

# Public Document Pack



## DEVELOPMENT CONTROL COMMITTEE B

|              |  |
|--------------|--|
| <b>DATE</b>  | <b>Wednesday 31 August 2016</b>  |
| <b>PLACE</b> | <b>Council Chamber, Council<br/>Offices, High Street, Needham<br/>Market</b> |
| <b>TIME</b>  | <b>9:30 am</b>   |

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

22 August 2016

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

### **AGENDA**

1. Apologies for absence/substitutions
2. To receive any declarations of pecuniary or non-pecuniary interest by members
3. Declarations of lobbying
4. Declarations of personal site visits
5. Confirmation of the minutes of the meeting held on 3 August 2016

#### **Report SA/18/16                      Pages A to D**

6. To receive notification of petitions in accordance with the Council's Petition Procedure
7. Questions from Members

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

8. Schedule of planning applications

#### **Report SA/19/16                      Pages 1 to 86**

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



9. Site Inspection

**Note:** *Should a site inspection be required for any of the applications this will be held on Wednesday, 7 September 2016 (exact time to be given). The Committee will reconvene after the site inspection at 12:00 noon in the Council Chamber.*

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

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

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

**Notes:**

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

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

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

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

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

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

Val Last  
Governance Support Officer



## **Members:**

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

### **Conservative and Independent Group**

Councillors: Julie Flatman  
Jessica Fleming  
Barry Humphreys MBE  
John Levantis  
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 2016 – 2020

#### 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**

#### 2. Housing

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

#### 3. Strong and Healthy Communities

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

### Strategic Outcomes

**Housing Delivery** – More of the right type of homes, of the right tenure in the right place

**Business growth and increased productivity** – Encourage development of employment sites and other business growth, of the right type, in the right place and encourage investment in infrastructure, skills and innovation in order to increase productivity

**Community capacity building and engagement** – All communities are thriving, growing, healthy, active and self-sufficient

**An enabled and efficient organisation** – The right people, doing the right things, in the right way, at the right time, for the right reasons

**Assets and investment** – Improved achievement of strategic priorities and greater income generation through use of new and existing assets ('Profit for Purpose')

# 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

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## SA/18/16

### MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held at the Council Offices, Needham Market on 3 August 2016 at 09:30 am

**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  
Derrick Haley \*  
Barry Humphreys MBE  
Dave Muller  
Jane Storey  
Jill Wilshaw \*

#### **Green Group**

Councillor: Keith Welham

#### **Liberal Democrat Group**

Councillor: Mike Norris

**Denotes substitute \***

#### **Ward Members:**

**In attendance:** Senior Development Management Officer – Key Growth Projects (BE)  
Senior Development Management Planning Officer (JPG)  
Senior Solicitor (JR)  
Infrastructure Officer (CIL and s106) - BC  
Governance Support Officer (VL/KD)

#### **SA87 APOLOGIES FOR ABSENCE/SUBSTITUTIONS**

Councillors Derrick Haley and Jill Wilshaw were substituting for Councillors Jessica Fleming and John Levantis.

#### **SA88 DECLARATIONS OF PECUNIARY/NON-PECUNIARY INTEREST**

Councillor Roy Barker declared a non-pecuniary interest by way of being a patient at Woolpit Health Centre.

Councillor Kathie Guthrie declared a non-pecuniary interest as she knew an objector to the application, in a business capacity.

## SA89 DECLARATIONS OF LOBBYING

Councillor Keith Welham advised he had received emails relating to application 1636/16.

## SA90 DECLARATIONS OF PERSONAL SITE VISITS

Councillor Keith Welham advised that he had driven and walked around the site but had not entered it.

## SA91 TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION PROCEDURE

None received.

## SA92 QUESTIONS FROM MEMBERS

None received.

## SA93 SCHEDULE OF PLANNING APPLICATIONS

| Application Number | Representations from   |
|--------------------|--|
| 1636/16            | John Guyler (Parish Council)<br>Richard Mawhood (Supporter)<br>Simon Butler-Finbow (Agent) |

### Item 1

|                      |  |
|----------------------|--|
| Application Proposal | 1636/16<br>Outline Planning Permission with all matters reserved except for access for the erection of up to 120 dwellings. Construction of a car park to be associated with Woolpit Health Centre. Access to the site and individual accesses to five self-build plots and associated open space. (Proposal includes highway improvements to Heath Road and Old Stowmarket Road, including double mini-roundabout at The Street, Old Stowmarket Road and Heath Road junction) |
| Site Location        | <b>WOOLPIT</b> – Land South of Old Stowmarket Road IP30 9QS  |
| Applicant            | Pigeon (Woolpit) Ltd, R Bolton, J De La Tour, E Freeman and D Howlett  |

At the outset of the presentation the Senior Development Management Planning Officer drew Members' attention to the tabled Papers, which contained amended recommendations. Upon the conclusion of the presentation, the Senior Development Management Planning Officer and the Infrastructure Officer, answered Members' questions including in relation to:

- CIL
- The nearby Scheduled Ancient Monument
- The proposed car park
- Access to the Health Centre and the Primary School



John Guylar, speaking on behalf of the Parish Council, began by advising Members that the Scheduled Ancient Monument, Lady's Well, was owned and maintained by the Parish Council, and public access was allowed. He also commented that the time frame for consultation responses, given by Mid Suffolk District Council was still ongoing, and the Parish Council had not met to discuss the revised proposed development for the addition of the junction modifications. For this reason he was not able to advise on the most up to date views and comments of the Parish Council. He felt that more engagement by Mid Suffolk District Council with local communities was required in general.

Richard Mawhood, speaking as a supporter for the application was a resident of Woolpit, and stated that he felt this development may alleviate some of the pressing issues faced by the village, such as a need for affordable housing. He advised that during a community consultation many of the responses reflected concerns regarding road safety and a desire for more pedestrian crossings. He felt that this development and the proposed double mini roundabout would address these concerns.

Simon Butler-Finbow, the Agent, said the proposed development was in a key service centre and was highly sustainable, and it would deliver improvement benefits to the area. The proposed infrastructure improvements would ease existing issues and the included package of foot and cycle ways and pedestrian crossings would help to create safer movements. The proposed car park would assist with future proofing health provision for the area for years to come. He advised that there had been discussions with the Health Centre to allow a through route for parents and children going to the Primary School. He extended his thanks to the community and to Officers of Mid Suffolk District Council for their help and guidance throughout the process.

In response to Members questions he advised that providing the Reserved Matters application followed the indicative layout the car park would come forward early in the development.

Councillor Jane Storey, Ward Member, said she felt that it was odd that consultation for this development was still ongoing whilst outline planning permission was being decided at Committee. She advised that she broadly supported the development as the indicative plan was spacious and there were green spaces within the site. She advised Members that the Developer had consulted the community at every stage and had made changes to the proposal to reflect comments made. She felt that the proposed car park would allow an opportunity for the Health Centre to expand, which was a positive and so she requested that it be ensured that the car park remained part of the development scheme.

Members debated the application and found it generally acceptable. As it was felt that the proposed benefits such as provision of affordable housing, car park for the Health Centre and traffic improvements outweighed any concerns.

By a unanimous vote.

**Decision** – Subject to no significant new issues being raised in response to the ongoing consultation and which expires 10 August on the addition of mini roundabouts and highway that authority be delegated to the Professional Lead Growth & Sustainable Planning to grant outline planning permission, subject to the prior

completion of a Section 106 on terms to his satisfaction to secure the following heads of terms:

### **Heads of Terms**

- 35% Affordable Housing
- The provision of on-site public open space
- Travel Plan (final figure to be negotiated by Officers)
- As recommended by SCC Highways (see late papers), EG Scheme of road calming, walking and cycling improvements on Heath Road, including modifications to junction (including roundabouts) and other improvements to The Street, Heath Road and Old Stowmarket Road including dropped kerbs, new and widening of footways (with final details to be agreed).

### **And that such permission be subject to the following conditions**

- Standard time limit condition (Outline)
- Reserved Matters
- Approved Plans
- Construction Environmental Management Plan (Biodiversity) to be agreed (See ecology response)
- No removal of hedgerows, trees or shrubs or other vegetation suitable for nesting between 1 March and 31 August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately (See ecology response)
- Landscape and Ecological Management Plan to be agreed (See ecology response)
- No external lighting shall be provided within a development area unless agreed by Local Planning Authority
- Provision of car park to serve Woolpit Health Centre with 136 minimum parking spaces and siting as shown on parameters plan to be provided in accordance with timetable to be agreed
- Management of proposed car park to be agreed
- Provision of pedestrian link to existing Woolpit Health Centre and car park to be agreed
- No vehicular link shall be established between the site and the existing Woolpit Health centre and associated car park
- Only single storey buildings shall be sited within the area indicated for bungalows on parameters plan
- Archaeology conditions as recommended by SCC
- Highways conditions as likely recommended by SCC
- SUDS condition as recommended by SCC (this requires amendments to secure a timetable for agreement and implementation)
- Landscape and Historic Visual Impact Assessment to be submitted concurrently with landscaping reserved matters.

.....  
Chairman

## MID SUFFOLK DISTRICT COUNCIL

### DEVELOPMENT CONTROL COMMITTEE B 31<sup>st</sup> AUGUST

#### SCHEDULE OF APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

| Item | Ref No. | Location And Proposal  | Ward Member  | Officer | Page No. |
|------|---------|--|--|---------|----------|
| 1.   | 2890/16 | <b><u>Grove Park, Walsham<br/>le Willows</u></b><br>Install new block pave parking and track increase on existing tarmac area and install timber bollards.   | Cllr J Fleming.<br><br>Cllr D Osborne.                       | RUBI    | 1-11     |
| 2.   | 1795/16 | <b><u>Wade House,<br/>Stowmarket</u></b><br>Erection of 38no residential flats with associated parking, cycle stores and bin stores following the demolition of an existing two storey former residential care home. (Revised red line site plan for changes to access). | Cllr B Humphreys.<br><br>Cllr D Muller.<br><br>Cllr G Green. | GW      | 12-86    |

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MID SUFFOLK DISTRICT COUNCIL  
DEVELOPMENT CONTROL COMMITTEE - 31 August 2016

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**AGENDA ITEM NO** 1  
**APPLICATION NO** 2890/16  
**PROPOSAL** Install new block pave parking and track increase on existing tarmac area and install timber bollards.  
**SITE LOCATION** Grove Park, Walsham le Willows  
**SITE AREA (Ha)**  
**APPLICANT** Mid Suffolk District Council  
**RECEIVED** July 5, 2016  
**EXPIRY DATE**

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**REASONS FOR REFERENCE TO COMMITTEE**

The application is referred to committee for the following reason :

The applicant is Mid Suffolk District Council.

The Deputy Monitoring Officer has reviewed the application file and is satisfied that the application has been processed properly and correctly.

**PRE-APPLICATION ADVICE**

1. Pre application advice was sought with regard as to whether a planning application was required and how to submit an application.

**SITE AND SURROUNDINGS**

2. The site is located within the settlement boundary of the village of Walsham-le-Willows. The site is outside of the conservation area and there are no listed buildings or buildings of historic or architectural merit within the immediate vicinity.

The site is a small green surrounded by residential properties at the end of Grove Park, a cul-de-sac. The sixteen properties around the green are all small bungalows of a similar style, size and built circa 1970s. Only three bungalows, No. 17 & 19 on the West side and No.26 on the North side of the green have off-road parking with driveways linked to the highway. A further two properties on the North side of the green have informal off road parking in their front gardens which are accessed from the existing gravel track that runs the length of the North side. The other eleven bungalows are wholly dependent upon

on-street parking.

On the day of the site visit cars could be seen parking on the track and the grass around the track. The grass around the track was cut up and showed signs that it is in regular use for the parking and/or turning of vehicles. The tarmac area in the Southwest corner of the green, marked on the existing layout drawing as a turning area, was in use as parking and accommodates five vehicles.

Grove Park cul-de-sac has no parking restrictions. There are four single car garages and a vacant area to the rear of bungalow No.26. The area is in a poor state of repair. The area has no lighting, no properties front the area and it is located to the rear of several gardens.

There is a reasonably sized tarmac area off Grove Park located in in front of No. 14, 16, 18, 20, 22 & 24 Grove Park. The area is not considered sufficient to provide parking for other properties within the cul-de-sac.

### **HISTORY**

3. There is no history relevant to the application.

### **PROPOSAL**

4. The proposal is to replace the existing track constructed of hardcore and gravel with a new track, eight new car parking spaces and a new turning area. The proposal also includes formalising the five parking spaces in the southwest corner and installing timber bollards around the tarmac area.

The new track and parking spaces will have permeable block paving in a herringbone pattern. The track will have a domestic appearance similar to a driveway which is in keeping with character of the area. The timber bollards will prevent drivers continuing to access and park on the green.

### **POLICY**

5. **Planning Policy Guidance**

See Appendix below.

### **CONSULTATIONS**

6. **The Parish Council**

Walsham-le-Willows Parish Council support the application.

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

No objections subject to the following condition:

#### **P 1P 1 - PARKING**

Condition: The use shall not commence until the area(s) within the site shown on drawing number GP03 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.

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

7. This is a summary of the representations received.

Mrs Amanda Ellis at 27 Grove Park supports the application and would like posts installed to prevent cars driving and parking on the green.

### **ASSESSMENT**

8. The sixteen bungalows around the green are situated in relatively small plots with only five providing off road parking. As noted above there is clear evidence of a need for additional car parking for the properties surrounding the green and there are no other safe, suitable areas to locate additional parking for the residents. The residents currently park on the green and this is damaging the appearance and character of the space, to the detriment of the visual amenity of the area; an approval of this application would remedy this issue. The green merits protection as an important amenity space for the residents which visually enhances the area and prevents any sense of overdevelopment within the residential area. The timber bollards are considered a reasonable measure to safeguard the amenity of the green.

The proposal is considered to be in keeping the domestic character of the area whilst providing much needed car parking spaces for dwellings around the green and safeguarding the amenity space of the green.

### **RECOMMENDATION**

Grant Planning Permission, subject to conditions including:

- Standard time limit for commencement
- Development shall be in accordance with the approved plan(s)
- As recommended by the Local Highway Authority.

Philip Isbell  
Professional Lead - Growth & Sustainable Planning

Ruth Bishop  
Development Management  
Planning Officer

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

1. **Mid Suffolk Local Plan**

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT  
T7 - PROVISION OF PUBLIC CAR PARKING

## 2. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

### **APPENDIX B - NEIGHBOUR REPRESENTATIONS**

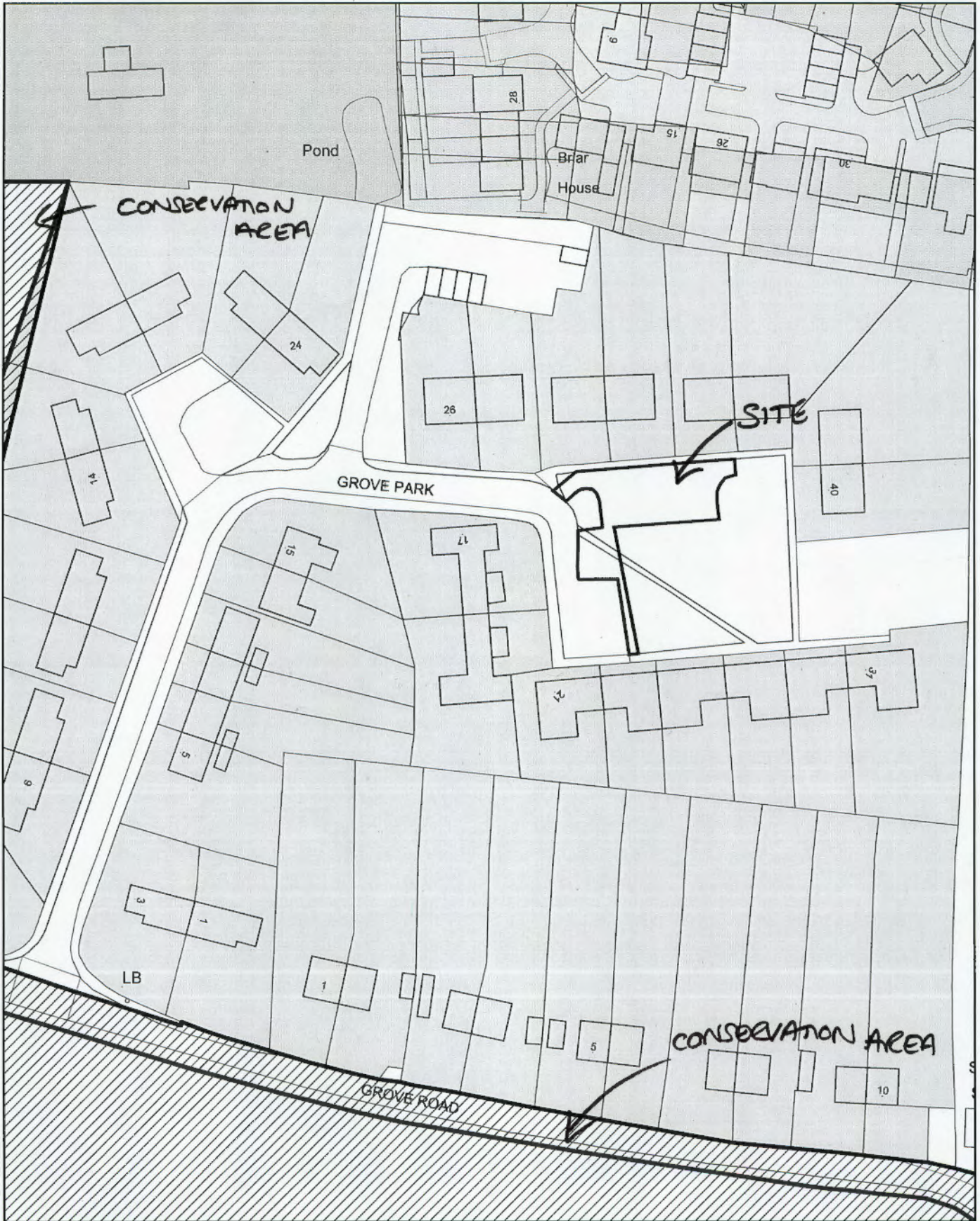
A Letter of representation has been received from a total of 1 interested party.

The following people **objected** to the application

The following people **supported** the application:

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





**Title:** DC Committee Constraints  
**Reference:** 2890/16  
**Site:** Grove Park, Walsham le Willows



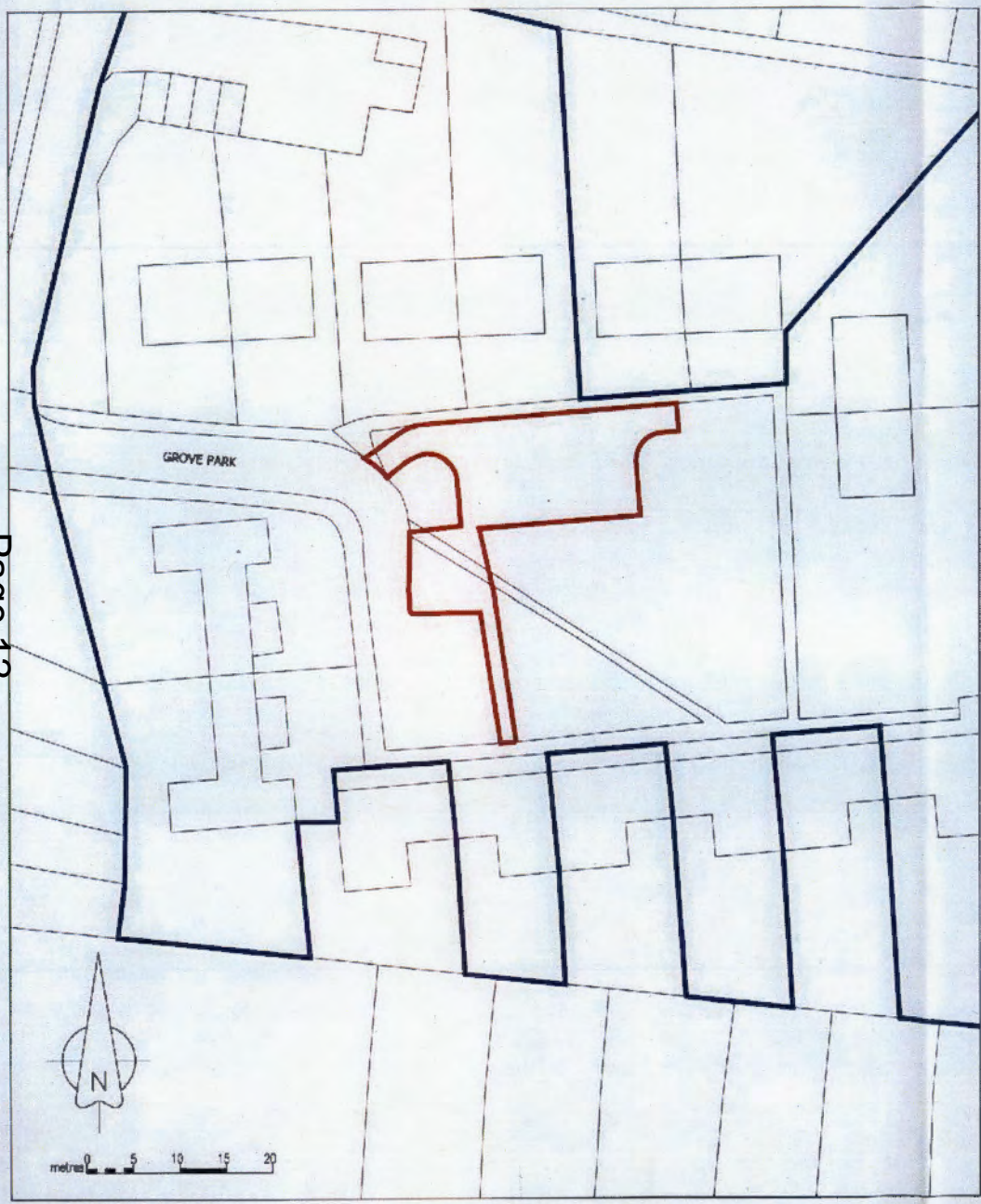
**MID SUFFOLK DISTRICT COUNCIL**  
 131, High Street, Needham Market, IP6 8DL  
 Telephone : 01449 724500  
 email: customerservice@csduk.com  
 www.midsuffolk.gov.uk



SCALE 1:1000

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2890/16



1:500 SITE PLAN

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1:2500 LOCATION PLAN

SITE AREA 371m<sup>2</sup>

MID-SUFFOLK DISTRICT COUNCIL  
 PLANNING CONTROL  
 RECEIVED  
 - 5 JUL 2016  
 ACKNOWLEDGED .....  
 DATE .....  
 PASS TO .....

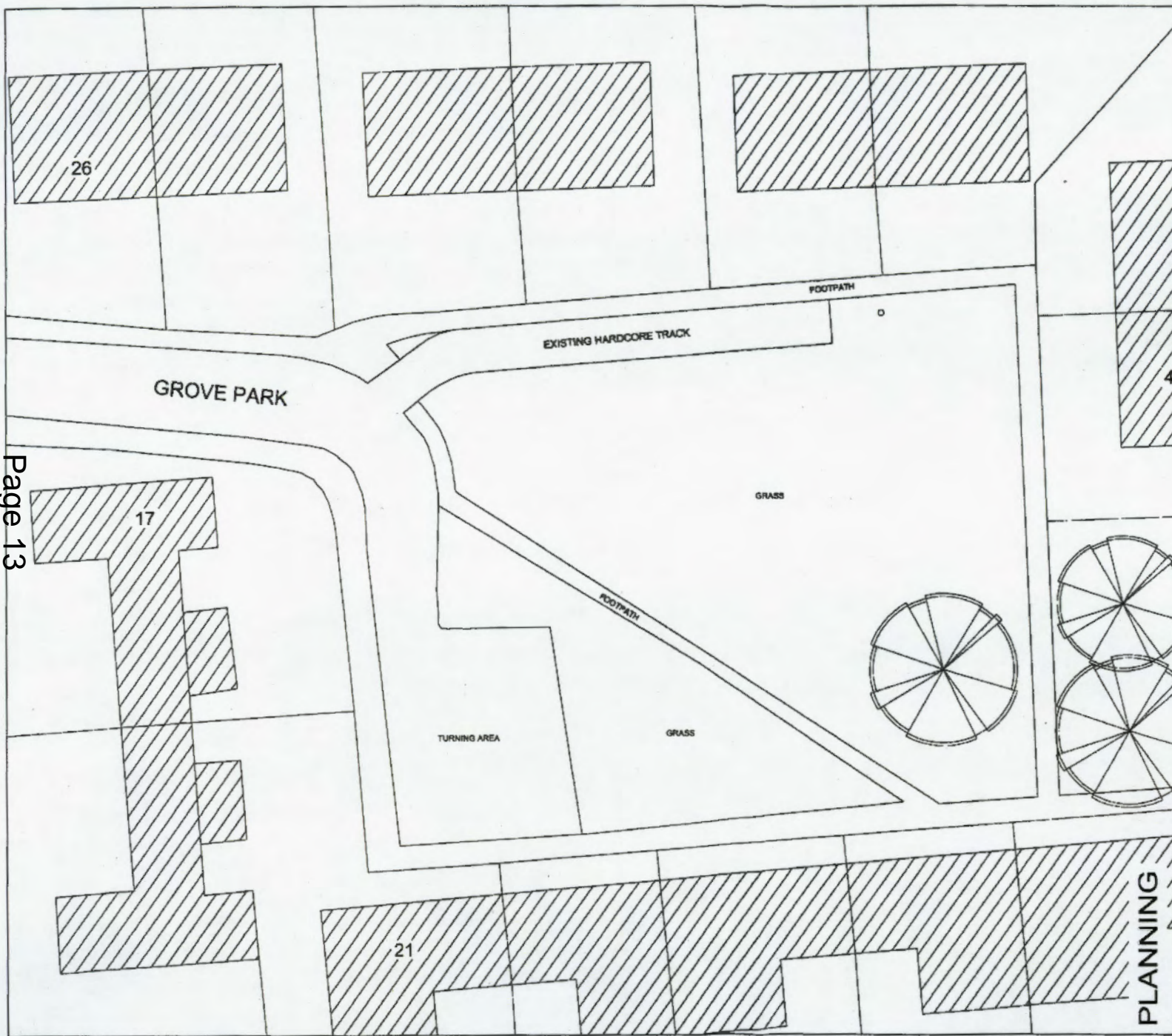
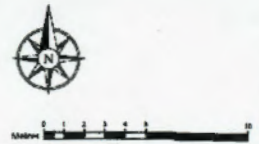
PLANNING

| REV  | DATE                             | DESCRIPTION  |
|--|----------------------------------|--|
| <b>Bebergh &amp; Mid Suffolk District Council</b><br>Asset Management Division<br>Corks Lane, Hadleigh, Suffolk, IP7 8SL<br>Tel. No: 01473 822801<br>Ryan Jones B.Sc. CEng. M.I.C.E.<br>Corporate Manager - Asset Management |                                  |  |
| <b>PROJECT</b><br>Parking Improvements<br>Grove Park, Webhamle-Willows   |                                  | <b>CLIENT</b><br>Mid Suffolk District Council              |
| <b>SUBJECT</b><br>Location and Site Plan   |                                  | <b>DATE</b><br>June 2016<br><b>SCALE</b><br>As shown<br>AS |
| <b>PROJECT NO</b><br>M15-EN-403 GP01   | <b>DRAWING NO</b><br>REV<br>I.O. | <b>DRAWN</b><br>CHECKED<br>N.J.                            |



289/16

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 This drawing must not be released, loaned or copied without the written consent of the originator.  
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RECEIVED  
 PLANNING  
 0 JUL 2016

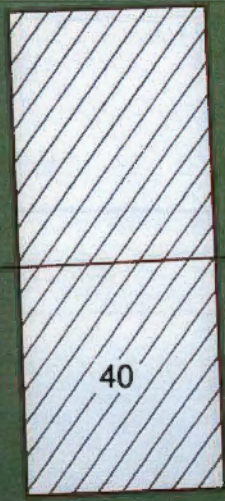
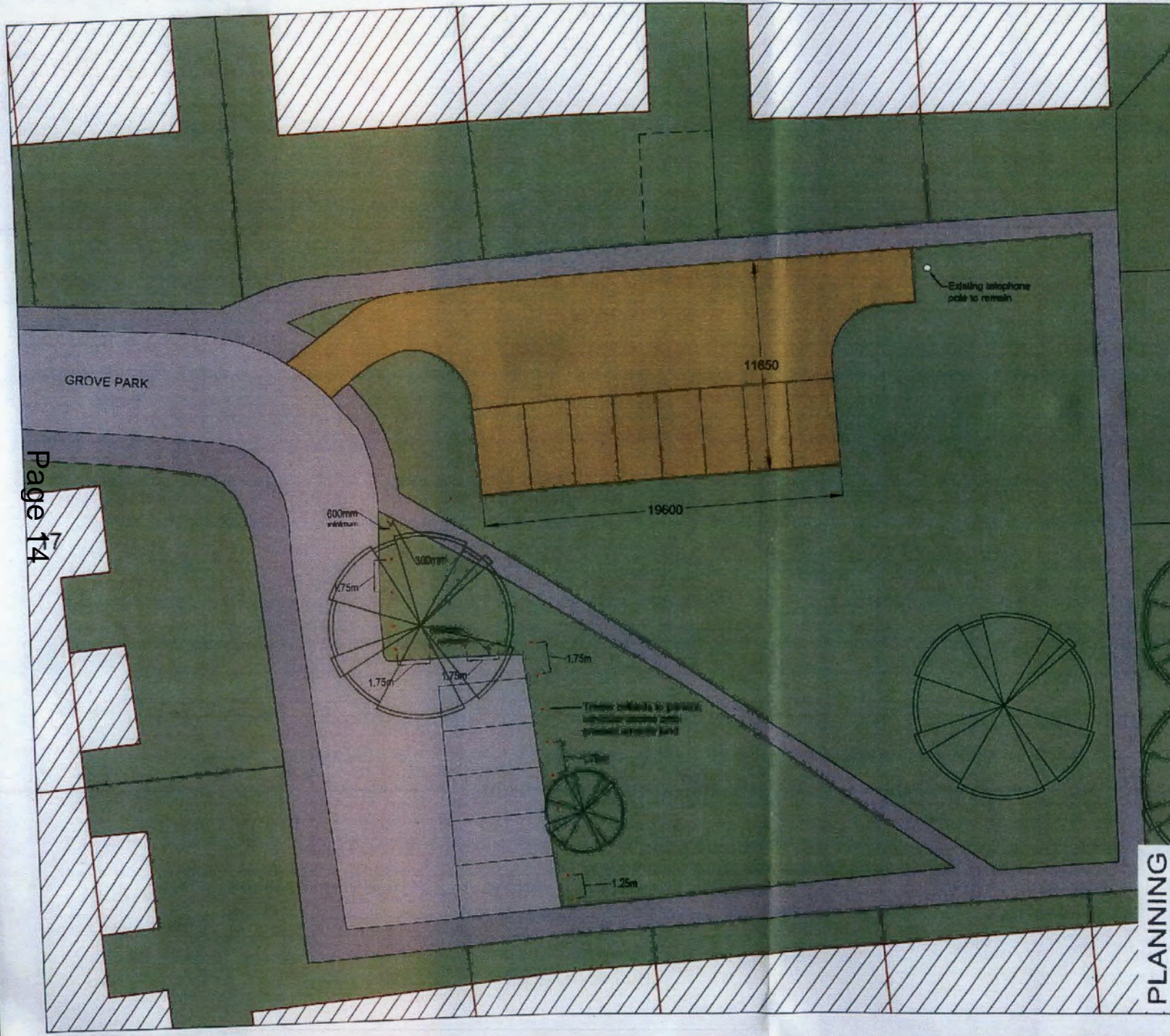
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PLANNING




| REV  | DATE                          | DESCRIPTION  |
|--|-------------------------------|--|
| <b>Bebergh &amp; Mid Suffolk District Council</b><br>Asset Management Division<br>Corta Lane, Huchelgh, Suffolk, IP7 8SJ.<br>Tel. No: 01473 822001<br>Ryan Jones B.Sc. C.Eng. M.C.E.<br>General Manager - Asset Management |                               |  |
| <b>PROJECT:</b><br>Parking Improvements<br>Grove Park, Welshamde-Milbourn  |                               | <b>CLIENT:</b><br>Mid Suffolk District Council             |
| <b>SUBJECT:</b><br>Existing Layout   | <b>DATE:</b><br>June 2016     | <b>SCALE:</b><br>1:250<br>@ A3                             |
| <b>PROJECT NO:</b><br>M14-EN-403 GP02  | <b>DRAWING NO:</b><br>(blank) | <b>REV</b> <b>DRAWN</b> <b>CHECKED</b><br>JD            NJ |



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Page 14

-  EXISTING TARMAC SURFACE
-  NEW PERMEABLE BLOCK PAVING
-  GRASS (to remain)

MID SUFFOLK DISTRICT COUNCIL  
 PLANNING CONTROL  
 RECEIVED  
 - 5 JUN 2016

**Babergh & Mid Suffolk District Council**  
 Asset Management Division  
 Corks Lane, Hadleigh,  
 Suffolk IP7 6SJ.  
 Tel. No: 01473 822801  
 Ryan Jones B.Sc. C.Eng. M.C.E.  
 Corporate Manager - Asset Management



|   |            |  |                     |
|---|------------|--|---------------------|
| PROJECT<br>Parking Improvements at Grove Park, Walsham-le-Willows |            | CLIENT<br>Mid Suffolk District Council |                     |
| SUBJECT<br>Proposed layout  |            | DATE<br>June 2015                      | SCALE<br>1:200 @ A3 |
| PROJECT NO<br>M15-EN-403 GP03                                     | DRAWING NO | REV<br>J.O.                            | CHECKED<br>N.J.     |

PLANNING

### Detail - Showing parking areas in permeable block paving

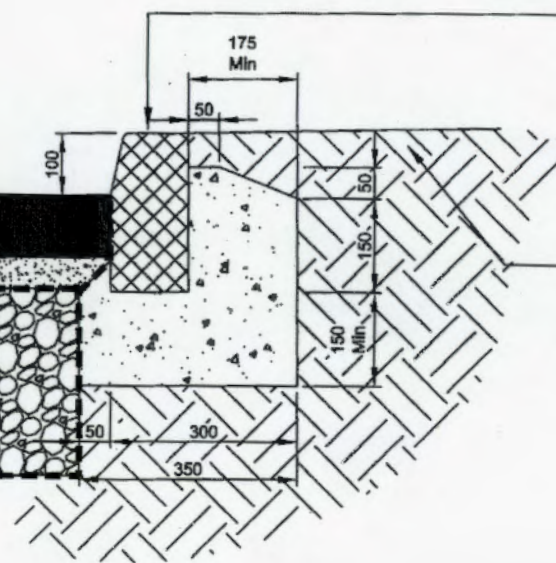
**NOTE:**  
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 Any deviation from the drawing to be reported to the originator immediately.

80mm thick Formpave "Aquaflow" standard blocks or similar approved. Colour "red brindle". Use contrasting 'Buff' blocks to delineate parking spaces as shown on layout plan.

50mm thick laying course of 6mm single sized crushed stone to BS882.

300mm thick sub-base layer of 6-28mm crushed stone to BS882. (i.e. Type1X)

Permeable geotextile membrane brought up to haunch of kerbs and cut off just below surface of paving.



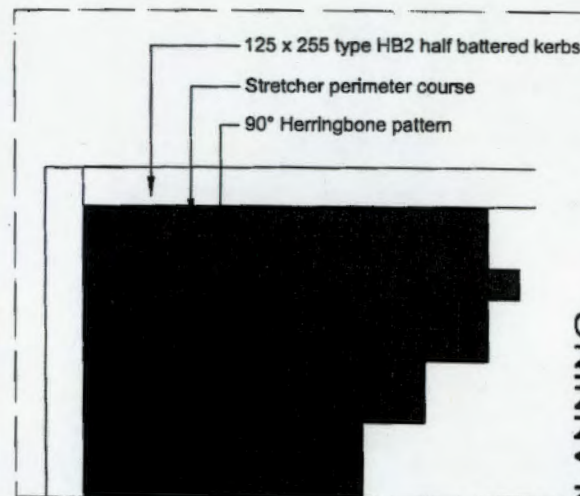
125 x 255 type HB2 half battered kerbs to BS7263 part 1:1990 set on 150mm thick ST1 concrete bed with 175mm wide ST1 concrete back (100mm kerb face)  
 Drop kerb required at crossing points.

Make good to adjacent surfaces using 150mm thick good quality topsoil with mixed grass seed spread at a rate of 45g/m2.

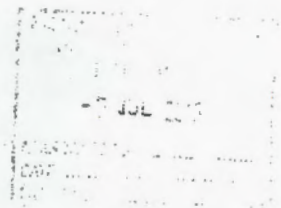
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#### Specification for permeable block paved driveway/parking bay:-

- Allow for all preliminary items required in respect of the proposed works.
- All works to be carried out in accordance with Suffolk County Council's current specification for estate roads.
- Excavate to formation level and dispose of spoil offsite.
- Compact formation and treat with approved root and systemic weedkiller strictly in accordance with manufacturer's instructions.
- Formation to be firm and dry before constructing to required levels.
- Supply and lay 'Terram 1000' geotextile membrane (or similar approved) over formation and overlap in accordance with manufacturer's instructions.
- Supply, lay and compact 300mm thick sub-base layer of 6-28mm crushed stone to BS882. (i.e. Type 1X)
- Supply, lay and compact 50mm thick 6mm washed aggregate laying course to BS882.
- Supply, lay and compact 'Formwave Aquaflow' 80mm thick permeable paving blocks (or similar approved) in accordance with manufacturer's instructions. Colour 'Red Brindle'. Laying pattern to be 90° herringbone unless otherwise specified, with 'stretcher' edge course around the perimeter. Where applicable individual parking bays to be delineated by a row of contrasting colour blocks.
- Following the first pass with a vibrating plate, 3mm single size clean stone should be applied to the surface of the blocks and brushed in. The blocks should again be vibrated and any debris brushed off.
- Reinstate all areas affected by the works prior to leaving site.



PLANNING



| REV  | DATE  | DESCRIPTION                            |
|--|-------|--|
| <b>Babergh &amp; Mid Suffolk District Council</b><br>Asset Management Division<br>Corks Lane, Hadleigh, Suffolk, IP7 6SJ.<br>Tel. No: 01473 822601<br>Ryan Jones B.Sc. C.Eng. M.I.C.E.<br>Corporate Manager - Asset Management |       |  |
| PROJECT<br>Parking Improvements at Grove Park, Walsham-le-Willows  |       | CLIENT<br>Mid Suffolk District Council |
| SUBJECT<br>Construction Detail   |       | DATE<br>June 2015                      |
| PROJECT NO.<br>M15-EN-403 GP04   |       | SCALE<br>1:200 @ A3                    |
| REV  | DRAWN | CHECKED                                |
|  | J.O.  | N.J.                                   |



**From:** Averil Clancy [mailto:clerk@walshampc.bbmax.co.uk]  
**Sent:** 10 August 2016 19:18  
**To:** Planning Admin  
**Subject:** Planning application No. 2890/16

**FOR THE ATTENTION OF RUTH BISHOP.**

**PLANNING APPLICATION NO. 2890/16**

**Proposal: Install new block pave parking and track increase on existing tarmac area and install timber bollards.**

**Location: Grove Park, Walsham-le-Willows.**

The Parish Council supported this application.

**Averil Clancy  
Clerk to Walsham le Willows Parish Council  
01359 258842**

Your Ref: MS/2890/16  
 Our Ref: 570\CON\2413\16  
 Date: 10/08/2016  
 Highways Enquiries to: kyle.porter@suffolk.gov.uk



**All planning enquiries should be sent to the Local Planning Authority.**  
 Email: [planningadmin@babberghmidsuffolk.gov.uk](mailto:planningadmin@babberghmidsuffolk.gov.uk)

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

**For the Attention of:** Ruth Bishop

Dear Ruth

**TOWN AND COUNTRY PLANNING ACT 1990  
 CONSULTATION RETURN MS/2890/16**

**PROPOSAL:** Install new block pave parking and track increase on existing tarmac area and install timber bollards  
**LOCATION:** Grove Park, Walsham le Willows

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

**P 1P 1 - PARKING**

Condition: The use shall not commence until the area(s) within the site shown on drawing number GP03 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.

Yours sincerely,

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

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MID SUFFOLK DISTRICT COUNCIL  
DEVELOPMENT CONTROL COMMITTEE - 31 August 2016

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|                       |  |
|-----------------------|--|
| <b>AGENDA ITEM NO</b> | 2  |
| <b>APPLICATION NO</b> | 1795/16  |
| <b>PROPOSAL</b>       | Erection of 38no residential flats with associated parking, cycle stores and bin stores following the demolition of an existing two storey former residential care home. (Revised red line siteplan for changes to access) |
| <b>SITE LOCATION</b>  | Wade House, Violet Hill Road, Stowmarket IP14 1NH  |
| <b>SITE AREA (Ha)</b> | 0.34824  |
| <b>APPLICANT</b>      | Havebury Housing Partnership   |
| <b>RECEIVED</b>       | April 11, 2016   |
| <b>EXPIRY DATE</b>    | September 29, 2016   |

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**REASONS FOR REFERENCE TO COMMITTEE**

The application is referred to committee for the following reason :

- it is a "Major" application for a residential land allocation for 15 or over dwellings

**PRE-APPLICATION ADVICE**

1. Pre-application advice was sought by the applicants in respect of this proposal.

**SITE AND SURROUNDINGS**

2. The application site is situated to the East of Violet Hill Road, Stowmarket. The site is a brownfield site with a large existing building, formerly a residential/care home.

The existing building is a 'u' shape, with the bulk of the building facing onto Violet Hill Road. It is two storey with rear projections and a central rear courtyard.

The front of the site to Violet Hill Road consists of a planting area with several large trees and shrubs and the rear of the site also has a planting buffer.

To the north of the site is the police station (not open to the public) and to the south the day hospital and day care centre. To the West is Truck East and to the East the Grade II Listed Evelyn Fison House and Mews development.

**HISTORY**

3. There is no planning history relevant to the application site.

**PROPOSAL**

4. The proposal is for the demolition of the existing residential care home (no longer in use) and the erection of 38no residential flats and associated parking.

The proposed building is four storeys in height but by virtue of use of the roof space is in effect only one storey higher than the existing building on the application site.

The existing building fronts onto Violet Hill Road, with rear projections to the East. The proposal would be positioned marginally closer to the highway and include two rear projections to the northernmost and southernmost ends of the proposed building. There is also a central projection which is linked to the main part of the building by deck access.

These rear projections drop in roof height to the East, with roof forms designed, including hip elements and the development dropping to single storey such that the proposal is reduced in height to this boundary with Evelyn Fison Mews.

The proposal includes 40 car parking spaces, including 3 disability parking spaces and 44 cycle parking spaces.

**POLICY**

5. **Planning Policy Guidance**

See Appendix below.

**CONSULTATIONS**

6. **Stowmarket Town Council**

Stowmarket Town Council wishes to raise no objection to the grant of planning consent.

**Environment Agency**

No objection to the planning application. However, we have the following comments to make.

**Permitted Waste Management Facility**

The proposed residential development is located less than 50 metres from a permitted waste management facility. The permitted site is an Authorised Treatment Facility which is involved in the de-pollution and dismantling of waste motor vehicles, particularly, heavy goods vehicles and operates as Truck East Ltd. The permitted site is likely to generate noise and odour intermittently even when operating in accordance with their environmental permit.

**Anglian Water**

The foul water from this development is in the catchment of Stowmarket Water Recycling Centre that will have available capacity for these flows.

The sewerage system at present has available capacity for these flows.

The surface water strategy/flood risk assessment submitted with the application is unacceptable. We would therefore recommend that the applicant needs to consult with Anglian Water and the Lead Local Flood Authority.

Anglian Water would therefore recommended the following planning condition if the Local Planning Authority is mindful to grant planning approval.

**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.

**SCC Highways**

The Highway Authority has no objection in principle to a residential use on this site but does have various concerns about the size of the development proposed. The nature of the vehicular and pedestrian traffic is likely to be very different from the previous use as a care facility. The change of use of the site therefore has issues which are listed below.

1. Both of the access roads on either side of the proposed building are privately owned and as such will need to be included within the application site red outline.

As currently proposed neither of the access roads are considered acceptable to serve the application site.

A. The Police Station access is only 3.6 metres wide which does not allow 2 vehicles to pass. If a vehicle is waiting to enter the access as a vehicle is trying to leave then the vehicles has to wait on Violet Hill Road. This access is in constant use by the Police Station and by emergency service vehicles. It should therefore be improved to a width of at least 5 metres to allow safe use by all vehicles and to allow the access to function correctly. The improvements will also allow the refuse vehicle to service the site without blocking the access road for the police.

B. The southern access is similarly narrow starting at 5.0m but quickly narrowing to 3.4m, again not allowing two vehicles to pass. This access road should also be widened.

By widening the access roads land is required from the application site which is currently designated for car parking.

Currently car parking pressure in and around the site is severe due to insufficient space being available. The Police Station clearly has insufficient space with cars being parked on all areas in front of the building, including use

of the application site. Violet Hill Road already accommodates significant on street parking both restricted and unrestricted. Any development of the application site must therefore provide sufficient car parking in order not to exacerbate the existing problems. As proposed the Highway Authority considers that insufficient spaces are provided and once improvements to the access roads are designed in this availability will reduce further. A development of this size will require 10 visitor parking spaces, with only 2 proposed. As there are 18 number 2 bed flats with only 1 space provided for each then this alone will create shortfalls.

The layout of the parking spaces is such that several spaces will require significant vehicle manoeuvring in order to use the spaces. Those numbered 11, 24 and 40 will be particularly hard to use. Include the car parking manoeuvring associated with the other uses on each access road and the problem intensifies.

There are no footpath access routes from Violet Hill Road into the application site. Pedestrians will have to negotiate substandard junctions and narrow access roads in order to gain access on foot. There should be suitable pedestrian accesses provided from Violet Hill Road to avoid mixing with vehicles,

In addition to low car parking provision there is no provision for disabled motorist car parking.

The application states that 16 cycle spaces are going to be provided. Current standards require 2 secure spaces per flat so there is a shortfall at present. In addition the cycle storage should be secure and enclosed. I would also suggest provision of some cycle stands at the main points of access to the buildings for the benefit of visitors or short term residents parking.

**Additional Comments received** (following amended red line site plan):

The revised site location plan is acceptable in highway terms.

**Additional Comments received** (following amended plans):

I refer to the recently submitted amended drawings and the Transport Statement of the 15th July. With the improvements to the accesses, the provision of additional footways and cycle storage facilities the Highway Authority is able to accept the revised application proposals, subject to conditions.

**SCC Archaeology**

No significant impact on known archaeological sites or areas with archaeological potential. No objection and do not believe any archaeological mitigation is required.

**SCC Flood and Water Management**

No objections in principle to the proposed drainage strategy, we advise that further information is required before approval granted.

**Additional comments following submission of surface water drainage strategy**

Strategy agreed.

**SCC Ecology**

Based on the ecology report submitted (Conservation Constructions Dec 2015) and a site visit on 22 June 2016, I offer the following comments:

Protected and Priority species likely to be present and affected by the development have been surveyed and assessed by a Suitably Qualified Ecologist and no significant impacts were identified.

To avoid impacts on Protected Species (nesting birds and reptiles, pre hibernation) I suggest that the recommendations contained in Section 5 of the Conservation Construction report are secured by condition of any consent, preferably within a Method Statement which is signed by the contractor prior to commencement.

I consider that the recommended enhancements for biodiversity are reasonable and if this provision is agreed by the applicant, it will help the LPA to meet its biodiversity duty under s40 NERC Act and demonstrate compliance with NPPF para 118.

**SCC Fire and Rescue**

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, Sections 11 dwellinghouses, and, similarly Volume 2 Part B5 Sections 16 and 17 in the case of buildings other than dwellinghouses.

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 detail in the Building Regulations approved Document B.

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

**Suffolk Design Out Crime**

As of the 1st June 2016 the police lead Secure By Design (SBD) New Home 2016 was introduced, replacing the previous Secure By Design (SBD) 2014 New Homes guide. This guide aptly meets the requirements of Approved Document Q for new builds and renovation work to a preferred security specification, through the use of certified fabricators that meet Secure By Design principals, for external doors, windows and roof lights.

The entrance to Stowmarket Police Station does not have shared access with Wade House and the station is not open to the public. This location is centrally located within Suffolk and is seen as a strategic hub for a number of sections within Suffolk Police, namely the Serious Collision Investigation Team (SCIT), who are tasked to attend and investigate serious collisions anywhere within

Suffolk and then investigate the causes of such incidents. The Western Area Police Response Team and the Mid Suffolk Safer Neighbourhood Team. These officers are required to attend and investigate a variety of emergency and life threatening incidents at any time on a constant 24 hour basis.

If a second car park to the north western side for 16 cars is located in this area, adjacent to Stowmarket Police Station where the owners are encouraged to enter and exit the area via Suffolk Constabulary land, this will undoubtedly lead to a delay in police attending vital emergency incidents and could very well lead to various forms of traffic accidents occurring as police vehicles leave the area at speed to react to such emergencies.

As a result in the interests of safety I strongly recommend that the perimeter for this area adjoining Stowmarket Police Station is not used as a vehicle entrance or exit area for residents or their visitors and is instead, secured by all around fencing as stated in the Land Registry title for this property. In particular I recommend 1.8 metre close boarded fencing all along this north western side.

It states on the site plans that the image for the proposed scheme is located largely within the same footprint of the existing building. I therefore suggest, as an alternative to the current plan, that an access route from the main entrance along the front of the building is instigated in order to connect this other north western car park and allow occupants and visitors to come and go safely this way rather than via the proposed route through Suffolk Constabulary property.

On behalf of Suffolk Constabulary I have to state my objections to this proposal in its original form, on the grounds that it will have a detrimental effect to Police operational policy with regard to public safety and the prevention of crime.

#### **MSDC Strategic Housing**

The development provides 38 new affordable dwellings replacing a redundant residential care home. The proposal will provide much needed 1 and 2 bedroom housing in the town and for the district as a whole.

#### **MSDC Heritage**

1. The Heritage Team considers that the proposal would cause harm to a designated heritage asset, as the new building will be somewhat taller than, and relatively close to, an adjacent building which is listed. These elements, however, contribute relatively little to the building's significance as a designated heritage asset, and the level of harm is assessed as low or minor.
2. Decision-takers must now carry out the balancing exercise set out in NPPF paragraph 134, weighing the identified public benefits of the scheme against the harm to the heritage asset. Given the precise nature of this scheme, the level of public benefits would appear to be considerable and they may well be considered to outweigh the relatively low level of harm to the asset.

#### **MSDC Arboricultural Officer**

No objection in principle subject to being undertaken in accordance with the protection measures indicated in the accompanying arboricultural report.

**MSDC Environmental Health - Other Issues**

No objection in respect of 'other' environmental health issues.

Note however that the existing premises will be demolished and this is located in a predominantly residential area. Demolition and construction can be noisy and I would recommend that construction activity on site is limited between the following times:

08:00 and 18:00 weekdays

08:00 and 13:00 Saturday

No working Sunday, Bank Holidays or any other time outside the permitted hours

**MSDC Environmental Health - Land Contamination**

No objection to the proposed development but would 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.

**MSDC Waste Management**

No objection to the planning application, the bin stores are easily accessible in each of the car parks.

**LOCAL AND THIRD PARTY REPRESENTATIONS**

7. This is a summary of the representations received.

Loss of light to Evelyn Fison Mews  
 Too big and high  
 High density  
 Out of keeping with character of area  
 Insufficient parking  
 Highway safety  
 Impact on trees  
 Impact on wildlife corridor at Evelyn Fison Mews  
 Loss of privacy

**ASSESSMENT**

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

- Principle of Development
- Design and Layout
- Heritage Assets
- Highway and Access
- Residential Amenity
- Biodiversity

- Environment and Flood Risk

- **Principle of Development**

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published on 27<sup>th</sup> March 2012. It provides that the NPPF *"does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise"*.

Development Plan

The application site is situated within the settlement boundary of Stowmarket, designated as a Town in Core Strategy Policy CS1. The principle of the provision of residential development within the settlement boundary is considered to be acceptable in principle. As such the proposal is considered to be acceptable in principle subject to detailed compliance with Policies GP1, H3, H10, H13, H14, H15, H16, HB13, CL2, CL8, T9 and T10 of the saved Mid Suffolk Local Plan (1998), Policy CS1, CS3 and CS5 of the Core Strategy (2008) and Policies FC1 and FC1.1 of the Core Strategy Focused Review (2012) and other material considerations.

However paragraph 49 of the NPPF states that:

*"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."*

Mid Suffolk District Council does not have this housing land supply at this time and as such the relevant policies set out above are not considered to be up to date. Indeed paragraph 14 of the NPPF states in this respect:

*"For decision-taking this means:*

*approving development proposals that accord with the development plan without delay; and*

*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 requires that development be sustainable and that adverse impacts do not outweigh the benefits to be acceptable in principle.

Paragraph 7 of the NPPF sets out three dimensions for sustainable development, economic, social and environmental:



*"an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure:*

*a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*

*an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."*

The proposal is to develop 38 new dwellings which would not only add to the supply of housing in the district but as a proposal for affordable housing would provide additional housing in that respect as well, such that the proposal can be considered to fall within the social dimension of sustainable development.

The application site is situated within easy reach of Stowmarket Town centre, various supermarkets and other facilities such that occupiers need not be primarily reliant on the private car to access services as to be considered sustainable within the environmental role.

Furthermore with regards to the economic strand the proposal would provide a development of reasonable size to support the local economy both in terms of construction and in respect of residents using local services.

In the light of all of the above the proposal is considered to be sustainable development within all three identified strands such that there is a presumption in favour of this proposal, in accordance with the NPPF.

- **Design and Layout**

The proposal is to demolish the existing building which was formerly a care home. The design of the replacement building utilises a similar footprint as the existing building, extending only marginally closer to the shared boundary with Evelyn Fison Mews, but balancing this by way of the staggered roof heights proposed and the roof form.

The proposal is four storeys in height, however due to the use of the roofspace and roof design the increase in height over that existing is in effect only the roof height. The increase in height is less than 4m in total. This combined with the drop in roof heights and the hipped roof form utilised to the rear is such that the proposal is not considered to result in an overly dominant impact as to cause harm to the character and appearance of the locality.

In this regard Local Plan Policies require development to maintain or enhance the character and appearance of their surroundings. The design of the proposal is inevitably more dominant than that existing, however given the utilitarian design of the existing building and the design of the proposal it is considered

that the proposal would represent a landmark building set within a leafy surrounding. As such the proposal is considered to maintain and enhance the locality in compliance with Local Plan Policies.

The rear elevation proposed is somewhat blank owing to the lack of windows and screening proposed to ensure privacy for residents at Evelyn Fison Mews. However, given the articulation of the design to this elevation along with the extensive screening barrier the proposal is not considered to fail in this regard to warrant refusal.

- **Heritage Assets**

To the East of the site is the Grade II listed Evelyn Fison House and Mews. Evelyn Fison House was subdivided and extended to provide residential properties and which back onto the application site.

The mews development creates a courtyard development separating Evelyn Fison House from the site and this combined with the back to back relationship of the properties and the extensive landscape screening is such that the impact of the proposal on the Listed Building is not considered to be significant. However the proposal is a taller more dominant building than that existing which would change the relationship between the properties and thereby affect the significance of the Listed Building. However this is considered to be very limited harm which would be considered to be within the lower limits of less than substantial harm to the significance of the heritage asset.

The NPPF paragraph 134 states that *"where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."*

The proposal will provide 38 new affordable dwellings in a highly sustainable location and in a mix to provide housing for the highest need group on the housing register. In the light of this and the less than substantial harm identified the proposal is considered to result in significant public benefits to outweigh this such that refusal is not warranted in this regard.

- **Highway and Access**

The application site currently has access from Violet Hill Road by means of two entrances, one shared with Suffolk Police to the north of the site and one to the south of the site adjacent to the day hospital and day care centre. Both provide access to existing parking areas.

The proposal would retain both of these access points, improving them as requested by Suffolk County Council Highways Authority, who raise no objection to the proposal as amended.

The objection from Suffolk Constabulary Designing Out Crime Officer to the use of the access is noted. However, there is currently an existing shared access to the site and furthermore evidence of title and legal agreements have been submitted by the applicants confirming that they have a right of way over this land.

The proposal would furthermore increase the width of the access road and

provide a footpath into the site, enhancing the access for both vehicles and pedestrians to Suffolk County Highways satisfaction such that the proposal would have safe access and egress to comply with Policy T10.

The proposal includes the provision of 40 parking spaces, slightly below the Suffolk Guidance for Parking requirement of 47. However, this level can be reduced in areas with frequent and extensive opportunities for public transport, cycling and walking and local services. The application site is in a sustainable location with regards to access to services, with various shops and services including supermarkets, doctors surgery and primary school within less than 700m and with the secondary school only slightly further, being within 900m. As such the slight reduction in the level of parking proposed is not considered to be unacceptable to warrant refusal in this respect.

- **Residential Amenity**

The nearest neighbouring properties are at the Evelyn Fison Mews to the east of the site and to the south the day hospital. To the north and east of the site is Eastward Place, which for the most part is separated from the application site by the police station, with No. 10 Eastward Place being the closest to the site.

Evelyn Fison Mews backs onto the application site, being accessed from Eastward Place and is separated from the site by an extensive landscaping screen. As a result currently views from either side are extremely limited. The proposal retains this screening and further adds to it with additional trees proposed to the courtyard areas. Tree protection measures are also proposed to ensure the protection of this screening and conditions could adequately secure this.

The proposed building would for the most part be no closer than the existing building to Evelyn Fison Mews, with the northerly most projection extending 1m closer to the boundary. The proposal also drops down in height towards this shared boundary, coming down to single storey at the closest points. The roof height of the first step up from single storey is either of a similar height to the existing building or no more than 1m higher than that existing. The roof form for the highest part of the building is hipped away from the boundary.

In the light of this, whilst overall the proposed building would be higher than that existing, the proposal is well screened from Evelyn Fison Mews and furthermore ensures that the bulk and massing does not compromise neighbouring amenity in this respect.

The proposal also includes few windows to the facing elevation. There would be a deck style access to this elevation however this is screened, the proposed trees would eventually provide additional screening and furthermore the existing landscaping is a most effective barrier. As such the proposal is not considered to have an unacceptable impact to warrant refusal in this respect.

The day hospital is situated to the south of the site and separated by the access road. It is also 27m away at the closest point, such that the proposal is not considered to risk harm to neighbour amenity.

With regards to properties in Eastward Place these are situated over 50m from the site and would be separated by both the police station and Evelyn Fison Mews such that the proposal is not considered to have an unacceptable impact

on neighbouring residential amenity in this regard.

- **Biodiversity**

Appropriate surveys for protected and priority species which may be present and affected by the development have undertaken and submitted and no significant impacts identified. In the light of this, and subject to the mitigation as set out in the report the proposal is not considered to risk harm to protected species or their habitats. The proposed mitigation can be adequately secured by means of a condition.

- **Environment and Flood Risk**

In respect of land contaminants the proposal is not considered to risk harm and as such is not considered to be unacceptable in this regard.

The application site is previously developed land such that the proposal is not considered to result in an unacceptable impact to flood risk in this regard. Furthermore the drainage strategy has been agreed with Suffolk County Council as Lead Local Flood Authority as to not risk harm to consider refusal on this basis.

With regards to sustainability and climate change Core Strategy Policy CS3 requires residential development to use sustainable construction techniques. Such techniques are set out within the Sustainability Checklist submitted with the application to achieve the requirements of the policy. In the light of this and that Code for Sustainable Homes has been superseded by current building regulations the proposal is considered to comply with Core Strategy Policy CS3.

- **Conclusion**

The proposed development is in a highly sustainable location such that there is a presumption in favour of development, in accordance with the NPPF. The design and layout is considered to respect its surroundings and although there is some harm to the nearby Grade II Listed Building this is less than substantial, and which harm is more than outweighed by the significant public benefit of affordable housing provision for the highest need in this sustainable location.

Furthermore the proposal is not considered to risk significant harm to the landscape, residential amenity, highway safety or biodiversity to warrant refusal. The development is considered to be in accordance with the relevant Local Plan, Core Strategy and Core Strategy Focused Review policies and the objectives of the NPPF.

## **RECOMMENDATION**

**(1) Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Professional Lead - Growth and Sustainable Planning to secure:**

- Affordable housing

**(2) That the Professional Lead - Growth and Sustainable Planning be authorised to grant Full Planning Permission subject to conditions including:**

- Time Limit
- Approved Plans
- Tree Survey, Arboricultural Impact Assessment, Method Statement and Tree Protection Plan to be agreed
- Construction management scheme implemented
- Working times restriction
- Access improvement
- Parking provision
- Recommendations contained in Section 5 of the Conservation Construction Ecology Survey including a Method Statement
- Surface water management strategy
- Landscaping scheme
- Materials
- Implementation of deck screening prior to first occupation

**(3) That in the event of the Planning Obligation referred to in Resolution (1) above not being secured that the Professional Lead - Growth and Sustainable Planning be authorised to refuse planning permission on appropriate grounds.**

Philip Isbell  
Professional Lead - Growth & Sustainable Planning

Gemma Walker  
Senior Planning Officer

## **APPENDIX A - PLANNING POLICIES**

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

**CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT**  
**CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT**

**Cor1 - CS1 Settlement Hierarchy**

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

**Cor4 - CS4 Adapting to Climate Change**

**Cor5 - CS5 Mid Suffolks Environment**

**Cor6 - CS6 Services and Infrastructure**

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

**HB1 - PROTECTION OF HISTORIC BUILDINGS**

**H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION**

**CL5 - PROTECTING EXISTING WOODLAND**

**GP1 - DESIGN AND LAYOUT OF DEVELOPMENT**

**CL6 - TREE PRESERVATION ORDERS**

**CL8 - PROTECTING WILDLIFE HABITATS**

**H4 - PROPORTION OF AFFORDABLE HOUSING IN NEW HOUSING DEVELOPMENT**

**SB2 - DEVELOPMENT APPROPRIATE TO ITS SETTING**

**H2 - HOUSING DEVELOPMENT IN TOWNS**

- H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT
- H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS
- H16 - PROTECTING EXISTING RESIDENTIAL AMENITY
- E4 - PROTECTING EXISTING INDUSTRIAL/BUSINESS AREAS

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

NPPF - National Planning Policy Framework

**APPENDIX B - NEIGHBOUR REPRESENTATIONS**

Letters of representation have been received from a total of **9** interested parties.

The following people **objected** to the application

[Redacted names of people who objected to the application]

The following people **supported** the application:

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

[Redacted names of people who commented on the application]



**Title:** Site Location Plan  
**Reference:** 1795/16  
**Site:** Wade House Violet Hill Road  
 Stowmarket



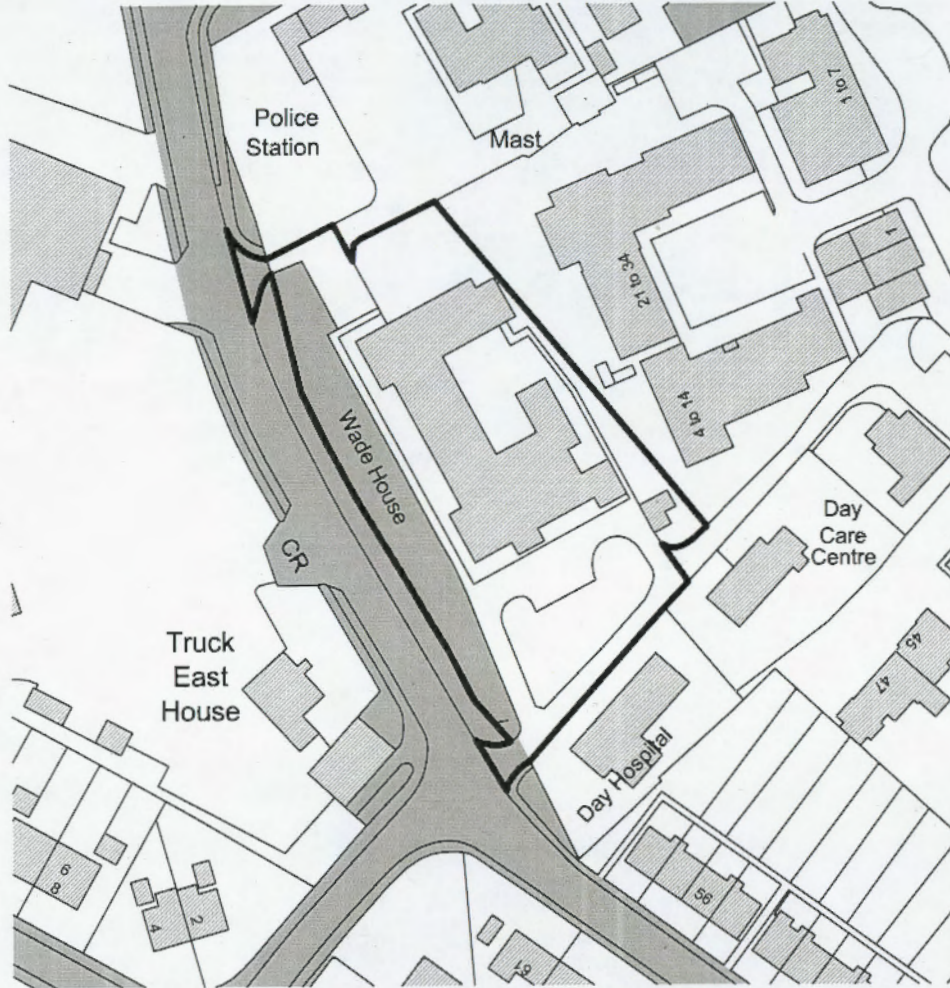
**MID SUFFOLK DISTRICT COUNCIL**  
 131, High Street, Needham Market, IP6 8DL  
 Telephone : 01449 724500  
 email: customerservice@csduk.com  
 www.midsuffolk.gov.uk




SCALE 1:1249

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Date Printed : 15/08/2016



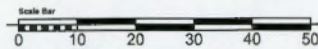
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 Red outline Denotes Site boundary

Planning

OS Map

1:1250



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|     |                       |            |         |        |
|-----|-----------------------|------------|---------|--------|
| A   | Site boundary updated | 30/06/2016 |         |        |
| Rev | Comment               | Issued     | Checked | Review |

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 TEL : +44(0)1353 665374  
 E-MAIL : info@johnsarchitects.co.uk  
 WEB : www.johnsarchitects.co.uk

CLIENT  
 Havebury Housing Partnership

PROJECT  
 Wade House  
 Stowmarket

DRAWING TITLE  
 Site Location Plan

SCALE @ A4  
 1:1250

STATUS  
**PLANNING**

|       |          |            |
|-------|----------|------------|
| DRAWN | REVIEWED | DATE       |
| AD    | PB       | 08.04.2016 |

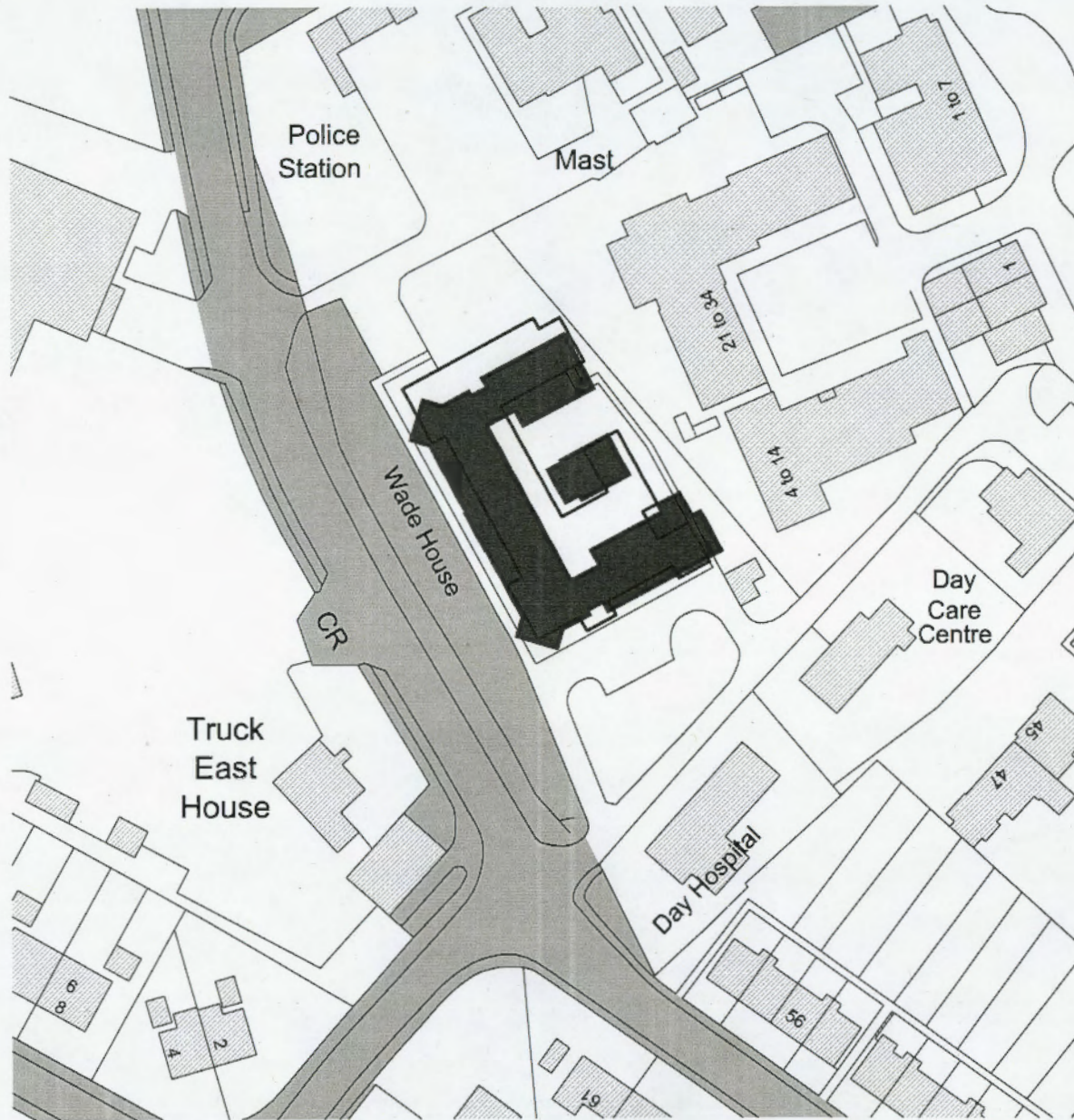
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| DRAWING NUMBER | REVISION |
| 12-246   G001  | A        |

Gary Johns Architects

27



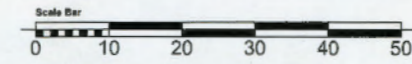
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Planning OS Map 1:500

Dark Hatch Denotes Proposed Building Outline  
 Red outline Denotes Existing Building Outline



28

| Rev | Comment | Issued | Checked | Review |
|-----|---------|--------|---------|--------|
|     |         |        |         |        |

44 SILVER STREET, ELY, CAMBRIDGESHIRE, CB7 4JF  
 TEL : +44(0)1353 665374  
 E-MAIL : info@gjohnsarchitects.co.uk  
 WEB : www.gjohnsarchitects.co.uk

**CLIENT**  
 Havebury Housing Partnership

**PROJECT**  
 Wade House  
 Stowmarket

**DRAWING FILE**  
 14-246 Wade House - Following Value  
 Engineering Meeting 07.01.2015.pln

**DRAWING TITLE**  
 Block Plan

**SCALE @ A2**  
 1:500

**STATUS**  
 PLANNING

| DRAWN | REVIEWED | DATE       |
|-------|----------|------------|
| AD    | SR       | 08.04.2016 |

| DRAWING NUMBER | REVISION |
|----------------|----------|
| 12-246         | G002     |

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Total Number Of Units = 38  
 Total Car Parking spaces = 40  
 Total Cycle spaces = 44 (26 within)



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44 SILVER STREET, BLY CAMBRIDGESHIRE, CB7 4JF  
 TEL: +44(0)1333 463274  
 FAX: +44(0)1333 463274  
 WEB: www.gjohnsarchitects.co.uk

|              |  |
|--------------|--|
| Client       | Homebury Housing Partnership   |
| Project      | Woods House<br>Stowmarket  |
| Location     | 14-24A Woods House - Following Value<br>Engineering Meeting 07.01.2016 |
| Project No   | Proposed Site Plan (1:100) 01 of 02                                    |
| Scale        | 1:100  |
| Drawn        | PLANNING   |
| Checked      | DATE   |
| AD           | PB   |
| Project Name | 14-24A Woods House   |
| Project No   | CG016  |
| Revision     | D  |

1:100 Proposed Ground Floor Plan

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Total Number Of Units = 38  
Total Car Parking Spaces = 40  
Total Cycle Spaces = 41 (See Notes)

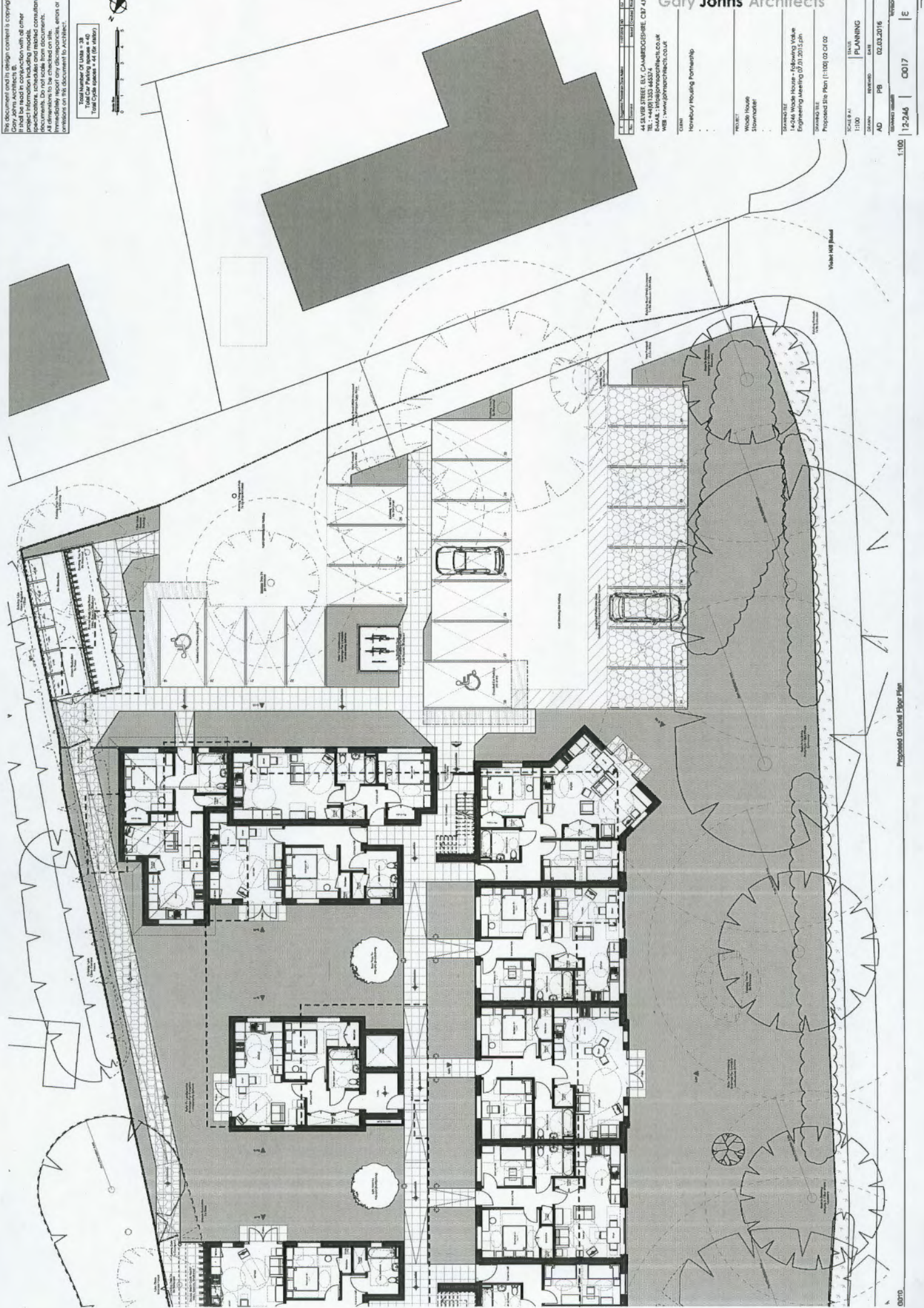


30

|               |   |
|---------------|---|
| PROJECT NO    | 12-246  |
| DATE          | 02.03.2016  |
| SCALE         | 1:100   |
| STATUS        | PLANNING  |
| CLIENT        | Homebury Housing Partnership  |
| PROJECT       | Wode House<br>Stowmarket  |
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| DRAWING NO    | Proposed Site Plan (1:100) 02 of 02                                     |

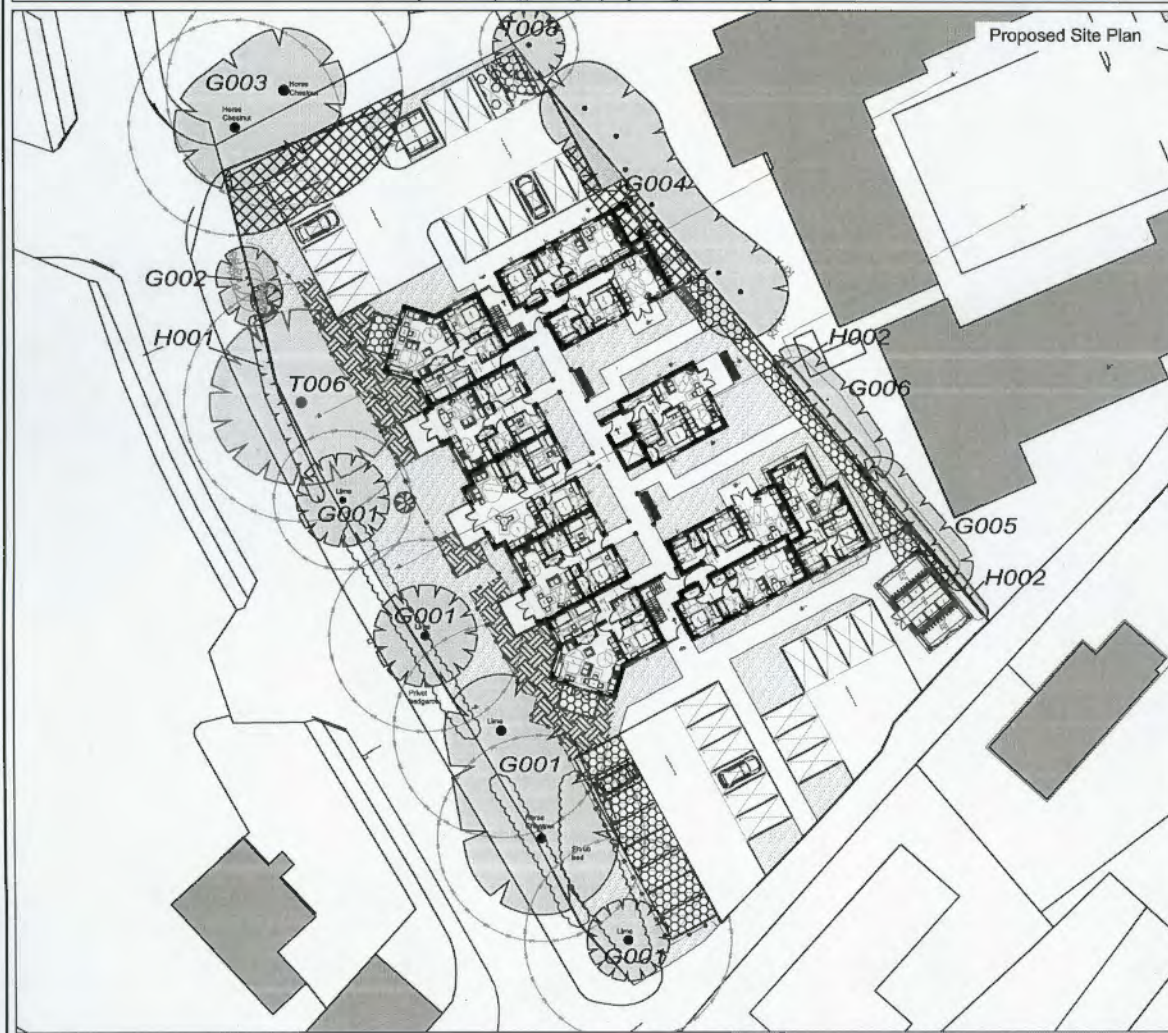
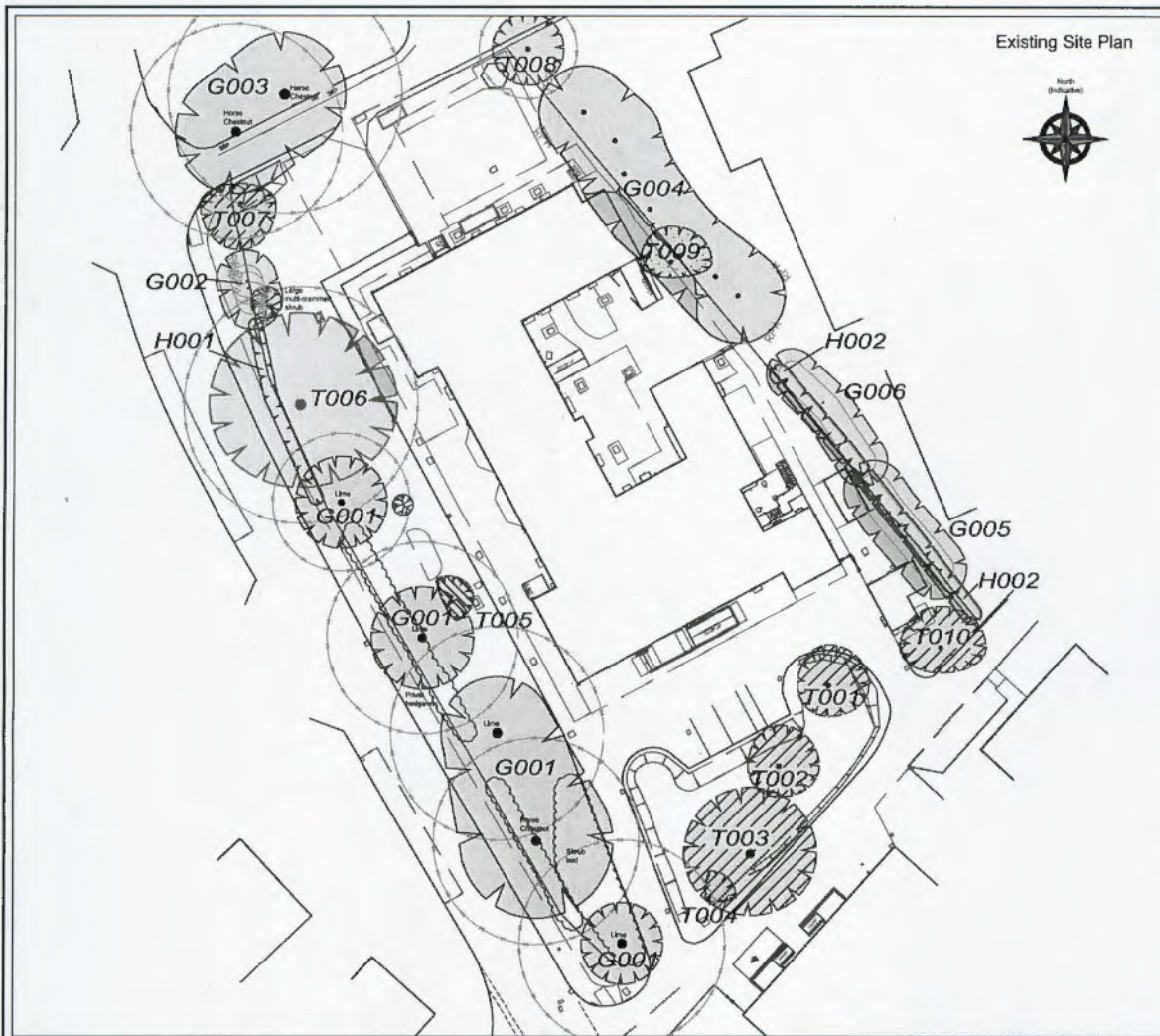
46-58 VICE STREET, ST. CAMERON, CAMBRIDGESHIRE, CB7 4SF  
E-MAIL: info@garyjohnsarchitects.co.uk  
WEB: www.garyjohnsarchitects.co.uk

GARY JOHN'S ARCHITECTS



Proposed Ground Floor Plan

Conto

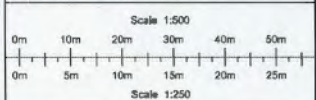


| CATEGORY AND DEFINITION   |  |
|---|--|
| Trees unsuitable for retention  |  |
| Category U  | Trees in such condition that they cannot realistically be retained as living trees in the current land-use for longer than 10 years    |
| Trees to be considered for retention  |  |
| Category A  | Trees of high quality with an estimated remaining life expectancy of at least 40 years   |
| Category B  | Trees of moderate quality with an estimated remaining life expectancy of at least 20 years   |
| Category C  | Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 100mm |
| NOTE:   |  |
| Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of the additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site. |  |

| LEGEND |   |
|--------|---|
|        | Existing Tree/Hedge BS 5837:2012 Category A   |
|        | Existing Tree/Hedge BS 5837:2012 Category B   |
|        | Existing Tree/Hedge BS 5837:2012 Category C   |
|        | Existing Tree/Hedge BS 5837:2012 Category CAJ   |
|        | Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012        |
|        | Existing Tree/Hedge to be Removed BS 5837:2012 Category U                                       |
|        | Additional feature which doesn't meet BS 5837:2012 categorisation but is included for reference |
|        | Existing Tree/Hedge to be removed to allow for development BS 5837:2012 Category C              |
|        | Tree/Landscape Feature to be removed as part of landscape improvement (Allied to development)   |
|        | Existing Tree/Hedge to be removed to allow for development BS 5837:2012 Category CAJ            |
|        | Trees which require crown reduction to facilitate the prospective development                   |
|        | Trees which require crown reduction to facilitate the prospective development                   |
|        | Trees which require crown reduction to facilitate the prospective development                   |
|        | Line of proposed Root Pruning   |
|        | Area of rooting unlikely due to existing hard surfacing   |
|        | Proposed development within the RPA to be constructed following the 'No Dig' Specification      |
|        | Area of temporary Ground Protection   |
|        | Line of proposed temporary protective barrier (see appendix F.3)                                |

18.12.15 JF Based on E23 Survey Ltd drawing no. 12817/01/01 and Gary Johns Architects drawing no. 14-248 dated 17.12.15

The position, condition, and dimensions of the trees are based on a site survey undertaken on 10/12/15  
 "The original of this drawing was produced in colour - a monochrome copy should not be relied upon"



**HAYDEN'S**  
 Arboricultural Consultants

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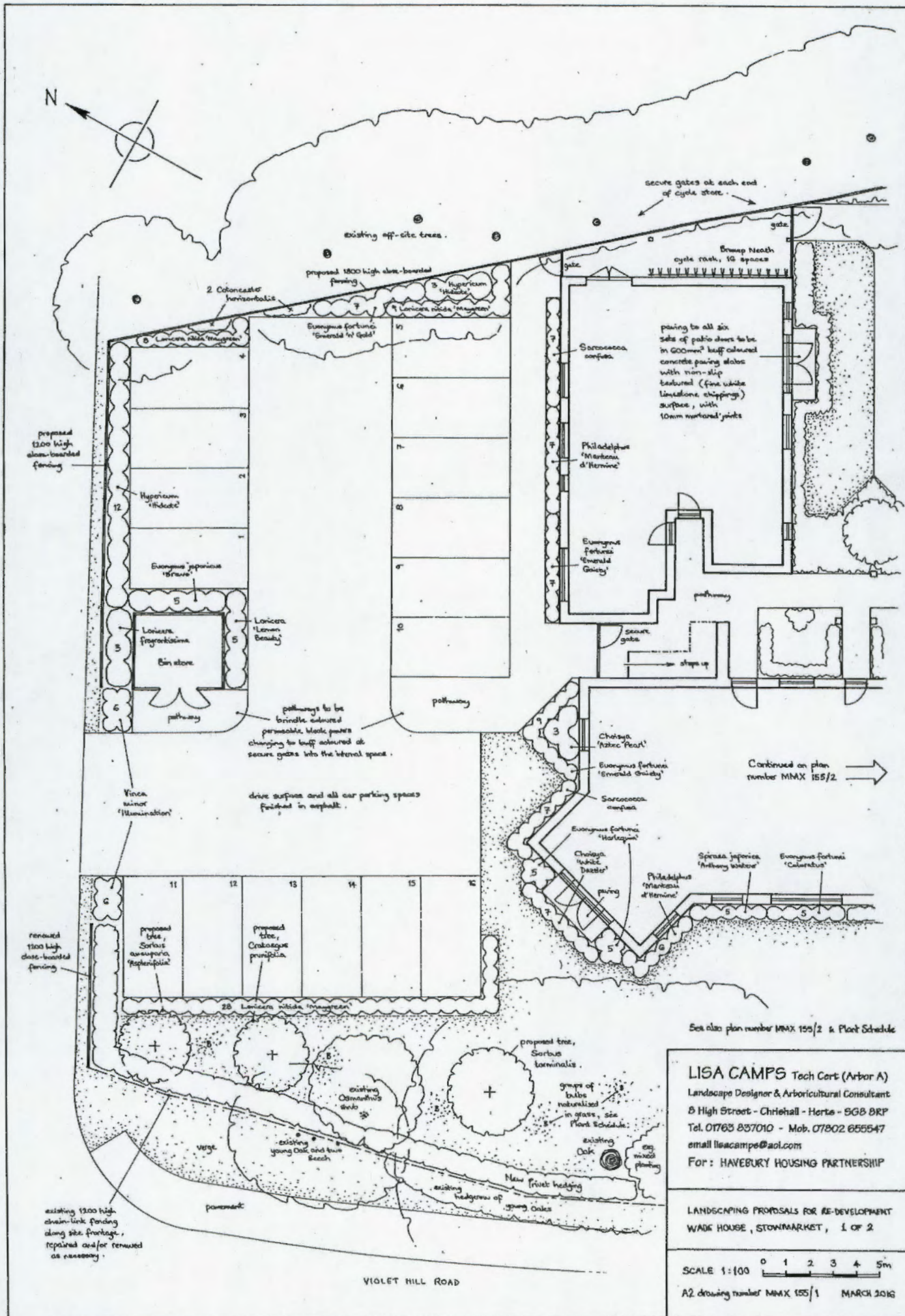
5 Moseleys Farm Business Centre  
 Fornham All Saints,  
 Bury St Edmunds  
 Suffolk IP28 6JY

Tel: 01284 765361  
 Mobile: 07850 167400  
 Twitter: @treesurveyors  
 Web Page: www.treesurveyors.co.uk Email: info@treesurveyors.co.uk

Designed by: Gary Johns Architects  
 Drawing Title: TS & AIA

Wade House, Violet Hill Road, Stowmarket, Suffolk, IP14 1NH

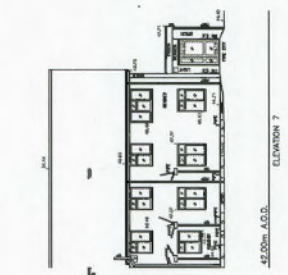
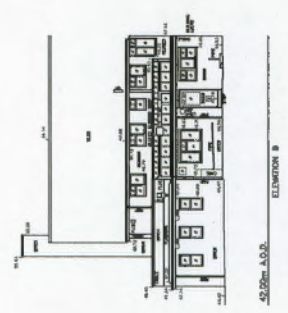
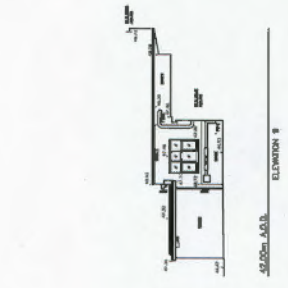
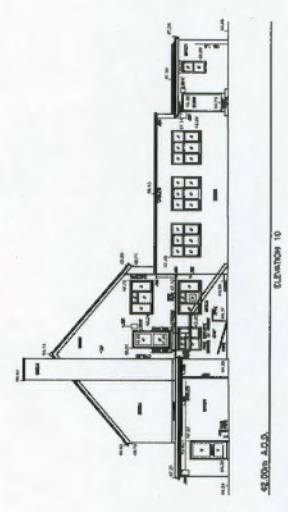
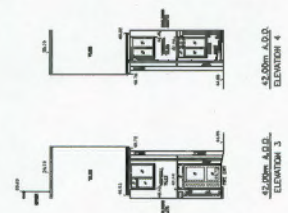
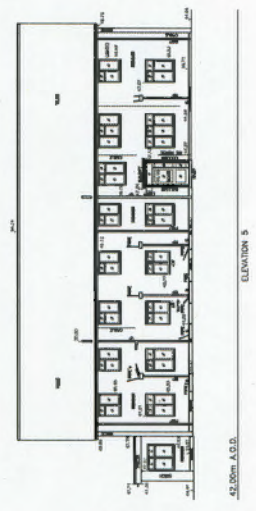
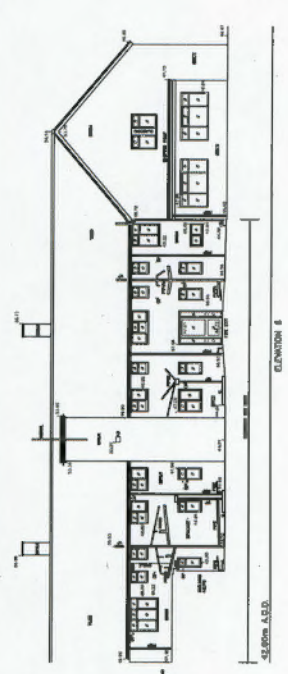
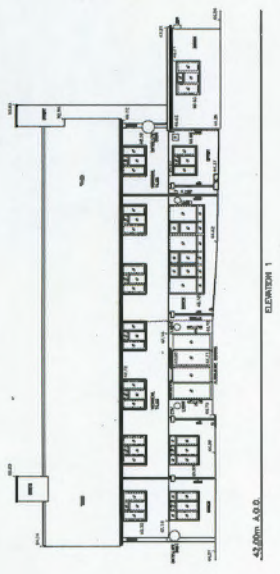
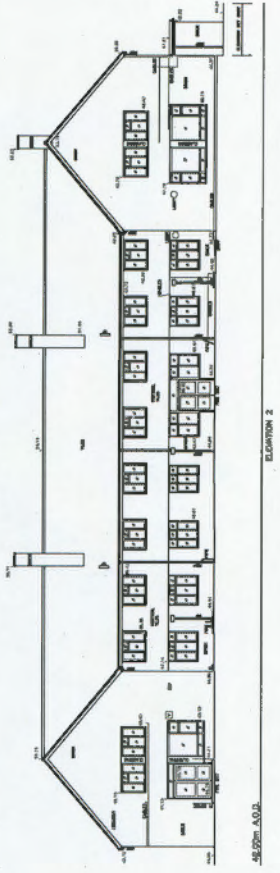
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| Scale: | 1:250 (A1) | Checked By: | DC | Drawing No: | 5108-D                                 |



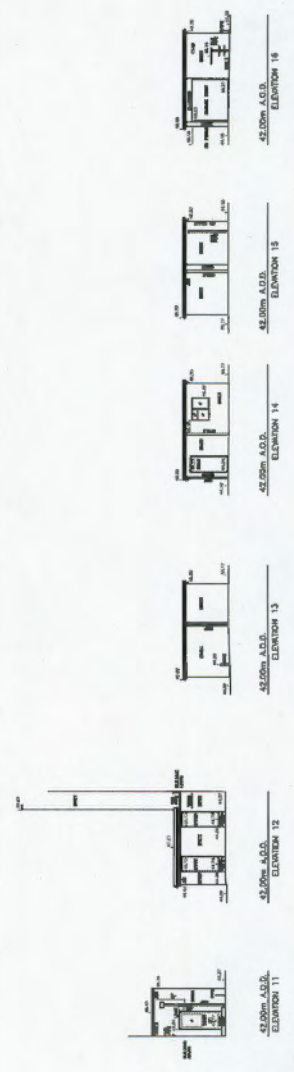
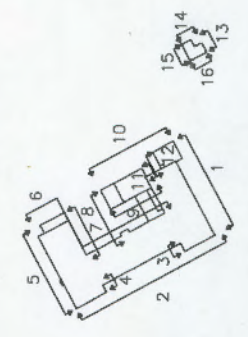


| GENERAL NOTES |  |
|---------------|--|
| 1.            | Check drawings for any changes to the original design.                   |
| 2.            | Ensure all materials and workmanship comply with the relevant standards. |
| 3.            | Obtain necessary permits before commencing work.                         |
| 4.            | Protect existing structures and services during construction.            |
| 5.            | Ensure safe working practices are followed at all times.                 |
| 6.            | Keep site tidy and free of obstructions.                                 |
| 7.            | Notify the relevant authorities of any changes to the design.            |
| 8.            | Ensure all work is completed in accordance with the approved drawings.   |
| 9.            | Obtain a final inspection and sign-off from the relevant authorities.    |
| 10.           | Provide a copy of the completed drawings to the client.                  |

| SPECIFICATIONS |  |
|----------------|--|
| 1.             | Structural steelwork to be painted with a protective primer and finish coat.                     |
| 2.             | Roofing to be installed in accordance with the manufacturer's instructions.                      |
| 3.             | Windows and doors to be installed in accordance with the manufacturer's instructions.            |
| 4.             | Internal walls to be finished with a suitable plaster and paint.                                 |
| 5.             | Floors to be finished with a suitable screed and floor covering.                                 |
| 6.             | Services (electrical, plumbing, etc.) to be installed in accordance with the relevant standards. |
| 7.             | External cladding to be installed in accordance with the manufacturer's instructions.            |
| 8.             | Landscaping to be completed in accordance with the approved landscaping plan.                    |
| 9.             | Final site cleanup and removal of all construction debris.                                       |
| 10.            | Provide a copy of the completed drawings to the client.  |



ELEVATION LOCATION PLAN



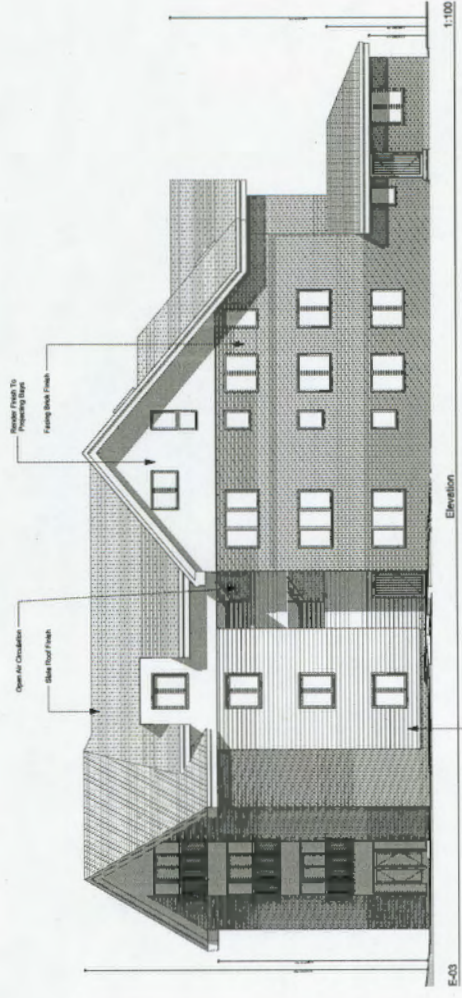
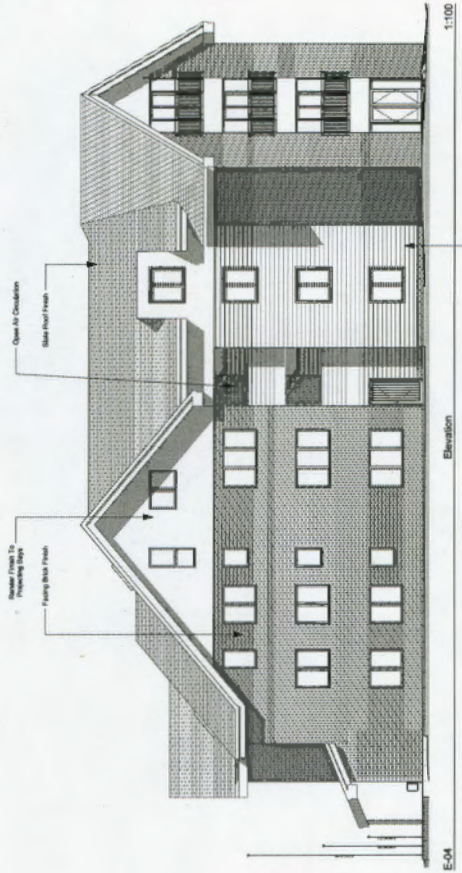
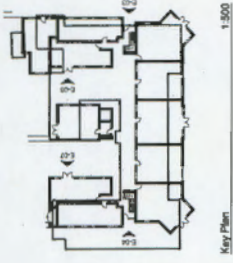
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14 LESLIE STREET, 3/F, CAMBERGEE, CO. DUBLIN  
 TEL: +353 1 333 4432 X4  
 EMAIL: info@johnsarchitects.co.uk  
 WEB: www.johnsarchitects.co.uk

CLIENT: Horebury Housing Partnership

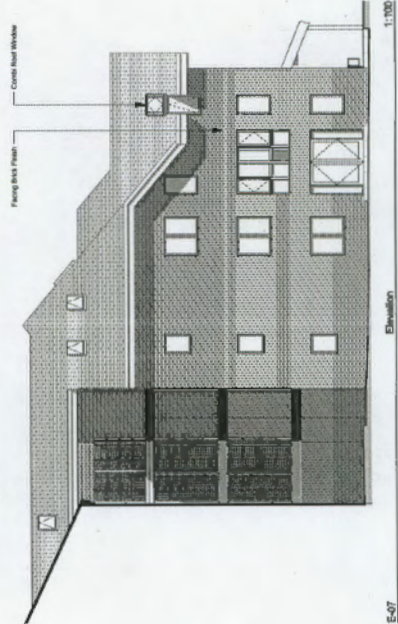
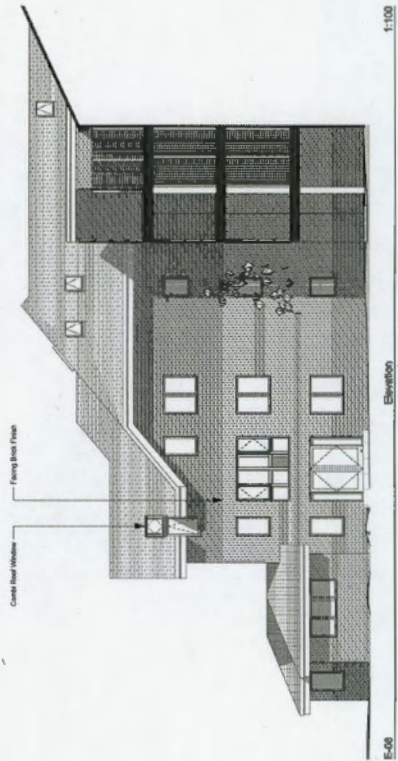
PROJECT: Wade House, Slownan

STATUS: PLANNING

DATE: 10-12-2015

SCALE: 1:100

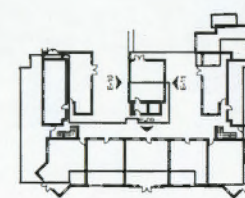
REVISION: 12-244 | C021 | F



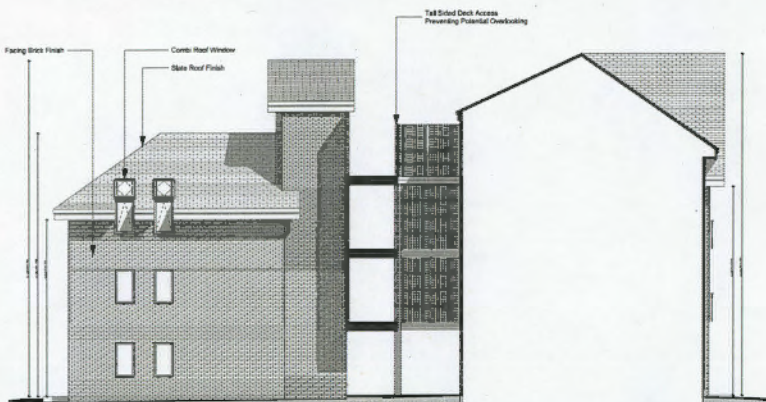
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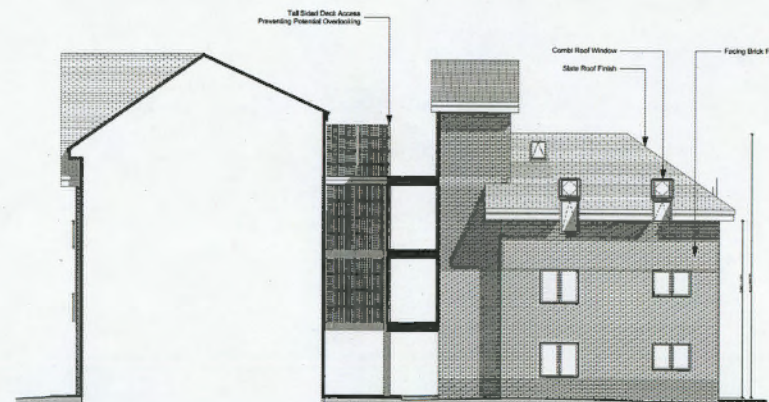
E-09 Elevation 1:100



Key Plan 1:500



E-10 Elevation 1:100



E-11 Elevation 1:100

|    |      |    |      |    |      |
|----|------|----|------|----|------|
| Mr | John | Mr | John | Mr | John |
| Mr | John | Mr | John | Mr | John |

44 SILVER STREET, ELY, CAMBRIDGESHIRE, CB7 4JF  
 TEL: +44(0)1353 665374  
 E-MAIL: info@johnsarchitects.co.uk  
 WEB: www.johnsarchitects.co.uk

Gary Johns Architects

CLIENT  
 Hovebury Housing Partnership

PROJECT  
 Wade House  
 Stowmarket

DRAWING FILE  
 14-246 Wade House - Following Value  
 Engineering Meeting 07.01.2015.ppt

DRAWING TITLE  
 Proposed Elevations 03

|                            |                    |
|----------------------------|--------------------|
| SCALE # A1<br>1:500, 1:100 | STATUS<br>PLANNING |
|----------------------------|--------------------|

|        |          |            |
|--------|----------|------------|
| DESIGN | REVIEWED | DATE       |
| AD     | PB       | 10.12.2015 |

|                          |                  |             |
|--------------------------|------------------|-------------|
| DRAWING NUMBER<br>12-246 | REVISION<br>G022 | STATUS<br>F |
|--------------------------|------------------|-------------|

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Total Number Of Units = 38  
Total Cycle Spaces = 41 (Bx Visitor)

Gary Johns Architects

44, 58, 70B STREET, ELY, CAMBRIDGESHIRE, CB7 4P  
TEL: +44(0)1353 655374  
EMAIL: info@gjohnsarchitects.co.uk  
WEB: www.gjohnsarchitects.co.uk

PROJECT: Newbury Housing Partnership

WORK HOUR: 20/04/2015

STATUS: PLANNING  
DATE: 18.11.2015

AD: PB  
DATE: 18.11.2015

1:100

Proposed Ground Floor Plan

52010



Scale: 1:100  
10/10/15 Proposed Site Plan at 1:100 & 10/11/15 Proposed Site Plan at 1:100  
For Full Details and Elevation of Site

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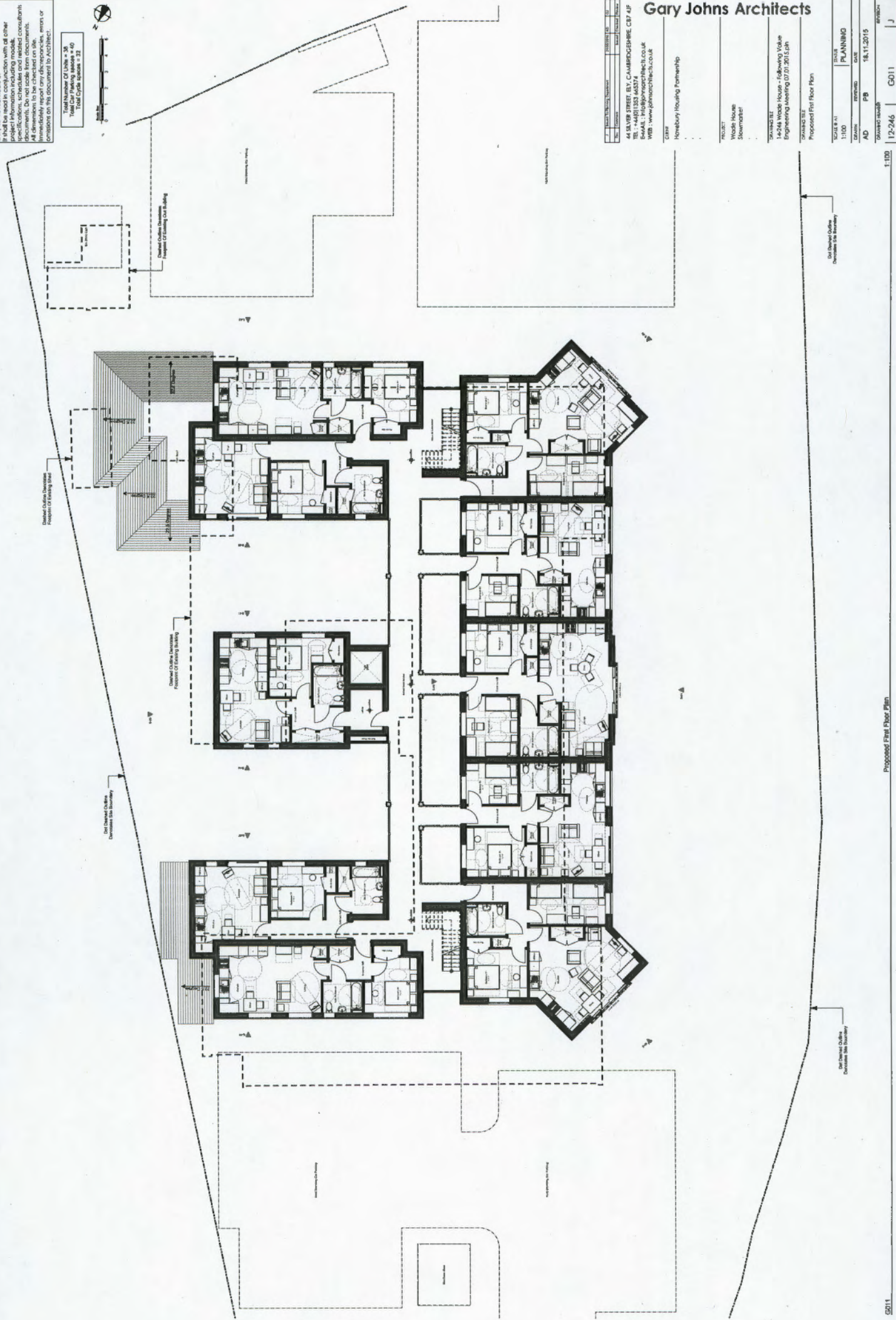
Total Number Of Units = 38  
 Total Number Of Flats = 17  
 Total Car Spaces = 32



DATE: 18.11.2015  
 DRAWN BY: G. J. A.  
 CHECKED BY: G. J. A.  
 PROJECT: Wode House, Stowmarket  
 DRAWING NO: 12-246  
 SHEET: 0311

**Gary Johns Architects**

PROJECT: Wode House, Stowmarket  
 DRAWING NO: 12-246  
 SHEET: 0311  
 DATE: 18.11.2015  
 DRAWN BY: G. J. A.  
 CHECKED BY: G. J. A.



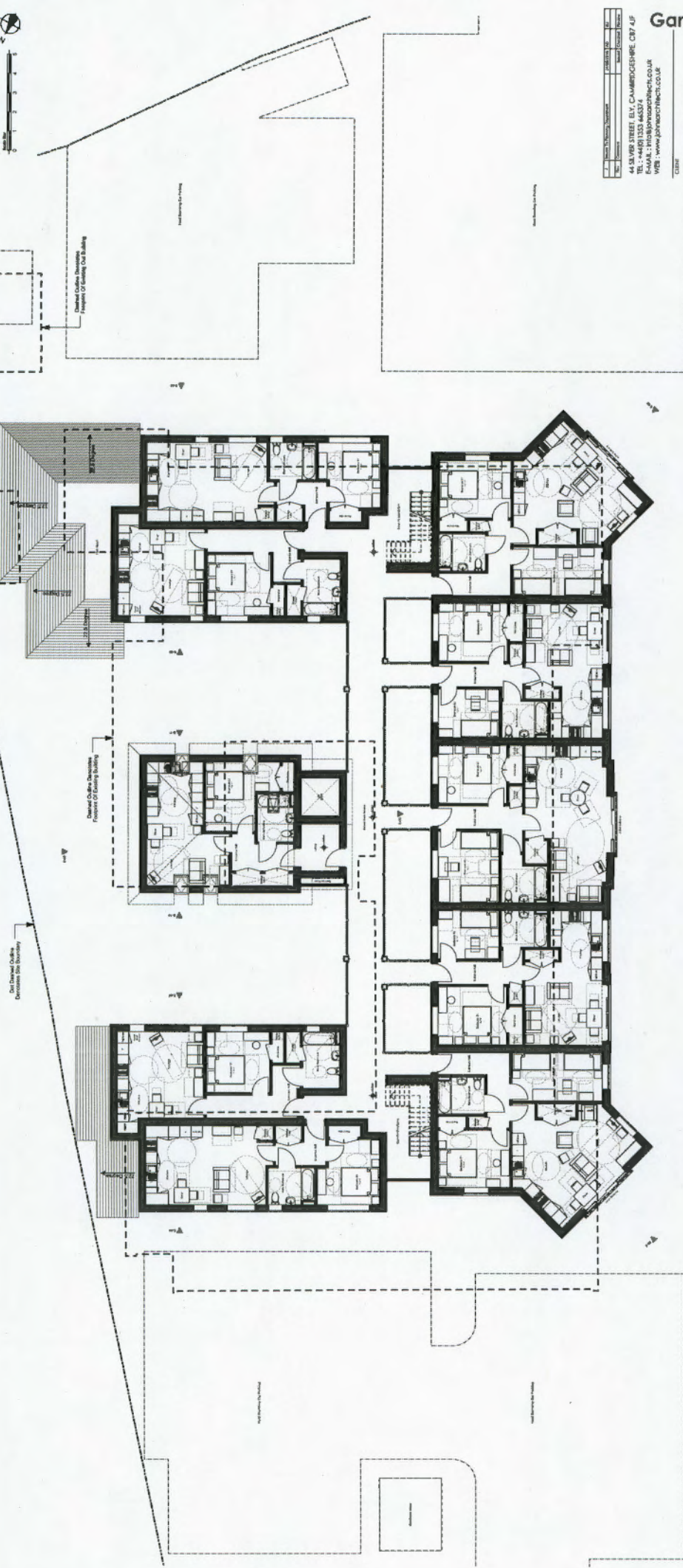
1:100

Proposed First Floor Plan

0311

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Total Number Of Units = 38  
 Total Car Parking spaces = 40  
 Total Cycle Spaces = 32



PROJECT NO: 12-246  
 PROJECT NAME: WOODS HOUSE  
 PROJECT ADDRESS: 14-246 WOODS HOUSE - FOLLOWING VALUE ENGINEERING MEETING OF 01.2015.PH  
 PROJECT LOCATION: STAMFORD  
 PROJECT TYPE: RESIDENTIAL  
 PROJECT STATUS: PLANNING

**Gary Johns Architects**  
 Architects  
 14-246 WOODS HOUSE - FOLLOWING VALUE ENGINEERING MEETING OF 01.2015.PH  
 14-246 WOODS HOUSE - FOLLOWING VALUE ENGINEERING MEETING OF 01.2015.PH  
 14-246 WOODS HOUSE - FOLLOWING VALUE ENGINEERING MEETING OF 01.2015.PH

|       |            |          |   |
|-------|------------|----------|---|
| DATE  | 12-246     | CS012    | J |
| SCALE | 1:100      | PLANNING |   |
| DATE  | 16.11.2015 |          |   |
| NO    | 12-246     | CS012    | J |

1:100

Proposed Second Floor Plan

CS012

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Total Number Of Units = 38  
 Total Car Parking spaces = 40  
 Total Cycle Spaces = 12



PROJECT NUMBER: 12-246  
 DATE: 16.11.2015  
 PROJECT NAME: 14-246 Wood House - Following Value Engineering Meeting 07.01.2015

**Gary Johns Architects**

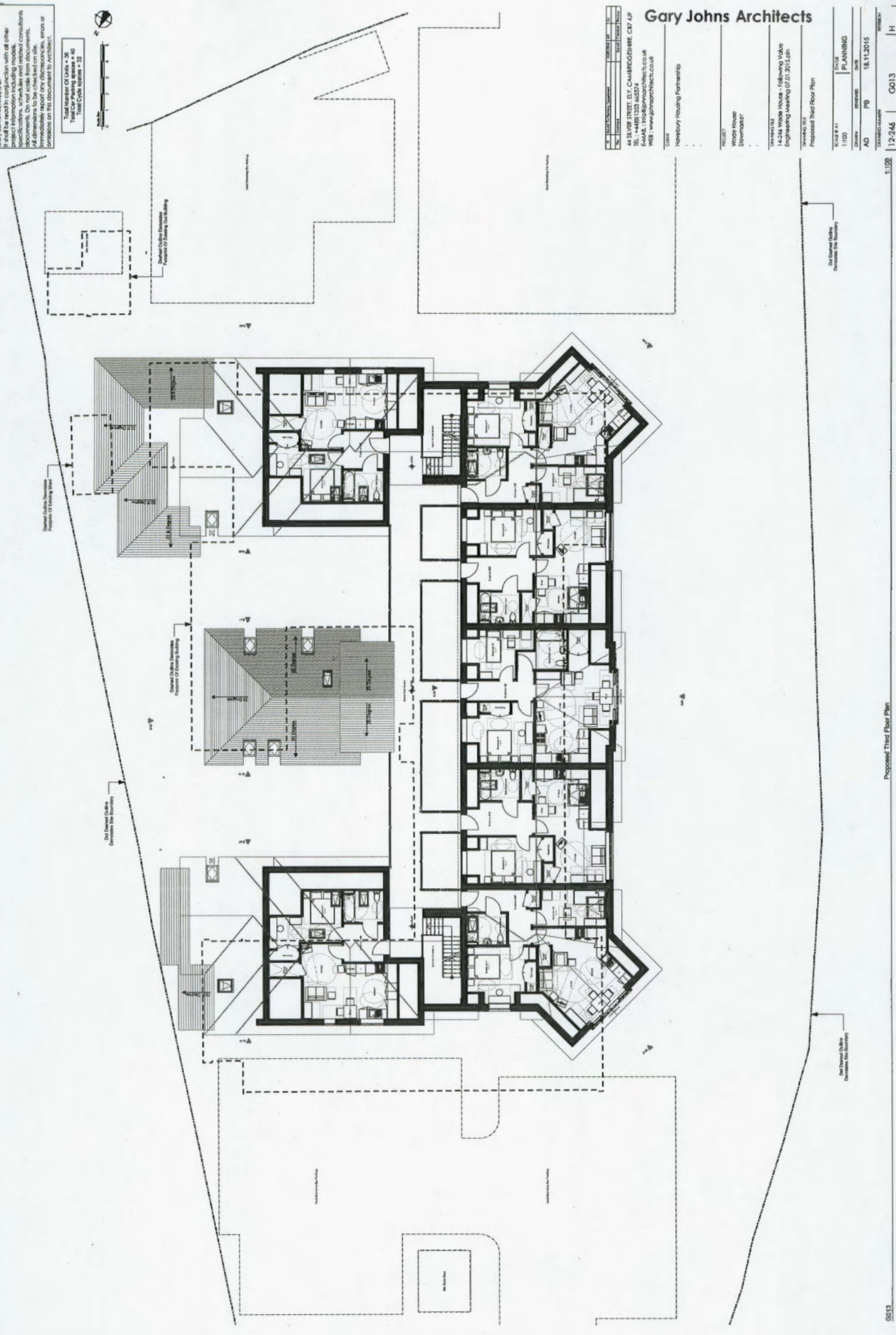
14 SILVER STREET, ST. CAMERON, CAMBRIDGE CB2 3JF  
 TEL: 01223 550000  
 EMAIL: info@gjohnsarchitects.co.uk  
 WEB: www.gjohnsarchitects.co.uk

CLIENT: Homebury Housing Partnership

PROJECT: Wood House  
 Stowmarket?

DATE: 16.11.2015  
 DRAWING NO: 12-246-03  
 DRAWING TITLE: Proposed Third Floor Plan

|                  |                  |
|------------------|------------------|
| SCALE: 1:100     | STATUS: PLANNED  |
| DATE: 16.11.2015 | DATE: 16.11.2015 |
| AD: 12-246       | CO: 013          |
| PROJECT: 12-246  | PHASE: H         |



1:100

Proposed Third Floor Plan

0613

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Total Number Of Units = 38  
 Total Car Parking spaces = 40  
 Total Cycle spaces = 132



**Gary Johns Architects**

|  |                 |
|--|-----------------|
| Architects/Engineers                           | Address of Firm |
| 44 SILVER STREET, ELY, CAMBRIDGESHIRE, CB7 4JF |                 |
| EMAIL: info@garyjohnsarchitects.co.uk          |                 |
| WEB: www.garyjohnsarchitects.co.uk             |                 |

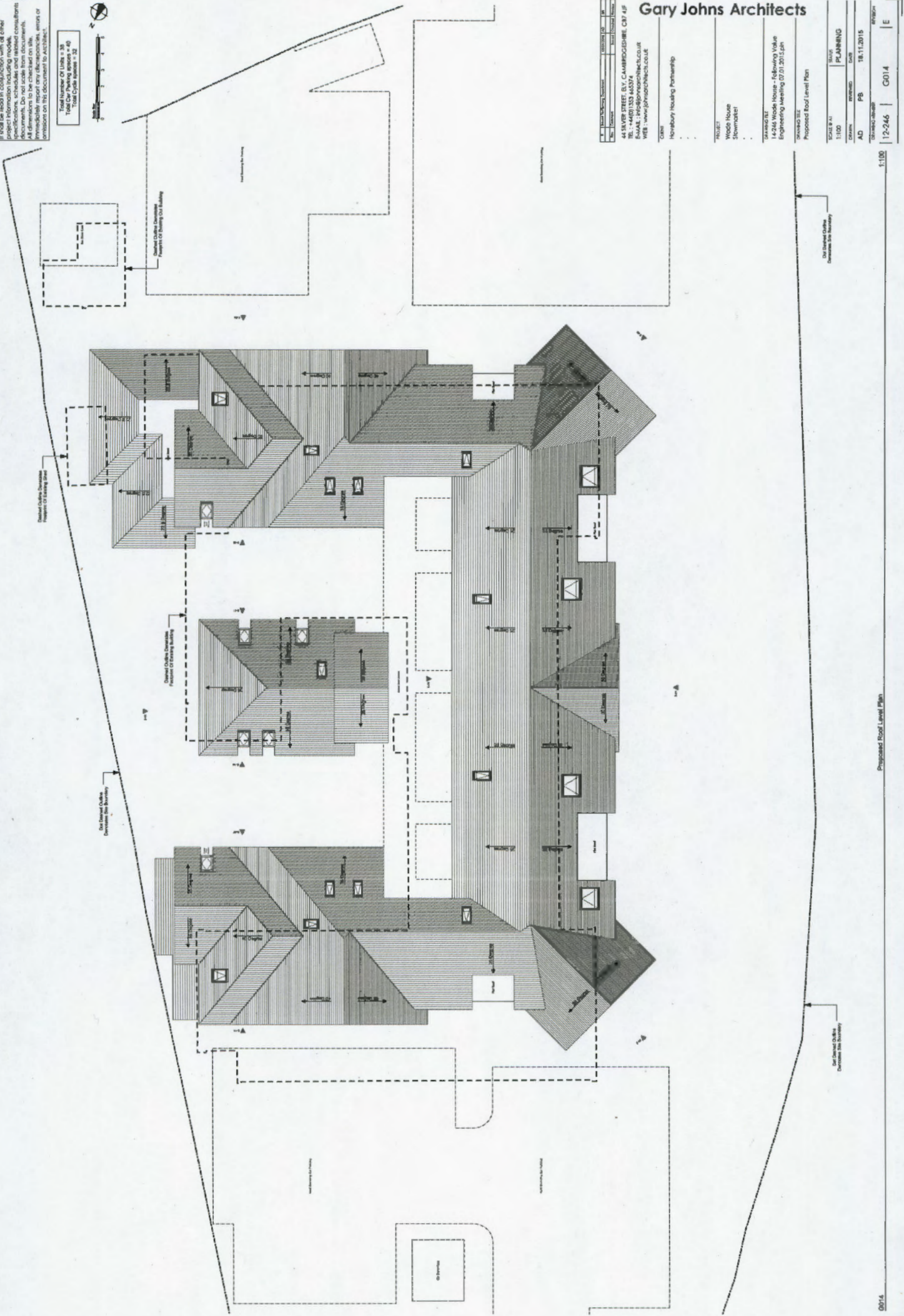
Client: **Horsbury Housing Partnership**

PROJECT: **Woods House, Stowmarket**

DATE: **14-244 Woods House - Following Value Engineering Meeting 07.01.2015**

PROJECT TITLE: **Proposed Roof Level Plan**

|                   |                  |
|-------------------|------------------|
| SCALE: 1:100      | DATE: 18.11.2015 |
| PROJECT: PLANNING |                  |
| AD: PB            | CD: 14           |
| 12-246            | E                |



**From:** Michelle Marshall  
**Sent:** 16 June 2016 14:49  
**To:** Planning Admin  
**Subject:** Planning application 1795/16

Stowmarket Town Council wishes to raise no objection to the grant of planning consent for planning application 1795/16.

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](mailto:michellelm@stowmarket.org) | [www.stowmarket.org](http://www.stowmarket.org)



@stowmarketTC



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creating a better place



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

**Our ref:** AE/2016/120510/01-L01  
**Your ref:** 1795/16  
**Date:** 09 June 2016

Dear Ms Walker

**ERECTION OF 38NO RESIDENTIAL FLATS WITH ASSOCIATED PARKING, CYCLE STORES AND BIN STORES FOLLOWING THE DEMOLITION OF AN EXISTING TWO STOREY FORMER RESIDENTIAL CARE HOME VIOLET HILL ROAD, STOWMARKET, SUFFOLK, IP14 1NH.**

Thank you for your letter referring to the above proposal which we received on 3 June 2016. We have assessed the submitted information and have no objection to the planning application. However, we have the following comments to make.

**Permitted Waste Management Facility**

The proposed residential development is located less than 50 metres from a permitted waste management facility. The permitted site is an Authorised Treatment Facility (Permit reference: 71375) which is involved in the de-pollution and dismantling of waste motor vehicles, particularly, heavy goods vehicles and operates as Truck East Ltd at Violet Hill Road, Stowmarket, IP14 1NN. The permitted site is likely to generate noise and odour intermittently even when operating in accordance with their environmental permit.

If you have any questions in respect of the above, please do not hesitate to contact me.

Yours sincerely

**Louise Tait**  
**Senior Planning Advisor**

Direct dial 0191 452 6775  
 Direct e-mail [louise.tait@environment-agency.gov.uk](mailto:louise.tait@environment-agency.gov.uk)

Tyneside House, Skinnerburn Road, Newcastle Business Park, Newcastle upon Tyne, NE4 7AR.  
 Customer services line: 03708 506 506  
 Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)  
[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)



**From:** Consultations (NE) [mailto:consultations@naturalengland.org.uk]  
**Sent:** 13 July 2016 10:39  
**To:** Planning Admin  
**Subject:** Planning consultation 1795/16 - NE response

**Application Ref:** 1795/16  
**Our Ref:** 190227

Dear Ms Walker

**Natural England has no comments to make on this application.**

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England.

Yours sincerely

Clare Foster  
Consultations Team  
Natural England  
Electra Way  
Crewe Business Park  
Crewe  
Cheshire  
CW1 6GJ  
Tel: 0300 060 3900 (Jabber Ext. 57065)

[Consultations@naturalengland.org.uk](mailto:Consultations@naturalengland.org.uk)

Your Ref: MS/1795/16  
 Our Ref: 570\CON\2320\16  
 Date: 19<sup>th</sup> July 2016  
 Highways Enquiries to: martin.egan@suffolk.gov.uk

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

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

**For the Attention of:** Gemma Walker

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990**  
**CONSULTATION RETURN MS/1795/16**

**PROPOSAL:           Erection of 38no residential flats with associated parking, cycle stores and bin stores following the demolition of an existing two storey former residential care home. (Revised layout and access details)**

**LOCATION:            Wade House, Violet Hill Road, Stowmarket, Suffolk**

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

I refer to the recently submitted amended drawings and the Transport Statement of the 15th July. With the improvements to the accesses, the provision of additional footways and cycle storage facilities the Highway Authority is able to accept the revised application proposals. Therefore the following conditions will apply:

**1/ AL5 - Alter Existing Accesses.**

Condition: No other part of the development hereby permitted shall be commenced until the existing vehicular accesses have been improved, laid out and completed in all respects in accordance with Drawing Numbers 12-246/G016 Revision D and 12-256/G017 Revision E as submitted; and with an entrance width of 5 metres. Thereafter the accesses 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 with sufficient width to allow two vehicles to pass and for safe pedestrian access to be available.

**2/ P1 – Parking**

Condition: The use shall not commence until the area(s) within the site shown on Drawing numbers 12-246/G016/D and G017/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.

Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX  
[www.suffolk.gov.uk](http://www.suffolk.gov.uk)

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 2:

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

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

Yours faithfully

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

Your Ref: MS/1795/16  
Our Ref: 570\CON\2209\16  
Date: 14<sup>th</sup> July 2016  
Highways Enquiries to: martin.egan@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  
Needham Market  
Ipswich  
Suffolk  
IP6 8DL

**For the Attention of:** Gemma Walker

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990  
CONSULTATION RETURN MS/1795/16**

**PROPOSAL:           Erection of 38no residential flats with associated parking, cycle stores  
and bin stores following the demolition of an existing two storey former  
residential care home. (Revised red line siteplan for changes to access)**

**LOCATION:            Wade House, Violet Hill Road, Stowmarket, Suffolk**

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

The revised site location plan, 12-246/G001/A, is acceptable in highway terms.

Yours faithfully,

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

Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX  
[www.suffolk.gov.uk](http://www.suffolk.gov.uk)

Your Ref: MS/1795/16  
 Our Ref: 570\CON\1811\16  
 Date: 30<sup>th</sup> June 2016  
 Highways Enquiries to: martin.egan@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  
 Needham Market  
 Ipswich  
 Suffolk  
 IP6 8DL

**For the Attention of:** Gemma Walker

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990**  
**CONSULTATION RETURN MS/1795/16**

**PROPOSAL:**            **Erection of 38no residential flats with associated parking, cycle stores and bin stores following the demolition of an existing two storey former residential care home**

**LOCATION:**            **Wade House, Violet Hill Road, Stowmarket, Suffolk**

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

**DRAWING NUMBER 12-246/GO15/C**

The Highway Authority has no objection in principle to a residential use on this site but does have various concerns about the size of the development proposed. The nature of the vehicular and pedestrian traffic is likely to be very different from the previous use as a care facility. The change of use of the site therefore has issues which are listed below:

1. Both of the access roads on either side of the proposed building are privately owned and as such will need to be included within the application site red outline. Drawing Number 12-246/G001 needs to be revised.
2. As currently proposed neither of the access roads are considered acceptable to serve the application site. (a) The Police Station access is only 3.6 metres wide which does not allow 2 vehicles to pass. If a vehicle is waiting to enter the access as a vehicle is trying to leave then the vehicle has to wait on Violet Hill Road. This access is in constant use by the Police Station and by emergency service vehicles. It should therefore be improved to a width of at least 5 metres to allow safe use by all vehicles and to allow the access to function correctly. The improvements will also allow the refuse vehicle to service the site without blocking the access road for the Police. (b) The southern access is similarly narrow starting at 5.0m but quickly narrowing down to 3.4m, again not allowing 2 vehicles to pass. This access road should also be widened.

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[www.suffolk.gov.uk](http://www.suffolk.gov.uk)

3. By widening both access roads land is required from the application site which is currently designated for car parking.
4. Currently car parking pressure in and around the application site is severe due to insufficient space being available. The Police Station clearly has insufficient space with cars being randomly parked on all available areas in front of the building, including use of the application site. Violet Hill Road already accommodates significant on street parking both restricted and unrestricted. Any development of the application site must therefore provide sufficient car parking in order that it does not exacerbate the existing problems. As proposed the Highway Authority considers that insufficient spaces are provided and once improvements to the access roads are designed in the car parking availability will reduce further. A development of this size will require 10 visitor parking spaces but only 2 are likely to be available. As there are 18 number 2 bed flats with only 1 space provided for each then this alone will create shortfalls.
5. The layout of parking spaces is such that several spaces will require significant vehicle manoeuvring in order to use the spaces. Those numbered 11, 24 and 40 will be particularly hard to use. Include the car parking manoeuvring associated with the other uses on each access road and the problem intensifies.
6. There are no footpath access routes from Violet Hill Road into the application site. Pedestrians will have to negotiate substandard junctions and narrow access roads in order to gain access on foot. There should be suitable pedestrian accesses provided from Violet Hill Road to avoid mixing with vehicles on sub standard access roads.
7. In addition to low car parking provision there is no provision for disabled motorist car parking.
8. On Page 19 of the Planning Design Statement it is suggested that 16 cycle spaces are going to be provided. Current standards require 2 secure spaces per flat so there is a shortfall at present. In addition the cycle storage should be secure and enclosed. I would also suggest provision of some cycle stands at the main points of access to the buildings for the benefit of visitors or short term residents parking.
9. Although the Planning Design Statement on Page 19 mentions car parking and travel plan information I can find no reference to these documents.

Please inform the applicant of my comments and I shall await revised details.

Yours faithfully

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

Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX  
[www.suffolk.gov.uk](http://www.suffolk.gov.uk)



## Consultation Response Pro forma

|          |   |  |                                      |
|----------|---|--|--------------------------------------|
| <b>1</b> | <b>Application Number</b>   | M/1795/16/FUL  |                                      |
| <b>2</b> | <b>Date of Response</b>   | 17.6.2016  |                                      |
| <b>3</b> | <b>Responding Officer</b>   | Name:  | Julie Abbey-Taylor                   |
|          |   | Job Title:   | Professional Lead – Housing Enabling |
|          |   | Responding on behalf of...   | Strategic Housing service            |
| <b>4</b> | <b>Recommendation</b><br>(please delete those N/A)<br><br>Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.   | <p>The development proposes 38 new affordable dwellings replacing a redundant residential care home.<br/>           Recommendation – I support this application as it provides much needed affordable homes in Stowmarket</p> <p style="text-align: center;"><b><u>Approve</u></b></p> |                                      |
| <b>5</b> | <b>Discussion</b><br>Please outline the reasons/rationale behind how you have formed the recommendation.<br>Please refer to any guidance, policy or material considerations that have informed your recommendation. | <p>We have had extensive discussions with the developer Havebury Housing Partnership to make observations on the scheme and how it meets housing needs.</p> <p>This development is aimed at households on our housing register in need of 1 and 2 bed accommodations</p>               |                                      |
| <b>6</b> | <b>Amendments, Clarification or Additional Information Required</b><br>(if holding objection)<br><br>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate        | None   |                                      |
| <b>7</b> | <b>Recommended conditions</b>   | Nominations agreement is completed and forms part of the S106 agreement if permission is granted.  |                                      |

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.



**MID SUFFOLK DISTRICT COUNCIL****MEMORANDUM**

TO: Gemma Walker – Planning officer  
 From: Julie Abbey-Taylor, Professional Lead – Housing Enabling  
 Date: 17.6.2016

SUBJECT: Affordable & Open market Housing mix comments - **Application Reference: M/1795/16/FUL**

Proposal: Erection of 38 residential flats with parking, cycle stores and bin stores at Wade House, Violet Hill Road, Stowmarket

**Key Points****1. Background Information**

A development proposal for 38 affordable dwellings from Havebury Housing Partnership.

35% affordable housing is required on this site, equating to 13 dwellings to be policy compliant, however HHP have advised in their design & access statement that they intend to let all 38 units as affordable homes.

**2. Housing Need Information:**

- 2.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2012, confirms a continuing need for housing across all tenures and a growing need for affordable housing.
- 2.2 The 2012 SHMA indicates that in Mid Suffolk there is a need for 229 new affordable homes per annum. **Ref1**
- 2.3 Furthermore, by bedroom numbers the affordable housing mix should equate to:

| Ref2<br>Estimated proportionate demand for affordable new housing stock by bedroom number |                                 |
|---|---------------------------------|
| Bed Nos   | % of total new affordable stock |
| 1   | 46%                             |

Ref1: SHMA 2012, p.122, Summary section  
 Ref3: SHMA 2012, p.141, Table 12.1.9

Ref2: SHMA 2012, p.121, Table 9.22.1  
 Ref4:

|    |     |
|----|-----|
| 2  | 36% |
| 3  | 16% |
| 4+ | 2%  |

2.4 This compares to the estimated proportionate demand for new housing stock by bedroom size across all tenures.

| Ref3 Estimated proportionate demand for all tenure new housing stock by bedroom number |                      |
|--|----------------------|
| Bed Nos  | % of total new stock |
| 1  | 18%                  |
| 2  | 29%                  |
| 3  | 46%                  |
| 4+   | 6%                   |

2.5 The Council's 2014 Suffolk Housing Needs Survey shows that there is high demand for smaller homes, across all tenures, both for younger people, who may be newly forming households, and also for older people who are already in the property owning market and require different, appropriate housing, enabling them to downsize. Affordability issues are the key drivers for this increased demand for smaller homes.

2.6 The Council's Choice Based Lettings system currently has circa.1050 applicants registered for affordable housing in Mid Suffolk at May 2016.

2.7 The Council's Choice Based Lettings system currently has **402** applicants registered for affordable housing, who are seeking accommodation in Stowmarket as at April 2016. Of this, 193 applicants are registered with a 1 bed need; 155 applicants with a 2 bed need; 45 with a 3 bed need and 9 applicants with a 4 bed need. **Therefore this proposal will provide much needed 1 and 2 bed affordable housing in the town and for the district as a whole.**

### 3. Preferred Mix for Open Market homes.

3.1 The open market needs to address the growing demand for smaller homes for sale, both for younger people who may be newly forming households, but also for older people who are already in the property owning market and require appropriate housing enabling them to downsize.

3.2 With an ageing population, both nationally and locally new homes should, wherever possible, be built to Lifetime-Homes standards and this can include houses, apartments and bungalows. This may include sheltered or extra care housing where appropriate.

3.3 There is strong demand for one and two bedroom flats/apartments and houses. Developers should consider flats/apartments that are well specified with good size rooms to encourage downsizing amongst older people, provided these are in the right location for easy access to facilities. Older people have also expressed their desire for

chalet bungalows of one and a half storey. There is also a demand for smaller terraced and semi-detached houses suitable for all age groups.

3.4 The Council wishes to encourage the provision of homes built to Lifetime-Homes standards, as this will enable our aging population to remain longer in their homes.

3.5 Broadband and satellite facilities as part of the design for all tenures should be standard to support.

3.6 All new properties need to have high levels of energy efficiency.

#### 4. Preferred mix for Affordable Housing

4.1 The most recent information from the Mid Suffolk's Council's Housing Register shows 402 applicants registered who have a connection to Stowmarket.

4.2 All of the dwellings on the proposed development would be for affordable housing. These take the form of:

- 20 x 1-bedroom 2-person flats at 50 square metres
- 9 x 2 bed 3 person flats at 63 square metres
- 9 x 2-bedroom 4-person flats at 71 square metres

There is a high need for this sized accommodation and there has been a significant shortfall of affordable housing provision in Stowmarket on other planning applications that have been approved.

4.3 The proposal includes 4 floors in some parts – there is a central lift being provided to assist with access to upper floors.

**The following mix is requested and to be included in the S106 agreement.**

#### 4.3 Affordable Tenure: (consider nominating no of beds by tenure type)

38 of these dwellings will initially be for Affordable Rent Tenancy – consisting of:  
 20 x 1 bed 2 person flats @ 50 sqm  
 9 x 2 bed 3 person flats @  
 9 x 2 bed 4 person flats @

#### 5. Other requirements for affordable homes:

- Properties must be built to current Homes and Communities Agency Design and Quality and Lifetime-Homes standards
- The council is granted 100% nomination rights to all the affordable units in perpetuity
- Any Local Needs affordable homes will be restricted to local people in perpetuity

- Any Shared Ownership properties must have a 80% staircasing bar, to ensure they are available to successive occupiers as affordable housing in perpetuity
- The location and phasing of the affordable housing units must be agreed with the Council to ensure they are integrated within the proposed development according to current best practice
- Adequate parking provision is made for the affordable housing units – this application provides for 40 parking spaces – one per dwelling and 2 visitor spaces.

Julie Abbey-Taylor, Professional Lead – Housing Enabling



## HERITAGE COMMENTS

**Application No.:** 1795/16  
**Proposal:** Erection of 38no residential flats with associated parking, cycle stores and bin stores following the demolition of an existing two storey former residential care home. (Revised red line siteplan for changes to access).  
**Address:** Wade House, Violet Hill Road, Stowmarket IP14 1NH  
**Date:** 16<sup>th</sup> August 2016

## SUMMARY

1. The Heritage Team considers that the proposal would cause harm to a designated heritage asset, as the new building will be somewhat taller than, and relatively close to, an adjacent building which is listed. These elements, however, contribute relatively little to the building's significance as a designated heritage asset, and the level of harm is assessed as low or minor.
2. Decision-takers must now carry out the balancing exercise set out in NPPF paragraph 134, weighing the identified public benefits of the scheme against the harm to the heritage asset. Given the precise nature of this scheme, the level of public benefits would appear to be considerable and they may well be considered to outweigh the relatively low level of harm to the asset.

## DISCUSSION

Heritage Staff made a site visit to Wade House on 9<sup>th</sup> August 2016. Wade House is not a listed building, nor is it within the Stowmarket conservation area. It is nevertheless within the setting of Evelyn Fison House, which is a listed building. The heritage issue is the effect of the proposals on the setting and significance of this designated heritage asset.

Evelyn Fison House is a fine early C19 house, formerly known as Hill House, which retains an impressive staircase and other internal fittings. Its front elevation faces onto a gravel drive and a landscaped garden, sloping away to the north-east. To the rear are a large number of extensions and additions, of various dates, some apparently quite recent, forming a separate set of properties now known as Evelyn Fison Mews. Wade House lies behind the mews buildings to the south-west.

The significance of Evelyn Fison House lies in its attractive front elevation, its surviving internal features and in certain aspects of its setting, particularly the gardens to the front, which make an important contribution to its significance. The mews buildings are to the rear and have been designed and detailed in a way which is sympathetic to the listed building and its setting and they do not detract unduly from its significance; they do, nevertheless, make a much lesser contribution to significance than other aspects identified above.

Wade House is a modern building of no historic interest and its demolition is not resisted. The new building proposed for the site will, however, be considerably taller than the existing, and this will mean that it will be somewhat taller than, and potentially overbearing on, the portions of the mews buildings that lie closest to it. Nevertheless, it doubtful whether the new building will be visible at all from a view point close to the front of Evelyn Fison House or within the gardens to the front. The more modern mews buildings will effectively screen the proposed new building from most viewpoints to the front and side of Evelyn Fison House, thus lessening the impact on those parts of the setting that make the greatest contribution to significance.

Given this precise context, there is likely to be some harm to the significance of Evelyn Fison House, but the heritage team assesses the level of harm as less than substantial, and at the lower end of the scale of harm, at or close to a minor level.

Decision-takers must now carry out the balancing exercise set out in NPPF paragraph 134, weighing the identified public benefits of the scheme against the harm to the heritage asset. Given the precise nature of this scheme, the level of public benefits would appear to be considerable and they may well be considered to outweigh the relatively low level of harm to the asset.

**Name:** William Wall  
**Position:** Heritage & Design Officer



# SUFFOLK CONSTABULARY



Phil Kemp  
Design Out Crime Officer  
Community Safety Unit/Bury St Edmunds Police Station  
Norfolk Constabulary/Suffolk Constabulary  
Raingate Street, Bury St Edmunds, Suffolk, IP33 2AP  
Tele: 01284 774141 Fax: 01284 774130  
Mobile: 07803737748  
[www.norfolk.police.uk](http://www.norfolk.police.uk) [www.suffolk.police.uk](http://www.suffolk.police.uk)

**PLANNING APPLICATION: 1795/16**

**SITE: 38 Residential Flats at Wade House, Violet Hill Road, Stowmarket, Suffolk**

**Applicant: Havebury Housing Association**

**Senior Planning Officer: Philip ISBELL**

The crime prevention advice is given without the intention of creating a contract. Neither the Home Office nor Police Service accepts any legal responsibility for the advice given. Fire Prevention advice, Fire Safety certificate conditions, Health & Safety Regulations and safe working practices will always take precedence over any crime prevention issue. Recommendations included in this document have been provided specifically for this site and take account of the information available to the Police or supplied by you. Where recommendations have been made for additional security, it is assumed that products are compliant with the appropriate standard and competent installers will carry out the installation as per manufacturer guidelines.

Suppliers of suitably accepted products can be obtained by visiting [www.securedbydesign.com](http://www.securedbydesign.com).

Dear Mr ISBELL

Thank you for allowing me to provide an input for the above Planning Application for 38 residential properties at the former Wade House property, on Violet Hill Road, Stowmarket.

Section 17 outlines the responsibilities placed on local authorities to prevent crime and dis-order.

The National Planning Policy Framework on planning policies and decisions to create safe and accessible environments, laid out in paragraphs 58 and 69 of the framework, emphasises that developments should create safe and accessible environments where the fear of crime should not undermine local quality of life or community cohesion.

**1.0** I strongly advise the development planners adopt the ADQ guide lines and Secure by Design (SBD) principles for a secure development.

**1.1** As of the 1<sup>st</sup> June 2016 the police lead Secure By Design (SBD) New Home 2016 was introduced, replacing the previous Secure By Design (SBD) 2014 New Homes guide. This guide aptly meets the requirements of Approved Document Q for new builds and renovation work to a preferred security specification, through the use of certified fabricators that meet Secure By Design principals, for external doors, windows and roof lights to the following standards  
[http://www.securedbydesign.com/wp-content/uploads/2016/03/Secured by Design Homes 2016 V1.pdf](http://www.securedbydesign.com/wp-content/uploads/2016/03/Secured_by_Design_Homes_2016_V1.pdf)

**1.2** SBD New Homes 2016 incorporates three standards available within the New Homes 2016 guide. namely Gold, Silver or Bronze standards It is advisable that all new developments of 10 properties or more should seek at least a Bronze Secured by Design. Further details can be obtained through the Secure By Design (SBD) site at <http://www.securedbydesign.com/>

**NOT PROTECTIVELY MARKED  
RESTRICTED/CONFIDENTIAL**

**1.3 To achieve a Silver standard, or part 2 Secured by Design physical security, which is the police approved minimum security standard and also achieves ADQ, involves the following:**

- a. All exterior doors to have been certificated by an approved certification body to BS PAS 24:2012, or STS 201 issue 4:2012, or STS 202 BR2, or LPS 1175 SR 2, or LPS 2081 SRB.
- b. All individual front entrance doors to have been certificated by an approved certification body to BS Pas 24:2012 (internal specification).
- c. Ground level exterior windows to have been certificated by an approved certification body to BS Pas 24:2012, or STS204 issue 3:2012, or LPS1175 issue 7:2010 Security Rating 1, or LPS2081 Issue 1:2014. All glazing in the exterior doors, and ground floor (easily accessible) windows next to or within 400mm of external doors to include laminated glass as one of the panes of glass. Windows installed within SBD developments must be certified by one of the UKAS accredited certification bodies.

**2.0 I would like to add the following recommendations:**

**2.1 The entrance to Stowmarket Police Station does not have shared access with Wade House and the station is not open to the public.** This location is centrally located within Suffolk and is seen as a strategic hub for a number of sections within Suffolk Police, namely the Serious Collision Investigation Team (**SCIT**), who are tasked to attend and investigate serious collisions anywhere within Suffolk and then investigate the causes of such incidents. The Western Area Police Response Team and the Mid Suffolk Safer Neighbourhood Team. These officers are required to attend and investigate a variety of emergency and life threatening incidents at any time on a constant 24 hour basis.

**2.2** If a second car park to the north western side for 16 cars is located in this area, adjacent to Stowmarket Police Station where the owners are encouraged to enter and exit the area via Suffolk Constabulary land, this will undoubtedly lead to a delay in police attending vital emergency incidents and could very well lead to various forms of traffic accidents occurring as police vehicles leave the area at speed to react to such emergencies.

**2.3** As a result in the interests of safety I strongly recommend that the perimeter for this area adjoining Stowmarket Police Station is not used as a vehicle entrance or exit area for residents or their visitors and is instead, secured by all around fencing as stated in the Land Registry title for this property. In particular I recommend 1.8metre close boarded fencing all along this north western side.

**2.4** It states on the site plans that the image for the proposed scheme is located largely within the same footprint of the existing building. I therefore suggest, as an alternative to the current plan, that an access route from the main entrance along the front of the building is instigated in order to connect this other north western car park and allow occupants and visitors to come and go safely this way rather than via the proposed route through Suffolk Constabulary property.

**3.0 Front Communal door entry and access systems for the main pedestrian entrance**

The main communal entrance should incorporate an access control system with an electronic lock release and visitor door entry system providing colour images and audio communications linked to each dwelling, which should incorporate a battery backup facility enabling the system to operate for up to six hours in the event of power failure. The contractor used must issue a Commissioning Certificate warranting operational safety and security and it is recommended that there are a minimum of two maintenance inspections a year. The technology by which the visitor door entry system operates is a matter of consumer choice, however, the availability of colour images and release capability must be provided within the dwelling at all times. **Trades person release buttons should not be permitted or if installed de-activated.** As this development consists of 25 dwellings the communal entrance must meet the requirements of the Equality Act 2010, be vandal resistant with an integral remote camera, providing colour images and audio communications between the resident and the visitor. The further provision of a mobile GSM or Wi-Fi based enabled device is optional.



**3.1** Break glass emergency door exit release devices on communal external doors that give access into buildings are not permitted due to constant abuse. Instead vandal resistant stainless steel self-resetting emergency exit systems should be installed in line with local building control.

**3.2 Secure Mail Delivery** Due to the increasing problem of identity theft, information is requested regarding how and where mail is to be delivered and stored for the individual residents. It is strongly recommended that "through the wall" post boxes are provided in a secure area of the dwelling, which will also reduce heat loss through the door.

**3.3 Surface mounted letterboxes** If these are to be used they should be of robust construction, securely fixed to the internal surface of the building and be sited in a position that benefits from natural surveillance. The letter box must incorporate a design feature that prevents the removal of mail through the delivery slot and the access door for mail collection must be lockable and certified to the Door & Hardware Federation Technical Specification 009 (TS009). **This security preference of mail being delivered to these ground floor receptacles prevents "strangers" wandering in, using the excuse that they are posting mail shots and prevents the need for everyone to have access.**

**3.4** It is recommended that controlled access is installed for all main entrances, as a safety mechanism to prevent unauthorised access. Doors in recesses more than 600mm deep should be avoided.

**3.5** Twenty-four hour lighting (switched using a photoelectric cell) to communal parts of the flats will be required, to cover the communal entrances, halls, lobbies, landings, corridors, stairwells, underground car parking and entrance/exit points.

**3.6** Loft hatches in communal areas, such as over landings, must be locked into place to prevent access into a dwelling via the loft space. There are currently no hinged or lift out hatches being manufactured to recognised security standards. Where padlocks, hasps and staples are used to secure the hatch the products must be certificated to Sold Secure "Silver" or "LPS 1654 Issue 1:2013 SR1".

#### **4.0 Dwellings/Apartments**

**4.1** All internal entry doors to individual apartments should be to standards independently certified to the same level as that of front doors. The locking hardware should be operable from both sides of an unlocked door without the use of a key to enable occupants to investigate any emergencies, such as a fire, and be able to return to their dwelling to raise the alarm.

**4.2** Flat entrance door-sets will also be fire rated and must be installed with a door closer unit. Any door-set installed with an integral door closer mechanism should have been tested in this configuration; the hardware or ironmongery mortised into the door leaf or frame (integral) must form part of the certificated door-set range. Surface mounted door closers may be installed without further testing and evaluation.

**4.3** Any internal door that gives access to the residential floors should have an access control system. In developments where closed circuit television (CCTV) is required by the client or by the CPDA/DOCO, following a crime risk assessment, such systems shall comply with the requirements of **BS EN 62676: 2014**.

**4.4** All glazing in and adjacent to doors shall be installed with a fire rated laminated glass meeting the requirements of **BS EN 356:2000**, securely fixed in accordance with the manufacturer's specifications.

**4.5** French windows and external glazed double door-sets should meet the same standards as a front door.

**4.6** The SBD standards for ground floor, basement and easily accessible windows are as follows:

- PAS 24:2012 or
- STS204 Issue 3:2012 or
- LPS1175 Issue 7:2010 Security Rating 1 or
- LPS2081 Issue 1:2014

All windows must incorporate key lockable hardware unless designated as emergency egress routes.

**4.7** Windows installed within SBD developments must be certified by one of the UKAS accredited certification bodies.

**4.8** Laminated glass meeting the requirements of **BS EN 356:2000** class 1 P1A is required in the following areas:

- Any window located 400mm of a door-set
- Easily accessible emergency egress windows
- Easily accessible roof lights

**4.9** There is no specific requirement to install laminated glazing on the inner or outer face of a glazed unit. However, placing laminated or toughened glass on the outside usually assists in reducing the risk of accidental damage, such as from footballs.

**4.10** A 13 amp non switched fused spur suitable for an alarm system should be installed to allow each occupant the opportunity to have an alarm fitted.

**4.11** Chain limiters are recommended but not generally essential. The limiters should meet if flats such as those dwellings by the entrance, are to have their own single letter boxes and should be located a minimum of 400mm away from the internal handle and locking mechanism.

**4.12** In order to reduce the opportunities for theft by "Bogus Officials", utility metres should, where possible, be placed on the outside of dwellings where they can be overlooked. In multi-occupancy developments the metres should be located on the ground floor between access controlled doors (air-lock system) so that access can be restricted to the meters.

**4.13 Lighting in Communal areas within flats/apartments** 24 hour lighting (switched using a photoelectric cell) to communal parts of blocks of flats are required. This will normally include the communal entrance hall, lobbies, landings, corridors and stairwells and underground garaging facilities and all entrance/exit points. Other areas requiring lighting will be indicated by the CPDA in writing. To reduce energy consumption this may be provided by a dimming system which leaves luminaires on at a lower level during quieter periods.

**5.0 Car Parking** Communal parking facilities must be lit to the relevant levels, as recommended by BS5489:2013 and a certificate of compliance provided. (See section 16 SBD Homes 2016 for the specific lighting requirements as well as recommendations for communal parking areas.)

**6.0 Perimeter fencing** – Divisional fencing should be of an 1800mm close boarded style. Sub divisional fencing, (plot division) the 'side of garden' boundary should again be 1800mm close board, or to allow extra light 1500mm topped with a 300mm trellis.

**7.0 Cycle and Bin storage:** Integral communal bin, mobility vehicles and bicycle stores within blocks of flats should have no windows and be fitted with a secure door-set that meets the same physical specification as a main front door. This will ensure such stores are accessible to residents only. The locking system must be operable from the inner face by use of a thumb turn to ensure that residents are not accidentally locked in by another person. A bicycle store must also be provided with stands with secure anchor points or secure cycle stands. Door-sets providing access from the storage facility into communal parts of the building (including emergency egress door-sets) are required to meet both Part B and Part Q of the English Building Regulations. Any door-set that provides access to the communal areas shall also be controlled via an access control system.

**Conclusion**

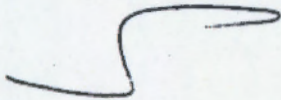
**8.0** These standards are entry level security and meet the Secured by Design part 2 (Silver SBD) physical security standards. Building to the physical security of Secured by Design, which is the police approved minimum security standard, will reduce the potential for burglary by 50% to 75% and achieve ADQ. I would encourage the applicants to seek Secured by Design certification to this standard when it is built.

**8.1** On behalf of Suffolk Constabulary I have to state my objections to this proposal in its original form, on the grounds that it will have a detrimental effect to Police operational policy with regard to public safety and the prevention of crime.

**8.2** I would, however, be pleased to work with the agent and/or the developer to ensure the proposed development incorporates the required elements. This is the most efficient way to proceed with residential developments and is a partnership approach to reduce the opportunity for crime and the fear of crime.

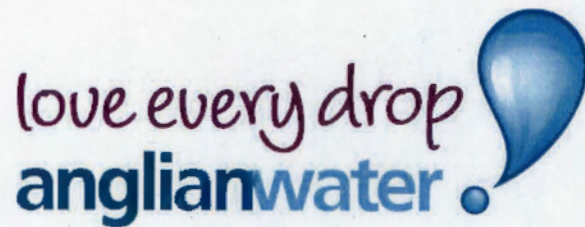
If you wish to discuss anything further or need assistance with the SBD application, please contact me on 01284 774141.

Yours sincerely



Phil Kemp

Designing Out Crime Officer  
Western and Southern Areas  
Suffolk Constabulary  
Raynegate Street  
Bury St Edmunds  
Suffolk  
IP33 2AP



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

AW Reference: 00013997  
Local Planning Authority: Mid Suffolk District  
Site: Wade House, Violet Hill Road, Stowmarket  
Proposal: Creation 38 x C3 Dwellings  
Planning Application: 1795/16

**Prepared by: Alex Thirtle**

**Date: 23 June 2016**

If you would like to discuss any of the points in this document please  
contact me on 0345 0265 458 or email  
[planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)

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## **ASSETS**

### **Section 1 – Assets Affected**

- 1.1 Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

## **WASTEWATER SERVICES**

### **Section 2 – Wastewater Treatment**

- 2.1 The foul drainage from this development is in the catchment of Stowmarket Water Recycling Centre that will have available capacity for these flows.

### **Section 3 – Foul Sewerage Network**

- 3.1 The sewerage system 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.*



**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

Received  
27 JUN 2016  
Acknowledged .....  
Date .....  
Pass to .....

Your Ref: 1795/16  
Our Ref: FS/F220270  
Enquiries to: Angela Kempen  
Direct Line: 01473 260588  
E-mail: Fire.BusinessSupport@suffolk.gov.uk  
Web Address: <http://www.suffolk.gov.uk>



Dear Sirs

**Wade House, Violet Hill Road, Stowmarket IP14 1NH**  
**Planning Application No: 1795/16**

I refer to the above application.

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

Access and Fire Fighting Facilities

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

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

Water Supplies

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

Continued/

## OFFICIAL

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

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

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

Yours faithfully

A large black rectangular redaction box covering the signature of the Water Officer.

Mrs A Kempen  
Water Officer

Copy: Mr A Dalsar, Gary Johns Architects, 44 Siler Street, Ely CB7 4JF  
Enc: Sprinkler information

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

OFFICIAL



**From:** RM Floods Planning  
**Sent:** 27 June 2016 14:14  
**To:** Planning Admin  
**Subject:** RE: Consultation on Planning Application 1795/16

FAO Gemma Walker

**Erection of 38no residential flats with associated parking, cycle stores and bin stores following the demolition of an existing two storey former residential care home. Wade House, Violet Hill Road, Stowmarket IP14 1NH.**

Please see SCC comments on the above application regarding dispose of surface water and all other surface water drainage implications.

#### SCC Position

Although we have no objections in principle to the proposed drainage strategy, we advise that further information is required before we can provide approval. The following issues should be fixed before approval granted.

- Climate change factors have been applied incorrectly, in the Wavin calculations climate change (at 30%) is applied to the contributing area, this is incorrect as climate change should be applied to the rainfall intensities. The attenuation storage proposed is potentially too small especially when restricting to 1l/s. We will require modelling or similar method to show that the site will not in the 30yr storm event and there are no properties at risk during the 100yr event.
- Generally we wouldn't allow 1l/s as this uses extremely small control devices to throttle flows, SCC would generally accept 5l/s as a minimum. This is to reduce blockages. However AW should confirm.
- There is no evidence of any discussions with Anglian Water regarding a new SW connection. No evidence of permission to connect to existing sewer.
- No mention of levels of proposed on-site system, or existing sewer connecting too. Topo shows site completely flat, so it is important for them to clarify physical feasibility of the scheme.
- Then attached to the FRA are attenuation tank calculations undertaken by Wavin. I have taken info from these and summarise as follows:

|        | Contributing area<br>(m <sup>2</sup> ) | Outflow (l/s) | Required volume (m <sup>3</sup> )  |
|--------|--|---------------|------------------------------------|
| Tank 1 | 915                                    | 0.48          | 54.4                               |
| Tank 2 | 450                                    | 0.23          | 27                                 |
| Tank 3 | 535                                    | 0.28          | 31.8                               |
| Total  | 1.9 ha                                 | 0.99 (=1)     | 113.2 (= storage provided on plan) |

Although the totals are as per the drainage strategy plan, these calculations do not fully reflect what is shown on the plan because the plan shows one outflow control

not three. The Wavin calc use a specific discharge rate for each tank, which implies 3 control devices.

Kind Regards

**Steven Halls**

Flood and Water Engineer  
Flood and Water Management  
Resource Management  
Suffolk County Council  
Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX

Tel: 01473 264430

Mobile: 07713093642

Email: [steven.halls@suffolk.gov.uk](mailto:steven.halls@suffolk.gov.uk)

**From:** [planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk) [<mailto:planningadmin@midsuffolk.gov.uk>]

**Sent:** 03 June 2016 10:40

**To:** RM Floods Planning

**Subject:** Consultation on Planning Application 1795/16

**Gemma Walker**

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**From:** Sue Hooton  
**Sent:** 20 July 2016 09:54  
**To:** Gemma Walker  
**Subject:** RE: Ecology response on Planning Application 1795/16

Dear Gemma

**Location: Wade House, Violet Hill Road, Stowmarket IP14 1NH**

**Proposal: Erection of 38no residential flats with associated parking, cycle stores and bin stores following the demolition of an existing two storey former residential care home**

Based on the ecology report submitted (Conservation Constructions Dec 2015) and a site visit on 22 June 2016, I offer the following comments:

Protected and Priority species likely to be present and affected by the development have been surveyed and assessed by a Suitably Qualified Ecologist and no significant impacts were identified.

To avoid impacts on Protected Species (nesting birds and reptiles, pre hibernation) I suggest that the recommendations contained in Section 5 of the Conservation Construction report are secured by condition of any consent, preferably within a Method Statement which is signed by the contractor prior to commencement.

I consider that the recommended enhancements for biodiversity are reasonable and if this provision is agreed by the applicant, it will help the LPA to meet its biodiversity duty under s40 NERC Act and demonstrate compliance with NPPF para 118.

If you would like input to wording ecological conditions based on BS42020:2013, please get in touch.

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](http://www.suffolk.gov.uk/suffolksnaturalenvironment)

**From:** Greg McSorley  
**Sent:** 09 June 2016 13:36  
**To:** Planning Admin  
**Subject:** Re 1795/16 Wade House, Violet Hill Road

Good afternoon,

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

**Greg McSorley**  
Business Support Officer  
Suffolk County Council Archaeological Service  
6 The Churchyard  
Shire Hall  
Bury St Edmunds  
Suffolk IP33 1RX  
Tel.: 01284 741230  
Email: [greg.mcsorley@suffolk.gov.uk](mailto:greg.mcsorley@suffolk.gov.uk)

Website: <http://www.suffolk.gov.uk/archaeology>  
Search the Suffolk HER online at: <http://heritage.suffolk.gov.uk>  
Follow us on Twitter at: <https://twitter.com/SCCArchaeology>

**From:** David Harrold  
**Sent:** 15 June 2016 09:05  
**To:** Planning Admin  
**Cc:** Gemma Walker  
**Subject:** Plan Ref 1795/6/FUL Wade House, Violet Hill Road, Stowmarket. EH - Other Issues.

Thank you for consulting me on the above application.

In respect of 'other' environmental health issues I can confirm that I do not have any objection to the proposed development.

I note, however, that the existing premises will be demolished and this is located in predominantly a residential area. Demolition and construction activity can be noisy and I would recommend construction activity on site is limited between the following times:

08:00 hours and 18:00 hours weekdays.  
08:00 hours and 13:00 hours Saturday.

No working Sunday, Bank Holidays or any other times outside the permitted hours .

I trust this is of assistance

Senior Environmental Health Officer  
Babergh and Mid Suffolk Council

01449 724718

**From:** David Harrold  
**Sent:** 07 July 2016 09:27  
**To:** Planning Admin  
**Cc:** Gemma Walker  
**Subject:** Plan ref 1795/16/FUL Wade House, Violet Hill Road, Stowmarket EH - Other issues.

Thank you for consulting me on the further information and revised plans to the above application.

I can confirm with respect to other environmental health issues that I do not have any further comments to make.

David Harrold MCIEH

Senior Environmental Health Officer  
Babergh and Mid Suffolk Council

01449 724718

**From:** Nathan Pittam  
**Sent:** 15 June 2016 13:34  
**To:** Planning Admin  
**Subject:** 1795/16/FUL. EH - Land Contamination.

**M3 : 179437**

**1795/16/FUL. EH - Land Contamination.**

**Wade House, Violet Hill Road, STOWMARKET, Suffolk, IP14 1NH.**

**Erection of 38no residential flats with associated parking, cycle stores and bin stores following the demolition of an existing two storey former residential care home.**

Many thanks for your request for comments in relation to the above application. I have reviewed the application and note that the applicant has submitted an environmental report authored by Brown2Green Geotechnical and Geo-environmental Consultants (ref. 1514/Rpt1v2) which adequately assesses the risks at the site and determines the risk as low. In light of this I am happy to confirm that I have no objection to the proposed development but would 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.

I also note that this development is of a scale that would require comments with respect to Sustainability so could you please also consult "EH-Sustainability Issues.

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](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)



Working Together

## Consultation Response Pro forma

|   |   |  |                          |
|---|---|--|--------------------------|
| 1 | <b>Application Number</b>   | 1795/16  |                          |
| 2 | <b>Date of Response</b>   | 22/06/2016   |                          |
| 3 | <b>Responding Officer</b>   | Name:  | Hannah Bridges           |
|   |   | Job Title:   | Waste Management Officer |
|   |   | Responding on behalf of...   | Waste Services           |
| 4 | <b>Recommendation</b><br>(please delete those N/A)<br><br>Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application. | No objection   |                          |
| 5 | <b>Discussion</b><br>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.  | I have no objection to the planning application, the bin stores are easily accessible in each of the car parks. Each bin store should contain 3 sets of 1100l bins and a 240l glass bin. |                          |
| 6 | <b>Amendments, Clarification or Additional Information Required</b><br>(if holding objection)<br><br>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate      | My only comment is that the bin store next to parking space 17 can this be relocated even nearer to the access road so that the bins do not need to be manoeuvred passed cars.           |                          |
| 7 | <b>Recommended conditions</b>   |  |                          |

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



**From:** Hannah Bridges  
**Sent:** 27 July 2016 17:09  
**To:** Planning Admin  
**Subject:** RE: Reconsultation on Planning Application 1795/16

Good Afternoon,

I have no further comments to add to the planning application 1795/16. The bins store should house 6 set of 1100l bins and not the 5 depicted in the maps and I have noted this in my previous comment.

Kind regards

Hannah

Hannah Bridges  
Waste Management Officer - Waste Services  
Mid Suffolk and Babergh District Councils - Working Together  
Tel: 01449 778649  
[www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk) [www.babergh.gov.uk](http://www.babergh.gov.uk)

Your ref: 1795/16  
 Our ref: Stowmarket – Wade House, Violet Hill  
 Road 00042803  
 Date: 27 July 2016  
 Enquiries to: Neil McManus  
 Tel: 01473 264121 or 07973 640625  
 Email: [neil.mcmanus@suffolk.gov.uk](mailto:neil.mcmanus@suffolk.gov.uk)

Mrs Gemma Walker,  
 Planning Services,  
 Mid Suffolk District Council,  
 Council Offices,  
 131 High Street,  
 Needham Market,  
 Ipswich,  
 Suffolk,  
 IP6 8DL

Dear Gemma,

**Stowmarket: Wade House, Violet Hill Road - developer contributions**

I refer to the erection of 38no residential flats with associated parking, cycle stores and bin stores following the demolition of an existing two storey former residential care home

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.

I set out below Suffolk County Council's response which provides the 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. Mid Suffolk have adopted and implemented their CIL charging schedule from 11 April 2016.

Site specific mitigation will still be covered by a planning obligation or planning conditions.

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

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 would anticipate the following **minimum** pupil yields from a development of 38 residential units, namely:

- a. Primary school age range, 5-11: 4 pupils. Cost per place is £12,181 (2016/17 costs).
- b. Secondary school age range, 11-16: 1 pupil. Cost per place is £18,355 (2016/17 costs).
- c. Secondary school age range, 16+: 0 pupils. Costs per place is £19,907 (2016/17 costs).

The local catchment primary school is Chilton County Primary School and the secondary school is Stowupland High School.

Based on existing forecasts SCC will have no surplus places available at the catchment primary or secondary schools to accommodate any of the pupils arising from this scheme. Based on this current position SCC will require CIL funds towards providing additional education facilities for all of the 5 pupils arising, at a total cost of £67,079 (2016/17 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 2016/17 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 3 pre-school pupils at a cost of £6,091 per pupil = £18,273 (2016/17 costs).

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 Christopher Fish.

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 National Planning Policy Framework (NPPF) Chapter 8 talks about the importance of 'Promoting healthy communities', particularly paragraphs 69 & 70.

Paragraph 69 states that "the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities".

Paragraph 70 talks about the need to deliver the social, recreational and cultural facilities the community needs by planning positively for community facilities such as cultural buildings to enhance the sustainability of communities and residential environments; and to guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. There is also the need to ensure that facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community.

The adopted 'Section 106 Developers Guide to Infrastructure Contributions in Suffolk' and the supporting 'Libraries and Archive Infrastructure Provision' topic paper sets out the general approach to securing library developer contributions. The Department for Culture, Media and Sport (DCMS) previously published national standards for library provision and used to monitor Library Authorities' performance against the standards. Whilst these national standards are no longer a statutory requirement they form the basis for Suffolk County Council's in-house standards, which form the basis of the contract with Suffolk Libraries. The standard recommends a figure of 30 square metres per 1,000 population as a benchmark for local authorities; which for Suffolk represents a cost of £90 per person or £216 per dwelling based on an average occupancy of 2.4 persons per dwelling.

The capital contribution towards libraries arising from this scheme is £8,208, which would be spent on enhancing library facilities & services in the vicinity of the development.

- 6. Waste.** All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management.

Paragraph 8 of the National Planning Policy for Waste states that when determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:

- New, non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities with the rest of the development and, in less developed areas, with the local landscape. This includes providing adequate storage facilities at residential premises, for example by ensuring that there is sufficient and discrete provision for bins, to facilitate a high quality, comprehensive and frequent household collection service.

SCC requests that waste bins and garden composting bins should 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.

The waste disposal facilities topic paper sets out the detailed approach to how contributions are calculated. A contribution of £51 per dwelling is sought i.e. £1,938, which will be spent on enhancing provision in Stowmarket.

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 SCC to make final consultations at the planning stage.

**10. Superfast broadband.** SCC would recommend that all development is equipped with high speed broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion; it also impacts educational attainment and social wellbeing, as well as impacting property prices and saleability.

As a minimum, access line speeds should be greater than 30Mbps, using a fibre based broadband solution, rather than exchange based ADSL, ADSL2+ or exchange only connections. The strong recommendation from SCC is that a full fibre provision should be made, bringing fibre cables to each premise within the development (FTTP/FTTH).

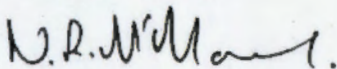
This will provide a network infrastructure which is fit for the future and will enable faster broadband.

**11. Legal costs.** SCC will require an undertaking for the reimbursement of its own 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.

If this scheme is granted planning permission and implemented, the above will form the basis of a future bid by SCC to Mid Suffolk for CIL funds in order to mitigate the impact of the development on local infrastructure.

Yours sincerely,



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

cc   Iain Maxwell, Suffolk County Council  
      Christopher Fish, Suffolk County Council  
      Floods Planning, Suffolk County Council

**From:** David Pizzey  
**Sent:** 08 June 2016 08:58  
**To:** Gemma Walker  
**Cc:** Planning Admin  
**Subject:** 1795/16 Wade House, Stowmarket.

Hi Gemma

I have no objection in principle to this application subject to it being undertaken in accordance with the protection measures indicated in the accompanying arboricultural report.

Whilst a small number of trees are proposed for removal these are generally of limited amenity value and/or poor condition and their loss will have negligible impact on the appearance and character of the local area. If you are minded to recommend approval we will also require a detailed Arboricultural Method Statement, Tree Protection Plan and monitoring schedule in order to help ensure the protective measures referred to are implemented effectively. This information can be dealt with under condition (see attached).

Regards

David

**David Pizzey**

Arboricultural Officer

Hadleigh office: 01473 826662

Needham Market office: 01449 724555

[david.pizzey@baberghmidsuffolk.gov.uk](mailto:david.pizzey@baberghmidsuffolk.gov.uk)

[www.babergh.gov.uk](http://www.babergh.gov.uk) and [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

Babergh and Mid Suffolk District Councils - Working Together



No works shall start on site until a Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan that comply with the recommendations set out in BS 5837: 2012 *Trees in relation to design, demolition and construction*, have been submitted to and approved in writing by the Council. Unless otherwise agreed the details shall include an auditable system of arboricultural site monitoring for the duration of the development. The development shall then be undertaken strictly in accordance with the approved method statement.

Reason – To adequately safeguard the continuity of amenity afforded by existing trees.

**Gemma Walker**

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**From:** Iain Farquharson  
**Sent:** 11 August 2016 12:16  
**To:** Gemma Walker  
**Subject:** FW: 1795/16 Wade House, Stowmarket - sustainability  
**Attachments:** 14-246 Wade House - Sustainable Checklist.pdf

Dear Gemma

The document received is a good step towards addressing sustainability issues but many items are still left undecided and 'subject to RIBA stage 4' or 'part of the design and build process'.

The concern is that if items such as solar panels are not considered at this time as part of the planning process their inclusion at a later date may be more difficult.

It is felt that some sample SAP calculations could be undertaken to establish basic construction principles ( U values ) and establish if items such as mechanical ventilation or solar panels are likely to be required. The result then in turn would address the sustainability element of the application.

This is particularly important as policy CS3 requires 10% of the developments energy to be derived from renewable technology and sustainable construction measures.

Regards

Iain Farquharson

Environmental Management Officer  
Babergh Mid Suffolk Council

☎ 01449 724878

✉ iain.farquharson@baberghmidsuffolk.gov.uk

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**From:** Sophia Calderley  
**Sent:** 11 August 2016 11:12  
**To:** Iain Farquharson  
**Subject:** FW: 1795/16 Wade House, Stowmarket - sustainability

Dear Ian,

Please see the above which I have logged into the case.

Many thanks

Kind regards

*Sophia Calderley*  
Administration and Technical Support Officer  
Environmental Health

**From:** Iain Farquharson  
**Sent:** 13 July 2016 10:33  
**To:** Planning Admin  
**Subject:** 1795/16 | Erection of 38no residential flats Consultation response

Our Ref: M3 180916  
1795/16 | Erection of 38no residential flats Wade House Stowmarket

Sir/Madam

The application does not offer any information regarding sustainable construction techniques, renewable or low carbon technology or reduction in the reliance of electricity consumption and does not offer any 3rd party accreditation for the environmental credentials eg Code for Sustainable Homes (or its replacement scheme)

The recommendation is refusal until such time as these matters are addressed and once addressed conditions applied to ensure the improved environmental credentials of the development.

Iain Farquharson

Environmental Management Officer  
Babergh Mid Suffolk Council

☎ 01449 724878

✉ [iain.farquharson@baberghmidsuffolk.gov.uk](mailto:iain.farquharson@baberghmidsuffolk.gov.uk)

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