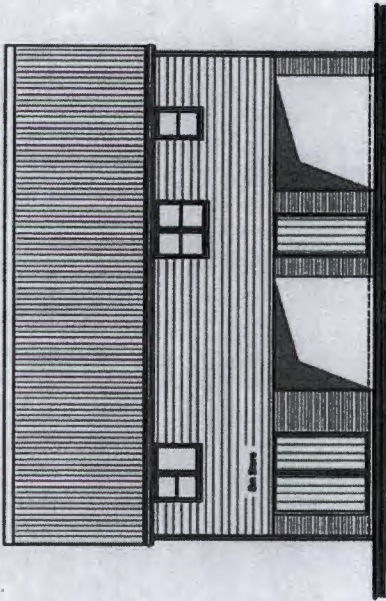
First Floor Plan

A 20.06.15		Gable window added Changes to ground floor		016					
No.	Date	Amendment	Initials	Ref.	Drawn	Checked	Approved	Valid to	
Client : Crest Nicholson Project : Phase 6C, Cedars Park Stowmarket, Suffolk. Drawing : Loft 1 - Floor Plans Scale : 1:100 @ A3 Status : Issued Date : June 2015 Drawn No : 14-2004-000 No : A									
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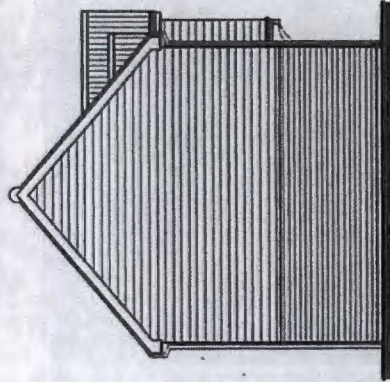
143



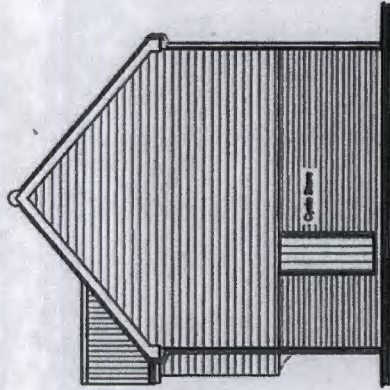
Rear Elevation



Rear Elevation



Side Elevation



Side Elevation

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

No.	Date	Amendment	By	Date	Description	Initials

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

Drawing : Left 1 - Elevations

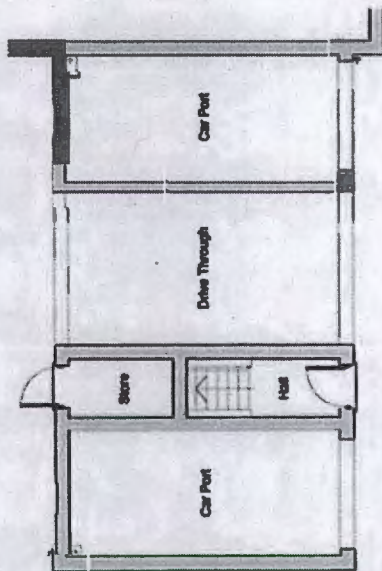
Scale : 1/160 @ A3 Status : Planning No. B
 Date : May 2015 Drawn No : 143204.437

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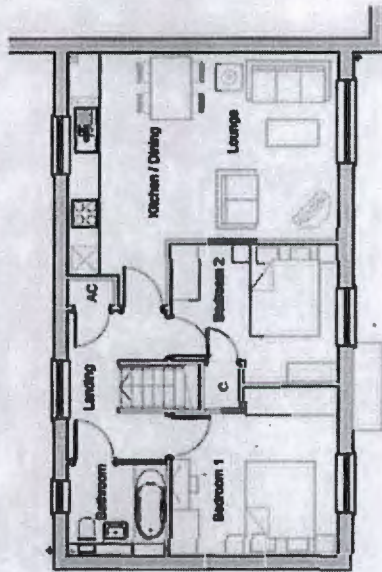
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144



Ground Floor Plan
 Plot: AS 30



First Floor Plan

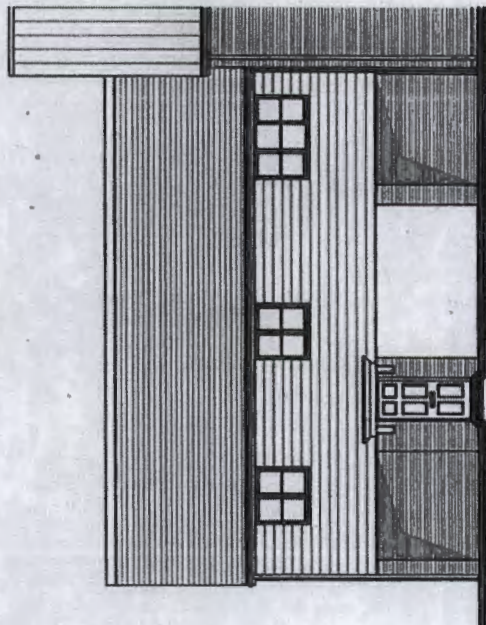
A. 23.03.15 Amendments to Garage doors DM

No.	Date	Description	Issue	By	Authorisation
Client: Crest Nicholson Project: Phase 6C, Cedars Park Stormwater, Suffolk.					
Drawing: Lift 2 - Floor Plans					
Scale:	1:100 @ A3	Status:	Planning		
Date:	May 2013	Draw No.:	AS2013-099		
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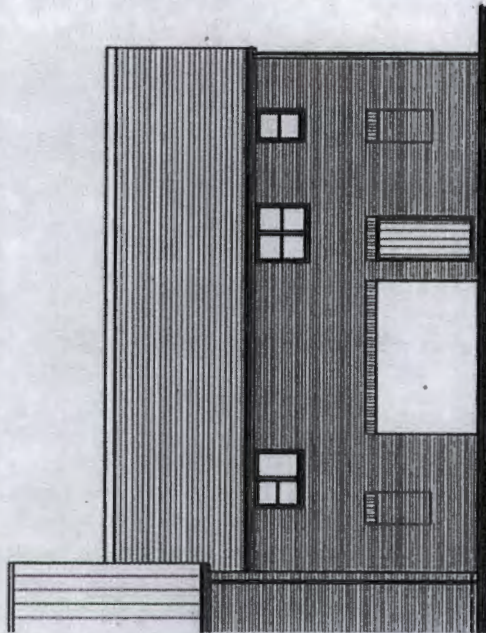


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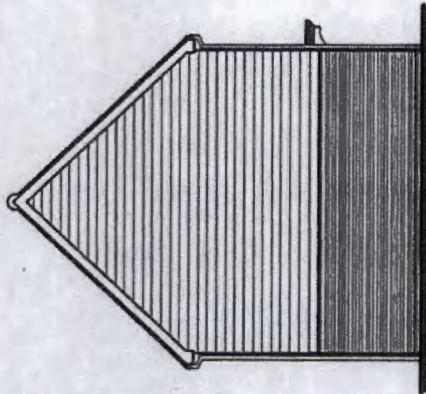
145



Front Elevation



Rear Elevation



Side Elevation

B 03.07.16 Elevation material changes BM
 A 25.06.15 Elevation changes - Escalate BM
 material changes

No.	Date	Approved	Initials	Rev	Revised

Client : Crest Nicholson

Project : Phase 6C, Cedars Park
 Stowmarket, Suffolk

Drawing : Left 2 - Elevations

Scale : 1:100 @ A3 Status : Pending Rev: B
 Date : May 2016 Draw No : 14-0264-01

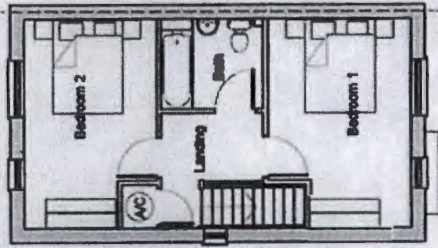
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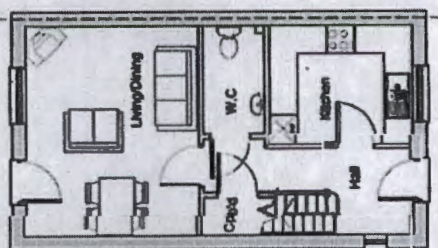
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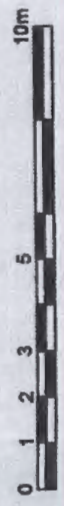
146



First Floor Plan



Ground Floor Plan
Plois: AS 75



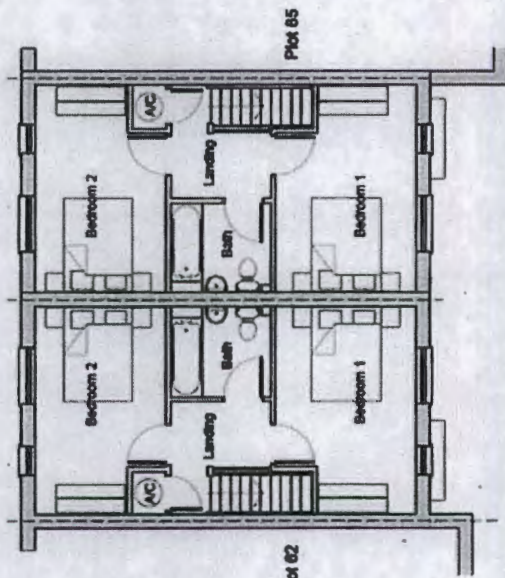
B 30.04.15 Window added to Hallway SM
 A 23.04.15 Amendments made to reflect SM
 plot 75 building type

No.	Date	Description	Author	Check	Approved	For Mark

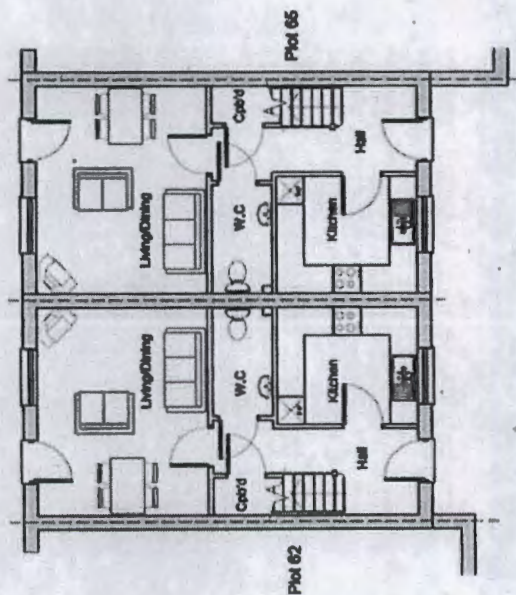
Client : Crest Nicholson	
Project : Phase 5C, Cadmans Park Stowmarket, Suffolk.	
Drawing : Oakley - Floor Plans	
Scale : 1:100 @ A3	Status : Planning
Date : May 2010	Draw No : 14-2010-003
	Rev. : B

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147



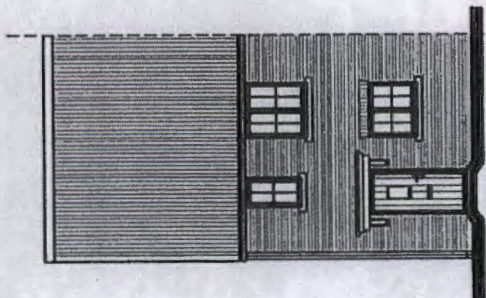
First Floor Plan



Ground Floor Plan



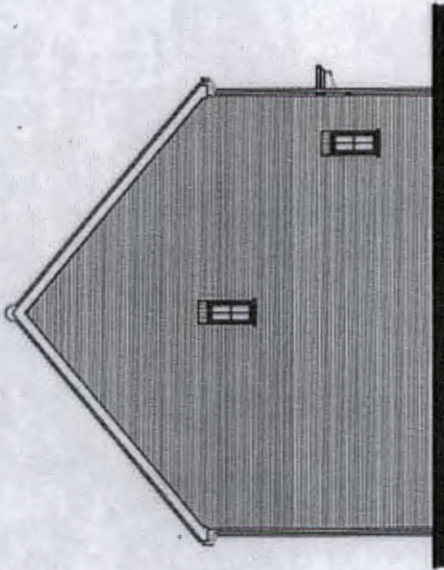
No.	Date	Amendment	Revised No.	Scale	Amendment	Revised
<p>A 28.05.15 Amendments to party walls</p>						
<p>Client: Crest Nicholson Project: Phase 6C, Codrers Park Stroudwater, Suffolk.</p>						
<p>Drawing: Oakley - Floor Plans</p>						
Scale:	1:100 @ A3	Status:	Planning	Rev:	A	
Date:	May 2015	Drawn No:	14-294-432.1	<p>© This document is the copyright of GRAFIK ARCHITECTURE. It shall not be in any way sold or reproduced without their prior written consent. All drawings are to be obtained on site at the work site prior to commencing any work. Work only to agreed dimensions. Any discrepancies are to be reported to the Architect.</p>		
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Front Elevation
Pubs: AS 75



Rear Elevation



Side Elevation

- B 30.06.15 Window added to side elevation. BM
- A 25.06.15 Assessments made to reflect BM
- 10th 75 Issues type

No.	Date	Assessment	Issue	No.	Date	Assessment	Issue
Client: Crest Nicholson Project: Phases 6C, Cedars Park Stowmarket, Suffolk							
Drawing: Oakley - Elevations							
Scale: 1:100 @ A3		Status: Preliminary		No.:			
Date: May 2011		Draw No: 14-2364-eps		B			
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149



Front Elevation
Plot AS 63

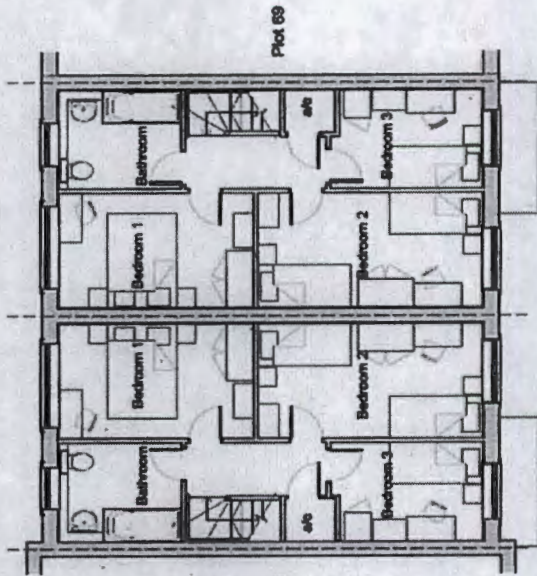
Plot AS 64



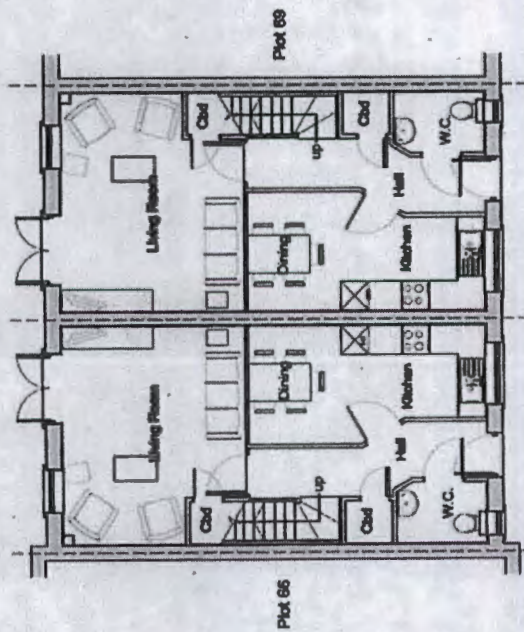
Rear Elevation

A 304635		Reed Heights amended		061				
File	Date	Amendment	Scale	Plot	Amendment			
<p>Client : Crest Nicholson</p> <p>Project : Phase 6C, Cordara Park Stowmarket, Suffolk</p> <p>Drawing : Oakley - Elevations</p> <p>Scale : 1:100 @ A3 Status : Preliminary</p> <p>Date : May 2016 Dwg No : 14.2016.003.1 A</p>								
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150



First Floor



Ground Floor
 Plans: AS 67
 AS 68

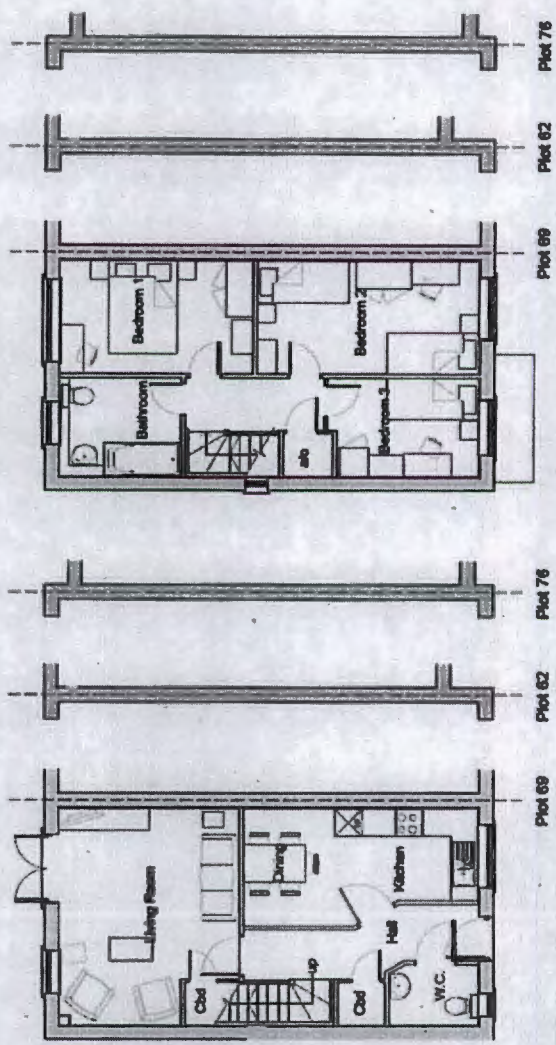


A 25.06.16 Amendments made to reflect specified plot numbers		BM	1/16/16	1/16/16	1/16/16	1/16/16
Rev.	Date	Amendment	1/16/16	1/16/16	1/16/16	1/16/16
Client: Crest Habitation Project: Phase 6C, Cedars Park Stoneham, Suffolk.						
Drawing: Henley - Floor Plans						
Scale: 1:100 @ A3		Status: Pending		Rev: A		
Date: May 2016		Draw No: 14-034-004				
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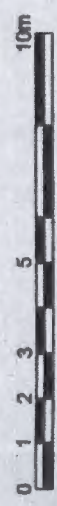
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 James Henley
 Director
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 Tel: +44 (0)20 7749 7200
 Fax: +44 (0)20 7749 7000
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151



First Floor

Ground Floor
 Plot: AS 62
 Hand 69,76



Plot	Area	Volume	Area	Volume

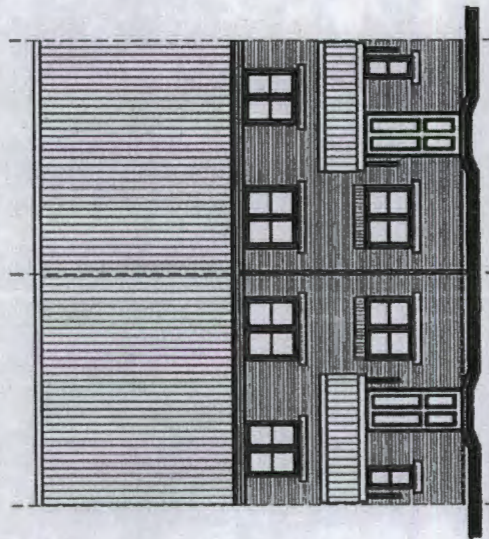
Client: Crest Nicholson
Project: Phase 6C, Cedars Park
 Stonehaven, Suffolk.

Drawing: Henby - Floor Plans
Scale: 1:100 @ A3
Date: May 2015
Drawn: AS 62
Checked: AS 62

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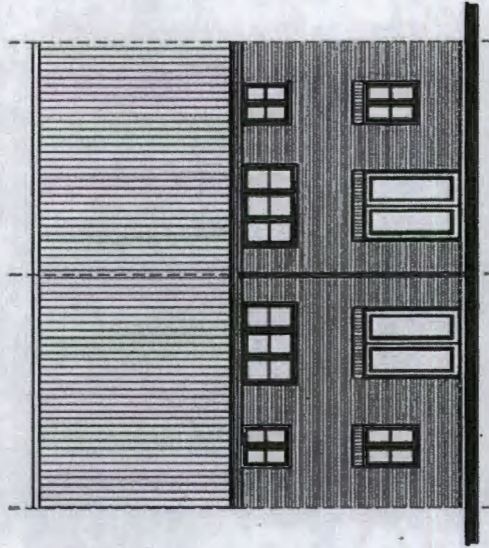
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152



Front Elevation
Plots: AS 87

Plots: AS 88



Rear Elevation

- C 03.07.15 Match corrected BM
- B 30.05.15 Roof height amended BM
- A 25.03.15 Annotations made to reflect BM

No.	Date	Description	By	Check	Approved

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

Drawing: Henley - Elevations

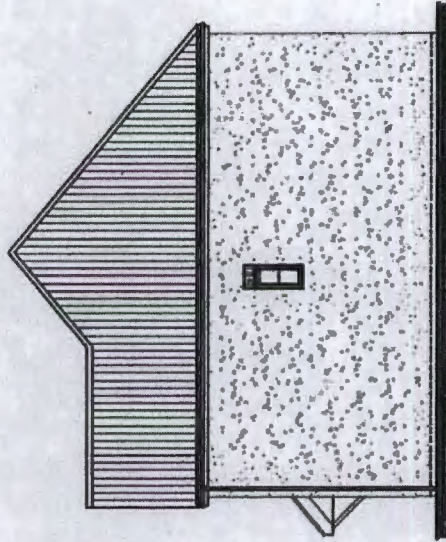
Scale: 1:100 @ A3
 Date: May 2016
 Status: Planning
 Draw No: 142004-03
 Rev: C

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153



Side Elevation



Rear Elevation

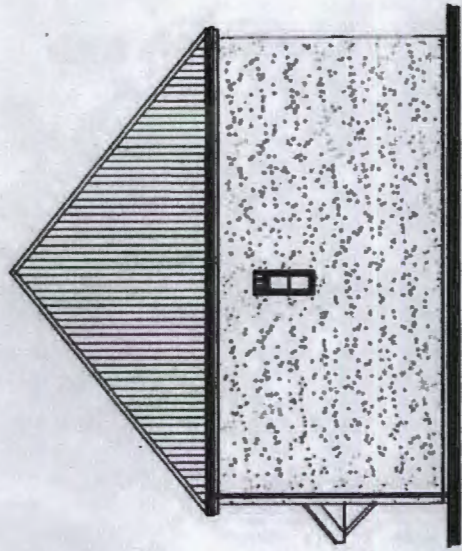


Front Elevation

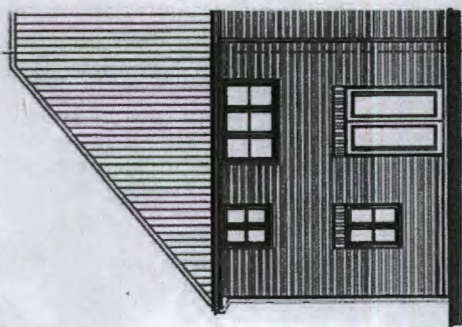
Plots: AS 02
Hand 76

A 30.08.15 Roof Heights amended		Rev	Date	Amendment	By	Checked
<p>Client: Crest Nicholson</p> <p>Project: Phase 6C, Cedars Park Stromstad, Suffolk</p> <p>Drawing: Henley (Roof-Deckhead) - Elevations</p> <p>Scale: 1:100 @ A3 Status: Planning Rev: A</p> <p>Date: May 2018 Draw No: 14-0204-001</p> <p><small>© This document is the copyright of GRAFIK ARCHITECTURE. It must 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 will be referred to the architect.</small></p>						
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154



Side Elevation



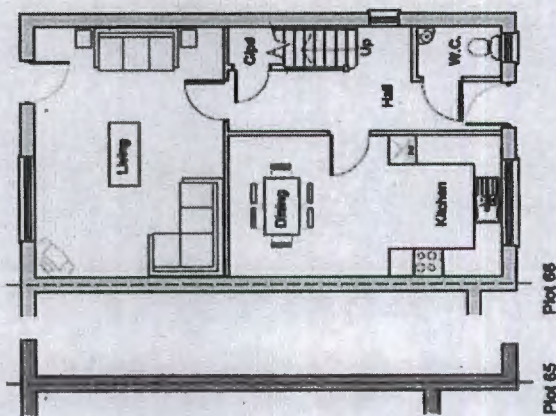
Rear Elevation



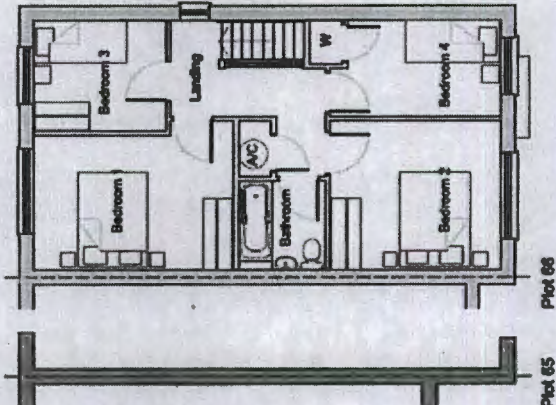
Front Elevation
Picks: AS 69

Ref.	Scale	Annotation	Width (m)	Depth (m)	Area (m ²)	Volume (m ³)
Client: Crest Nicholson Project: Phase 02, Cedars Park Stourminster, Suffolk Drawing: Henley (Semi-detached) - Elevations Scale: 1:100 @ A3 Status: Planning Date: May 2016 Dwg No: 14-0204-003.2 © This drawing is the copyright of Henley Architecture. It must not be used or reproduced without prior written consent. All dimensions are to be checked on site & in the workshop prior to commencing any work. Note only to figure dimensions. Any discrepancies shall be corrected in the workshop.						
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155



Ground Floor Plan
 Protoc: AS 65
 Hand 66



First Floor Plan



- B 20.05.16 Amendments to party walls BM
- A 25.05.16 Preliminary site to site Elevation BM

No.	Date	Description	Author	Check	Approved	Notes

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Client: Crest Nicholson
 Project: Phase 6C, Cedars Park
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Drawing: Newtion - Floor Plans
 Scale: 1:100 @ A3
 Status: Issued
 Date: May 2016
 Draw No: 14-034-042
 Rev: B

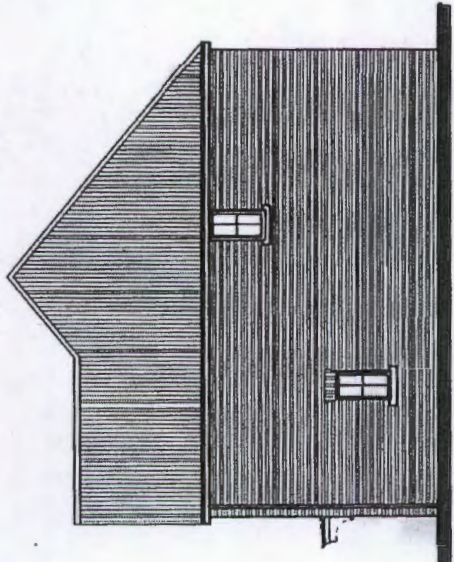
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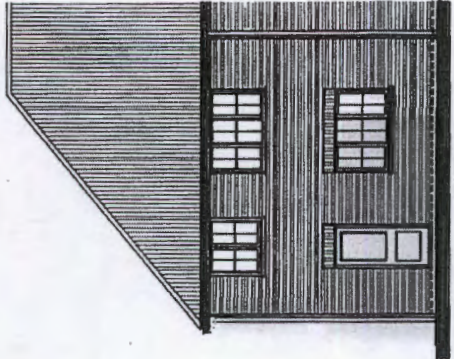


Front Elevation

Plots: AS 65



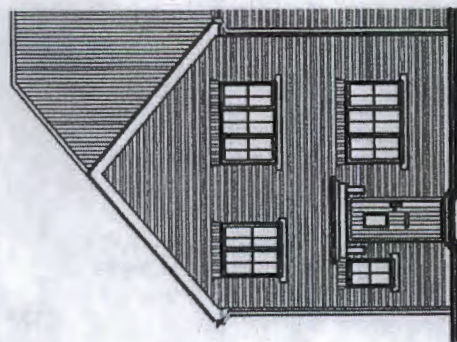
Side Elevation



Rear Elevation

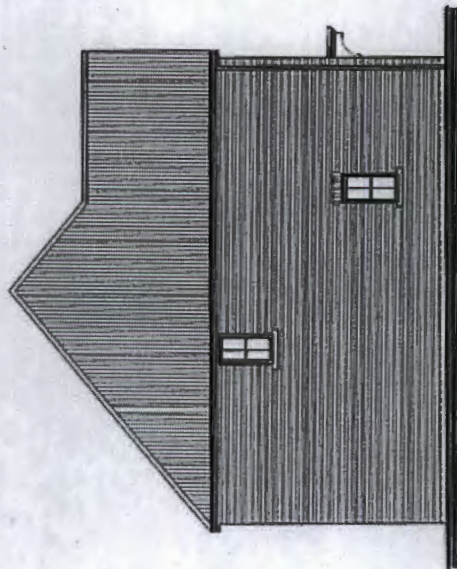
No.	Date	Amendment	Issue	No.	Date	Amendment	Issue
<p>Client: Crest Nicholson</p> <p>Project: Phase 6C, Cedars Park Stowmarket, Suffolk</p> <p>Drawing: Newton - Elevations</p> <p>Scale: 1:100 @ A3 Status: Preliminary Rev:</p> <p>Date: May 2015 Draw No: 14-2014-07</p>							
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157



Front Elevation

Plot: AS 66



Side Elevation



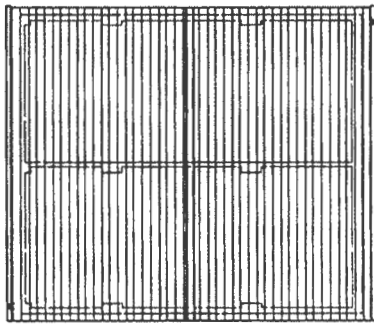
Rear Elevation

No.	Date	Amendment	Issue No.	Date	Amendment	Issue
<p>Client: Crest Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk</p> <p>Drawing: Newcom - Elevations Scale: 1:100 @ A3 Date: May 2018 Status: Preliminary Draw No: 14-2304-037.1</p> <p><small>© 2018 GRAFIK is the copyright of GRAFIK ARCHITECTURAL. It shall not be used or reproduced without 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 resolved in favour of GRAFIK.</small></p>						
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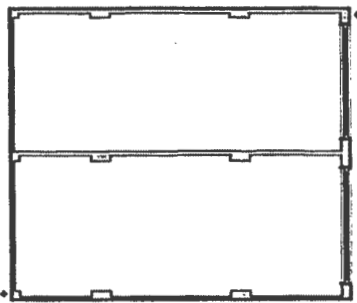
158



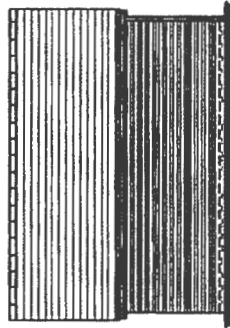
Type 1 Plots: 2, 3, 7, 8, 10, 11, 17, 18, 25,
26, 32, 33, 34, 35, 36, 37, 45, 46, 47, 48, 50,
51, 52, 53, 58, 59, 60, 61, 78, 79, 80, 81, 82,
83, 87, 88, 95, 96
Type 2 Plots: 9, 12



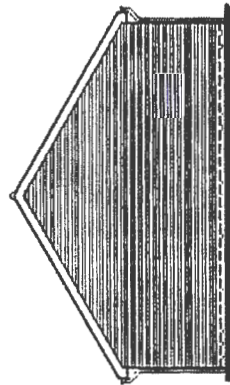
Roof Plan 1



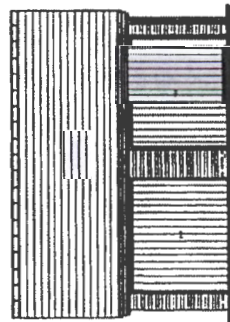
Floor Plan



Rear Elevation



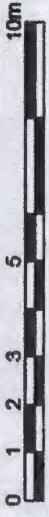
Side Elevation



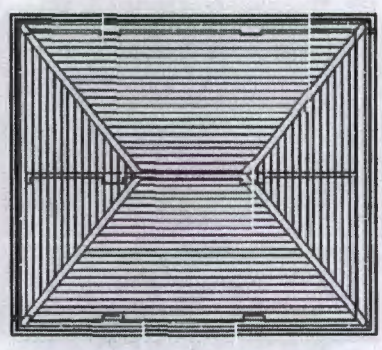
Front Elevation

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>						
<p>Scale: 1:100 @ A3</p>		<p>Status: Preliminary</p>		<p>Date: May 2015</p>		
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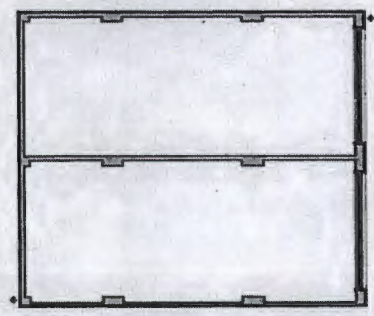
159



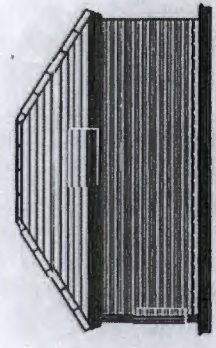
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26, 32, 33, 34, 35, 36, 37, 45, 46, 47, 48, 50,
51, 52, 53, 58, 59, 60, 61, 78, 79, 80, 81, 82,
83, 87, 88, 95, 96
Type 2 Photos: 9, 12



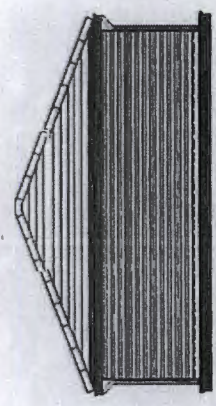
Roof Plan 2



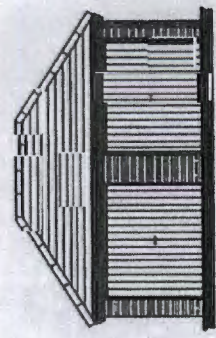
Floor Plan



Rear Elevation Type 2



Side Elevation Type 2



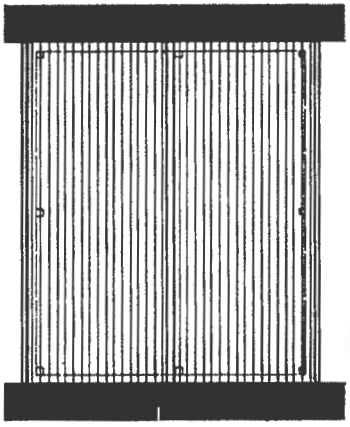
Front Elevation Type 2

No.	Date	Assessment	Initials	No.	Date	Assessment
<p>Client: Crest Nicholson Project: Phase 6C, Cedars Park</p>						
<p>Drawing: Double Garage - Plans & Elevations (Type2)</p>						
Scale:	1:100 @ A3	Status:	Preliminary	No.		
Date:	May 2018	Dwg No:	14-2000-041.1			
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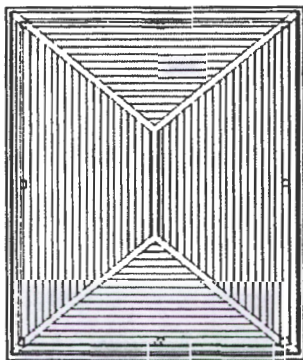
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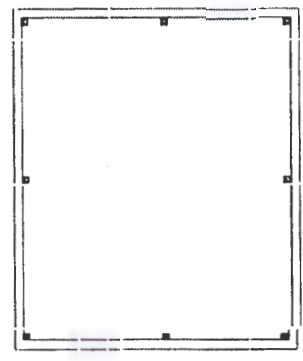
160



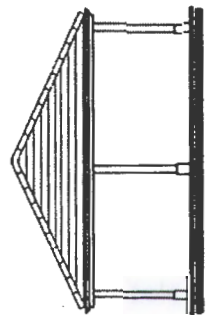
Roof Plan 2



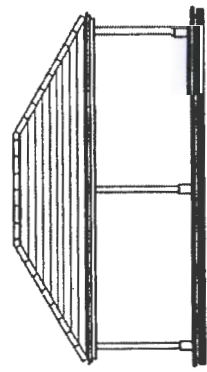
Roof Plan 1



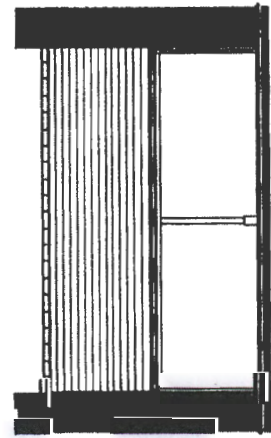
Floor Plan



Side Elevation

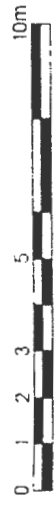


Front Elevation



Front Elevation

Type 1 Plois: 102
Type 2: 29, 30



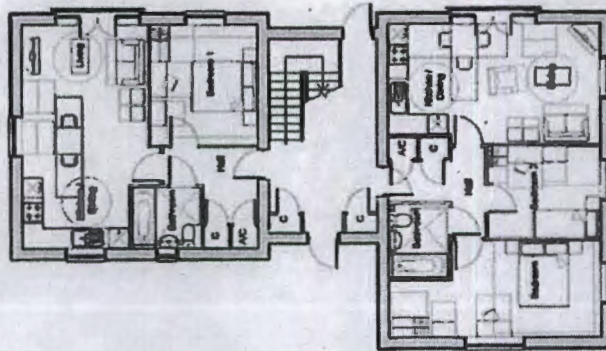
No.	Date	Description	By	Date	Amendment	Initials
R	03.07.15	Carport Amendments				
A	25.06.15	Carport Amendments				

Client: Crest Nicholson	Project: Phase 4C, Cedars
Company: Uj report - Plans & Elevations	
Scale: 1:100 @ A3	Status: Planning
Date: May 2015	Draw No: M-2504-603
Draftsman: [Name] Designer: [Name] Engineer: [Name] Project Manager: [Name] Tel: +44 (0)1773 864293 Fax: +44 (0)1773 864294 www.grafik.com	

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First Floor Plan



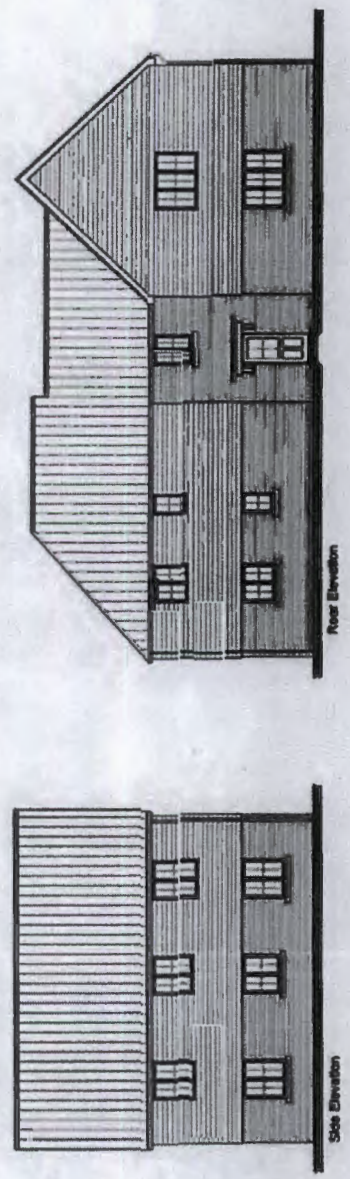
Ground Floor Plan

1. 01/01/2014 / Approved by 1 (Scale 1:100) / 10/10/2014 / 10/10/2014 2. 01/01/2014 / Approved by 1 (Scale 1:100) / 10/10/2014 / 10/10/2014		3. 01/01/2014 / Approved by 1 (Scale 1:100) / 10/10/2014 / 10/10/2014 4. 01/01/2014 / Approved by 1 (Scale 1:100) / 10/10/2014 / 10/10/2014	
Client : Crest Malakumbum Project : Phase 02, Crest Park, Starmoribut, Sefton.	Drawing : Plan Block A - Floor Plans Scale : 1:100 @ A3 Date : June 2013 Drawn By : [Name] Checked By : [Name]	No. : B Date : [Date]	GRAFIK 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

Plot Nos. 98-101



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<p>Client: Chris Miskubson</p>	<p>Project: Phase 2C, Culture Park, Brampton, ON</p>
<p>Drawing: Plot Block A - Elevations</p>	<p>Scale: 1/8" = 1'-0"</p>
<p>Date: June 2014</p>	<p>Drawn by: A.S. (A.S.)</p>
<p>Checked by: A.S. (A.S.)</p>	<p>Sheet: B</p>

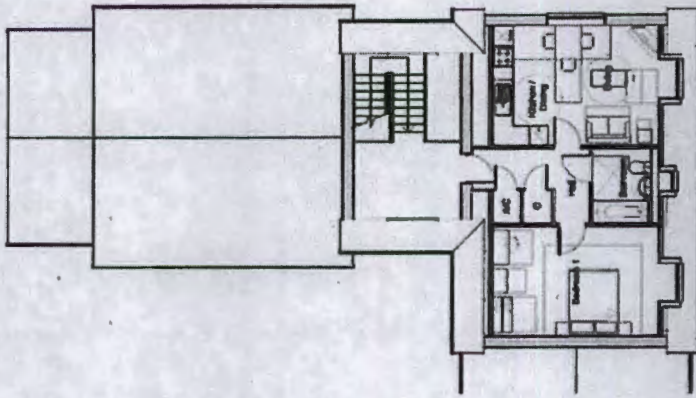
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10m

Plot No. 98 - 101



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Second Floor Plan



First Floor Plan



Ground Floor Plan

- 0 00.00.00 Sample area enlarged
- 0 00.00.10 Annotations to 1 level for
- A. I. 01.07.2003 Annotations to the plans

No.	Date	Description	Author	Check	Approved

Client : Credit Mobilis	
Project : Phase GC, Centre Park, Stonemont, Dublin.	
Drawing : First Block B - Floor Plans	
Scale : 1:100 @ A3	Status : Planning
Date : June 2013	Draw No : 44-2013-005
C	

GRAFIK

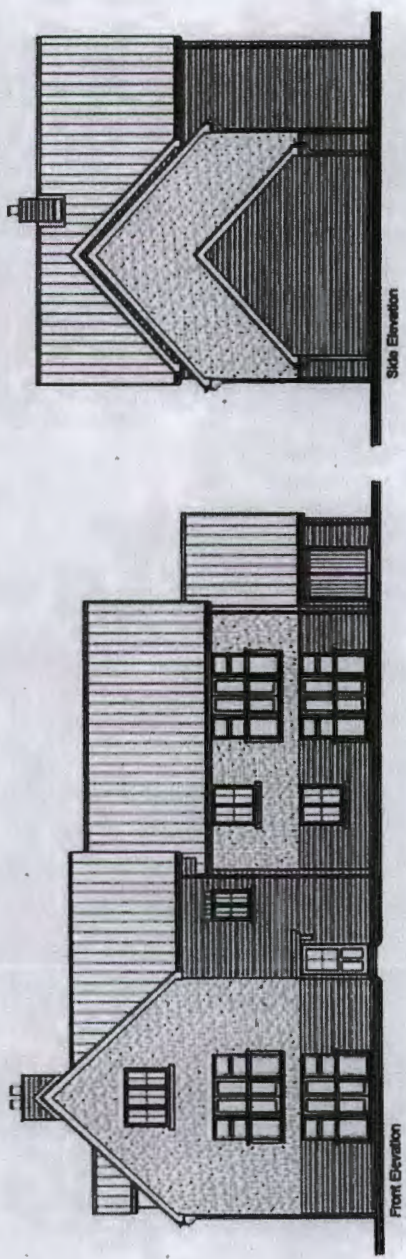
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Plot Nos. 40 - 44

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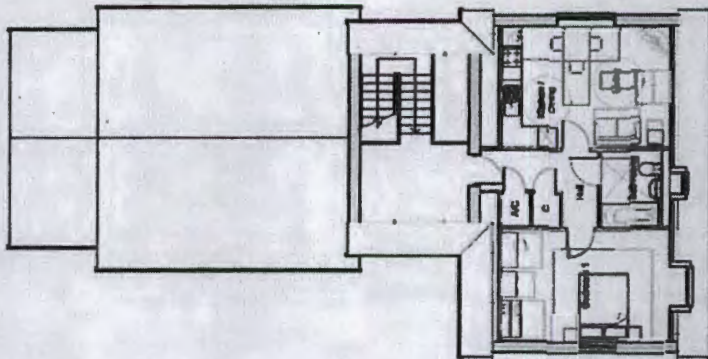


Client: Green Hillside	Project: Phase 4C, Cedars Park, Stormwater, Grading	Drawing: Final Block B - Elevations
Scale: 1/8" = 1'-0"	Date: June 2015	Status: C
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Plot Nos. 40 - 44



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Second Floor Plan



First Floor Plan



Ground Floor Plan

<p>GRAFIK</p> <p>Architectural Firm</p> <p>1000 West 10th Street, Suite 100 Anchorage, Alaska 99501 Phone: (907) 562-1234 Fax: (907) 562-1235 Email: info@grafik.com</p>	
<p>Client: C. Road Construction</p> <p>Project: Phase AC, Cedar Park, Steamboat, SouthCo.</p> <p>Drawing: Plot Sheet C - Floor Plans</p>	
Scale: 1/8" = 1'-0"	Sheet: Planning
Date: June 2015	Drawn By: L. J. Smith
<p>C</p> <p>© 2015 GRAFIK is the registered trademark of GRAFIK ARCHITECTURE. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of GRAFIK ARCHITECTURE.</p>	

Plot Nos. 70-74



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Client: C	Project: Phase 5C, Codrington Park, Stourminster, Suffolk.
Drawing: Flat Slab C - Elevation	
Scale: 1:100 @ A3	Sheet: Planning
Date: June 2018	Drawn By: M. J. [unreadable]
Drawn By: M. J. [unreadable]	Checked By: B

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.

Consultation Response Pro forma

1	Application Number	3308/15 Phase 6c, Cedars Park, Stowmarket						
2	Date of Response	14.1.16						
3	Responding Officer	<table border="1"> <tr> <td data-bbox="635 441 1007 472">Name:</td> <td data-bbox="1015 441 1412 472">Paul Harrison</td> </tr> <tr> <td data-bbox="635 479 1007 510">Job Title:</td> <td data-bbox="1015 479 1412 510">Enabling Officer</td> </tr> <tr> <td data-bbox="635 517 1007 544">Responding on behalf of...</td> <td data-bbox="1015 517 1412 544">Heritage</td> </tr> </table>	Name:	Paul Harrison	Job Title:	Enabling Officer	Responding on behalf of...	Heritage
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.

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From: Sue Hooton
Sent: 20 January 2016 09:28
To: John Pateman-Gee
Subject: RE: Phase 6c Cedars Park - loss of Priority habitat and need to secure biodiversity mitigation
Importance: High

Dear John

I note the SWT comments on the likely impacts on Priority habitats identified on site and that these need to fulfil their ecological functions and conserve & enhance the foraging & commuting network for European Protected Species (bats) using the site.

I therefore recommend that woodland mitigation planting is required in the open space at the north of this site and that the hedgerows retained within the design are protected from light spillage. This will minimise the ecological impacts from the development, provided that this mitigation and effective management of these habitats is secured by condition of any consent. This will demonstrate the LPA's compliance with Habitats Regulations and meet its biodiversity duty under s40 NERC Act.

I note that a lighting condition has been proposed and if the application is approved, I would like to be consulted on the document submitted to ensure trees with bat roost potential and commuting/foraging habitat remains unlit (<1lux). Ecological input would also be needed for the "Landscape Management Plan" to ensure all the required ecological mitigation measures are included; so again I would like to be consulted on the documents submitted and contribute to the discussion on the ongoing management of the non-domestic areas of this site.

I offer this advice based on Natural England's Standing Advice on bats to avoid significant adverse effects from the proposed development, as identified in the applicant's Phase 2 ecology report (para 4.7).

Best wishes
Sue

DISCLAIMER:

This information has been produced by Suffolk County Council's Natural Environment Team on behalf of Babergh and Mid Suffolk District Councils, 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.

**Sue Hooton (Mrs) CEnv MCIEEM
Senior Ecologist**

Natural Environment Team,
Strategic Development, Resource Management,
Suffolk County Council,
Endeavour House (B2-F5), 8 Russell Road, Ipswich, Suffolk IP1 2BX
Tel: 01473 264784 Mb: 07834 676875
www.suffolk.gov.uk/suffolksnaturalenvironment

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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

171

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
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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 $(30 \times £3,000) = £90,000$ 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,

N [redacted] 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

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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/>

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Yours sincerely

Kate Batt

*Senior Archaeological Officer
Conservation Team*

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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 falls 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



.Awarded to Essex, Norfolk and Suffolk Area

DO YOU KNOW WHAT TO DO?

**FLOODS
DESTROY**
BE PREPARED

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3308/15



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



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

OFFICIAL

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

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3308/15



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

Your Ref: 3308/15
Our Ref: ENG/AK
Enquiries to: Mrs A Kempen
Direct Line: 01473 280486
E-mail: Angela.Kempen@suffolk.gov.uk
Web Address: www.suffolk.gov.uk

Date: 21/10/2015

Planning Ref: 3308/15 *JPG*

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.

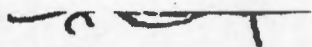
Until Suffolk Fire and Rescue Service receive confirmation from the water authority that the installation of the fire hydrant has taken place, the planning condition will not be discharged.

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)
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Suffolk IP1 2BX

Tel: 01473 264766
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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, understorey, 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
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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.

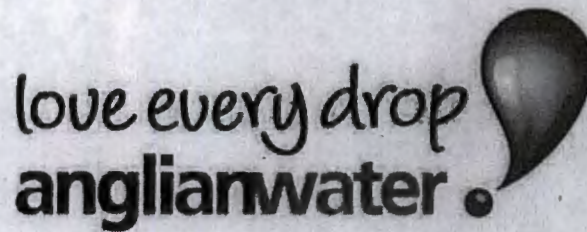
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- Provision for domestic waste presentation spaces
- Tree and hedge protection
- Arboricultural method statement including the protection and management of trees/hedges
- Play space design
- Services and drainage installations
- External lighting design

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

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**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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Creating a Living Landscape for Suffolk

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



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 - 17 February 2016

AGENDA ITEM NO 5
APPLICATION NO 4244/15
PROPOSAL Erection of detached dwelling and garage and alterations to existing access.
SITE LOCATION Antler Ridge, Main Road, Willisham IP8 4SP
SITE AREA (Ha) 0.1
APPLICANT Mr K Cornforth
RECEIVED December 1, 2015
EXPIRY DATE February 10, 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 will be included as a late paper to Committee.

PRE-APPLICATION ADVICE

1. Pre-application advice has not been sought in regards to this application. However planning permission has been sought previously (ref. 0905/11 and 1472/12). The proposed development under these applications were refused being unjustified residential development in an unsustainable location within a countryside village which is contrary to Policy. Application 1472/12 was also dismissed at appeal.

SITE AND SURROUNDINGS

2. Antler Ridge is an existing modern detached one and a half storey chalet-style dwelling which is situated on the western side of Barking Road, north of its junction with Tye Lane, in the village of Willisham Tye. The application site relates to an approximately rectangular parcel of amenity land which lies immediately south of, and serves, Antler Ridge. Access to the site is taken from Main Road, to the east.

The site is grassed and planted to the front (east). To the rear is an open swimming pool, with coniferous planting along part of the southern and western boundaries. The site contains no significant landscape features.

Development in the vicinity of the application site is predominantly characterised by modern one and a half storey dwellings, of modest

building scale. The exception would appear to be Tye Corner Cottage which is situated directly to the south of the application site, and forms the common boundary. This is a two storey residential dwelling which is accessed from Tye Lane. This property has the appearance of being a former farm workers dwelling – and is considered to be uncharacteristic of development in the locality..

The application site is located within the village of Willisham Tye, which is a countryside village as designated by the Mid Suffolk Core Strategy Development Plan Document (2008).

HISTORY

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

0905/11	Erection of detached three bedroom one and a half storey dwelling with attached single garage.	Refused 25.05.11
1472/12	Severance of the existing garden land and the erection of a three bedroom, one and half storey dwelling with an attached single garage.	Refused 26.04.12 Appeal Dismissed 20.08.13

PROPOSAL

4. The subject scheme is identical to 0905/11 (refused by Development Committee A on 25th May 2011) and 1472/12 which was (refused by Planning Committee A on 07/11/2012 and dismissed at appeal). A copy of the appeal decision is included as an Appendix to this report.

Full planning permission is sought for the erection of a detached 3 bedroom one and a half storey dwelling with attached single garage. The new dwelling would have a floorspace of approximately 125 square metres, and occupy a plot size of approximately 478 square metres. It would have its own private front and rear amenity space, with the rear garden measuring approximately 12m wide and 18m deep. The external dimensions of the garage measure approximately 3.4 m.

The existing vehicular access from Main Road which serves Antler Ridge will be enlarged to provide additional access for the proposed dwelling. An existing frontage hedge will be reduced in height/removed to enable access in accordance with Suffolk County Council highways requirements.

The submitted plans indicate that the proposed dwelling would measure approximately 6.2m high to ridge (2.2m high to eaves). It would be

constructed of brick with tiled roof. The existing swimming pool will be unfilled as part of the development proposals.

The application is accompanied by a statement which sets out the reasons why the applicant considers the residential development of this site to be justified.

POLICY

5. Planning Policy Guidance

See Appendix below.

CONSULTATIONS

- 6.
- Offton and Willisham Parish Council - The Parish Council support this application as it is for a specific local need. The Parish Council recommend that the applicant digs out the ditch, which he admits to owning, from the Tye Lane culvert down past the new property and Antler Ridge to allow the Tye Lane surface water to drain away.
 - Suffolk County Council - Highways Suffolk County Council Highways raises no objection and any planning permission should include conditions regarding improved access and provision of parking.
 - MSDC Environmental Health Officer The Environmental Health Officer confirms that the application has all of the requisite land contamination assessments and none of these demonstrate that contamination is likely to cause an adverse impact on the proposed development and as such they have no objection to the development.
 - Suffolk Fire and Rescue-Suffolk Fire and Rescue do not feel there is an access issue and there is a Fire Hydrant within 90 m of the property.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. Three letters of support, and one letter of comment has been received. This is a summary of the representations received.
- Support for the proposal.
 - Appropriate scale development for the village
 - New residents will be an asset to the community
 - Removal of trees to the rear boundary of the site will have a detrimental effect on the privacy and amenity of our property. Request a condition be applied to restrict the removal of these trees.

ASSESSMENT

8. The following issue is of relevance to the assessment of this application:

- Principle of development

Fundamental to this application is the principle of residential development in this location. Two applications for the same development have been refused on the basis that the development would form an unjustified open market dwelling in an unsustainable location and would therefore not accord with policies CS1 and CS2 of the Core Strategy 2008. The reason for refusal in 2012 was upheld at appeal where it was determined that Policy CS1 and Policy CS2 are in-line with the NPPF.

The application site is outside any settlement boundary and therefore the proposal for the erection of a new dwelling in the countryside remains contrary to Core Strategy policies CS1 and CS2 and Local Plan Policy H7.

However the local authority does not have a five year land supply. Paragraph 49 of the National Planning Policy Framework (NPPF) states;

"Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites."

Consequently policies CS1 and CS2 are not considered to be up-to- date and are not deemed to justify refusal in this respect. Paragraph 14 of the NPPF reads,

"where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted"

The NPPF nevertheless requires that development be sustainable and that adverse impacts do not outweigh the benefits to be acceptable in principle. The proposal has been considered previously as to relate well in design term to the urban form, built-pattern and character of this countryside village. It would not harm highways safety or neighbour amenity. The development must therefore be assessed as to whether it would constitute sustainable development as set out in the NPPF

The NPPF (paragraph 7) defines three dimensions to sustainable development- the economic role, social role and environmental role. These roles however should not be considered in isolation. Paragraph 8 of the NPPF identifies that environmental, social and economic gains should be sought jointly. Therefore the Core Strategy Focus Review 2012

(post NPPF) policy FC1 seeks to secure development that improves the economic, social and environmental conditions in the area.

Paragraph 55 of the NPPF sets out that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example where there are groups of smaller settlements development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances.

The application site for the new dwelling is within an existing built-up residential area and consequently the new dwelling would not be deemed as isolated. Therefore consideration should be given as to whether the proposal would support services in villages nearby.

The new dwelling would be located within the countryside village of Willisham Tye. This area comprises only residential properties. Future occupants of the dwelling would need to travel for all their daily needs (work, doctors, school and food stores). Willisham Tye is mainly surrounded by other countryside villages; Offton, Barking, Great Bricett and Wattisham and Battisford. Many of these villages have very limited facilities.

Willisham Tye is situated near to Ringshall Stock which is defined by Policy CS1 of the Core Strategy as a Secondary Village and Somersham which is defined as a Primary Village. Ringshall has a primary school and small farm shop (located near the church) whilst Somersham has a community shop (the pub is currently closed).

The dwelling is located over a mile from the neighbouring facilities in the surrounding villages. The site is located 1 mile from Barking (19 minute walk), over 1.5 miles (approximately 30 minute walk) from Ringshall and the same distance south from the Limeburner's (pub) in Offton. Consequently the new dwelling is likely to offer little support to these local facilities. It is very likely that travel to larger settlements would be required to meet all the social, educational, retail and employment needs of the potential future occupiers of the proposed dwelling. For this reason and having regard to the amount of development proposed, the opportunity for the proposal to contribute to maintaining or enhancing the vitality of the existing rural community would be limited.

Paragraph 17 of the NPPF sets out that planning should support the transition to a low carbon future in a changing climate and to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling. Paragraph 30 and 35 of the NPPF details that authorities should encourage solutions to reduce greenhouse gas emissions and development should be designed and located to give priority to pedestrian and cycle movements and have access to high quality public transport.

There is no footpath or footway connecting the application site and

neighbouring services. Walking and cycling to these destinations would be along narrow, winding, unlit and hilly country lanes with limited natural surveillance and largely without footway provision. Given these conditions and the distances involved, it is deemed very likely that the potential future occupiers of the dwelling would be heavily reliant on the use of the private car.

There is a bus service from Willisham to Ipswich (111/111A) which would allow future occupiers to access Ipswich for shopping, leisure and work. However the service is very limited being every 3 hours to Ipswich Old Cattle Market Bus Station with the last bus at 2pm. The bus is also every 3 hours from Ipswich to Willisham in the afternoon only. Given the need for a car to get to other services such as doctors and schools (no school bus service) it is unlikely that occupiers would choose the bus service given the greater convenience of the car. Furthermore the bus stop has no shelter which makes it less desirable to wait for the bus in poor conditions.

Therefore whilst not remote from other dwellings, the proposal would nonetheless result in the development of a new dwelling in the countryside that would be isolated from other nearby settlements and the full range of services and facilities likely to be needed for its residential use. Furthermore there are no special circumstances, such as the essential need for a rural worker to live permanently at or near their place of work in the countryside, to support the development of a new home in this location. Accordingly, the residential development of this site as proposed would be materially harmful and would not meet the aims of paragraph 55 of the Framework.

The development would add to the local housing stock and contribute to meeting the identified housing needs of the area. Furthermore, the development as proposed would have some limited economic benefits during construction. These matters weigh in the developments favour. However the benefits are outweighed by the harm resulting from the development of an isolated new dwelling in this rural location.

The applicants planning statement refers to a recent appeal decision which allowed a dwelling on an infill plot within a significant cluster of dwellings outside the settlement boundary at Barham (a countryside village). The Barham application site was 1300 metres from Claydon which is identified in the Core Strategy as a Key Service Centre village. Facilities such as the shops, schools and doctors would be within an approximate 15-20 minute walk along a generally flat route. A continuous, good quality footway, albeit narrow in places, links the appeal site along Norwich Road and whilst there are only occasional streetlights, there are dwellings along the route which provide surveillance. The inspector noted that whilst the direct economic benefits would be limited the wider sustainability credentials of the scheme in terms of its non-isolated location, its good connectivity to nearby key services and its lack of harm to local character and amenities means that the appeal proposal, would on balance, represent the sustainable development that

the Framework seeks to deliver.

The statement also makes reference to a planning permission in Haughley. Haughley Green, like Willisham is a countryside village with limited services. However Haughley Green is surrounded by designated villages under policy CS1 such as Bacton, Old Newton, Elmswell and Haughley.

Nevertheless, the authority's understanding of Sustainable Development has expanded since the Haughley application following recent appeal decisions (for example appeal decision at 1835/15 Mendlesham Green) which note the importance of footway provision, good bus service and proximity to key services and facilities.

Furthermore the final paragraph of the Inspectors decision (see Appendix C) for the previous application at this site (ref. 1472/12) states all the policies in the NPPF have been taken into account but the NPPF does not alter the inspectors conclusion. The other matters do not outweigh the significant harm that the inspector identifies from the proposed open market dwelling in a countryside village.

In the light of all of the above circumstances and the location and accessibility of the site to services and facilities from surrounding villages the proposal is not considered to represent sustainable development with regards to the environmental and economic dimension of sustainable development set out by the NPPF.

RECOMMENDATION

That Full Planning Permission be **REFUSED** for the following reason:

The proposal is not considered to form sustainable development within the dimensions set out by the National Planning Policy Framework (NPPF). The proposal would result in the development of a new dwelling in the countryside that would be isolated from other nearby settlements and the full range of services and facilities likely to be needed for its residential use. Additionally the development is not located to give priority to pedestrian and cycle movements and would not support the transition to a low carbon future. Consequently the development would not meet the environmental dimension of sustainable development. Furthermore no exceptional circumstances or other material considerations have been demonstrated to outweigh the harm identified in this respect. The proposal is therefore considered to be contrary to the paragraph 17, 30, 35 and 55 of the NPPF and Policies FC1 and FC1.1 of the Mid Suffolk Core Strategy Focused Review (2012).

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

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

Cor1 - CS1 Settlement Hierarchy

Cor2 - CS2 Development in the Countryside & Countryside Villages

Cor5 - CS5 Mid Suffolks Environment

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT

H14 - A RANGE OF HOUSE TYPES TO MEET DIFFERENT ACCOMMODATION NEEDS

H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS

H16 - PROTECTING EXISTING RESIDENTIAL AMENITY

T9 - PARKING STANDARDS

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letter(s) of representation(s) have been received from a total of **4** interested party(ies).

The following people **objected** to the application

The following people **supported** the application:

[Redacted]

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

[Redacted]



Title: Committee Siteplan

Reference: 4244/15

Site: Antler Ridge

Main Road Willisham IP8 4SP



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



SCALE 1:1250

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PHIL COBBOLD

PLANNING LTD

42 BEATRICE AVENUE FELIXSTOWE IP119HBTel: 07775962514 Email: philipcobbold@btinternet.com



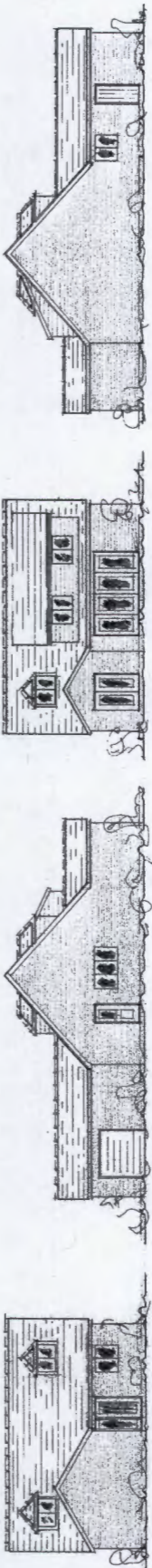
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ERECTION OF A DETACHED DWELLING AND GARAGE ANTLER RIDGE, MAIN ROAD, WILLISHAM.

Location Plan Scale 1:2500



Phil Cobbold BA PGDip MRTPI - Member of the Royal Town Planning Institute - Chartered Town Planner

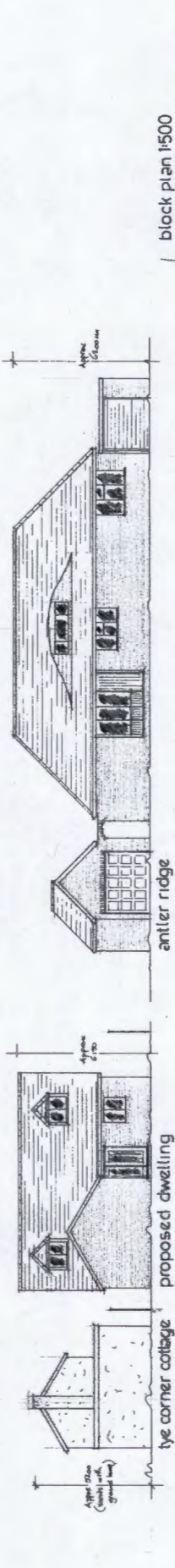


FRONT
PROPOSED ELEVATIONS 1:100

SIDE (facing Antler Ridge)

REAR

SIDE

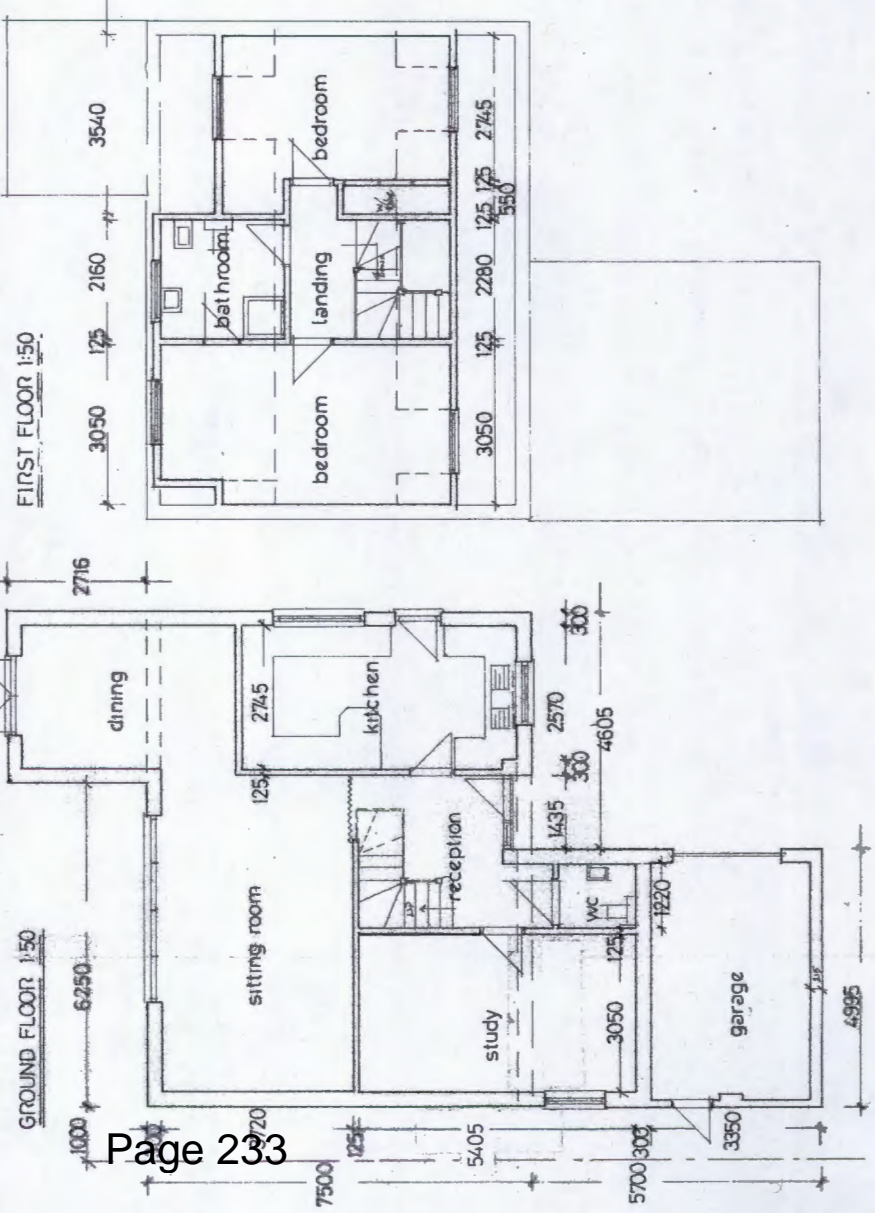


tye corner cottage
STREET VIEW 1:100

proposed dwelling

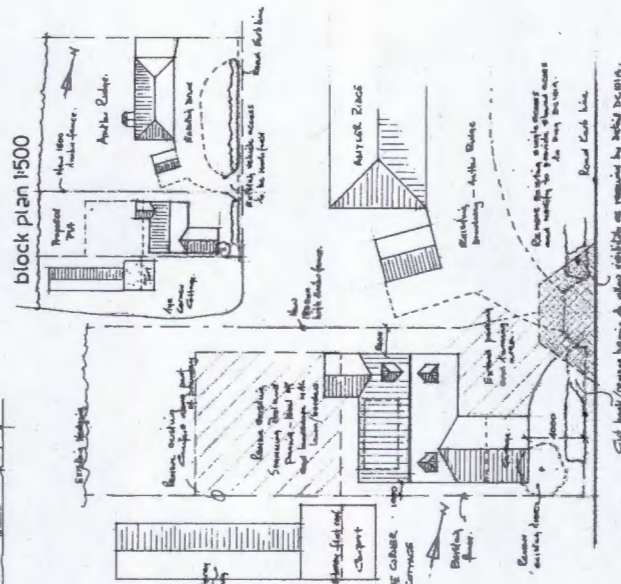
antler ridge

Approve 2.10



FIRST FLOOR 1:50

GROUND FLOOR 1:50



block plan 1:500

BLOCK PLAN 1:200

BuildtoPlans - Paul R Luffin
 15 The Old Rectory
 Telephone Gloucester (01452) 873271 / 07724637714
 E-mail: paul@buildtoplans.co.uk
 #BTPARTISAN_2020

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PARISH COUNCIL

Comments from: Offton And Willisham Parish Clerk

Planning Officer: Rebecca Biggs
Application Number: 4244 / 15
Proposal: Erection of detached dwelling and garage and alterations to existing access.
Location: Antler Ridge, Main Road, Willisham IP8 4SP

PLEASE SET OUT ANY COMMENTS AND OBSERVATIONS OF YOUR COUNCIL WITH REGARD TO THE ABOVE, BEARING IN MIND THE POLICIES MENTIONED IN THE ACCOMPANYING LETTER.

We support this application as it is for a specific local need.

For Planning Applications only

Support

Object

No Comments

Olga Holton (Print Name)

on behalf of *Offton & Willisham* town/parish council

Dated *11/01/2016*

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Your Ref: MS/4244/15
Our Ref: 570\CON\3986\15
Date: 04/01/2015
Highways Enquiries to: kyle.porter@suffolk.gov.uk



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

Email:

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

For the Attention of: Rebecca Biggs

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/4244/15

PROPOSAL: **Erection of detached dwelling and garage and alterations to existing access.**

LOCATION: **Antler Ridge, Main Road, Willisham, Ipswich**

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:

NOTE: Antler Ridge as well as all the other properties along this road are responsible for the maintenance of the existing ditch at the end of each garden, which takes water from Tye Lane, and then culverted under the road into the ditch. This ditch then heads off towards Barking and then ultimately down to Needham Market. Lack of maintenance of this ditch, has on occasion lead to the water backing up and flooding the road outside properties called Three Gables and Corner Cottage. The landowner should be made aware that the Highways Authority will seek to enforce compliance of this responsibility under the Land Drainage Act if considered necessary.

1 AL 5

Condition: No other part of the development hereby permitted shall be commenced until the existing vehicular access has been improved, laid out and completed in all respects in accordance with DC101A; and with an entrance width of 4.5m. Thereafter the access shall be retained in the specified form.

Reason: In the interests of highway safety to ensure that the layout of the access is properly designed, constructed and provided before the development is commenced.

2 P 1

Condition: The use shall not commence until the area(s) within the site shown on 2011.01A 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.

3 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

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From: KEITH EARL [<mailto:bonnyshoot@btinternet.com>]
Sent: 15 January 2016 10:29
To: Rebecca Biggs
Subject: Antler Ridge 4244/15

Hello Rebecca,

Further to our telephone conversation this morning would you kindly add the following condition to the Offton & Willisham response to the above planning application if it is approved/granted by MSDC.

"That the applicant digs out the ditch, which he admits to owning, from the Tye Lane culvert down past the new property and Antler Ridge to allow the Tye Lane surface water to drain away".

SCC Highways should also have made this request.

Many Thanks, Kind Regards, Keith Earl, Chairman, Offton & Willisham Parish Council.

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From: Nathan Pittam
Sent: 17 December 2015 14:52
To: Planning Admin
Subject: 4244/15/FUL. EH - Land Contamination.

4244/15/FUL. EH - Land Contamination.
Antler Ridge, Main Road, Willisham, IPSWICH, Suffolk, IP8 4SP.
Erection of detached dwelling and garage and alterations to existing access.

Many thanks for your request for comments in relation to the above application. I have reviewed the application and can confirm that the application has all of the requisite land contamination assessments and none of these demonstrate that contamination is likely to cause an adverse impact on the proposed development and as such I have no objection to the development. I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

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

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From: Andrea Stordy
Sent: 18 December 2015 08:19
To: Planning Admin
Subject: FAO: Philip Isbell

Planning Ref: 4244/15

Address of Site: Antler Ridge, Main Road, Willisham, IP8 4SP

Good Morning,

Thank you for your letter dated 17/12/2015.

We will not be making formal comment on planning application 4244/15, as we do not feel we have an access issue. We have a Fire Hydrant, no. 110241 within 90 m of the property.

If you have any queries, please email them to water.hydrants@suffolk.gov.uk

Kind regards,
Sent on behalf of the Water Officer

Andrea Stordy
Suffolk Fire and Rescue Service
BSO
3rd Floor, Lime Block
Endeavour House,
Russell Road,
IP1 2BX

Tel.: 01473 260564
Email: andrea.stordy@suffolk.gov.uk



Appeal Decision

Site visit made on 24 July 2013

by Sue Glover BA (Hons) MCD MRTPI

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

Decision date: 20 August 2013

Appeal Ref: APP/W3520/A/13/2195058

Land adjacent to Antler Ridge, Willisham, Ipswich, Suffolk, IP8 4SP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs Cornforth against the decision of Mid Suffolk District Council.
 - The application Ref 1472/12 dated 26 April 2012 was refused by notice dated 8 November 2012.
 - The development proposed is the severance of the existing garden land and the erection of a three bedroom, one and a half storey dwelling with an attached single garage.
-

Costs

1. An application for costs has been made by Mr & Mrs Cornforth against Mid Suffolk District Council. This application is the subject of a separate decision.

Decision

2. The appeal is dismissed.

Procedural Matter

3. I have adopted the Council's description of the proposal, which I am told has the agreement of the appellants.

Main Issue

4. The main issue is whether a new dwelling in this countryside village would be in an accessible or a sustainable location.

Reasons

The main issue

5. Core Strategy (CS) Policies CS 1 and CS 2 set out the hierarchy of settlements for Mid Suffolk and the development permitted in respect of each designation. Willisham Tye is designated as a countryside village where only specified types of development will be permitted in accordance with Policy CS 2.
6. The appeal dwelling would not be isolated, but it would be located within a village surrounded by housing. There are bus services and other provision in Willisham, with other services and facilities in adjoining villages. The village is located within 3.5km from the market town of Needham Market where there is a greater range of service provision. Notwithstanding these matters, within the hierarchy of settlements in the adopted Core Strategy countryside villages

- are not considered to be as accessible or as sustainable as other settlements where open market housing is acceptable.
7. Policy CS 2 is not definitive, but the list of development acceptable in the countryside and in countryside villages is comprehensive. The list includes rural exception housing, which is agricultural workers dwellings, replacement dwellings, and affordable housing on exception sites.
 8. The text to Policy CS 2 says that development will only be permitted in exceptional circumstances. It goes on to say such exceptions might include affordable housing where a local need is identified. Open market housing is notable by its absence from the list of acceptable development.
 9. Affordable housing is defined in the National Planning Policy Framework as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. It should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative housing provision. This is not the case with the appeal proposal, so that it is contrary to the provisions of Policy CS 2.
 10. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration. Paragraph 215 of the National Framework indicates that after a 12 month period from publication (published in March 2012) due weight should be given to policies in existing plans according to their degree of consistency with the framework.
 11. The National Framework sets out a presumption in favour of sustainable development. It sets out core planning principles, which relate to social, economic and environmental factors, one of which is to actively manage growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.
 12. The objectives of CS Policies CS 1 and CS 2 are compatible with this core principle of the National Framework, so that I am able to attach significant weight to these development plan policies. In the context of the National Framework and the development plan, the appeal site within a countryside village is not as accessible compared to other locations in Mid Suffolk identified in the Core Strategy even though the village does have some services and the site is not isolated. It would be a matter for the Council if it wishes to review the designation of Willisham Tye in any emerging development plan document, but that is not a function of this appeal.
 13. Development within designated villages and on rural exception sites is intended to support the viability of rural communities. I recognise that any development permitted in Willisham Tye under Policy CS 2, such as an affordable dwelling, would also not be as accessible or sustainable as in some other locations. However, Policy CS 2 makes it clear that such development would only be permitted in exceptional circumstances.
 14. I am especially mindful of the family's personal circumstances and the contribution that their daughter makes to the village. Personal circumstances however rarely comprise exceptional circumstances or override more general

planning considerations. I am sympathetic to the family's motives, but they do not make the proposal acceptable.

15. Policy H7 of the Mid Suffolk Local Plan relates to the designations on the former Proposals Map. It is therefore not applicable to this appeal proposal. The appeal site does not lie within a Green Belt, but in any event the National Framework makes it clear that limited infilling in villages in the Green Belt would be under policies set out in the local plan. Reference is made to the policies of other Councils, but this proposal must be judged against those of Mid Suffolk.

Other matters and conclusions

16. Although the garage would be set forward within the site, it would be well-screened by the front boundary hedge. Only a small proportion of the front hedge would be lost to widen the access. I find no material harm to the character and appearance of the countryside village from the appeal proposal.
17. Given the distance of the dwelling from no. 20 North Acres and the boundary vegetation at the rear, there would be no material harm to the living conditions of the residents of this adjoining dwelling in respect of privacy or other matters. There would be adequate visibility from the access and sufficient separation from the junction with North Acres so that there would be no material harm to highway safety.
18. In its favour, the proposal would have some social and economic benefits, and contribute to sustainable development in this way. Some local jobs might be created with the construction of a new dwelling. There is support from a number of local residents and an emerging Parish Plan. A large number of local people have indicated a willingness to accept new development in Willisham. I note however that this would be "allowable development" within the constraints of the development plan.
19. There is no substantive evidence of an overriding housing need for open market housing in Mid Suffolk, so that this matter does not weigh in favour of the proposal.
20. There is a signed and dated planning obligation which undertakes to make a social infrastructure contribution. CS Policy CS 6 says that new development will be expected to provide or support the delivery of appropriate and accessible infrastructure to meet the justifiable needs of new development. I have considered the contribution for social infrastructure in the light of the statutory tests contained in Regulation 122 of The Community Infrastructure Levy (CIL) Regulations 2010.
21. The Supplementary Planning Document for Social Infrastructure Including Open Space, Sport and Recreation sets out the contribution required on the basis of dwelling size, household size and contribution cost per person. However, I have been unable to identify from the submissions any local need for social infrastructure. In these circumstances, the contribution does not meet the CIL tests of being directly related to the development, and necessary to make the development acceptable in planning terms. I am therefore unable to take the planning obligation into account as a material consideration.
22. I have considered all other matters including the replacement dwelling at no. 1 Hall Cottages and other permissions and appeal decisions drawn to my

attention. In the Woolpit appeal, the main issue was the character and appearance of the countryside, which is not the case with this appeal proposal. I find that the circumstances of these other permissions differ from this appeal proposal, so that I have judged this proposal on its own individual merits.

23. The absence of any notice by the Parish Council to local residents about the removal of the settlement boundary before the Core Strategy was adopted is a matter for the relevant authorities.

24. I taken into account all the policies in the National Framework in the light of the submissions for this appeal, but the National Framework does not alter my conclusions. The other matters do not outweigh the significant harm that I have identified from the proposed open market dwelling in a countryside village. The appeal therefore does not succeed for these reasons.

Sue Glover

INSPECTOR

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3778/15

Development Control Committee B

Wednesday 17 February 2016

Item 1 – 3778/15

Amendment to recommendation:

“Two year time limit for completion of works”

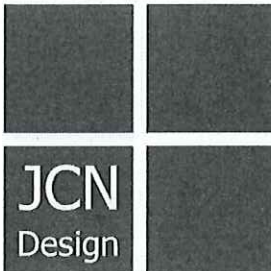
to be amended to read:

“Two year time limit for completion of works of demolition.”

Adrian Matthews
15 February 2016

3308/15

2



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Corporate Manager – Development Management
Planning Services
Mid Suffolk District Council
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131 High Street
Needham Market
Suffolk
IP6 8DL

For the attention of Mr John Pateman-Gee

Our ref: CN063 – 6

12 February 2016

Dear Sir

**PHASE 6c, WAGTAIL DRIVE, CEDARS PARK, STOWMARKET
APPLICATION REFERENCE 3308/15**

On behalf of Crest Nicholson Eastern, I write with regard to the application for planning permission to create 97 no. one, two, three and four bedroom houses and apartments, associated roads, car parking, public open space and landscaping, plus vehicle access from Wagtail Drive and cycleway access from Stowupland Road, at Phase 6c of the Cedars Park development, Stowmarket (application reference 3308/15).

Following the deferral by Development Control Committee B of the determination of the application at their meeting on 27 January 2016 "to enable further negotiation with the applicant to address and explore" four areas where they felt that the proposed scheme could be altered in order to enhance it, the applicant held a meeting and site visit with the case officer and members of the landscaping and ecology teams at Suffolk County Council and agreed the following:

- (a) *Issues and concerns regarding design and overlooking in the areas of Hill House Farm and Elizabeth Way*

Some members of the committee did not feel that the relationship between the existing and proposed properties had been adequately addressed, leaving potential for window-to-window overlooking to the existing houses on the north side of Elizabeth Way and the house at Hill Farm. However, the new houses are positioned so that there is a reasonable offset between them – either a side-on relationship, such as plots 12 and 91, or back-to-back, as plots 13 to 20 (with the offset ranging from 22 metres between plot 13 and 44 Elizabeth Way to 30 metres from plot 18 to 52 Elizabeth Way).

In addition, the new homes are to the north of the existing properties, meaning that no issues of overshadowing or loss of sunlight are applicable. Furthermore, finished floor levels of the proposed properties will be significantly lower than the existing ground levels of the site, therefore further improving the relationship with Elizabeth Way.

Amendments to the proposed scheme were submitted in November 2015, adding hipped roofs in order to address potential issues relating to scale and massing that were identified during the statutory consultation exercise and it appears that the committee is satisfied in that regard.

With regard to the new homes backing on to Elizabeth Way in particular, the site slopes relatively steeply up from the boundary, meaning that there is little benefit in increasing the separation between the existing and proposed properties because the new houses will be moved further up the hill, making them appear taller and more dominating. Instead, it is proposed that the house types be revised to remove any opportunities for overlooking by altering the floor plans so that there are no windows to habitable rooms that face towards the existing properties – windows are either shown to be moved to the side elevations, or the bathroom is relocated to the rear of the property so that the window includes obscured glazing, meaning that overlooking from the room cannot occur.

The position and the footprint of the buildings remains unchanged and the alterations relate solely to the upper floor windows. The amended plots are:

- Plots 13, 14, 17 and 18 – changed from Elmswell to Sussex house type – rear-facing window in bedroom 2 moved to the side elevation, family bathroom and bedroom 3 swapped so that an obscured glazed window is to the rear of the upper floor.
- Plots 15 and 16 – Elsenham house type – upper floor windows on the rear elevation replaced by windows to the side elevations.
- Plots 94 and 95 – Sussex house type – rear-facing window in bedroom 2 moved to the side elevation, family bathroom and bedroom 3 swapped so that an obscured glazed window is to the rear of the upper floor.
- Plot 96 – Chelsworth house type – upper floor rotated so that bedroom 1 is to the rear and does not need a window facing towards Hill Farm. En-suite window will use obscured glazing.

As a result, any potential for overlooking or even the perception of overlooking will be removed by ensuring that no upper floor windows face to the rear of the plots that share a boundary with Elizabeth Way or Hill Farm. Please note that following comments in the committee meeting, the cross-sections have been updated to clarify the relationship across the site boundary, including the addition of building heights for the existing and proposed properties – the sections are accurate and to scale, including the mature height of the planting to the boundaries.

(b) The possibility of a cycleway connection onto Stowupland Road

The land between the northern edge of the site and Stowupland Road (B1115) is part of the adopted highway, sloping steeply down from the site to the footway and densely landscaped

with a belt of mature trees. The B1115 heads downhill to the east more steeply than the site, meaning that to achieve compliance with the Disability Discrimination Act 1995, a ramp at a gradient of no more than 1:20 must be placed in the north eastern corner of the site.

Two options to create the link have been prepared and both work with the gradient of the land, meaning that the paths head away from the town centre, although they both end at the traffic island, encouraging the road to be crossed at the safest point. More significantly, both require substantial engineering features to be constructed in order to be built to Suffolk County Council's standards for adoption and would result in the removal of all of the landscaping in the northern third of the embankment. The applicant has asked their biodiversity consultant (Southern Ecological Solutions) to review the scheme and their view is that the loss of established vegetation will reduce connectivity along the linear feature for protected/priority species such as bats. These findings have been confirmed by members of the landscaping and ecology teams at Suffolk County Council.

As such, although the link will create a small time saving for residents on the northern edge of the site heading towards the railway station, alternative routes via the existing farm access and Stowupland Road or via Siskin Street and Navigation Approach are available that do not give rise to a substantial biodiversity impact. As such, and in order to protect the existing habitat, it is not proposed that a link to B1115 is added to the scheme.

(c) Enhance bats and biodiversity mitigation

A Biodiversity Mitigation and Enhancement Strategy has been prepared by Southern Ecological Solutions, alongside a detailed soft landscaping scheme prepared by James Blake Associates. The report reviews the existing biodiversity features and the potential impacts, as per the Phase 1 Habitat Survey and Phase II Ecological Survey. Mitigation measures include woodland management and the planting of additional and bat-friendly woodland species, strengthening hedgerows and adding a buffer of wildflowers, a new area of woodland planting to the south side of the existing farm access, bat boxes in trees with roosting potential and a bat-friendly lighting scheme, bird boxes, and "hedgehog holes" in garden fences.

Details of the habitat enhancement are also described in the report and reflected in the landscaping scheme. This includes managing the woodland so that structural diversity is returned to the understorey habitat and adding enhancement opportunities for invertebrates and reptiles (eg. log piles). A five-year management plan is also proposed.

(d) Relocate construction access / cycleway onto the meadow to safeguard the farm track

It has always been intended that the strategic cycleway link between Wagtail Drive and Stowupland Road could also be used as an emergency access. The link utilises the existing alignment of the farm track that serves the site, which is already wide enough for a tractor and machinery to enter the site on a regular basis. Apart from adding a hard surface (to adoptable standards) and removing a small amount of the hedge around the gate at the northern end of the link in order to create the crossover for the cycle path, the character of the track would be left unchanged.

There is also potential for the track to be used as a temporary construction access, avoiding taking large vehicles through the residential streets to the south. A Construction Method

Code of Conduct Statement has been prepared to explain how the existing track can be used in a safe manner as part of the redevelopment of the site, without harming the trees and hedgerow. The applicant is satisfied that using there will be no negative impacts caused by the use of the farm track both as a temporary access and as part of the cycleway route from Navigation Approach to Stowupland Road.

However, the committee asked whether the farm track should be safeguarded by relocating the cycleway to the eastern side of the hedgerow. A draft scheme has been prepared, showing a 3.7 metre wide route alongside the hedge and turning at its northern end to reach the edge of the road. However, the application for planning permission has already been revised to remove the buildings from the leg of the site running up to Stowupland Road (a small block of apartments had been proposed) in order to create room for additional woodland as part of the enhancement of the biodiversity value of the site. Relocating the link would prevent the planting of almost all of the new woodland as well as requiring a section of the hedgerow to be removed, thereby preventing the creation of a new linear feature that would benefit protected and priority species such as bats. Even the creation of a temporary track across the area for construction traffic would delay the creation of the new habitat. A review of the alternative proposals by Southern Ecological Solutions found that relocating the track would result in additional impacts to the biodiversity of the site, concluding that the continuing use of the existing farm track would be preferable. These findings have been confirmed by members of the landscaping and ecology teams at Suffolk County Council.

The committee also suggested a number of other alterations to the proposed scheme that they wished to see the applicant explore, but they did not form part of the agreed reasons for deferral. However, with the layout being revised to address point (a), the opportunity has been taken to omit the paths through the open space in order to reduce the amount of formal public access, to reduce the length of the turning head outside plot 34 in order to allow the adjoining tree to be retained and to widen the car port serving plot 97 to better protect the rear garden of 32 Wagtail Drive from the new public open space running up to Stowupland Drive. The tree survey has also been updated to reflect the changes to the proposed site layout, whilst an addendum to the Transport Assessment has been prepared to reflect that the number of new homes proposed has been reduced from 102 to 97 during the consideration of the proposals.

In view of the amendments described above, the information submitted in support of the application for planning permission has been updated and I would be grateful if you could substitute the following in place of the earlier versions:

- | | |
|--|----------------------|
| 1. Site Layout | 14-2304-002 rev. K |
| 2. Building Heights Plan | 14-2304-003 rev. G |
| 3. Refuse, Parking and Cycle Strategy | 14-2304-004 rev. G |
| 4. Boundary Treatment Plan | 14-2304-005 rev. G |
| 5. House Type Chelsworth, Floor Plans | 14-2304-010 rev. B |
| 6. House Type Chelsworth v1, Floor Plans | 14-2304-010.1 |
| 7. House Type Chelsworth, Elevations (Detached) | 14-2304-011 rev. C |
| 8. House Type Chelsworth v1, Elevations (Detached) | 14-2304-011.2 |
| 9. House Type Elmswell, Floor Plans | 14-2304-014 rev. C |
| 10. House Type Elmswell, Elevations (Brick) | 14-2304-015.1 rev. B |
| 11. House Type Elsenham, Floor Plans | 14-2304-016 rev. C |
| 12. House Type Elsenham v1, Floor Plans | 14-2304-016.1 |

JCN Design Limited

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13.	House Type Elsenham, Elevations (Brick)	14-2304-017 rev. E
14.	House Type Elsenham v1, Elevations (Render)	14-2304-017.4
15.	House Type Sussex, Floor Plans	14-2304-022 rev. C
16.	House Type Sussex v1, Floor Plans	14-2304-022.1
17.	House Type Sussex, Elevations (Render)	14-2304-023 rev. C
18.	House Type Sussex, Elevations (Brick)	14-2304-023.1 rev. B
19.	House Type Sussex v1, Elevations (Render, Hipped Roof, Detached)	14-2304-023.4
20.	House Type Sussex v1, Elevations (Render, Semi-detached)	14-2304-023.5
21.	House Type Sussex v1, Elevations (Render, Short Ridge, Detached)	14-2304-023.6
22.	Carport, Plans and Elevations	14-2304-043 rev. C
23.	Landscape Masterplan	SK02 rev. D
24.	Sections AA and BB	SK03 rev. D
25.	Sections CC	SK04 rev. D
26.	Tree Survey, Arboricultural Impact Assessment (dated April 2015, revision C)	

In addition, new information has also been created as part of the review of the proposed scheme, therefore I would be grateful if you could add the following to the package of information that is already being considered:

27.	Affordable Housing Plan	14-2304-007 rev. F
28.	Triple Carport, Plans and Elevations	14-2304-044
29.	Detailed Soft Landscape Proposal for Plots and POS (Sheet 1 of 4)	JBA 14/357-01 rev. B
30.	Detailed Soft Landscape Proposal for Plots and POS (Sheet 2 of 4)	JBA 14/357-02 rev. B
31.	Detailed Soft Landscape Proposal for Plots and POS (Sheet 3 of 4)	JBA 14/357-03 rev. B
32.	Detailed Soft Landscape Proposal for Plots and POS (Sheet 4 of 4)	JBA 14/357-04 rev. B
33.	Emergency Access, Auto Track Swept Path: Low Loader	W160-011
34.	Biodiversity Mitigation and Enhancement Strategy (dated 03 February 2016)	
35.	Construction Code of Conduct Method Statement (dated February 2016)	
36.	Letter from Southern Ecological Solutions (dated 10 February 2016) assessing the biodiversity impact of the additional access proposals	
37.	Transport Statement Supplementary Note (reference W160, dated February 2016)	

Furthermore, the following information has been prepared as part of the response to the Development Control Committee's deferral. These changes are not part of the proposal as they, as detailed earlier in this letter, are not supported by the applicant or the landscaping and ecology teams at Suffolk County Council. However, for the sake of clarity and on a "for information" basis only as part of the decision-making process, please find enclosed copies of the following drawings:

38.	Emergency Access Link – Alternative Option	W160-012
39.	Alternative Emergency Access, Auto Track Swept Path: Low Loader	W160-013
40.	Possible Foot/Cycle Ramp to Stowupland Road: Option 1	W160-014
41.	Possible Foot/Cycle Ramp to Stowupland Road: Option 2	W160-015

All of the above information is submitted by e-mail in PDF format, but if you need paper copies, please do not hesitate to let me know.

7



At the committee meeting, Philip Isbell highlighted the timetable for the introduction and implementation of CIL. The preparation of the Section 106 Agreement is ongoing, but to be clear, should the determination of the application be deferred again, it will almost certainly reduce the package of financial contributions that will fund works in the local community by £327,941. The proposed scheme is the culmination of nearly two years of pre-application discussions and no technical or policy objections have been received from statutory consultees, leaving no valid, sound or defensible planning reasons why permission for the scheme should be refused.

I trust that you will find the revised scheme to be acceptable and that it addresses the Development Control Committee's reasons for deferral without creating negative biodiversity impacts, leading to another recommendation that the application for planning permission be approved. However, if you have any comments or queries, or should you require any additional information, please do not hesitate to contact me at the above address.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M Smith', written over a horizontal line.

MICHAEL SMITH
michael@jcndesign.co.uk



0 10 20 30 40 50 metres
Comparative scale

No.	Date	Amendment	Initials	No.	Date	Amendment	Initials		
K	04.02.15	Issue 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 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							

Client: Crest Nicholson
Project: Phase 5C, Caddens Park, Stowmarket, Suffolk.
Drawing: Site Layout
Scale: 1:200 @ A1
Status: Planning
Date: Jun 2015
Drawn by: J. [Name]
Checked by: K. [Name]



Key:

- 1.8m Close Boarded Fence
- 2.2m Close Boarded Fence
- 1.8m Brick Wall
- 1.5m Post and Rail



No.	Date	Assessment	Initials	Date	Assessment	Initials
B	03/11/16	South Boundary Assessment	BM			
C	03/11/16	Changes to boundaries	BM			
B	01/07/15	Site layout assessment	BM	0	20.01.16	Assessment to suit layout Rev A
B	20/11/15	Site layout assessment	BM	0	20.11.15	Assessment to suit layout Rev A
A	25/03/15	Assessment to suit layout	CD	E	25.03.15	Assessment to suit layout Rev C

Client: Boundary Treatment Plan
Project: Phase 4C, Cedra Park, Stowmarket, Suffolk.

Drawing: Boundary Treatment Plan
Scale: 1:500 @ A1
Status: Planning
Date: May 2016
Drawn by: G
Checked by: G

GRAFIK
 2016-2017
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10



Schedule	Bed	No.
Affordable Rent	2B Flat	2
	1B Flat	3
	1 Bed Flat	3B
	1 Bed Flat	3B
Intermediate	Henley	3B
	Newton	2
	Oakley	2
	Sandown	2
Discount Market Housing	Henley	3B
	Oakley	2B
	Sandown	2B
		4

Key:

- Affordable Rent
- Intermediate
- Discount Market Housing



Comparative scale

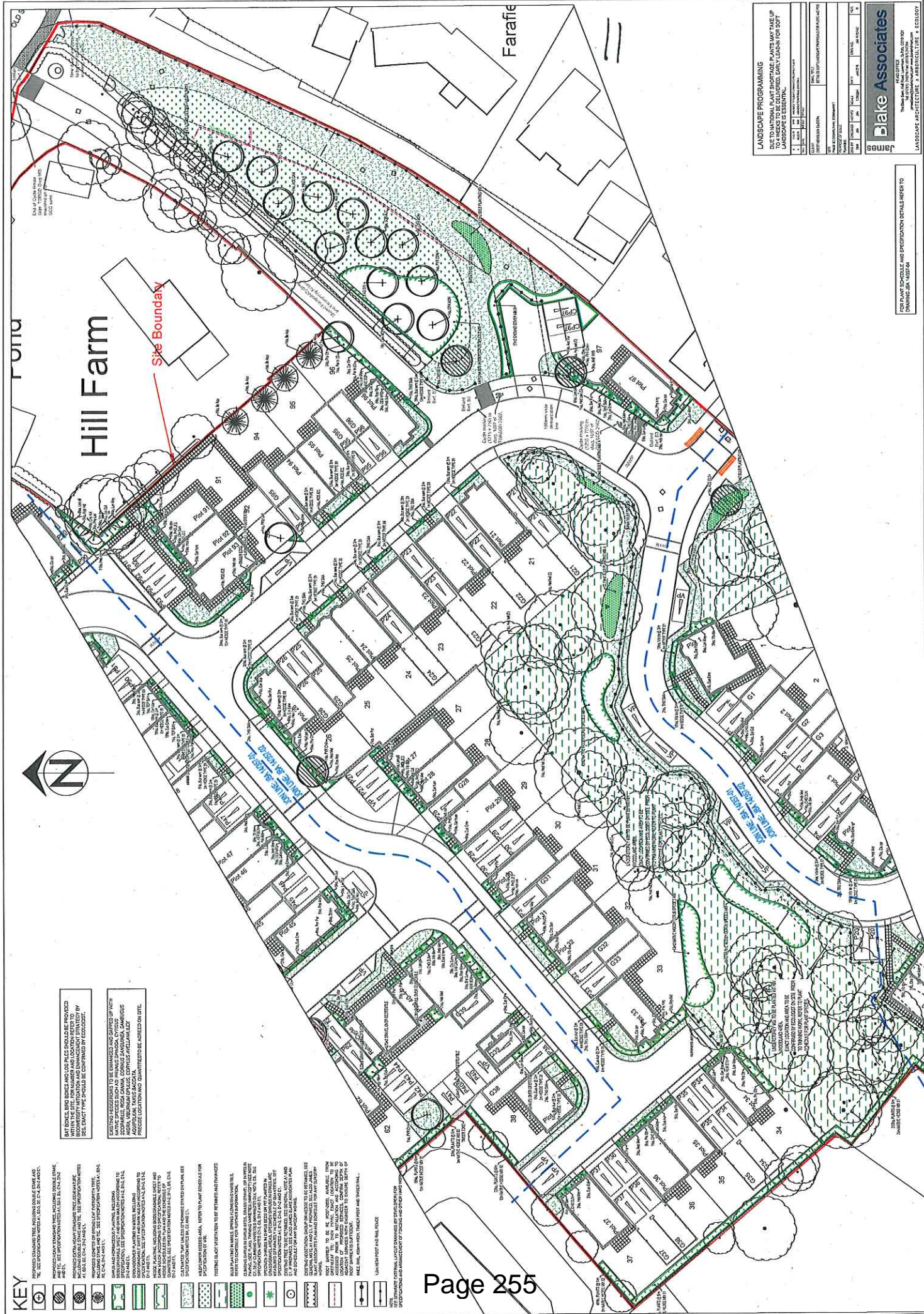
No.	Date	Amendment	Initials	No.	Date	Amendment	Initials
C	07/2/18	Schedule update	GD	F	06/02/18	Updated to add layout Rev-K	GD
B	03/01/18	Additional affordable units added	GD	E	03/01/18	Updated to add layout Rev-J	GD
A	15/02/15	Initial development	GD	D	03/01/18	For working permitted	GD

Client: Crest Nicholson
 Project: Phase 6C, Cedars Park,
 Stowmarket, Suffolk.
 Drawing: Affordable Plan
 Date: Dec 2018
 Drawing No: 14236007
 Scale: 1:500 @ A1
 Status: Planning
 F

Drawn by: [Name]
 Checked by: [Name]
 Approved by: [Name]
 Date: [Date]
 Scale: 1:500 @ A1
 Status: Planning
 F

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Hill Farm

Farafie

Site Boundary



KEY

- EXISTING SITE BOUNDARIES
- NEW SITE BOUNDARIES
- EXISTING TREES
- PROPOSED TREES
- EXISTING HARDSCAPE
- PROPOSED HARDSCAPE
- EXISTING WATER FEATURES
- PROPOSED WATER FEATURES
- EXISTING PARKING
- PROPOSED PARKING
- EXISTING BUILDING FOOTPRINTS
- PROPOSED BUILDING FOOTPRINTS
- EXISTING LANDSCAPE
- PROPOSED LANDSCAPE
- EXISTING ROADS
- PROPOSED ROADS
- EXISTING UTILITIES
- PROPOSED UTILITIES
- EXISTING SITE ACCESS
- PROPOSED SITE ACCESS
- EXISTING SITE SERVICES
- PROPOSED SITE SERVICES
- EXISTING SITE MATERIALS
- PROPOSED SITE MATERIALS

1. EXISTING AND PROPOSED BUILDINGS SHOULD BE PROVIDED WITH SUFFICIENT VENTILATION AND UNOBSTRUCTED EXITS (BY DESIGN AND CONSTRUCTION) TO MEET THE REQUIREMENTS OF THE EXISTING AND PROPOSED OCCUPANCY CLASSIFICATION. ALL OCCUPANCY CLASSIFICATION NOTES SHALL BE COMPLIED WITH.

2. EXISTING AND PROPOSED BUILDINGS SHALL BE PROVIDED WITH SUFFICIENT VENTILATION AND UNOBSTRUCTED EXITS (BY DESIGN AND CONSTRUCTION) TO MEET THE REQUIREMENTS OF THE EXISTING AND PROPOSED OCCUPANCY CLASSIFICATION. ALL OCCUPANCY CLASSIFICATION NOTES SHALL BE COMPLIED WITH.

3. EXISTING AND PROPOSED BUILDINGS SHALL BE PROVIDED WITH SUFFICIENT VENTILATION AND UNOBSTRUCTED EXITS (BY DESIGN AND CONSTRUCTION) TO MEET THE REQUIREMENTS OF THE EXISTING AND PROPOSED OCCUPANCY CLASSIFICATION. ALL OCCUPANCY CLASSIFICATION NOTES SHALL BE COMPLIED WITH.

4. EXISTING AND PROPOSED BUILDINGS SHALL BE PROVIDED WITH SUFFICIENT VENTILATION AND UNOBSTRUCTED EXITS (BY DESIGN AND CONSTRUCTION) TO MEET THE REQUIREMENTS OF THE EXISTING AND PROPOSED OCCUPANCY CLASSIFICATION. ALL OCCUPANCY CLASSIFICATION NOTES SHALL BE COMPLIED WITH.

5. EXISTING AND PROPOSED BUILDINGS SHALL BE PROVIDED WITH SUFFICIENT VENTILATION AND UNOBSTRUCTED EXITS (BY DESIGN AND CONSTRUCTION) TO MEET THE REQUIREMENTS OF THE EXISTING AND PROPOSED OCCUPANCY CLASSIFICATION. ALL OCCUPANCY CLASSIFICATION NOTES SHALL BE COMPLIED WITH.

6. EXISTING AND PROPOSED BUILDINGS SHALL BE PROVIDED WITH SUFFICIENT VENTILATION AND UNOBSTRUCTED EXITS (BY DESIGN AND CONSTRUCTION) TO MEET THE REQUIREMENTS OF THE EXISTING AND PROPOSED OCCUPANCY CLASSIFICATION. ALL OCCUPANCY CLASSIFICATION NOTES SHALL BE COMPLIED WITH.

7. EXISTING AND PROPOSED BUILDINGS SHALL BE PROVIDED WITH SUFFICIENT VENTILATION AND UNOBSTRUCTED EXITS (BY DESIGN AND CONSTRUCTION) TO MEET THE REQUIREMENTS OF THE EXISTING AND PROPOSED OCCUPANCY CLASSIFICATION. ALL OCCUPANCY CLASSIFICATION NOTES SHALL BE COMPLIED WITH.

8. EXISTING AND PROPOSED BUILDINGS SHALL BE PROVIDED WITH SUFFICIENT VENTILATION AND UNOBSTRUCTED EXITS (BY DESIGN AND CONSTRUCTION) TO MEET THE REQUIREMENTS OF THE EXISTING AND PROPOSED OCCUPANCY CLASSIFICATION. ALL OCCUPANCY CLASSIFICATION NOTES SHALL BE COMPLIED WITH.

9. EXISTING AND PROPOSED BUILDINGS SHALL BE PROVIDED WITH SUFFICIENT VENTILATION AND UNOBSTRUCTED EXITS (BY DESIGN AND CONSTRUCTION) TO MEET THE REQUIREMENTS OF THE EXISTING AND PROPOSED OCCUPANCY CLASSIFICATION. ALL OCCUPANCY CLASSIFICATION NOTES SHALL BE COMPLIED WITH.

10. EXISTING AND PROPOSED BUILDINGS SHALL BE PROVIDED WITH SUFFICIENT VENTILATION AND UNOBSTRUCTED EXITS (BY DESIGN AND CONSTRUCTION) TO MEET THE REQUIREMENTS OF THE EXISTING AND PROPOSED OCCUPANCY CLASSIFICATION. ALL OCCUPANCY CLASSIFICATION NOTES SHALL BE COMPLIED WITH.

LANDSCAPE PROGRAMMING
 DUE TO LIMITED BUDGET PLANTING MAY TAKE UP TO 4 YEARS TO BE DELIVERED EARLY PLANTING FOR SOFT LANDSCAPE IS ESSENTIAL.

James Blake Associates
 LANDSCAPE ARCHITECTURE & ECOSYSTEM SERVICES
 11000 N. HAYDEN AVENUE
 SUITE 100
 DENVER, CO 80241
 PHONE: (303) 733-1111
 FAX: (303) 733-1112
 WEBSITE: JAMESBLAKEASSOCIATES.COM
 PROJECT: HILL FARM LAYOUT PLAN (REVISED)
 DRAWING NO: HLD-001
 DATE: 05-15-2017 10:30 AM

FOR BLAKE ASSOCIATES AND SPECIFICATION DETAILS REFER TO DRAWING: HLD-001



Key:

- Refuse Store
- Cycle Store
- Visitor Parking
- Refuse Collection Point
- Householder Travel Distance
- Refuse Collection Area
- RCP Area

0 10 20 30 40 50 metres

Comparative scale

No.	Date	Amendment	Initials	Date	Amendment	Initials
D	18.02.15	Further amendments to site plan				
E	21.02.15	Small site layout changes				
F	21.02.15	Amended to suit layout				
G	21.02.15	Amended to suit layout				

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

Drawing: Refuse Parking & Cycle Strategy
Scale: 1:500 @ A1
Date: May 2015
Drawn by: S. Jackson
Checked by: G. [unclear]

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13

Key:

- 1 Storey
- 2 Storey
- 2.5 Storey



Comparative scale

No.	Date	Amendment	Initials	No.	Date	Amendment	Initials
D	04.02.16	Amendments to site plan	DM	D	04.02.16	Approved to final layout Rev K	CD
C	03.07.15	Plan amended to take into account changes	DM	C	03.07.15	Approved to final layout Rev J	CD
B	27.05.15	Approved to final layout	DM	B	27.05.15	Approved to final layout Rev I	CD
A	20.05.15	Approved to final layout	DM	A	20.05.15	Approved to final layout Rev H	CD

GRAFIK

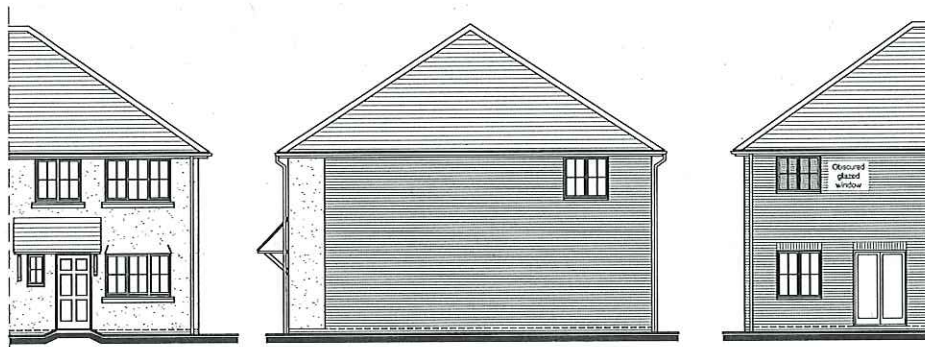
Client: Crest Nicholson
 Project: Phase 6C Cedars Park,
 Stowmarket, Suffolk.

Drawing: Building heights Plan
 Scale: 1:200 @ A1 Status: Working
 Date: May 2015 Draw No: 14329403

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14



Front Elevation
Plots: AS 14
Hand 13

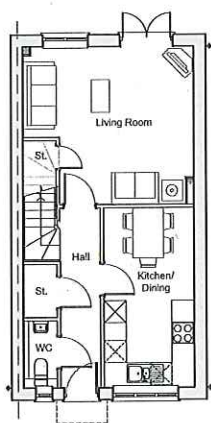
Side Elevation

Rear Elevation

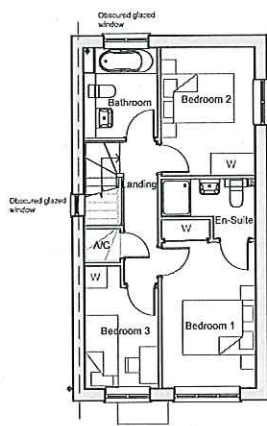
Plots 13 & 14.

No.	Date	Amendment	Initials	No.	Date	Amendment	Initials
Client : Crest Nicholson				 <p>GRAFIK Grafik Architecture Stonem Court Ratford Way Bibury Evesham CV22 0DZ T +44 (0)1277 634 233 F +44 (0)1277 634 234 www.grafik-uk.com</p>			
Project : Phase 6C, Cedars Park Stowmarket, Suffolk.							
Drawing : Sussex v1 - Elevations (Semi-detached)							
Scale :	1:100 @ A3	Status :	Planning	Rev:			
Date :	May 2015	Dwg No :	14-2194-021.5				
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15

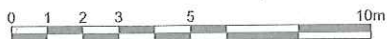


Ground Floor Plan
Plots: AS 14, 18, 94
Plots: Hand 13, 17, 95



First Floor Plan

Plots 13 & 14.



No.	Date	Amendment	Initials	No.	Date	Amendment	Initials
Client: Crest Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk.							
Drawing: Sussex v1 - Floor plans							
Scale: 1:100 @ A3		Status: Planning		Rev: 1			
Date: Jan 2016		Dwg No: 14-2394-022.1					
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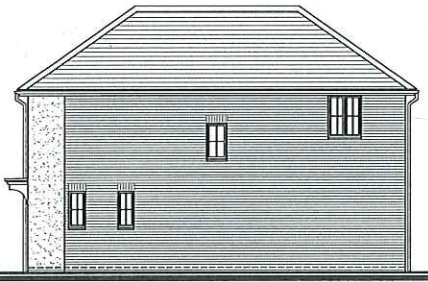
GRAFIK

GRAFIK Architecture
Station Court
Rushford Way
Bilberray
Essex CM12 0GZ
T +44 (0)1277 653 233
F +44 (0)1277 653 234
www.grafik-a.com

16



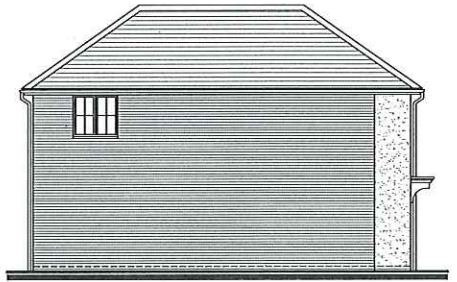
Front Elevation
Plots: AS 15, 16



Side Elevation



Rear Elevation

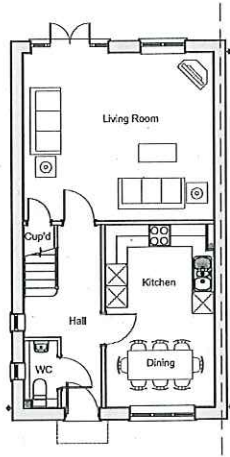


Side Elevation

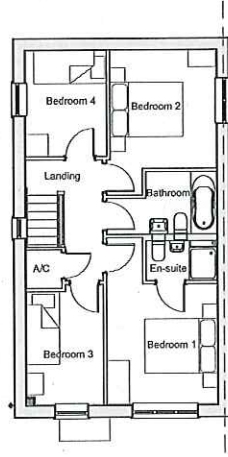
Plots 15 & 16

No.	Date	Amendment	Initials	No.	Date	Amendment	Initials								
Client : Crest Nicholson Project : Phase 6C, Cedars Park Stowmarket, Suffolk															
Drawing : Elsenham v1 - Elevations															
Scale : 1:100 @ A3		Status : Planning		Date : October 2015		Dwg No : 14-2304-0174									
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GRAFIK Grafik Architecture Station Quark Bedford Way Bishops Cleeve Epsom CA12 0DE T +44 (0)1877 659 233 F +44 (0)1877 658 234 k.k@grafik.com				2nd Floor House Unit 5 Ground Floor 5-25 Gordon Street London EC2A 4HS T +44 (0)20 7749 7700 F +44 (0)20 7759 7502 www.grafik.com											
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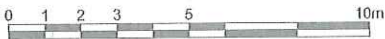
17



Ground Floor Plan
Plots: Hand 15,16



First Floor Plan

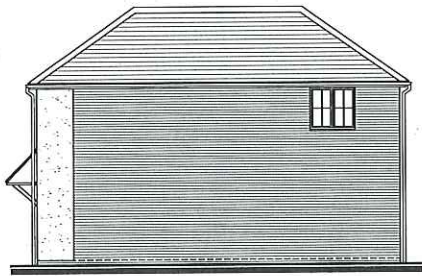


No.	Date	Amendment	Initials	No.	Date	Amendment	Initials
<p>Client: Crest Nicholson</p> <p>Project: Phase 6C, Cedars Park Stowmarket, Suffolk.</p> <p>Drawing: Elsenham v1 - Floor Plans</p> <p>Scale: 1:100 @ A3 Status: Planning Rev: 11</p> <p>Date: May 2015 Dwg No: 14-2304-616.1</p>							
<p>GRAFIK</p> <p>GRAFIK Architecture Station Court Buckley Way Buckley Elsenham, CV12 6QZ</p> <p>T +44 (0)1277 658 233 F +44 (0)1277 658 234 info@grafik.com</p>				<p>Zetland House Unit E Ground Floor 5-23 Southton Street London EC2A 6SU</p> <p>T +44 (0)20 7719 7700 F +44 (0)20 7719 7702 www.grafik.com</p>			
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18



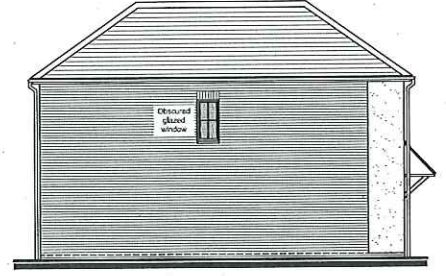
Front Elevation
Plots: AS 17
Hand 18



Side Elevation



Rear Elevation

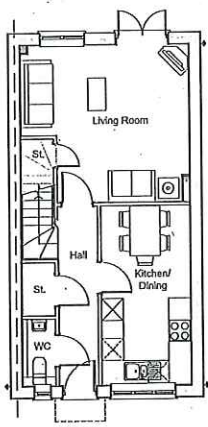


Side Elevation

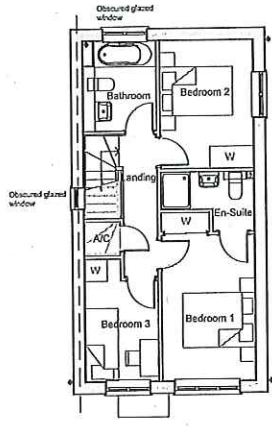
P/ot 17 e 18

No.	Date	Amendment	Initials	No.	Date	Amendment	Initials												
Client: Crest Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk.																			
Drawing: Sussex v1 - Elevations (Render)																			
Scale: 1:100 @ A3				Status: Planning															
Date: May 2015				Dwg No: 14-2394-023.4															
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GRAFIK																			
<small> Grafik Architecture Station Court Rufford Way EBBWASPY Ebbw Vale, NP23 5JY T +44 (0)1277 658 233 F +44 (0)1277 658 234 www.grafik.co.uk </small>																			
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19



Ground Floor Plan
Plots: AS 14, 18, 94
Plots: Hand 13, 17, 95



First Floor Plan



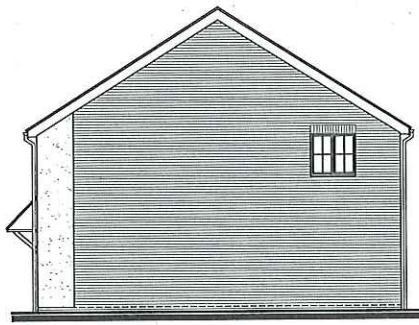
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Client: Crest Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk. Drawing: Sussex v1 - Floor plans Scale: 1:100 @ A3 Date: Jan 2018	STATUS: Planning Dwg No: 14-2304-032.1								
<p>GRAFIK Architecture Station Court Redford Way Bideford Devon, EX38 2DZ T +44 (0)1277 658 233 F +44 (0)1277 658 234 www.grafik.co.uk</p>									
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17 e 18-

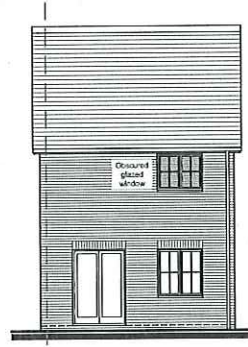
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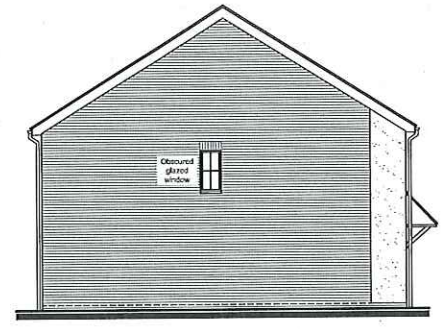
Front Elevation
Plots: AS 94
Hand 95



Side Elevation



Rear Elevation



Side Elevation

94 e 95
(New Hill Farm)

No.	Date	Amendment	Initials	No.	Date	Amendment	Initials		
<table border="0" style="width: 100%;"> <tr> <td style="width: 70%;"> Client: Crest Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk. Drawing: Sussex v1 - Elevations (Render 2) Scale: 1:100 @ A3 Date: May 2015 Status: Planning Dwg No: 14-2304-023.6 </td> <td style="width: 30%; text-align: center;">  Grafik Architects Station Court Railway Way Bury St Edmunds Suffolk IP11 2 00Z T +44 (0)1277 658 233 F +44 (0)1277 658 244 www.grafik.co.uk </td> </tr> </table>								Client: Crest Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk. Drawing: Sussex v1 - Elevations (Render 2) Scale: 1:100 @ A3 Date: May 2015 Status: Planning Dwg No: 14-2304-023.6	 Grafik Architects Station Court Railway Way Bury St Edmunds Suffolk IP11 2 00Z T +44 (0)1277 658 233 F +44 (0)1277 658 244 www.grafik.co.uk
Client: Crest Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk. Drawing: Sussex v1 - Elevations (Render 2) Scale: 1:100 @ A3 Date: May 2015 Status: Planning Dwg No: 14-2304-023.6	 Grafik Architects Station Court Railway Way Bury St Edmunds Suffolk IP11 2 00Z T +44 (0)1277 658 233 F +44 (0)1277 658 244 www.grafik.co.uk								
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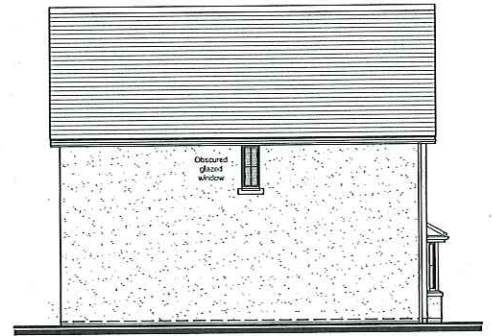
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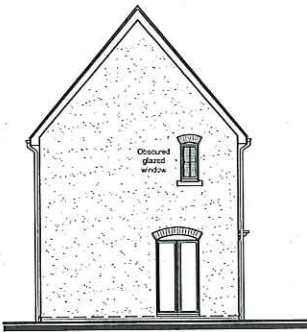
Front Elevation
Plots: AS 96



Side Elevation



Side Elevation

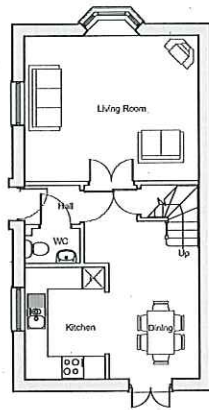


Rear Elevation

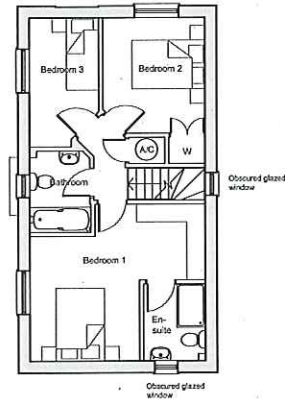
Plot 96
(Near Hill Farm)

No.	Date	Amendment	Initials	No.	Date	Amendment	Initials						
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"> Client: Crest Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk </td> <td style="width: 50%; text-align: center;">  </td> </tr> <tr> <td> Drawing: Chelworth v1 - Elevations </td> <td> <small>GRAFIK Architecture</small> Station Court Halford Way Bury St Edmunds Suffolk IP11 0EJ T +44 (0)1277 658 233 F +44 (0)1277 658 234 info@grafik.com www.grafik.com </td> </tr> <tr> <td> Scale: 1:100 @ A3 Date: May 2015 </td> <td> Status: Planning Dwg No: 14-2304-011.2 </td> </tr> </table>								Client: Crest Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk		Drawing: Chelworth v1 - Elevations	<small>GRAFIK Architecture</small> Station Court Halford Way Bury St Edmunds Suffolk IP11 0EJ T +44 (0)1277 658 233 F +44 (0)1277 658 234 info@grafik.com www.grafik.com	Scale: 1:100 @ A3 Date: May 2015	Status: Planning Dwg No: 14-2304-011.2
Client: Crest Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk													
Drawing: Chelworth v1 - Elevations	<small>GRAFIK Architecture</small> Station Court Halford Way Bury St Edmunds Suffolk IP11 0EJ T +44 (0)1277 658 233 F +44 (0)1277 658 234 info@grafik.com www.grafik.com												
Scale: 1:100 @ A3 Date: May 2015	Status: Planning Dwg No: 14-2304-011.2												
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22



Ground Floor Plan
Plots: AS 96



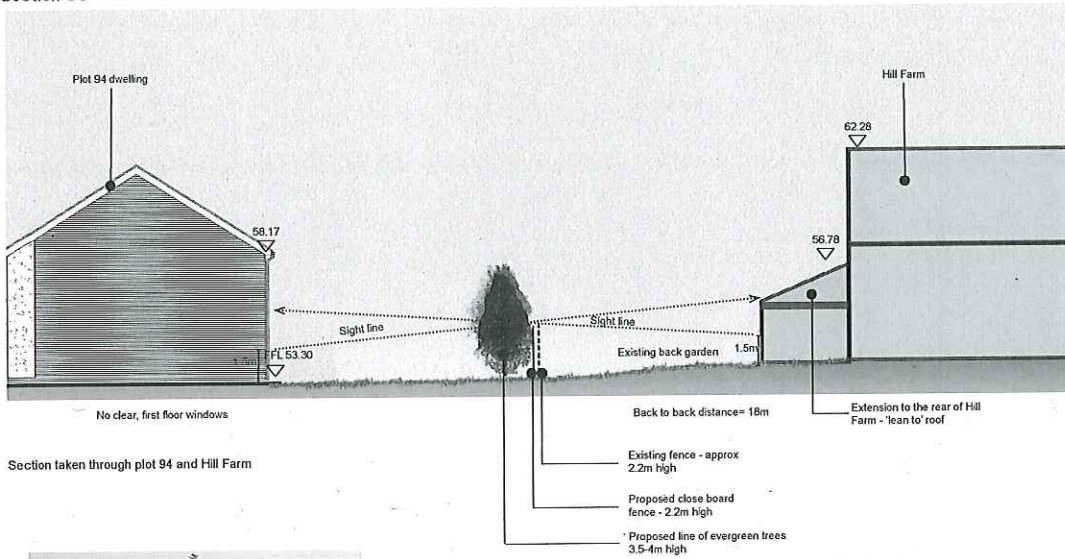
First Floor Plan



No.	Date	Amendment	Initials	No.	Date	Amendment	Initials										
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Client: Crest Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk.																	
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Scale: 1:100 @ A3	Status: Planning	Rev: 1															
Date: May 2015	Dwg No: 14-2354-016.1																
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Grafik Architecture Station Court Hatfield Way Bury St Edmunds Suffolk IP15 1JG	Zelwood House Unit 8 Ground Floor 5-25 Saxon Street London EC2A 4HQ																
T +44 (0)1277 658 233 F +44 (0)1277 658 234 info@grafik.com	T +44 (0)20 7743 7700 F +44 (0)20 7739 7500 www.grafik.com																
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23

Section CC



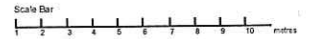
Section taken through plot 94 and Hill Farm



Ilex aquifolium



Plan showing locations of section



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

Rev D Feb 2016 DMS Amendments to client comments received on 12/02/16
 Rev C Feb 2016 EMB Amendments to client comments received on 11/02/16
 Rev B Feb 2016 DMS Amendments to client comments received on 02/02/16

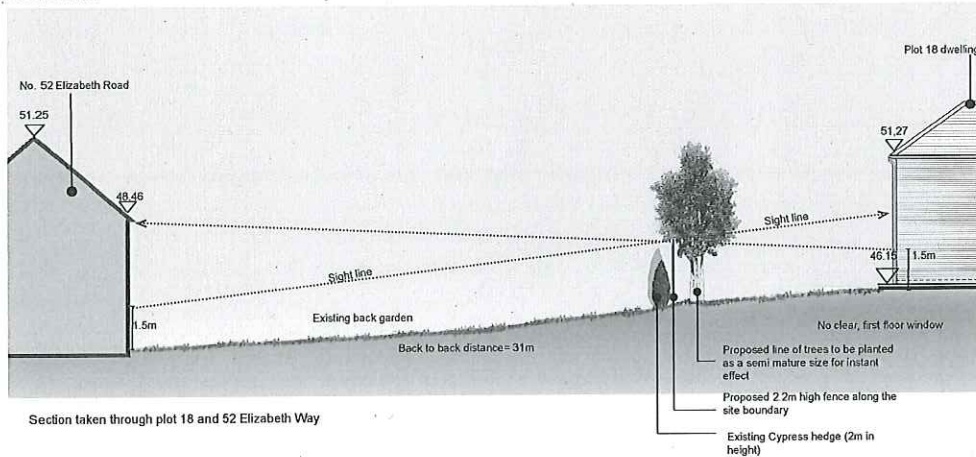
CLIENT		DRAW TITLE	
Crest Nicholson		Sections CC	
SITE			
Stowmarket, Phase 6C Cedars Park			
DATE	SCALE	DWG NO	REV.
SB	CX	BJB 1/100 @ A1	July 2015 3/14
			D

James Blake Associates

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 The Mill Farm, Mill Road, Leppington, S.A.A. 6019 WAUK
 Tel: (07) 332018 Fax: (07) 247064
 jba@jba.com.au www.jba.com.au

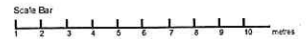
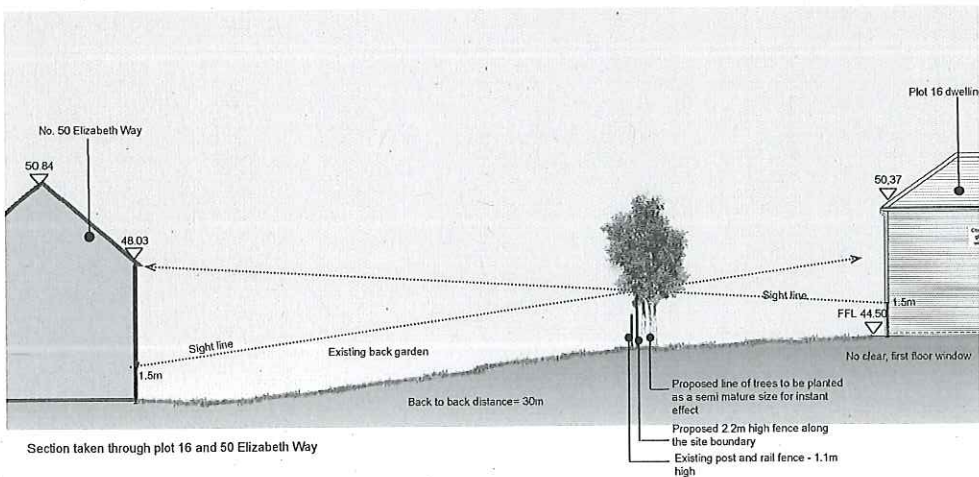
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Section AA



Plan showing locations of sections

Section BB



Note
This drawing has been produced with the best knowledge at the time & was drafted. These depict the proposed boundary treatments where indicated.

Rev-D Feb 2016 DMB Amendments to client comments received on 12.02.16
 Rev-C Feb 2016 DMB Amendments to client comments received on 11.02.16
 Rev-B Feb 2016 DMB Amendments to client comments received on 02.02.16

CLIENT	Crest Nicholson	DWG TITLE	Sections AA and BB
SITE	Slowmarket, Phase GC Cedars Park	DWG NO	3K23
DESIGNED BY	CX	DATE	July 2016
DRAWN BY	BJB	SCALE	1:100 @ A2
CHECKED BY		REV	D

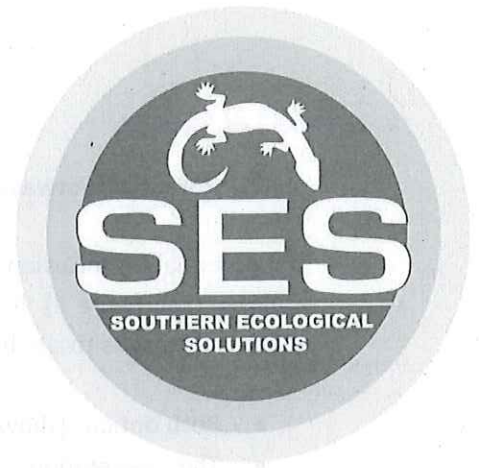
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For the attention of Mr John Pateman-Gee
Mid Suffolk District Council
131 High Street
Needham Market
Ipswich
IP6 8DL



By email: john.pateman-gee@baberghmidsuffolk.gov.uk

10th February 2016

Dear Mr John Pateman-Gee,

RE: 3308/15 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. Phase 6C Cedars Park, Stowmarket.

Southern Ecological Solutions (SES) has been asked by Crest Nicholson to provide advice with respect to two potential amendments to the site proposals and the likely impacts upon site wide biodiversity. The two potential alterations are:

- 1) The potential re-alignment of construction/emergency access;
- 2) A potential footway/cycleway connecting the site with Stowupland Road to the north.

1. Potential re-alignment of construction access

The potential realignment of the construction/emergency access route from the existing proposal (through the existing farm access) to the south of the current access has been explored (see figure 1). It is considered that moving the access to the south of the current route will result in additional impacts to site biodiversity and that the current proposal is preferable. This is due to:

- An increase in the proportion of the length of hedgerow that would need to be removed to facilitate the alternative proposal;
- The alternative proposal would result in a delay and reduction of the proposed plantings/landscaping within the public open space in the southeast of site.
- The existing proposal along the existing farm access has been shown to be wide enough to accommodate construction traffic and with adherence to industry best practice the hedgerows/trees along this access can be protected from damage.

2. Potential footway/cycleway connecting the site with Stowupland Road to the north

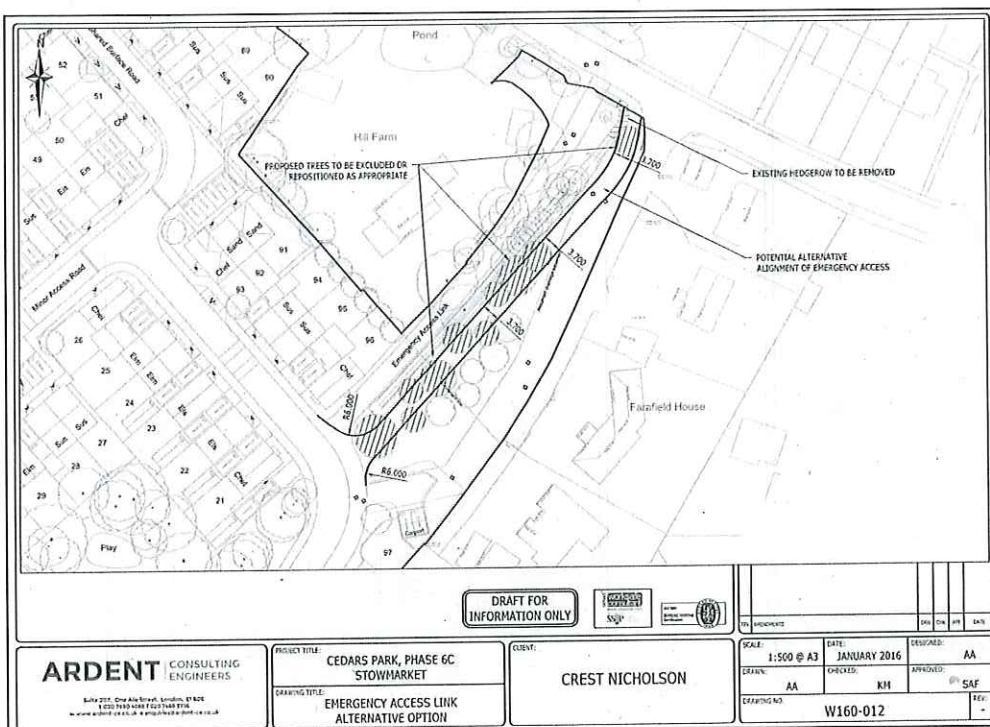
The potential for inclusion of a footway/cycleway route from the site to Stowupland Road has been explored (see figure 2). It is considered that the installation of the footway/cycleway will result in additional impacts to site biodiversity and that the current proposal is preferable. This is due to:

- Both options (shown within Figure 2) will result in significant boundary vegetation removal.
- The vegetation removal will reduce connectivity along this linear feature for protected/priority species such as bats.

Yours sincerely,

Sean Crossland BSc BCA MCIEEM
Associate Director and Senior Ecologist

Figure 1: Alternative Emergency Access Link



Ecology, Countryside Management
 Professional Service • Pragmatic Solutions
 phone: 01268 711021 email: team@ses-eco.co.uk website: www.ses-eco.co.uk
 Address: The Sudbury Stables, Sudbury Road, Downham, Essex, CM11 1LB

Ardent Consulting Engineers is retained by Crest Nicholson Eastern Ltd to advise on highways/transport aspects of the proposed development of land known as Phase 6C Cedars Park, Stowmarket, Suffolk.

The Transport Statement (TS) (report ref. W160-001) submitted in support of the planning application provides the forecast trip generation of the original 102 dwelling scheme. This TS Supplementary Note has been prepared to provide the updated forecast trip generation of the revised 97 dwelling scheme.

The revised **Table 5.1**, below, sets out the mean person trip rates and modal split as set out in the TS, and the resultant predicted weekday peak hour trip generation by main mode of travel of the proposed 97 dwelling scheme. The full methodology and TRICS output data is included in the TS.

Revised Table 5.1: Forecast weekday peak hour residential trips by mode

	Weekday am peak hour (0800 – 0900)			Weekday pm peak hour (1700 – 1800)		
	In	Out	2-way	In	Out	2-way
Private Houses						
Person trip rates (per house)	0.249	0.791	1.040	0.563	0.322	0.885
Person trips (76 houses)	19	60	79	43	24	67
Affordable Houses						
Person trip rates (per house)	0.226	0.720	0.946	0.486	0.411	0.897
Person trips (9 houses)	2	6	8	4	4	8
Private Flats						
Person trip rates (per flat)	0.125	0.481	0.606	0.433	0.225	0.658
Person trips (7 flats)	1	3	4	3	2	5
Affordable Flats						
Person trip rates (per flat)	0.182	0.487	0.619	0.347	0.255	0.602
Person trips (5 flats)	1	2	3	2	1	3
Total						
Person trips (97 units)	23	71	94	52	31	83
Vehicle trips (77%)	18	55	73	40	24	64

Table 5.1 shows that the proposed residential development is expected to result in 73 two-way vehicle movements in the weekday am peak hour and 64 in the pm peak hour. This is a reduction of 2 movements in each peak hour when compared with the original 102 dwelling scheme.

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4244/15

MEMBER REFERRAL TO COMMITTEE

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

Planning application reference	4244/15
Parish	BARKING / SOMERSHAM (WILLSHAM)
Member making request	DAVID CARD
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	CHANGING DECISION CRITERIA WITH A REVISED VIEW ON SUSTAINABILITY AND PREVIOUS APPROACH TO COUNTRYSIDE VILLAGE DEFINITION AND NEEDS FOR MORE HOMES TO ACHIEVE A SUFFICIENT LAND SUPPLY
13.4 Please detail the clear and substantial planning reasons for requesting a referral	MY JUDGEMENT IS THAT THIS APPLICATION MEETS THE SUSTAINABILITY TEST
13.5 Please detail the wider District and public interest in the application	A VIEW OF WHAT CONSTITUTES SUSTAINABILITY
13.6 If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development	IN MY WARD
13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer	SPOKE WITH PHILIP IBBOT AND REBECCA RIGGS

Rebecca Biggs

From: David Pizzey
Sent: 09 February 2016 08:51
To: Rebecca Biggs
Cc: Planning Admin
Subject: 4244/15 Antler Ridge, Willisham.

Categories: Red Category

Rebecca

There are no arboricultural implications relating to this proposal.

David

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: 29 January 2016 16:00
To: David Pizzey
Subject: Consultation on Planning Application 4244/15

Correspondence from MSDC Planning Services.

Location: Antler Ridge, Main Road, Willisham IP8 4SP

Proposal: Erection of detached dwelling and garage and alterations to existing access.

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

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

The planning policies that appear to be relevant to this case are GP1, CSFR-FC1.1, NPPF, CSFR-FC1, Cor1, Cor2, Cor5, H13, H14, H15, H16, which can

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