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COMMITTEE:	DEVELOPMENT CONTROL COMMITTEE A
DATE:	WEDNESDAY, 4 MAY 2022 9.30 AM
VENUE:	KING EDMUND CHAMBER, ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH

Councillors	
<u>Conservative and Independent Group</u> Matthew Hicks (Chair) Barry Humphreys MBE (Vice-Chair) Richard Meyer Timothy Passmore	<u>Green and Liberal Democrat Group</u> Rachel Eburne Sarah Mansel John Matthissen John Field

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AGENDA

PART 1

MATTERS TO BE CONSIDERED WITH THE PRESS AND PUBLIC PRESENT

Page(s)

- 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 **NA/21/27 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 06 APRIL 2022** 7 - 18
- 6 **TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME**

Introduction to Public Meetings

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3. Do not enter the Atrium (Ground Floor area and walkways). If you are in the Atrium at the time of the Alarm, follow the signs to the nearest Fire Exit.
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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

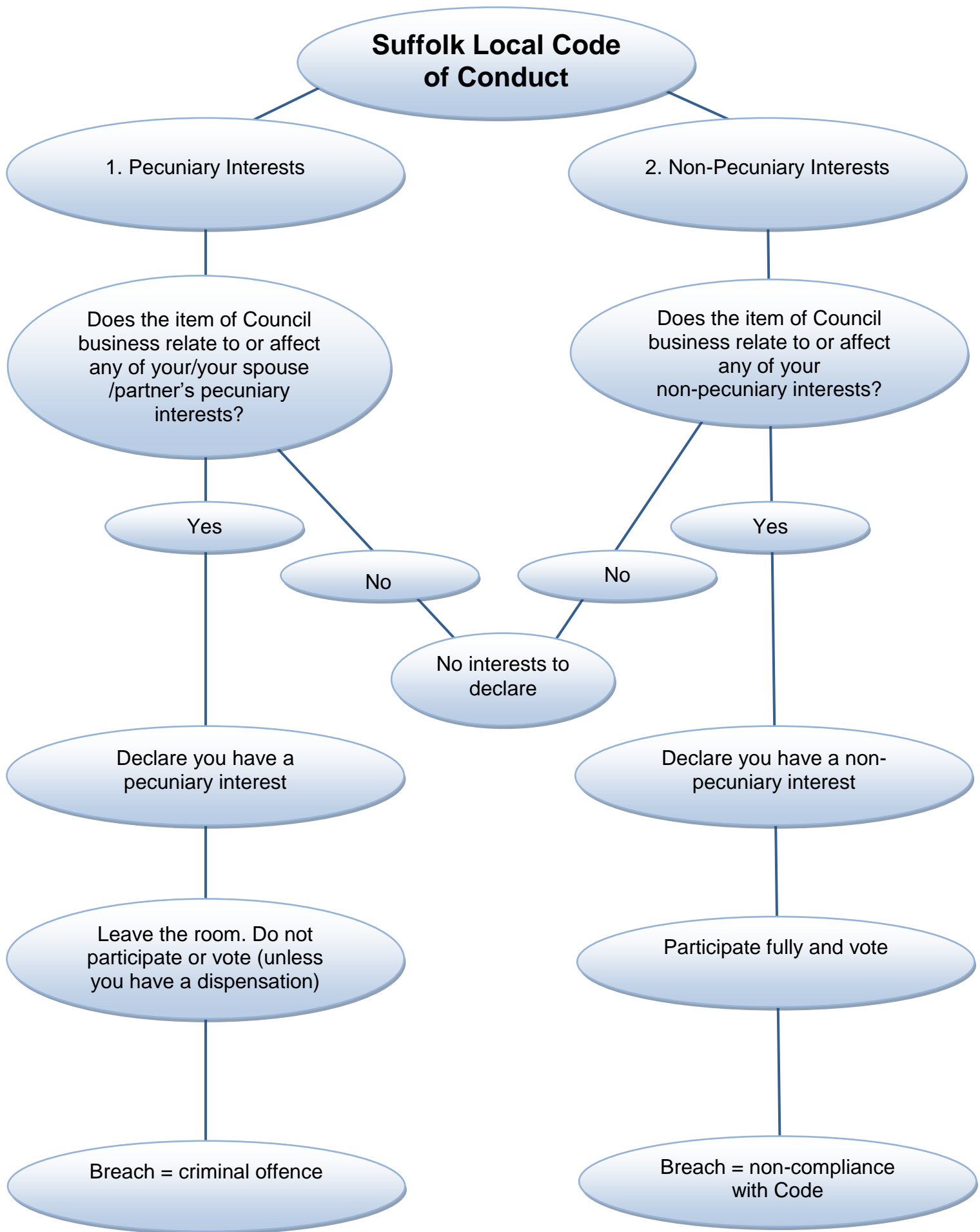
Housing Delivery – More of the right type of homes, of the right tenure in the right place

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')



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Agenda Item 5

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE A** held in the Frink Room (Elisabeth) - Endeavour House on Wednesday, 6 April 2022 at 09:30am.

PRESENT:

Councillor: Matthew Hicks (Chair)

Councillors: Rachel Eburne
Kathie Guthrie
Sarah Mansel
Richard Meyer
John Field
Lavinia Hadingham
John Matthissen

Ward Member(s):

Councillors: Mike Norris

In attendance:

Officers: Chief Planning Officer (PI)
Area Planning Manager (GW)
Planning Lawyer (IDP)
Case Officers (BH/JW/AS)
Governance Officer (CP)

146 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

146.1 Apologies were received from Councillor Humphreys MBE and Councillor Passmore.

146.2 Councillor Guthrie substituted for Councillor Humphreys MBE.

146.3 Councillor Hadingham substituted for Councillor Passmore.

147 TO RECEIVE ANY DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST BY MEMBERS

147.1 Councillor Eburne declared a local non-pecuniary interest in respect of application number DC/21/06966 as a family member is employed by the applicant.

147.2 Councillor Matthissen declared a local non-pecuniary interest in respect of application number DC/21/06882 as the development site can be seen from his home.

147.3 Councillor Meyer declared a local non-pecuniary interest in respect of application number DC/21/06966 as he knows the agent personally.

147.4 Councillor Mansel declared a local non-pecuniary interest in respect of application number DC/21/06966 as she owns a property on Onehouse Road.

148 DECLARATIONS OF LOBBYING

148.1 All Members, with the exception of Councillor Hadingham and Councillor Guthrie, declared that they had been lobbied in respect of application number DC/21/06966.

148.2 Councillor Meyer, Councillor Eburne and Councillor Mansel declared that they had been lobbied in respect of application number DC/21/06882.

149 DECLARATIONS OF PERSONAL SITE VISITS

149.1 Councillor Meyer and Councillor Mansel declared personal site visits in respect of DC/21/06966.

149.2 Councillor Matthissen and Councillor Field declared personal site visits in respect of DC/21/06882.

150 NA/21/26 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 09 MARCH 2022

It was RESOLVED:

That the minutes of the meeting held on 09 March 2022 were confirmed and signed as a true record.

151 TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME

151.1 None received.

152 NA/21/26 SCHEDULE OF PLANNING APPLICATIONS

152.1 In accordance with the Councils procedures for public speaking on planning applications, representations were made as detailed below:

Application Number	Representations From
DC/21/06966	Alex Clarke (Applicant) James Bailey (Agent) Councillor John Matthissen (Ward Member)
DC/21/06882	Jason Parker and Magnus Magnusson (Agent) Councillor Mike Norris (Ward Member)
DC/20/04630	Councillor Richard Meyer (Ward Member)

153 DC/21/06966 LAND TO THE SOUTH OF, UNION ROAD, ONEHOUSE, SUFFOLK

153.1 Item 7A

Application	DC/21/06966
Proposal	Application for approval of reserved matters following grant of planning permission DC/20/0110 Town and Country Planning – Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.
Site Location	ONEHOUSE – Land to the South of, Union Road, Onehouse, Suffolk
Applicant	Bloor Homes Eastern

153.2 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location and layout of the site, the proposed parking plan, the housing mix, the location of affordable housing within the site, access to the site, the proposed landscaping plans, the housing design, the contents of the tabled papers and the officer recommendation of approval.

153.3 The Case Officer and the Chief Planning Officer responded to questions from Members on issues including: the proximity of the allocated parking spaces to the dwellings, whether a statement would be provided by Place Services, the proposed footpaths and cycle paths, the proposed heating types, the plans for the drainage system, whether the insulation met future or current building standards, the parking plans and provision of Electric Vehicle charging points, the location for collection and storage of waste, and the installation of solar PV panels.

153.4 Members considered the representation from Alex Clarke who spoke as the applicant.

153.5 The applicant, and the agent, James Bailey, responded to questions from Members on issues including: the hydrogen conversion kit, how many properties would have solar panels installed, whether the applicant would consider enhancing the hedge to minimise light penetration from traffic, the proposed plans for the foot path and cycle path, and the proposed heating systems.

153.6 Members considered the representation from Councillor John Matthissen who spoke as the Ward Member.

153.7 Members debated the application on issues including: the proposed heating systems, the provision of cycle paths, the design of the housing, the proposed parking plan, sustainability issues, compliance with disability access building regulations, and the installation of PV panels.

153.8 Councillor Meyer proposed that the application be approved as detailed in the officer recommendation and with additional conditions relating to landscaping and the seating area, and additional information in relation to ecology issues, landscaping and cycle paths.

153.9 Councillor Guthrie seconded the proposal.

153.10 Members continued to debate the application on issues including: landscaping, cycle paths, and disability access.

153.11 Councillor Meyer and Councillor Guthrie agreed to the following:

Delegate authority to Chief Planning Officer to:

- i) strengthen landscaping to boundaries to south and north including measures to prevent light spill from vehicles towards the south
- ii) review and seek revisions to landscaping and no mow areas to ensure ecological options are safeguarded
- iii) explore options for increasing cycling and revision to create cycle way to southwestern corner of the site
- iv) review ecology enhancements and use of dead trees as habitat subject to condition 20.

Subject to this to grant permission as the recommendation on page 39 of the report

With additional conditions:

- i) Landscaping conditions requested by Place Services Landscaping
- ii) Seating to use re-cycled materials

By a vote of 6 votes for and 1 against

It was RESOLVED:

That authority be delegated to the Chief Planning Officer to :

- i) strengthen landscaping to boundaries to south and north including measures to prevent light spill from vehicles towards the south**
- ii) review and seek revisions to landscaping and no mow areas to ensure ecological options are safeguarded**
- iii) explore options for increasing cycling and revision to create cycle way to southwestern corner of the site**
- iv) review ecology enhancements and use of dead trees as habitat subject to condition 20.**

Subject to the above

The reserved matters are APPROVED subject to the following summarised conditions and those as may be deemed necessary by the Chief Planning Officer:-

- Reserved matters permission given in accordance with the terms of the outline planning permission relating to this site and the conditions attached thereto remain in force, except where discharged or superseded by the reserved matters approval.
- Approved Plans (Plans submitted and as subsequently amended that form this application).
- Notwithstanding the submitted details the materials palette for the dwellings in the vicinity of Star House Farm to be agreed i.e. plot no.s 1 – 3 and 9 – 13 inclusive.
- Submission of a detailed hard and soft landscaping scheme. Paths serving the LEAP should incorporate a sealed surface.
- Submission of a detailed Arboricultural Method Statement and dedicated Tree Protection Plan to help ensure harm is not caused to the trees scheduled for retention
- Ecological mitigation in accordance with the Ecological Appraisal recommendations.
- Vehicle parking, cycle parking and bin collection points to be provided in accordance with the detailed plans provided prior to relevant part of development brought into use and thereafter retained as such
- Conditions recommended by the Highway Authority

Plus any further conditions as may be deemed necessary by the Highway Authority or the Chief Planning Officer

And the following informative notes as summarised and those as may be deemed necessary:

- Proactive working statement
- SCC Highways notes
- Support for sustainable development principles
- Informatives identified by SCC LLFA

And the following additional conditions:

- Landscaping conditions requested by Place Services Landscaping
- Seating to use re-cycled materials.

154 DC/21/06882 AGRICULTURAL LAND NORTH OF, BARKING ROAD, NEEDHAM MARKET, SUFFOLK

154.1 Item 7B

Application Proposal	DC/21/06882 Application for Outline Planning Permission (Access to be considered, Appearance, Landscape, Layout and Scale to be reserved) Town and Country Planning Act 1990 – Erection of up to 279 No. dwellings (including 100 affordable) (re-submission of DC/20/05046).
Site Location	NEEDHAM MARKET – Agricultural Land North of, Barking Road, Needham Market, Suffolk
Applicant	Mr David Willis, Mrs Marlene Perry and Mr Michael Watson

154.2 A break was taken from 11:03am until 11:13am, after application number DC/21/06966 and before the commencement of application number DC/21/06882.

154.3 The Case Officer presented the application to the Committee outlining the proposal before Members including: details of the previously refused applications at the site, the site location and layout, the special landscape area, the potential flood risk, access to the site including emergency access, the accommodation plan, connectivity to the town of Needham Market, the level of information in the proposal, and the officer recommendation of refusal.

154.4 Members considered the representation from Jason Parker and Magnus Magnusson who spoke as the agents.

154.5 The Case Officer responded to questions from Members regarding the response from the Rights of Way Officer, and whether this was an allocated site in the Joint Local Plan.

154.6 The Agents responded to questions from Members on issues including: whether the applicants were the owners of the site at the time of the previous application, access to the site, the potential flood risk, and whether any consultation had taken place with the Needham Market Neighbourhood Plan group.

154.7 Members considered the representation from Councillor Norris who spoke as the Ward Member.

154.8 The Ward Member responded to questions from Members on issues including: the history of flooding in the area.

154.9 Members debated the application on issues including: the potential flood risk, the lack of pre-application advice and consultation with local residents, access to the site, and the compliance with the Needham Market

Neighbourhood Plan.

154.10 Councillor Guthrie proposed that the application be refused as detailed in the officer recommendation.

154.11 Councillor Eburne seconded the proposal.

By a unanimous vote:

It was RESOLVED:

That planning permission be REFUSED for the following reasons:

- i) The proposal strictly conflicts with the aims of the Needham Market Neighbourhood Plan and Mid Suffolk's Core Strategy policies CS1 and CS2 and Local Plan policy H7, as it is located outside of the settlement boundary for Needham Market and is within the countryside. The development is not allocated and does not accord with the exceptional circumstances tests applied under policies CS2 and H7 and is not considered a countryside compatible development. The proposal would extend the urban edge of Needham Market into a sensitive countryside landscape gap, which would represent an incongruous and discordant growth on the western edge of Needham Market which would not be well integrated and would have minimal relationship with the existing settlement, contrary to Core Strategy policy CS5 and the aims of Needham Market Neighbourhood Plan.**
- ii) There is a single main access into the site along the southern boundary, which is inadequate to serve 279 dwellings and runs through an area at a high risk from pluvial and fluvial flooding. In the event of flooding there would be no means of safe and suitable access in or out of the site. The proposed emergency access onto The Drift (bridleway) north is wholly inappropriate for either irregular and regular/ widespread use and would pose a danger to and discourage users of the bridleway. Notwithstanding its unsuitability, insufficient information has been submitted relating to the how the emergency access would materialise. The submitted site location plan does not show how the emergency access point connects onto the highway. Moreover, the bridleway would need to be upgraded to a byway in order to be used by vehicles, for which separate consent is required prior to determination which has not been sought. Furthermore, insufficient information has been submitted in respect of sustainable transport means through the provision of a suitable travel plan. The Transport Assessment inadequately addresses and accounts for both committed development and planned growth within the area. The development does not offer any coherent or integrated connections to encourage and support active and sustainable travel to and from the site. Instead, the development proposes a short section of 1.8-metre-wide footway with an uncontrolled crossing point connecting to the substandard existing footway network. The site would therefore be poorly connected to**

Needham Market. The impacts on the highway network for existing residents and future residents on the site and within the locality would be significant and unacceptable contrary to Neighbourhood Plan policy NM2 and NM10, Core Strategy policy CS4, Local Plan policies T10, T11, T12 and RT12 and paragraphs 8, 100, 104, 105, 110, 112, 113 and 130 of the NPPF.

- iii) The application does not adequately assess the sensitivity and landscape qualities of the site and its surroundings, specifically noting the site partially falls within the Gipping Valley Special Landscape Area. Notwithstanding this, the landscape would be irreparably and detrimentally altered through its development. This area provides an important landscape buffer and gap between Needham Market and Barking, through the transition of an urban area to a rural area. The site slopes and is in a visually prominent and elevated position on the approach into Needham Market. The landscape quality of the area is notably sensitive providing a rural backdrop to Needham Market. Development of the site would represent the loss of very good (Grade 2) agricultural land without adequate justification. The proposal would stand in conflict with Neighbourhood Plan policy NM7, Core Strategy policy CS5, Local Plan policies CL2, CL11 and GP1 and paragraphs 120 and 174 of the NPPF, undermining the character and appreciation of the intrinsic value of the landscape in isolation and within its wider context.**
- iv) The site is vulnerable to both fluvial and pluvial forms of flooding. Insufficient information has been submitted to demonstrate that the development would be safe for its lifetime and that it would not increase in flood risk elsewhere. The proposal fails to pass the sequential test. This is contrary to Neighbourhood Plan policy NM2, Core Strategy policy CS4 and paragraphs 159, 162, 167 and 169 of the NPPF.**
- v) Insufficient information has been submitted to enable full and sufficient assessment of the ecological potential on site and thus any mitigation required as a result of the development, contrary to Core Strategy policies CS4 and CS5, Local Plan policy CL8 and paragraphs 174 and 180 of the NPPF.**
- vi) Insufficient information has been submitted to demonstrate that there would be no adverse impact on air quality within the site and its surroundings from the significant vehicle movements resulting from the development. The proposal is therefore contrary to Core Strategy policy CS4, Local Plan policy H17 and paragraph 174 of the NPPF.**
- vii) Insufficient information has been submitted to demonstrate that existing noise and light pollution from Needham Market Football ground and training pitch would not detrimentally affect future residents of the site on the basis of their location and proximity to the club. The proposal conflicts with Core Strategy policy CS4, Local Plan policy H17 and paragraphs 130 and 174 of the NPPF.**

- viii) **Insufficient information has been submitted to determine the size of sand and gravel deposits and whether these minerals are economically viable to be extracted or used in the construction of the site. If they were economically viable, a separate consent would need to be secured (Suffolk County Council Minerals Extraction Permission) prior to determination. The proposal therefore conflicts with Suffolk Waste and Minerals Plan policy MP10 and paragraphs 209 and 211 of the NPPF.**
- ix) **Insufficient information has been submitted to demonstrate that land for an early years setting can be safely accommodated on site in a location that is suitable from a flood risk, highways, noise and topographical perspective. This is a requirement of the scheme owing to its scale and the pressure it will pose on existing infrastructure, as supported by paragraph 95 of the NPPF. In the absence of information, there is inadequate mitigation to accommodate the development without it resulting in undue pressure on school places within the locality.**

In the event that an appeal against the refusal of planning permission is received, delegate authority to the Chief Planning Officer to defend that appeal for the reasons set out under (1) above, being amended and/or varied as may be required.

155 DC/20/04630 LAND WEST OF, WATTISFIELD ROAD, WALSHAM LE WILLOWS, SUFFOLK

155.1 Item 7C

Application Proposal	DC/20/04630 Application under S73 of Town and County Planning Act (1990) - to vary Conditions 1, 2, 3, 16 and 18 of planning permission ref: 1352/17 - Omission of twin garage to plots 29 and 30; Provision of garden sheds for plots 11, 12, 15, 16, 17, 19, 20, 27, 28, 29, 30, 37, 38, 43-52, 54, 55, 56 and 57; and amended fence and gate positions (revisions proposed to facilitate increase in affordable provision from 21 to 31).
Site Location	WALSHAM-LE-WILLOWS - Land West of Wattisfield Road, Walsham Le Willows, Suffolk
Applicant	Lovell Partnerships

155.2 The Chief Planning Officer brought Members attention to the tabled papers which provided a summary of the reasons why the application was before committee.

155.3 The Case Officer presented the application to the Committee outlining the proposal before Members, which sought amendment to the originally proposed planning permission, including details of why the amendments were required, the change required to the description of the development, the

layout and location of the site, and the officer recommendation of approval.

155.4 The Chief Planning Officer provided clarification of the legal position regarding the proposed number of affordable dwelling units on site.

155.5 The Chief Planning Officer responded to questions from Members on issues including: the number of affordable housing units conditioned by the agreed permission, and the number being delivered.

155.6 Members considered the representation from the Ward Member, Councillor Richard Meyer.

155.7 Councillor Matthissen proposed that the application be approved as detailed in the Officer recommendation.

155.8 Councillor Mansel seconded the proposal.

By a unanimous vote

It was RESOLVED:

That authority be delegated to the Chief Planning Officer to Grant Planning Permission:

(1) Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Chief Planning Officer as summarised below and those as may be deemed necessary by the Chief Planning Officer to secure:

- **Onsite delivery of 35% Affordable Housing;**
- **Securing of the financial contribution, towards secondary School Pupils' transportation cost, previously secured by way of the S106 attached to host outline planning permission ref: 1352/17.**

(2) That the Chief Planning Officer be authorised to Grant Planning Permission upon completion of the legal agreement subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- **Standard - Section 73 Time Limit Condition;**
- **Standard - Approved Plans and Documents Condition;**
- **Provision of footway, between the site and Mill Close, along Wattisfield Road, prior to occupation, which shall thereafter be retained;**
- **Highways Access Condition;**
- **Highways Visibility Splay Condition;**
- **Highways Estate Roads and Footpaths Condition;**
- **Highways Footways and Carriageways serving dwellings Condition;**
- **Highways Turning and Parking Condition;**
- **Highways Bin storage and collection areas;**

- Existing and proposed soft landscaping protection;
- Landscape management plan;
- Fire Hydrants Condition;
- Those previously required by the Lead Local Flood Authority;
- Those previously required by the Council's Ecology consultants;
- Lighting design scheme;
- Play Space provision and retention;
- Construction Management and HGV Traffic Movements - As agreed;
- Construction Hours of Work.

(3) And the following informative notes as summarised and those as may be deemed necessary:

- Pro active working statement
- SCC Highways notes
- Contaminated Land Note
- Ecology / Biodiversity Note
- S106 relates Note

(4) That in the event of the Planning obligations or requirements referred to in Resolution (1) above not being secured and/or not secured within 6 months that the Chief Planning Officer be authorised to refuse the application on appropriate grounds.

156 SITE INSPECTION

156.1 None received.

The business of the meeting was concluded at 12.15 pm.

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Chair

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Agenda Item 7

MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE A

04 MAY 2022

INDEX TO SCHEDULED ITEMS

<u>ITEM</u>	<u>REF. NO</u>	<u>SITE LOCATION</u>	<u>MEMBER/WARD</u>	<u>PRESENTING OFFICER</u>	<u>PAGE NO</u>
7A	DC/21/06052	Northfield View Phase 2C, Land to the West of Chilton Fields, Fuller Way, Stowmarket, IP14 1UH	Councillor Oliver Amorowson/Councillor Barry Humphreys MBE	Jasmine Whyard	

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Agenda Item 7a

Committee Report

Item No: 7A

Reference: DC/21/06052

Case Officer: Jasmine Whyard

Ward: Chilton.

Ward Member/s: Cllr Oliver Amorowson. Cllr Barry Humphreys MBE.

RECOMMENDATION – GRANT RESERVED MATTERS WITH CONDITIONS

Description of Development

Submission of Details (Reserved Matters in part) for Phase 2C of Outline Planning Permission 5007/16. Appearance, Landscaping, Layout and Scale to be considered for the erection of 234 no. residential dwellings, public open space, and associated infrastructure.

Location

Northfield View Phase 2C, Land to the West of Chilton Fields, Fuller Way, Stowmarket IP14 1UH

Expiry Date: 08/02/2022

Application Type: RES - Reserved Matters

Development Type: Major Small Scale - Dwellings

Applicant: Taylor Wimpey East Anglia

Agent: Mr James Bailey

Parish: Stowmarket

Site Area: 8.92 hectares

Density of Development:

Gross Density (Total Site): 26 dwellings per hectare

Net Density (Developed Site, excluding open space and SuDs): approximately 33 dwellings per hectare

Details of Previous Committee / Resolutions and any member site visit: No

Has a Committee Call In request been received from a Council Member (Appendix 1): No

Has the application been subject to Pre-Application Advice: Yes

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

- i. The development exceeds the threshold for being determined under delegated authority owing to the fact that the development is 'a residential development for 15 or more dwellings' as per Mid Suffolk's Scheme of Delegation.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

The Development Plan

The following policies are considered the most important to the determination of this proposal. The policies are all contained within the adopted development plan for Mid Suffolk District which for the purposes of determining this application is comprised of: Stowmarket Area Action Plan (2013), Mid Suffolk Core Strategy Focused Review (2012), Mid Suffolk Core Strategy (2008) and Mid Suffolk Local Plan (1998), specifically the live list of 'saved policies' (2016). All policies are afforded full weight in the determination process as they are considered wholly consistent with the aims of the NPPF under paragraph 219 of that document.

- Stowmarket Area Action Plan (SAAP) (2013)

Policy 4.1 – Presumption in Favour of Sustainable Development

Policy 4.2 – Providing a Landscape Setting for Stowmarket

Policy 6.1 – Housing and Waste Storage

Policy 6.2 – Land Adjoining Paupers Graves, Union Road, Stowmarket

Policy 6.5 – Allocation

Policy 6.7 – Paupers Graves

Policy 6.9 Transport – buses / cycle / walking

Policy 6.10 – Stowmarket High School / relocation of the Leisure Centre

Policy 6.11 – Other Site Issues

Policy 6.12 Infrastructure Delivery Programme

Policy 8.1 – Developer Contributions to a Sustainable Transport Network

Policy 8.2 - A14 Trunk Road

Policy 9.1 – Biodiversity Measures

Policy 9.5 – Historic Environment

Policy 10.2 Provision of Accessible Natural Green Space

Policy 10.3 – Improving the Quality of Open Spaces

- Mid Suffolk Core Strategy Focused Review (2012)

FC1- Presumption in Favour of Sustainable Development

FC1.1- Mid Suffolk Approach to Delivering Sustainable Development

FC2- Provision and Distribution of Housing

- Mid Suffolk Core Strategy (2008)

CS3- Reduce Contributions to Climate Change

CS4- Adapting to Climate Change

CS5- Mid Suffolk's Environment

CS9- Density and Mix

- Mid Suffolk Local Plan (1998)

GP1- Design and layout of development
HB1- Protection of historic buildings
H13- Design and layout of housing development
H15- Development to reflect local characteristics
H16- Protecting existing residential amenity
H17- Keeping residential development away from pollution
CL8- Protecting wildlife habitats
T9- Parking standards
T10- Highway considerations in development
T11- Facilities for pedestrians and cyclists
T12- Designing for people with disabilities
RT12- Footpaths and bridleways

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

Emerging Joint Local Plan Policies

The emerging Joint Local Plan is currently at Regulation 22 (Examination), based on the current progress of the examination and outstanding issues to be examined the plan continues to hold limited weight.

The National Planning Policy Framework

The National Planning Policy Framework (NPPF) 2021 contains the Government's planning policies for England and sets out how these are expected to be applied. Planning law continues to require that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. The policies contained within the NPPF are a material consideration and should be taken into account for decision-taking purposes.

Particularly relevant elements of the NPPF include:

Chapter 2: Achieving Sustainable Development
Chapter 4: Decision-Making
Chapter 6: Building a Strong, Competitive Economy
Chapter 9: Promoting Sustainable Transport
Chapter 12: Achieving Well-Designed Places
Chapter 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change
Chapter 15: Conserving and Enhancing the Natural Environment
Chapter 16: Conserving and Enhancing the Historic Environment

Other Considerations

- Suffolk County Council- Suffolk's Guidance for Parking (2014 most recently updated in 2019)
- Chilton Leys Development Brief (2013)

A requirement of the Stowmarket Area Action Plan was the preparation of Development Briefs to guide development across the allocated sites. The "Chilton Leys Development Brief" was adopted in December 2013.

The Development Brief sets out detailed guidance for Northfield View, including design parameters, principles, and the phasing strategy. The Development Brief also states the site will deliver approximately 800 new homes, approximately 1.33 hectares of employment land, a new primary school for up to 210 pupils, a new community centre and sports facilities.

The National Planning Practice Guidance (NPPG) provides guidance and advice on procedure rather than explicit policy; however, it has been taken into account in reaching the recommendation made on this application.

Consultations and Representations

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

A: Summary of Consultations

Town/Parish Council (Appendix 3)

- **Stowmarket Town Council**
No comment.
- **Onehouse Parish Council**
Accept the proposal but request landscaping on west of site is planted at an early stage.

National Consultee (Appendix 4)

- **East Suffolk Internal Drainage Board**
No objection but recommend that the discharge of surface water be done in line with the Non-Statutory technical standards for sustainable drainage systems.
- **Natural England**
No comment.
- **NHS England**
No objection as CIL would be used to fund any future required services.

County Council Responses (Appendix 5)

- **Archaeology**
No objection.
- **Development Contributions**
No objection as S106 Agreement is secured on the Outline Permission.
- **Fire and Rescue**
No objection.
- **Floods and Water**
Recommend approval.
- **Highways**
Generally, raise no objections but make specific comments that they do not support a junction type access for accessing plots 73-233 as it prioritises vehicles over pedestrians.
- **Public Rights of Way**
No objection but recommend informatives.
- **Travel Plan**
No comment.

Internal Consultee Responses (Appendix 6)

- **Environmental Health- Air Quality**
No objection.
- **Environmental Health- Land Contamination**
No comment.
- **Environmental Health- Noise, Odour, Light and Smoke**
No objection.
- **Environmental Health- Sustainability**
No objection, subject to sustainability condition.
- **Heritage**
No objection as the proposal would result in no harm to the designated heritage asset.
- **Place Services Ecology**
Holding objection as further information is required in relation to Great Crested Newts, specifically on the Great Crested Newt Mitigation Strategy.

- **Place Services Landscaping**

No objection.

- **Public Realm**

Support the provision of open space, which is in line with previous phases.

- **Strategic Housing**

No objection to the affordable housing. The affordable housing mix is in line with the S106 and the affordable units are pepper-potted. It is however noted that not all market units meet space standards and that the open market mix is not considered acceptable. Moreover, there will likely be a large number of one-bedroom homes on the final phase.

B: Representations

At the time of writing no representations were received. A verbal update shall be provided as necessary.

PLANNING HISTORY

REF: DC/22/01091	Discharge of Conditions Application for 5007/16- Condition 13 (Agreement of Materials)	Pending Consideration
REF: DC/22/00793	Application for a Non-Material Amendment relating to 2722/13 - Amending Plot 138 house type from PT43 to NT42.	Granted 9 th March 2022
REF: DC/21/05444	Discharge of Conditions Application for DC/20/05912- Condition 8 (Sustainability Measures) and Condition 9 (Electric Vehicle Charging Points)	Granted 28 th February 2022
REF: DC/21/01580	Discharge of Conditions Application for 5007/16 Condition 6 (Archaeological Works)	Granted 13 th April 2021
REF: DC/20/05092	Reserved Matters Application following approval of Outline Planning Permission 5007/16- Northfield View Phase 2b will be providing: 100No dwellings , including affordable housing; associated hard and soft landscaping and infrastructure; Provision of Public Open Space, Footpath and Cycleway.	Granted 31 st March 2021
REF: DC/19/02933	Application under Section 73 of the Town and Country Planning Act-	Granted 13th September 2019

	Variation of Condition 6 (Archaeological works) of Outline Planning Permission 5007/16 erection of 600 new dwellings together with a local centre, sports pavilion, open space and recreation facilities. (All Matters Reserved); to allow post excavation reporting to be completed 6 months after first occupation	
REF: DC/19/02932	Discharge of Conditions application for 5007/16 Condition 9 (Rainwater Harvesting) and Condition 14 (Landscape Management Plan)	Granted 20 th July 2019
REF: DC/19/02588	Modification of Section 106 Planning Obligations relating to planning permission 5007/16. Amendments primarily to the non-affordable housing obligations	Granted 12 th November 2020
REF: DC/18/04761	Discharge of Conditions Application 5007/16- Condition 5 (Archaeological Works), Condition 8 (Construction Management), Condition 12 (Landscape Protection) and Condition 19 (Foul Water Drainage Details)	Granted 14 January 2019
REF: DC/18/03301	Non Material Amendment to 2722/13 - Substitution of previously approved house type (PT4-EA04) for proposed house type (PT43) - at plot 9, Northfield View, Phase 1.	Granted 31 st August 2018
REF: DC/18/03111	Submission of Details (first) under Outline Planning Permission 5007/16 for Appearance, Landscaping, Layout and Scale for 175 dwellings, including affordable housing, associated hard and soft landscaping and infrastructure, foul water pumping station, provision of new electricity sub-station and inclusion of layby parking for 12 spaces adjacent to school site	Granted 2 nd November 2018
REF: DC/18/01996	Discharge of Conditions for Application 2722/13- Conditions 3 (Archaeology) and 45 (Site Waste Management Strategy)	Granted 27 th June 2018

REF: DC/18/00788	Discharge of Conditions Application for 5005/16- Part of Condition 3 (Archaeological Works)	Granted 28 th June 2018
REF: 5007/16	Application for Outline Planning Permission for erection of 600 new dwellings together with local centre, sports pavilion, open space and recreation facilities (All Matters Reserved)	Granted 5 th July 2018
REF: 5005/16	Application for full planning permission for highway and utilities infrastructure, including: main spine road, emergency access, drainage and attenuation, a pumping station, electricity, substations and other utilities	Granted 3 rd July 2017
REF: 4304/16	Request for Screening Opinion under Town and Country Planning (Environmental Impact Assessment Regulations 2011 (as amended) Chilton Leys, Stowmarket- Infrastructure Development (Full Application) and Wider Site (Outline Application)	EIA Not Required 9 th November 2016
REF: 3662/15	Screening opinion in relation to 600 dwellings with associated facilities and structures	EIA Not Required 14 th December 2015
REF: 2722/13	Full Planning Permission for: Erection of 215 dwellings/ flats with associated garaging, private and visitor parking, sheds and accesses. Provision of public open space, including SUDS and attenuation basin. Construction of new estate access road and junction improvements. Outline Planning Permission (with all matters reserved except for access and landscaping) for: Change of use of 1.34ha land to A3, A4, B1, B8, C1. D1, D2 uses. Outline Planning Permission (with all matters reserved except for landscaping) for: Change of use of land to School.	Granted 17 th April 2015

PART THREE – ASSESSMENT OF APPLICATION

1. Site and Surroundings

- 1.1. The site (extending 8.92 hectares) forms part of the wider Chilton Leys Allocation (now promotionally known as Northfield View).
- 1.2. The site is located to the south and adjoins phase 2b which Members approved last year. To the east of the site is Chilton Fields Sports Club, south is Paupers Graves and what will become phase 2d of the allocation. Further to the south is the Hopkins Homes Union Road residential development (Mill Grove). The site adjoins onto Forest Road and Starhouse Lane. To the west is agricultural land.
- 1.3. There are a group of Lime and Beech trees to the western edge of the site which are protected by Tree Preservation Order. The nearest listed buildings are located to the southeast (Grade II listed Stow Lodge Hospital) and southwest (Grade II listed Starhouse Farmhouse and barn associated with Starhouse Farmhouse). The site is not within any Conservation Area nor designated landscape area. The site is not vulnerable to pluvial or fluvial flood risk. There are a number of Public Rights of Way (PROW), comprising both bridleways and footpaths running around and through the site.

2. The Proposal

- 2.1. The proposed development seeks the approval of reserved matters (appearance, landscaping, layout and scale) for 234 dwellings. Alongside 234 dwellings, public open space, SuDS and connections (estate roads, footways, cycleways and PROW upgrades) are proposed.
- 2.2. Parking provision:
 - Total of 521 parking spaces (includes 55 garages, excludes visitor and unallocated spaces)
 - Total of 58 visitor parking spaces and 2 unallocated parking spaces
 - Total of 7 triple parking spaces (excludes plots which have triple parking surplus to requirement)
 - 98 EV charging points
- 2.3. Housing Mix:
 - 187 Open Market dwellings
 - 47 Affordable dwellings

- 2.4. Housing Density:
 - Gross Density: 26 dwellings per hectare
 - Net Density: 33 dwellings per hectare
- 2.5. Building heights range from single storey (garages), two to two and a half storey dwellings and three storey flats.
- 2.6. Materials:
 - Elevations: Hanson Clumber Red and Hanson Worcestershire Red Multi brickwork, ivory and limestone render, black, dark grey and grey green weatherboarding and Portland stone
 - Roof tiles: Redland- Richmond Slate Grey, Pantile Farmhouse Red and Duoplain tile Rustic Red.
- 2.7. Public Open Space and SuDS:
 - Approximately 1.47 hectares
- 2.8. Further assessment of these matters is discussed throughout this report.

3. The Principle of Development

- 3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, then that determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 3.2. The approval of these Reserved Matters would deliver 234 dwellings which are included within the Council's housing land supply as part of the Chilton Leys allocation. Of the 600 dwellings granted under the Outline Permission, a total of 275 dwellings have been approved under phases 2a and 2b. This leaves 325 dwellings to be delivered through this phase (2c) and the final phase (2d). An application has not yet been received for the remaining 91 dwellings to be delivered under phase 2d.
- 3.3. The principle of development was approved under Outline Permission 5007/16. The delivery of this allocated site at this stage is further guided by the SAAP, Core Strategy Focused Review, Core Strategy and the Chilton Leys Development Brief.

4. Site Access, Parking and Highway Safety Considerations

- 4.1. The site is adjacent to Stowmarket (Town) and it is allocated. As a result, there are good connections in terms of footways and cycleways in and around the site, alongside the extensive PROW network. Future residents would have a genuine choice of transport. The Outline Permission (5007/16) also secured a new bus route to loop around the development, providing access into Stowmarket.
- 4.2. The main spine road in the site was approved under Outline Permission 5005/16. This spine road has been built out and splits off into two main roads that run through this

phase connecting to the northern part of a roundabout that sits within phase 2b. The spine road measures 6 metres in width, which would enable bus usage in the future.

- 4.3. The site would be connected into the earlier phases to the north via footway and cycleway connections and via the spine road. An emergency/ bus access link is proposed to the south west corner which would be delivered upon completion of 300 dwellings.
- 4.4. Footpath 20 (PROW) runs from north to south through the site and would be surfaced with a bound material measuring 1.2 metres in width. Along the spine roads and through the site there are numerous 2-metre-wide footpaths surfaced in asphalt. In addition, along the main spine road and running around the perimeter of the site are 3-metre-wide shared cycle/footways surfaced in asphalt. As a result of the proposed connections, the site would be highly permeable, whilst supporting and encouraging active travel.
- 4.5. Both Bridleway 47 and Footpath 20 would be diverted as they are within the site's boundaries and development areas. As Footpaths 14, 16 and partially 20 and Bridleway 14a run around the perimeters of the site, they are to be retained as existing as they fall outside of the site's boundaries.
- 4.6. Each plot has sufficient parking provision proportionate to bedroom numbers. A total of 58 visitor parking spaces are also included around the perimeter of the site and within the parking courts. Parking provision meets the requirements set out within SCC Parking Guidance (2019).
- 4.7. There is triple parking, comprising of 2 bays and garage space located on plots 71, 135, 136, 153, 154, 158 and 159. These plots are all 4-bedroom houses and thus require 3 parking spaces, however these plots are along the periphery of the site accessed via private drives and are also fronted by visitor parking. Notably the level of triple parking has been reduced compared to that approved on phase 2b. There are some other plots where triple parking is present, however there is an oversupply of parking on these plots, with the garages offering parking provision surplus to the requirements outlined within SCC Parking Guidance.
- 4.8. Electric vehicle charging points are to be incorporated onto 98 plots.
- 4.9. SCC Highways raised no objection to the scheme save for raising issues in relation to the private drive accesses to plots 73-233 which use a junction type access which gives priority to cars over pedestrians. The applicant has explored amending the scheme, however in order to do so this would result in the loss of amenity space serving a block of flats. The loss of such amenity space is unacceptable from a residential amenity perspective. On balance the use of such private drive accesses are not considered fatal to the acceptability of the scheme, noting that there is significant cycling and walking infrastructure and these accesses alone are unlikely to impede or discourage active travel.
- 4.10. Bin storage is to be within the private residential curtilage of the dwellings or within dedicated bin stores in the case of flats. Easy access is provided for future residents to move bins to front drives for back of kerb pick up, or alternatively to a defined collection

point. All presentation points are within walking distance as per the Suffolk Waste Partnership Technical Guidance (2019).

- 4.11. The proposal would accord with SAAP policies 6.1 and 6.9 and Local Plan policies T9, T10, T11 and RT12 and paragraphs 105, 110 and 111 of the NPPF.

5. Design and Layout

- 5.1. The design and layout of this phase alongside earlier phases is informed and guided by the Council's Development Brief (2013) which is an adopted Supplementary Planning Document and links to the Stowmarket Area Action Plan.
- 5.2. The layout of the proposed dwellings responds to the main spine road as approved, maintaining the importance of this as the main road through the development. The layout of the scheme avoids prolific dropped kerbs by minimising the number of access points onto this road. Parking is kept separate either via parking courts or private driveways with shared accesses, thus discouraging on street parking on this road.
- 5.3. The affordable housing provision totals 47 dwellings, which equates to the 20% affordable housing provision as secured under the S106 Agreement on the Outline Permission.

The affordable housing mix is presented as:

Shared Ownership

- 6 x 2-bedroom flats
- 1 x 2-bedroom house
- 7 x 3-bedroom houses

Affordable Rent

- 2 x 1-bedroom house
- 6 x 2-bedroom flats
- 6 x 3-bedroom houses

Discounted Open Market Value

- 6 x 2-bedroom flats
- 8 x 2-bedroom houses
- 5 x 3-bedroom houses

- 5.4. The affordable housing provision would be pepper potted across five estate parcels within the southern central area of the site. The maximum number of affordable dwellings within one cluster would be eleven dwellings.
- 5.5. The open market mix would comprise of the following:

1 x 2-bedroom Flat over Garage (FOG)
13 x 2-bedroom two-storey houses
81 x 3-bedroom two-storey houses

46 x 3 bedroom two and a half storey houses
34 x 4 bedroom two-storey houses
12 x 5 bedroom two and a half storey houses

- 5.6. The dwellings would range from 2 storeys to 3 storeys in height and no bungalows are proposed. This is consistent with the earlier phases and was anticipated, overall, there are a mix of house types, sizes and affordability achieved at an appropriate density for this more urban location in the context of Suffolk. Whilst Strategic Housing raised objections to the open market mix, there was no condition imposed on the outline in relation to the open market mix and similarly to the previous phases this is not a matter for consideration at this stage.
- 5.7. Of the dwellings proposed, 120 are non-compliant with Nationally Describe Space Standards (NDSS). Whilst this is disappointing, NDSS is national guidance and is not contained within national or local policy currently, such that the acceptability of the reserved matters does not turn on this point.
- 5.8. The scheme is split into six different character areas: Haughley Church View, Neighbourhood Edge, Central Spine, Inner Links, Diamond Parade, Rural Edge. These character areas are cohesive whilst simultaneously helping guide the use of materials and architectural features that are applied within specific areas to aid legibility around the site. The character areas create clear focal points and gateway buildings within the street scene, differentiating aspects and providing a sense of place. Several of these character areas have been included on earlier approved phases, creating cohesion between the phases.
- 5.9. The Haughley Church View character area is the focal area of this phase. The Haughley Church View area retains a historic existing ditch creating a green lung through the centre of the site integrated with public open space. The dwellings in this area will face onto this central public open space which acts as a pedestrian only space. Cycling movements within and through public open space is accommodated elsewhere on site along the outer public open space edges.
- 5.10. There are a range of house types proposed which includes a FOG, Flats, Dovedale, Belford, Gosford, Easdale, Yewdale, Braxton, Rossdale, Trusdale, Waysdale, Manford, Garrton and Wayford. A number of these house types have been approved on earlier phases, such that again there is cohesion between the various phases.
- 5.11. The proposed materials would comprise of elevations in a mixture of Hanson Clumber Red and Hanson Worcestershire Red Multi brickwork, ivory and limestone render, black, dark grey and grey green weatherboarding, Portland stone and roof tiles in a mixture of Redland- Richmond Slate Grey, Pantile Farmhouse Red and Duoplain tile Rustic Red. These materials have been previously approved on earlier phases.
- 5.12. The design and materials proposed are consistent with and would integrate well with the previous phases and the colour palette would be traditional and responsive to the Suffolk vernacular.

- 5.13. The gross density of this phase is 26 dwellings per hectare, this is a marginally higher density than the previous phase (24 dwellings) which was anticipated. The higher density areas of this phase are centralised to retain a characteristically rural lower density on the outer edges.
- 5.14. The internal estate access roads reflect the existing design and layout on the earlier phases of development. Landmark properties, differentiated by height, architectural features and materials, alongside key character areas support easy navigation through the site. Overall, the proposed design and layout would offer a cohesive development that responds well to its environs and earlier phases.
- 5.15. The proposed design and layout would accord with SAAP policy 6.1, Core Strategy policies CS5 and CS9, Local Plan policies GP1, H13 and H15 and paragraphs 126 and 130 of the NPPF.

6. Landscape Impact, Trees, Ecology, Biodiversity and Protected Species

- 6.1. Boundary treatments would comprise of a mixture of:
- 1.5-metre-high close boarded timber fence with 0.3 metre trellis
 - 1.8-metre-high close boarded timber fence
 - 1.8-metre-high brick screen wall
 - 1.2-metre-high metal three bar horizontal railings
 - 0.4-metre-high timber knee rail fence
 - 1.8-metre-high brick screen wall with pier
 - 0.6-metre-high brick wall with pier
- 6.2. The 0.4-metre-high timber knee rail fencing would line the outer most developed areas separating private driveways from the public open space. There would be no close boarded fencing in any visible areas around the site, with all close boarded fencing serving as boundary treatments between rear garden areas.
- 6.3. The hard surfacing around the site would comprise of a mixture of materials and colours to increase legibility of the site, differentiating between visitor parking spaces, bin collection points, adopted shared surface, adopted path/ cycleway, private drive, parking courts, private parking on plot, private parking on street, bus stop and bridleway.
- 6.4. The public open space would be located around the eastern and western edges and running north to south through the centre of the site. All the areas of public open space would be overlooked by dwellings supporting natural surveillance. Of particular note is that the western edge of the site, adjoining agricultural fields in the parish of Onehouse, is comprised of a public open space buffer retaining a rural and open character. Trees are incorporated within the areas of public open space as well as being scattered along estate roads to soften the central areas.
- 6.5. None of the protected trees along the western edge of the site would be affected by the development.

- 6.6. Place Services Landscaping assessed the proposed landscaping scheme, alongside the Landscape and Ecological Management Plan. They raised no objection to the proposed scheme, but recommended amendments were made for logistical and maintenance purposes to avoid conditions. The applicant has since submitted further landscaping plans and information and Place Services Landscaping have since confirmed they are happy with the full scheme in full.
- 6.7. Place Services Ecology assessed the landscaping plans alongside the originally submitted Ecological Impact Assessment (dated 2016) and an updated walkover survey that was carried out in 2021. Whilst they support the landscaping measures and scheme overall, they have raised a holding objection solely by way of insufficient information in relation to Great Crested Newts and have specifically requested that further clarification is given on the Great Crested Newt mitigation strategy. The applicant has submitted further information, which we are awaiting comments on from Place Services. As such the recommendation given in this committee report reflects that this will need to be addressed prior to the issuing of any decision.
- 6.8. The proposed reserved matters would thus accord with SAAP policies 4.2, 9.1,10.2 and 10.3 Core Strategy policies CS4 and CS5 and paragraphs 131, 174 and 180 of the NPPF.

7. Land Contamination, Flood Risk, Drainage and Waste

- 7.1. The Council's Environmental Health Team raised no objection from the perspective of land contamination.
- 7.2. SuDS are incorporated into the scheme via attenuation swales within the areas of public open space.
- 7.3. The site is not vulnerable to fluvial or pluvial flooding. The Local Lead Flood Authority assessed the proposed SuDS and associated landscaping and raise no objection to the proposed scheme.
- 7.4. The proposal would accord with Core Strategy policies CS4 and CS5 and paragraphs 169 and 174 of the NPPF.

8. Heritage Issues

- 8.1. The Council's Heritage Team raised no objection as there would be no harm to the setting or significance of the nearby designated heritage assets, noting that whilst the site may form part of the wider rural setting of the listed buildings, when read in context with the previously approved intervening development it is unlikely to have an impact.
- 8.2. The proposal would accord with SAAP policy 9.5, Core Strategy policy CS5, Local Plan policy HB1 and paragraphs 194, 195, 197 and 199 of the NPPF.

9. Impact on Residential Amenity

- 9.1. Whilst the large majority of back-to-back distances are in excess of 20 metres, with parking courts primarily acting as buffers between gardens, the smallest back-to-back distance between two dwellings would be 17 metres.
- 9.2. The levels of potential overlooking are typical of large-scale residential estates and whilst this phases offers a marginally higher density than the previous phases, adequate separation distances are still achieved to ensure that future occupants enjoy adequate privacy. Each plot is also afforded adequate private residential amenity space.
- 9.3. The proposed development would accord with SAAP policy 6.1, Local Plan policies H16 and H17 and paragraphs 126 and 130 of the NPPF.

10. Sustainability Measures

- 10.1. A range of measures are proposed to support the environmental sustainability of the site:
 - Bee bricks within boundary walls fronting open space
 - Hedgehog holes within boundary fences to create a ‘hedgehog highway’
 - Landscaped swales and street trees
 - Enhanced existing ditches
 - 35% of the whole of the Chilton Leys development is to be landscaped with native species
 - Fabric first approach- meet building regulations in relation to fabric energy efficiency and CO2 emissions reduction.
 - Low energy street lighting and light level sensors
 - Electric vehicle charging points
 - Water conservation in line with building regulations
 - Secure cycle storage is incorporated in garages or sheds
 - Travel Plan set up during Phase 1 which supports a travel plan coordinator to monitor, support and facilitate sustainable travel and sets up a Bus Travel Voucher for use by future residents
- 10.2. Whilst the dwellings would be heated by gas boilers, assessing heating systems on dwellings is not currently a matter that can be taken into account in the absence of a specific local plan policy. Such issues are controlled by a separate regime (Building Regulations) as per paragraphs 157 and 188 of the NPPF. At the present time, the Building Regulations does not prohibit the use of gas boilers. Whilst it is intended by central government that from 2025 the installation of new gas boilers is to be prohibited this is not in force at present. and such direction is subject to change at any point as steered by central government. Whilst there is an understandable desire on the part of members to encourage renewable energy recognising the climate emergency, the planning process does not enable the proscribing of gas boilers.
- 10.3. The proposed measures are compliant with SAAP policy 9.1, 10.2 and 10.3, Core Strategy policies CS3 and CS4, and paragraph 8 of the NPPF.

11. Planning Obligations

- 11.1. The Outline Permission secured the following via S106 Agreement: affordable housing, skylark mitigation, school provision, provision of open space (including play equipment and areas), public transport, Public Rights of Way, travel plan, NHS and library contributions.
- 11.2. No contributions are required/ sought as part this application as all such contributions that were required as part of this development were secured under the Outline Permission.
-

PART FOUR – CONCLUSION

12. Planning Balance and Conclusion

- 12.1. This proposal follows Outline Permission (5007/16) for 600 dwellings which form part of the Chilton Leys allocation, such that the principle of residential development on the site has previously been established. Full Planning Permission has previously been granted for infrastructure works including the spine road under 5005/16. The reserved matters solely relate to appearance, scale, landscaping and layout.
- 12.2. These reserved matters relate to phase 2c, following on from the earlier phases and would be succeeded by phase 2d as the final phase relating to the Outline Permission.
- 12.3. The proposed appearance, landscaping, layout and scale are considered to be acceptable for the reasons given within the main body of this report, as they accord with the provisions of the Development Plan and the NPPF.

RECOMMENDATION

That authority be delegated to the Chief Planning Officer to APPROVE Reserved Matters subject to ecology matters being resolved and conditions.

That Authority be delegated to Chief Planning Officer to approve the reserved matters application subject to resolution of outstanding ecology issues to his satisfaction, including the imposition of relevant conditions and subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

Conditions

1. Approved Plans
2. Sustainability Measures

Informatives

- Public Rights of Way

By way of clarification, the following conditions were imposed at Outline and do not need to be repeated on this application:

- . Time limit
- . Phasing
- . Archaeology
- . Flood risk
- . Construction management
- . Rainwater harvesting
- . Provision of fire hydrants
- . Removal of permitted development rights
- . Tree protection
- . Materials
- . Landscape management
- . Foul water drainage
- . Super-fast broadband

Also included and not relevant to this phase:

- . Restriction of operating times
- . Restriction of open air storage
- . Illumination
- . Use class restriction



Application No: DC/21/06052

Location: Northfield View, Phase 2C, Land to the West of Chilton Fields, Fuller Way, Stowmarket

Page No.

Appendix 1: Call in Request	N/a	
Appendix 2: Details of Previous Decision	Outline Permission (reference 5007/16)	
Appendix 3: Town/Parish Council/s	Stowmarket Town Council Onehouse Parish Council	
Appendix 4: National Consultee Responses	East Suffolk Internal Drainage Board Natural England NHS England	
Appendix 5: County Council Responses	Archaeology Development Contributions Fire and Rescue Floods and Water Highways Public Rights of Way Travel Plan	



Babergh and Mid Suffolk District Councils



Appendix 6: Internal Consultee Responses	Air Quality Land Contamination Noise, Odour, Light and Smoke Sustainability Heritage Ecology Landscape Public Realm Strategic Housing	
Appendix 7: Any other consultee responses	N/A	
Appendix 8: Application Site Location Plan	Yes	
Appendix 9: Application Plans and Docs	Yes	
Appendix 10: Further information	N/a	

The attached appendices have been checked by the case officer as correct and agreed to be presented to the committee.



Babergh and Mid Suffolk District Councils

From: Ian Moore <ianm@stowmarket.org>

Sent: 23 February 2022 09:17

To: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>

Subject: RE: DC/21/06052 - Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket

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Hello,

Stowmarket Town Council wish to make no comment on DC/21/06052 - Northfield View Phase 2C at this time.

Regards

Ian Moore

Projects and Resources Coordinator

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

Tel: 01449 612060 | M:07494 692270




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From: Peggy Fuller <peggy.onehousepc@btinternet.com>
Sent: 22 February 2022 19:08
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: Re: DC/21/06052 - Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket

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Hello Josie

This seems very odd.

Cllrs considered the application at the meeting 13 December 2021 and accepted the detailed proposal. I thought comments had been sent the following day but are not showing on your planning portal.

However the application is not showing in my consultee in tray on your website.

Our response is Cllrs accept the details proposal but request that the landscaping to the west of the site is planted at an early stage of the development.

Regards

Peggy Fuller
Clerk to Onehouse PC

From: BMSDC Planning Area Team Blue
Sent: Tuesday, February 22, 2022 11:37 AM
Subject: DC/21/06052 - Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket

Good morning,

Please could you let me know if you are planning to respond to the consultation for the above planning application, and if so, when you think you will be able to respond by.

Many thanks,

Josie Kett
Customer Service Team

Babergh and Mid Suffolk District Councils - Working Together

Please note that my working days are Monday, Tuesday and Fridays.

Thank you for your email.

Our Ref: 21_05609_P
Your Ref: DC/21/06052

18/11/2021

Dear Sir/Madam

RE: Submission of Details (Reserved Matters in part) for Phase 2C of Outline Planning Permission 5007/16. Appearance, Landscaping, Layout and Scale to be considered for the erection of 234 no. residential dwellings, public open space, and associated infrastructure at Northfield View Phase 2C Land To The West Of Chilton Fields Fuller Way Stowmarket IP14 1UH

The site is near to the Internal Drainage District (IDD) of the East Suffolk Internal Drainage Board (IDB) and is within the Board's Watershed Catchment (meaning water from the site will eventually enter the IDD). Maps are available on the Board's webpages showing the Internal Drainage District (https://www.wlma.org.uk/uploads/ESIDB_Index_plan.pdf) as well as the wider watershed catchment (https://www.wlma.org.uk/uploads/ESIDB_Watershed.pdf).

I note that the applicant intends to discharge surface water to a watercourse within the watershed catchment of the Board's IDD. We request that this discharge is facilitated in line with [the Non-Statutory technical standards for sustainable drainage systems](#) (SuDS), specifically S2 and S4. Resultantly we recommend that the discharge from this site is attenuated to the Greenfield Runoff Rates wherever possible.

The reason for our recommendation is to promote sustainable development within the Board's Watershed Catchment therefore ensuring that flood risk is not increased within the Internal Drainage District (required as per paragraph 167 of the [National Planning Policy Framework](#)). For further information regarding the Board's involvement in the planning process please see our [Planning and Byelaw Strategy](#), available online.

Kind Regards,

Emma

Emma Robertson
Sustainable Development Officer
Water Management Alliance

Jane Marson (Chairman) Michael Paul (Vice-Chairman)

Phil Camamile (Chief Executive)

Constituted by The East Suffolk Internal Drainage Board Order 2008
Statutory Instrument 2008 No 750



From: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>

Sent: 22 Nov 2021 12:22:21

To:

Cc:

Subject: FW: Consultation Response - DC/21/06052

Attachments: ufm26_Standard_Consultation.pdf

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>

Sent: 22 November 2021 11:54

To: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>

Subject: Consultation Response - DC/21/06052



EXTERNAL EMAIL: Don't click any links or open attachments unless you trust the sender and know the content is safe. Click [here](#) for more information or help from Suffolk IT

FAO: Jasmine Whyard

Dear Ms Whyard

Application ref: DC/21/06052

Our ref: 374928

Thank you for your consultation.

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

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. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours sincerely

Joe Thorpe

Operations Delivery
Consultations Team
Natural England
Hornbeam House
Crewe Business Park, Electra Way
Crewe, Cheshire, CW1 6GJ

Tel 0300 060 3900

Page 44

mail to: consultations@naturalengland.org.uk

Thriving Nature
for people and planet



Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

-----Original Message-----

From: planningblue@baberghmidsuffolk.gov.uk <planningblue@baberghmidsuffolk.gov.uk>

Sent: 10 November 2021 15:39

To: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>

Subject: MSDC Planning Consultation Request - DC/21/06052

Please find attached planning consultation request letter relating to planning application - DC/21/06052 - Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH

Kind Regards

Planning Support Team

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**Ipswich and East Suffolk
Clinical Commissioning Group**

Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Email address: planning.apps@suffolk.nhs.uk
Telephone Number – 01473 770000

Your Ref: DC/21/06052

Our Ref: IESCCG/001121/STO

Planning Services
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich
Suffolk, IP1 2BX

25/11/2021

Dear Sirs,

Proposal: Submission of Details (Reserved Matters in part) for Phase 2C of Outline Planning Permission 5007/16. Appearance, Landscaping, Layout and Scale to be considered for the erection of 234no residential dwellings, public open space, and associated infrastructure.

Location: Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH

1. I refer to your consultation letter on the above planning application and advise that, following a review of the applicants' submission the following comments are with regard to the primary healthcare provision on behalf of Ipswich & East Suffolk Clinical Commissioning Group (CCG).

Background

2. The proposal comprises a development of up to 100 residential dwellings, which is likely to have an impact of the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. The CCG would therefore expect these impacts to be fully assessed and mitigated by way of a developer contribution secured through the Community Infrastructure Levy (CIL).

Review of Planning Application

3. There are 2 GP practices within a 2km radius of the proposed development. These practices do not have sufficient capacity for the additional growth resulting from this development and cumulative development growth in the area. Therefore a developer contribution, via CIL processes, towards the capital funding to increase capacity within the GP Catchment Area would be sought to mitigate the impact.

Healthcare Needs Arising From the Proposed Development

4. At the earliest stage in the planning process it is recommended that work is undertaken with Ipswich and East Suffolk CCG and Public Health England to understand the current and future dental needs of the development and surrounding areas giving consideration to the current dental provision, current oral health status of the area and predicted population growth to ensure that there is sufficient and appropriate dental services that are accessible to meet the needs of the development but also address existing gaps and inequalities.

Encourage oral health preventative advice at every opportunity when planning a development, ensuring that oral health is everybody's business, integrating this into the community and including this in the health hubs to encourage and enable residents to invest in their own oral healthcare at every stage of their life.

Health & Wellbeing Statement

As an Integrated Care System it is our ambition that every one of the one million people living in Suffolk and North East Essex is able to live as healthy a life as possible and has access to the help and treatment that they need in the right place, with good outcomes and experience of the care they receive.

Suffolk and North East Essex Integrated Care System, recognises and supports the role of planning to create healthy, inclusive communities and reduce health inequalities whilst supporting local strategies to improve health, social and cultural wellbeing for all aligned to the guidance in the NPPF section 91. The way health and care is being delivered is evolving, partly due to advances in digital technology and workforce challenges. Infrastructure changes and funds received as a result of this development may incorporate not only extensions, refurbishments, reconfigurations or new buildings but will also look to address workforce issues, allow for future digital innovations and support initiatives that prevent poor health or improve health and wellbeing.

The NHS Long term plan requires a move to increase investment in the wider health and care system and support reducing health inequalities in the population. This includes investment in primary medical, community health services, the voluntary and community sector and services provided by local authorities so to boost out of hospital care and dissolve the historic divide between primary and community health services. As such, a move to health hubs incorporating health and wellbeing teams delivering a number of primary and secondary care services including mental health professionals, are being developed. The Acute hospitals will be focussing on providing specialist treatments and will need to expand these services to cope with additional growth. Any services which do not need to be delivered in an acute setting will look to be delivered in the community, closer to people's homes.

The health impact assessment (HIA) submitted with the planning application will be used to assess the application. This HIA will be cross-referenced with local health evidence/needs assessments and commissioners/providers own strategies so to ensure that the proposal impacts positively on health and wellbeing whilst any unintended consequences arising are suitably mitigated against.

The primary healthcare services directly impacted by the proposed development and the current capacity position is shown in Table 1.

Table 1: Summary of capacity position for healthcare services closest to the proposed development.

Premises	Weighted List Size ¹	NIA (m ²) ²	Capacity ³	Spare Capacity (NIA m ²) ⁴
Stowhealth	18,938	1,487.70	21,696	189
Combs Ford Surgery	8,698	455.40	6,641	-142
Total	27,160	1,943.10	28,337	47

Notes:

1. The weighted list size of the GP Practice based on the Carr-Hill formula, this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list.
 2. Current Net Internal Area occupied by the Practice.
 3. Based on 120m² per 1750 patients (this is considered the current optimal list size for a single GP within the East DCO) Space requirement aligned to DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
 4. Based on existing weighted list size.
5. This development is not of a size and nature that would attract a specific Section 106 planning obligation. Therefore, a proportion of the required funding for the provision of increased capacity by way of extension, refurbishment or reconfiguration at Stowhealth or Combs Ford Surgery, servicing the residents of this development, would be sought from the CIL contributions collected by the District Council. *The figures shown for the current NIA at Stowhealth is under review.*
6. Although, due to the unknown quantities associated with CIL, it is difficult to identify an exact allocation of funding, it is anticipated that any funds received as a result of this development will be utilised to extend the above mentioned surgery. Should the level of growth in this area prove this to be unviable, the relocation of services would be considered and funds would contribute towards the cost of new premises, thereby increasing the capacity and service provisions for the local community. Work is currently underway looking at development along the A14 corridor for the duration of the JLP and the impacts on health and how best to mitigate them. This work will inform future work on the IDP and therefore how CIL is spent in this area.

Developer Contribution required to meet the Cost of Additional Capital Funding for Health Service Provision Arising

7. In line with the Government's presumption for the planning system to deliver sustainable development and specific advice within the National Planning Policy Framework and the CIL Regulations, which provide for development contributions to be secured to mitigate a development's impact, a financial contribution is sought.
8. Assuming the above is considered in conjunction with the current application process, Ipswich and East Suffolk CCG would not wish to raise an objection to the proposed development.
9. Ipswich and East Suffolk CCG is satisfied that the basis of a request for CIL contributions is consistent with the Position Statement produced by Babergh and Mid Suffolk District Councils

Ipswich and East Suffolk CCG look forward to working with the applicant and the Council to satisfactorily address the issues raised in this consultation response and would appreciate acknowledgement of the safe receipt of this letter.

Yours faithfully

Chris Crisell

Estates Strategic Planning Manager

Ipswich and East Suffolk Clinical Commissioning Group

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Sent: 11 Nov 2021 03:51:54

To:

Cc:

Subject: FW: Re: DC/21/06052 Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH

Attachments:

From: Lisa De Pasquale <Lisa.DePasquale@suffolk.gov.uk>

Sent: 11 November 2021 15:49

To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Subject: Re: DC/21/06052 Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH

Good afternoon,

We have looked at this proposal and no condition as all works have been completed under the outline application consent.

Best regards

Lisa

Lisamaria De Pasquale

Assistant Archaeological Officer (Technical Support)

Suffolk County Council Archaeological Service

Bury Resource Centre

Hollow Road

Bury St Edmunds

Suffolk IP32 7AY

Tel.:01284 741230

M: 07523931041

Email: lisa.depasquale@suffolk.gov.uk

Website: <http://www.suffolk.gov.uk/archaeology>

Suffolk Heritage Explorer: <https://heritage.suffolk.gov.uk>

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Follow us on Instagram: [@SCCArchaeology](https://www.instagram.com/SCCArchaeology)

Your ref: DC/21/06052
Our ref: Stowmarket – Northfield View, Phase
2C, land to the west of Chilton Fields, Fuller
Way 43115
Date: 12 November 2021
Enquiries: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

Jasmine Whyard,
Growth & Sustainable Planning,
Babergh and Mid Suffolk District Councils,
Endeavour House,
8 Russell Road,
Ipswich,
Suffolk,
IP1 2BX

Dear Jasmine,

Stowmarket: Northfield View, Phase 2C, land to the west of Chilton Fields, Fuller Way – reserved matters

I refer to the proposal: submission of details (reserved matters in part) for Phase 2C of outline planning permission 5007/16. Appearance, landscaping, layout, and scale to be considered for the erection of 234no. residential dwellings, public open space, and associated infrastructure.

There is a planning obligation dated 05 July 2018 attached to the outline permission under reference 5007/16.

I have no comments to make but various colleagues will deal with relevant service matters such as highways, floods planning, fire service, and archaeology.

Yours sincerely,

Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Growth, Highways & Infrastructure Directorate

cc Ben Chester, SCC (highways)
Jason Skilton, SCC (LLFA)
Suffolk Archaeological Service
Angela Kempen, Suffolk Fire Service

From: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>

Sent: 12 Nov 2021 11:38:13

To:

Cc:

Subject: FW: MSDC Planning Consultation Request - DC/21/06052

Attachments: ufm12_Standard_Consultation.pdf

-----Original Message-----

From: Water Hydrants <Water.Hydrants@suffolk.gov.uk>

Sent: 12 November 2021 08:58

To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>

Subject: FW: MSDC Planning Consultation Request - DC/21/06052

Fire Ref.: F221364

FAO: Jasmine Whyard

Good Morning,

Thank you for your letter regarding the Reserved Matters for this site.

Please ensure that Condition 10 in the original Decision Notice for this site, 5007/16, follows this build to its conclusion.

If you have any queries, please let us know, quoting the Fire Ref. number above.

Thank you.

Kind regards,

A Stordy

Admin to Water Officer

Fire and Public Safety Directorate, SCC

3rd Floor, Lime Block, Endeavour House

Russell Road, IP1 2BX

Tel.: 01473 260564

Team Mailbox: water.hydrants@suffolk.gov.uk

Our Mission Statement: We will make a positive difference for Suffolk. We are committed to working together, striving to improve and securing the best possible services.

Our Values: Wellbeing, Equality, Achieve, Support, Pride, Innovate, Respect, Empower

-----Original Message-----

From: Fire Business Support Team <Fire.BusinessSupport@suffolk.gov.uk>

Sent: 10 November 2021 15:45

To: Water Hydrants <Water.Hydrants@suffolk.gov.uk>

Subject: FW: MSDC Planning Consultation Request - DC/21/06052

Good afternoon,

Please see attached FYA.

Kind regards,

Matt Plummer
Business Support Officer
Fire and Public Safety Directorate
Suffolk Fire and Rescue Service
Endeavour House
8 Russell Road
Ipswich
IP1 2BX
01473 260792
Matthew.plummer@suffolk.gov.uk

-----Original Message-----

From: planningblue@baberghmidsuffolk.gov.uk <planningblue@baberghmidsuffolk.gov.uk>
Sent: 10 November 2021 15:37
To: Fire Business Support Team <Fire.BusinessSupport@suffolk.gov.uk>
Subject: MSDC Planning Consultation Request - DC/21/06052

Please find attached planning consultation request letter relating to planning application - DC/21/06052 - Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH

Kind Regards

Planning Support Team

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From: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>

Sent: 24 Nov 2021 04:52:01

To:

Cc:

Subject: FW: 2021-11-24 Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH Ref DC/21/06052

Attachments:

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>

Sent: 24 November 2021 08:39

To: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>

Cc: Jasmine Whyard <Jasmine.Whyard@babberghmidsuffolk.gov.uk>

Subject: 2021-11-24 Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH Ref DC/21/06052

Dear Jasmine Whyard,

Subject: Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH Ref DC/21/06052 - Application for Reserved Matters

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/06052

The following submitted documents have been reviewed and we recommend **approval** at this time:

- CCE/J971/FRAP2-04 October 2016
- Landscape and Ecological Management & Maintenance Plan Ref JBA 21/191 - LEMP1
- Detailed Landscape Proposals for Plots and POS Ref JBA21/191/01 to 07 Rev A
- Planning Layout Parcel 2C – 234 Dwellings Ref 22270/2C/PL/01
- Northfield View Phase 2 Phase Plan Ref 22270/PH2/PP/01 Rev B
- Engineering Layout Masterplan Ref 20820/120 Rev E

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council
Growth, Highway & Infrastructure
Endeavour House, 8 Russell Rd, Ipswich, Suffolk IP1 2BX

****Note I am remote working for the time being****

-----Original Message-----

From: planningblue@babberghmidsuffolk.gov.uk <planningblue@babberghmidsuffolk.gov.uk>

Sent: 22 November 2021 11:25

To: GHI Floods Planning <floods.planning@suffolk.gov.uk>

Subject: MSDC Planning Re-consultation Request - DC/21/06052

Please find attached planning re-consultation request letter relating to planning application - DC/21/06052 - Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH

Kind Regards

Planning Support Team

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Your Ref: DC/21/06052
Our Ref: SCC/CON/1057/22
Date: 25 March 2022
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

The Planning Department
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Jasmine Whyard - MSDC

Dear Jasmine

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/06052

PROPOSAL: Submission of Details (Reserved Matters in part) for Phase 2C of Outline Planning Permission 5007/16. Appearance, Landscaping, Layout and Scale to be considered for the erection of 234 no. residential dwellings, public open space, and associated infrastructure.

LOCATION: Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH

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

Further to the submission of revised plans and discussions on the proposal, it is noted that most of the comments raised in my response dated 24/02/22 have now been addressed, but one will need to be addressed by further amendments. Those previously outstanding are listed below:

Bus route and Bus Gate: Discussions have concluded that the layout of the Bus Gate is acceptable. The Bus route should benefit from Bus Stop provision on both sides of roads with stops on them (raised kerbs). Details of these can be agreed during the Section 38 Agreement process. The Bus Gate will require a legal restriction to discourage illegal use and details of this will be provided once all of the highway related matters are resolved. Comment addressed.

Lengths of dropped kerbs: Comment addressed.

Private drive access to plots 73 - 233: Comment not addressed.

Footpaths and bridleways within the site (FP16, FP20 and BR47): As these will form part of the adoptable road and footway layout, they are required to be sealed surfaces (asphalt) as shown on the latest hard surfacing plan. This is confirmed as acceptable to all parties and has been addressed.

It should also be noted that there is now a discrepancy between the planning layout drawing (22270/2C/PL/01 Rev C) and the other layout drawings (whereby the coloured planning layout and adoptions layout drawings do not reflect the latest changes made to the planning layout drawing).

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

Your Ref: DC/21/06052
Our Ref: SCC/CON/0401/22
Date: 24 February 2022
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

The Planning Department
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Jasmine Whyard - MSDC

Dear Jasmine

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/06052

PROPOSAL: Submission of Details (Reserved Matters in part) for Phase 2C of Outline Planning Permission 5007/16. Appearance, Landscaping, Layout and Scale to be considered for the erection of 234 no. residential dwellings, public open space, and associated infrastructure.

LOCATION: Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH

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

Further to the submission of revised plans and discussions on the proposal, it is noted that some of the comments raised in my response dated 30/11/21 have been addressed, but others will need to be addressed by further amendments. Some matters are still being discussed and comments on these matters will be provided once resolved (within a final response once the other outstanding comments below have all been addressed).

Bus route and Bus Gate: Discussions are ongoing regarding the layout of the Bus Gate. The Bus route should benefit from Bus Stop provision on both sides of roads with stops on them (raised kerbs). The Bus gate will require a legal restriction to discourage illegal use.

Lengths of dropped kerbs: Comment not addressed.

East - West footway route: Comment addressed.

Private drive access to plots 73 - 233: Comment not addressed.

Visitor parking spaces in south western corner: Comment addressed.

Footpaths and bridleways within the site (FP16, FP20 and BR47): As these will form part of the adoptable road and footway layout (as shown on the submitted Adoptions Layout drawing), they are required to be sealed surfaces (asphalt). Recent discussions indicate that that is acceptable to all parties and has been addressed (TBC).

Refuge Islands: Understand that these were previously agreed in the outline application and have been constructed already. Comment addressed by information.

Previous comments relating to parking and refuse collection do not need to be addressed.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

Your Ref: DC/21/06052
Our Ref: SCC/CON/5151/21
Date: 30 November 2021
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

The Planning Department
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Jasmine Whyard - MSDC

Dear Jasmine

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/06052

PROPOSAL: Submission of Details (Reserved Matters in part) for Phase 2C of Outline Planning Permission 5007/16. Appearance, Landscaping, Layout and Scale to be considered for the erection of 234no residential dwellings, public open space, and associated infrastructure.

LOCATION: Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH

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

Layout:

Bus route: We are unclear on the details of the intended bus route (an enquiry has been made to SCC Passenger Transport team to establish whether the route has been agreed). At this stage we are not confident that the junction layout at the southern end of the development phase offers the fluidity required for a regular bus route. It is also unclear whether it has been agreed if the Bus Gate requires a TRO to allow enforcement of improper use.

Lengths of dropped kerbs: There are examples of excessive lengths of dropped kerbs on Minor Access Roads (for example for plots 203 - 210). This is detrimental to pedestrian safety and vulnerable road users and encourages parking on footways.

East - West footway route: A footway route passes along the rear of a row of parking spaces (serving plots 73 - 81). This is detrimental to pedestrian safety and we would suggest that the route is to the north or south of the parking court.

Private drive access to plots 73 - 233: We would not support the use of a junction type access here that gives priority to motor vehicles over pedestrians.

Visitor parking spaces in south western corner: These proposed visitor spaces close to the Bus Gate are not supported as they would generate reversing movements close to the Bus Gate, appear to be of limited value and create an extended dropped kerb on a Major Access Road.

Bridleway 47: As this falls within the roads and footways put forward for adoption by the Highway Authority, we would not support a Hoggin or 'hybird surface' construction, due to the maintenance liability and perceived usage in this location. This point has been raised with SCC PROW team and discussions are ongoing.

FP20: As this falls within the roads and footways put forward for adoption by the Highway Authority, we would not support a Hoggin type surface, due to the maintenance liability and perceived usage in this location. This point has been raised with SCC PROW team and discussions are ongoing.

FP16: It is unclear whether the proposed shared cycleway along the western boundary of the site links directly to FP16 (as shown on the masterplan layout). This point has been raised with SCC PROW team and discussions are ongoing.

Refuge islands: Although noted that the Major Access Road locations showing refuges were approved under 5005/16, it is unclear whether these have been subject to vehicle tracking and whether providing raised tables may be a more suitable option.

Parking:

Aside from the above comments relating to visitor parking spaces and dropped kerb lengths, we are satisfied with the parking provision, including secure cycle storage. There are multiple dwellings with 'triple tandem' parking layouts. However, these are within private drives with visitor parking provision, so we are not in a position to object on this basis.

Refuse Collection:

We are satisfied with the refuse strategy, bin collection points and refuse vehicle access.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

From: Kirsty Nicholls <Kirsty.Nicholls@babberghmidsuffolk.gov.uk>

Sent: 18 Nov 2021 04:11:58

To:

Cc:

Subject: FW: MSDC Planning Consultation Request - DC/21/06052 *Northfield View Phase 2C, Land To The West Of Chilton Fields

Attachments: ufm16_Standard_Consultation.pdf

From: GHI PROW Planning <PROWplanning@suffolk.gov.uk>

Sent: 18 November 2021 13:53

To: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>

Cc: GHI PROW Planning <PROWplanning@suffolk.gov.uk>; Steve Kerr <Steve.Kerr@suffolk.gov.uk>; Kevin Verlander <Kevin.Verlander@suffolk.gov.uk>; Ben Chester <Ben.Chester@suffolk.gov.uk>; Sharon Berry (MSDC) <Sharon.Berry@babberghmidsuffolk.gov.uk>

Subject: RE: MSDC Planning Consultation Request - DC/21/06052 *Northfield View Phase 2C, Land To The West Of Chilton Fields

PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE

REF: DC/21/06052

Thank you for your consultation concerning the above application.

We accept this proposal subject to the following:

- **Drawing Number 22270-2C-CP-01, Rev F, 'Phase 2C Connections Plan' depicts a diversion of Onehouse Bridleway 47 and Onehouse Bridleway 53 to the south of the southern spine road.**
- **This diversion is as agreed at meetings with Taylor Wimpey and James Bailey Planning.**
- **The diverted bridleway is labelled in the legend as 'Proposed diverted Bridlepath 3m width in total consisting of 2m tarmac, with 1m unbound surface.'**
- **Since the last meeting with Taylor Wimpey and James Bailey Planning there has been communication with Birketts LLP and the advice now is for no segregation and a 3m width unbound surface.**
- **The correct legal term bridleway should be used in place of bridlepath.**

Thank you for taking the time to consider this response.

Public Rights of Way Team

Growth, Highways and Infrastructure

Suffolk County Council

Phoenix House, 3 Goddard Road, Ipswich IP1 5NP

PROWplanning@suffolk.gov.uk

-----Original Message-----

From: planningblue@babberghmidsuffolk.gov.uk <planningblue@babberghmidsuffolk.gov.uk>

Sent: 10 November 2021 15:38

To: GHI PROW Planning <PROWplanning@suffolk.gov.uk>

Subject: MSDC Planning Consultation Request - DC/21/06052 *Northfield View Phase 2C, Land To The West Of Chilton Fields

Please find attached planning consultation request letter relating to planning application - DC/21/06052 - Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH

Kind Regards

Planning Support Team

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake,

From: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>
Sent: 11 Nov 2021 08:59:25
To:
Cc:
Subject: FW: MSDC Planning Consultation Request - DC/21/06052
Attachments:

From: Chris Ward <Chris.Ward@suffolk.gov.uk>
Sent: 10 November 2021 16:16
To: Jasmine Whyard <Jasmine.Whyard@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/21/06052

Dear Jasmine,

Thank you for notifying me about the reserved matters application. On reviewing the documents submitted I have no comment to make.

Kind regards

Chris Ward
Active Travel Officer
Transport Strategy
Strategic Development - Growth, Highways and Infrastructure
Suffolk County Council
Endeavour House, 8 Russell Road, Ipswich, IP1 2BX
web : <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/>

-----Original Message-----

From: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Sent: 23 Nov 2021 04:09:47
To:
Cc:
Subject: FW: DC/21/06052 - Air Quality
Attachments:

From: Jennifer Lockington <Jennifer.Lockington@baberghmidsuffolk.gov.uk>
Sent: 23 November 2021 16:09
To: Jasmine Whyard <Jasmine.Whyard@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: DC/21/06052 - Air Quality

Dear Jasmine

YOUR REF: 21/06052

OUR REF: 300378

SUBJECT: Submission of Details (Reserved Matters in part) for Phase 2C of Outline Planning Permission 5007/16. Appearance, Landscaping, Layout and Scale to be considered for the erection of 234no residential dwellings, public open space, and associated infrastructure.
Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH

Please find below my comments regarding air quality matters only.

Thank you for your consultation on the above application.

I have no objections with regard to air quality.

Regards

Jennifer Lockington (Mrs)
Senior Environmental Management Officer
Babergh & Mid Suffolk District Councils - Working Together
tel: 01449 724706
www.babergh.gov.uk www.midsuffolk.gov.uk

Please note - I work Tuesdays and Wednesdays

From: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>

Sent: 04 Jan 2022 01:34:35

To:

Cc:

Subject: FW: (300377) DC/21/06052. Land Contamination

Attachments:

From: Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>

Sent: 04 January 2022 11:19

To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>

Cc: Jasmine Whyard <Jasmine.Whyard@babberghmidsuffolk.gov.uk>

Subject: (300377) DC/21/06052. Land Contamination

EP Reference : 300377

DC/21/06052. Land Contamination

Northfield View Phase 2C, Land to the Wet of Chilton Fields, Fuller Way, STOWMARKET, Suffolk.

Submission of Details (Reserved Matters in part) for Phase 2C of Outline PP 5007/16. Appearance...

Many thanks for your request for comments in relation to the above submission. I can confirm that I have no comments to make with respect to land contamination and that all issues relating to land contamination were addressed at the outline permission stage. I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the precautionary procedure as outlined below is noted and adhered to in this eventuality.

For the purposes of clarity these comments **only** relate to matters of Land Contamination.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD

Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@babberghmidsuffolk.gov.uk

Work: 01449 724715

websites: www.babergh.gov.uk www.midsuffolk.gov.uk

I am working flexibly - so whilst it suits me to email now, I do not expect a response or action outside of your own working hours

Minimum requirements for dealing with unexpected ground conditions being encountered during construction.

- 1. All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.*
- 2. A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.*
- 3. The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.*

4. *The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.*
5. *The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.*
6. *Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.*
7. *Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.*
8. *Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.*
9. *Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.*
10. *A photographic record will be made of relevant observations.*
11. *The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be:*
 - *re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment;*
 - or
 - *treatment of material on site to meet compliance targets so it can be re-used;*
 - or
 - *removal from site to a suitably licensed landfill or permitted treatment facility.*
12. *A Verification Report will be produced for the work.*

From: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>
Sent: 12 Nov 2021 04:42:10
To:
Cc:
Subject: FW: DC/21/06052
Attachments:

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@babberghmidsuffolk.gov.uk>
Sent: 12 November 2021 16:39
To: Jasmine Whyard <Jasmine.Whyard@babberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>
Subject: DC/21/06052

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/21/06052
Proposal: Submission of Details (Reserved Matters in part) for Phase 2C of Outline Planning Permission 5007/16. Appearance, Landscaping, Layout and Scale to be considered for the erection of 234no residential dwellings, public open space, and associated infrastructure.
Location: Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH
We invite your comments on the application

Thank you for consulting me on this application for reserved matters.

I am satisfied that the Construction Management plan meets our requirements and I have no adverse comments to make regarding its contents.

I have no other comments to make in relation to the Appearance, Landscaping, Layout and Scale of the development
Andy

Andy Rutson-Edwards, MCIEH AMIOA
Senior Environmental Protection Officer
Babergh and Mid Suffolk District Council - Working Together
Tel: 01449 724727
Email andy.rutson-edwards@babberghmidsuffolk.gov.uk
www.babergh.gov.uk www.midsuffolk.gov.uk

From: Vanessa Pannell <Vanessa.Pannell@baberghmidsuffolk.gov.uk>

Sent: 26 Nov 2021 12:34:57

To:

Cc:

Subject: : DC/21/06052

Attachments:

From: Simon Davison <Simon.Davison@baberghmidsuffolk.gov.uk>

Sent: 26 November 2021 09:27

To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>

Subject: DC/21/06052

Dear Jasmine,

APPLICATION FOR RESERVED MATTERS - DC/21/06052

Proposal: Submission of Details (Reserved Matters in part) for Phase 2C of Outline Planning Permission 5007/16. Appearance, Landscaping, Layout and Scale to be considered for the erection of 234no residential dwellings, public open space, and associated infrastructure.

Location: Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH.

Many thanks for your request to comment on the application.

Upon review of the application and associated documents the following condition must be met: No development shall commence above slab level until a scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of the development shall be submitted to and approved, in writing, by the Local Planning Authority.

The scheme such include as a minimum to achieve:

- Agreement of provisions to ensure no more than 105 litres per person per day is used
- Agreement of provisions to ensure the development is zero carbon ready
- An electric car charging point per dwelling
- A Water-butt per dwelling
- Compost bin per dwelling
- Agreement of heating of each dwelling/building
- Agreement of scheme for waste reduction

The energy statement provided in the application does not recommend the use of any low carbon technologies and, in reference to heat pumps, states that 'electricity has a much higher carbon factor than gas'. This is misleading as it is presumably based on the carbon factor used in the 2009 SAP calculation. The carbon emission factor for grid electricity is now only marginally higher than natural gas making heat pumps a far less carbon-intensive heating source than gas-fired boilers.

Kind regards

Simon Davison PIEMA
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils - Working Together

Mobile: 07874 634932

t: 01449 724728

email: simon.davison@baberghmidsuffolk.gov.uk

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

Consultation Response Pro forma

1	Application Number	DC/21/06052 - Northfield View Phase 2C, Land to The West of Chilton Fields, Fuller Way, Stowmarket, IP14 1UH	
2	Date of Response	10 th December 2021	
3	Responding Officer	Name:	Katherine Pannifer
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage Team
4	Summary and Recommendation	<p>1. I consider that the proposed reserved matters for Phase 2C would cause no harm to a designated heritage asset. Whilst it forms part of the wider rural setting of the Grade II listed buildings identified, it is unlikely to affect their significance in context with the Phases in closer proximity to the assets.</p>	
5	Discussion	<p>This application is the submission of reserved matters following approval of outline application 5007/16 for 600 new dwellings together with a local centre, sports pavilion, open space and recreation facilities.</p> <p>'Phase 2C' relates to the erection of 234 no residential dwellings, public open space, and associated infrastructure.</p> <p>As part of previous comments on the scheme from the Heritage team, potential impact has been identified to the settings of nearby designated heritage assets, insofar as they contribute to their significance. Concerns have been raised due to the potential impact on the settings of Stow Lodge Hospital, Starhouse Farmhouse and barn, and Shepherds Farmhouse, all which are Grade II listed and in close proximity to areas of the agreed outline application site.</p> <p>As was the case with the approved reserved matters application DC/20/05912 for 'Phase 2B', the current aspect of the phased development relates to a point largely central to the overall outline site area.</p> <p>Whilst 'Phase 2C' of the proposal site may be part of the wider rural setting of the listed buildings, it is unlikely to affect the significance of the designated heritage assets noted earlier when read in the context of the associated and intervening approved development to the north east and south. Appropriate and sensitive detailing of the scheme should be provided to those areas which would affect the listed buildings, but for this phase no heritage</p>	

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

		<p>specific conditions are necessary.</p> <p>In conclusion, the proposal would cause no harm to designated and non-designated heritage assets. The application therefore meets the principles of the NPPF and the requirements of Local Plan policy HB01.</p>
6	Amendments, Clarification or Additional Information Required	
7	Recommended conditions	

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.



01 March 2022

Jasmine Whyard
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

Thank you for requesting advice on this re-application from Place Services' ecological advice service. This service provides advice to planning officers to inform Mid Suffolk District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: DC/21/06052
Location: Northfield View Phase 2C Land To The West Of Chilton Fields Fuller Way Stowmarket IP14 1UH
Proposal: Submission of Details (Reserved Matters in part) for Phase 2C of Outline Planning Permission 5007/16. Appearance, Landscaping, Layout and Scale to be considered for the erection of 234 no. residential dwellings, public open space, and associated infrastructure.

Dear Jasmine,

Thank you for consulting Place Services on the above Reserved Matters application.

Holding objection due to insufficient information upon European Protected Species (Great Crested Newt)

Summary

We have assessed the Ecological Impact Assessment (CSA Environmental Ltd, October 2016) and the Updated Ecological Walkover Survey (James Blake Associates Ltd, October 2021), provided by the applicant, relating to the likely impacts of development on designated sites, Protected species and Priority species/habitats.

Furthermore, we have reviewed the submitted documents for this application, including the Detailed Landscape Proposals for Plots & POS – Rev 8 (James Blake Associates Ltd, January 2021) and the Landscape and Ecological Management and Maintenance Plan (James Blake Associates Ltd, October 2021).

It is indicated that we are pleased that up-to-date ecological information has been provided to support this application. However, we note that the measures proposed within the Ecological Impact Assessment (CSA Environmental Ltd, October 2016) was not secured at outline decision notice. Therefore, we request that further clarification is provided in regard to Great Crested Newts, as the



Ecological Impact Assessment recommended that a phased European Protected Species Mitigation Licence was required. This is because the species was identified within Pond 1 in 2016, within 50 metres of Phase 2C. As no ecological measures have previously been secured, it is recommended that a Construction Environmental Management Plan: Biodiversity (in line with paragraph D.4.1 of BS42020:2013), is also secured for this application / prior to commencement.

However, it is indicated that we do support the proposed soft landscaping for this development in principle, which includes appropriate planting schedule and specifications, as well as suitable aftercare measures of these features outlined within the Landscape and Ecological Management and Maintenance Plan (James Blake Associates Ltd, October 2021). However, we do encourage the applicant to provide a Biodiversity Gain Assessment to accompany the soft landscape scheme, using the Defra Biodiversity Metrics 3.0 (or any successor). This should be produced in line with the Biodiversity Net Gain Report & Audit Templates (CIEEM, 2021)¹ and should demonstrate positive net gains for biodiversity in line with paragraph 174d of the NPPF. The management objectives of the Biodiversity Gain Assessment should reflect the proposals contained within Landscape and Ecological Management and Maintenance Plan, with this plan being updated if considered necessary.

In addition, we are satisfied that appropriate bespoke species enhancement measures have been outlined within the Detailed Landscape Proposals for Plots & POS – Rev 8 (James Blake Associates Ltd, January 2021). This includes appropriate details and locations the provision of bird, bat and insect boxes/ bricks, hedgehog friendly fencing. We are also pleased to see appropriate aftercare measures included within the Landscape and Ecological Management and Maintenance Plan for these features.

Furthermore, it is recommended that a wildlife friendly lighting scheme for the residential areas should also be provided prior to occupation for this application. This should follow ILP Guidance² and a professional ecologist should be consulted to advise the lighting strategy for this scheme, following the conclusions of the Ecological Impact Assessment. This should outline the following measures:

- Light levels should be as low as possible as required to fulfil the lighting need.
- Environmentally Sensitive Zones should be established within the development, where lighting could potentially impact important foraging and commuting routes for bats.
- Lux levels and horizontal lighting should be directed away from boundary edges and Environmentally Sensitive Zones and kept as low as possible. This should preferably demonstrate that the boundary features and Environmentally Sensitive Zones are not exposed to lighting levels of approximately 1 lux. This is necessary to ensure that light sensitive bat species, will not be affected by the development.
- Warm White lights should be used preferably at 2700k – 3000k within Environmentally Sensitive Zones. This is necessary as lighting which emit an ultraviolet component or that have a blue spectral content have a high attraction effect on insects. This may lead in a reduction in prey availability for some light sensitive bat species.
- Light columns should be as short as possible as light at a low level will likely reduce the ecological impact.
- The use of cowls, hoods, reflector skirts or shields could be used to prevent horizontal spill in Environmentally Sensitive Zones.

¹ <https://cieem.net/wp-content/uploads/2021/07/CIEEM-BNG-Report-and-Audit-templates2.pdf>

² ILP, 2018. Bat Conservation Trust Guidance Note 08/18: Bats and artificial lighting in the UK



Therefore, the further clarification on Great Crest Newt mitigation strategy is required to provide the LPA with certainty of impacts on protected and priority species and enable it to demonstrate compliance with its statutory duties, as well as its biodiversity duty under s.40 NERC Act 2006.

We look forward to working with the LPA and the applicant to receive the additional information required to overcome our holding objection.

Please contact us with any queries.

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)

Ecological Consultant

placeservicesecology@essex.gov.uk

Place Services provide ecological advice on behalf of Mid Suffolk District Council

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
T: 0333 013 6840
www.placeservices.co.uk
@PlaceServices



Planning Services
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

29/03/2021

For the attention of: Jasmine Whyard

Ref: DC/21/06052; Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH

Thank you for re-consulting is on the Submission of Details (Reserved Matters in part) for Phase 2C of Outline Planning Permission 5007/16. Appearance, Landscaping, Layout and Scale to be considered for the erection of 234no residential dwellings, public open space, and associated infrastructure.

This letter sets out our consultation response to the additional information submitted 14/03/2022. We welcome the amendments, especially the additional planting to the western linear POS.

Recommendations

Further to our previous recommendations before approval can be recommended, we would advise the following amendments are considered:

- In the interest of reducing crown competition and long-term retention of trees we recommend that the on-plot trees of plots 4,7, 114 and 117 are removed from the proposed soft landscape plan.
- The submitted LEMP provides an indication to the intended ongoing landscape maintenance however in order to avoid securing further details by condition we recommend that following are addressed:
 - Proposed planting will require additional maintenance during the establishment period, such as watering, and mowing of the floral lawns which can then be relaxed in subsequent years. This could be shown on the maintenance task table.
 - The proposed mowing regime for the floral lawns/amenity grass areas does not comply with the supplier recommendation for establishment or allow for maximum ecological benefit.
 - Details of any maintenance of the SuDS areas should be added.

If you have any queries regarding the matters above, please do not hesitate to contact me.

Kind regards,

Kim Howell BA (Hons) DipLA CMLI
Landscape Consultant

Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils. Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.





Planning Services
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

03/12/2021

For the attention of: Jasmine Whyard

Ref: DC/21/06052; Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH

Thank you for consulting is on the Submission of Details (Reserved Matters in part) for Phase 2C of Outline Planning Permission 5007/16. Appearance, Landscaping, Layout and Scale to be considered for the erection of 234no residential dwellings, public open space, and associated infrastructure.

We have reviewed the detailed landscape plans and note that there are a number of anomalies and errors that conflict with the overarching layout. For example,

- There is a tree proposed in middle of crossover for parking court plots 197-199
- There are minor discrepancies between boundary treatments plan and the planting plan (estate fencing plots 127-131)
- The access to the parking court that serves Plot 107, 109, 115-120 needs to be clarified, there is a conflict between planted areas and potential under-croft access.

Furthermore, we share below additional comments and recommendation. We would request that the plans are amended and reissued before we review the scheme and planting plans more fully.

- There are several awkward shaped gardens which we would recommend revising.
- Plot 121 doesn't appear to have any private outdoor amenity space, there may be other examples.
- The linear open space has several issues including the parking spaces of plots 73, 104 and 224 which jut out and plot 185 abuts it. We recommend that the arrangement be revised to accommodate a planting at these points. Also planting to side of plots 186,185,226, and fronts of 92-96 should be considered to soften the appearance, rather than gravel.
- While two bus stops are proposed there is no provision for anyone waiting for a bus, such as widened path to allow for passing or raised kerb for step free access. Additional screening or a shelter may be desirable. Also, the route requires crossing a grass verge as Pedestrian crossings to the opposite side of the road have not been proposed at these points.
- No parking has been provided in close proximity to the Sub Station opposite plot 85, or the gas governor adjacent to plot 124 which may lead to contractors parking on the verge.

- Landscaping at the gateways to the site could be improved. The south-western gateway (bus access point) provides little landscape interest and additional planting or similar could be introduced to plots 4 and 114 in place of the proposed gravel.
- We would advise against the predominance of a single species or variety in order to minimise the risk of widespread biotic threat. Currently more than half of the proposed trees are Carpinus species (beech), and accounts for 64 of the 70 proposed larger specimen trees. We would recommend that a variety of species be used with preference given to native trees, though the use of naturalised species which are correct for the site conditions would be acceptable.
- In light of paragraph 131 of the NPPF the detailed landscape proposals indicate an appropriate amount of street trees, however we would like to see this extended into the minor access roads (Roads 30 and 28), perhaps the introduction of some small trees to the front of the plots or between parking bays. There are several trees which are located extremely close to vehicle access points or overhanging dropped kerb sections of the verge. This would raise concerns for long term retention of these trees. The potential location of lighting columns has not been considered when placing trees. For example light columns are placed opposite junctions, see Road 25 (plot 53-54)
- Generally we would advise against the use of parking courts, unless they can be designed in a way which ensures they are overlooked for security and provide a pleasant space which will be used. There are several missed opportunities to provide planting to soften the appearance and provide additional security to the rear gardens of the properties who abut them (for example plots 156-163, 222-224). Also, parking courts do not allow for electric charging points either at construction phase or retrofitted.
- Sufficient information on the surface materials has been supplied. Though no details of the finished levels of the surfaces or gradients were provided. Furthermore we would advise that levels information including cross-sections should be provided for the proposed swales and retained ditch within the central linear public open space.
- It is unclear what forms the eastern site boundary, whether it meets the existing vegetation and chain-link fence line shown on the topographical drawings. Clarification should be sought.

If you have any queries regarding the matters above, please do not hesitate to contact me.

Kind regards,

Kim Howell BA (Hons) DipLA CMLI
Landscape Consultant

Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils. Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

From: Vanessa Pannell <Vanessa.Pannell@baberghmidsuffolk.gov.uk>
Sent: 26 Nov 2021 03:35:24
To:
Cc:
Subject: FW: MSDC Planning Consultation Request - DC/21/06052
Attachments:

-----Original Message----- From: BMSDC Public Realm Consultation Mailbox Sent: 26 November 2021 11:50 To: BMSDC Planning Area Team Blue Subject: RE: MSDC Planning Consultation Request - DC/21/06052 Public Realm Officers note the provision of open space to the west of this development and further open spaces within the built areas. We are supportive of the proposed provision of open space which is in line with that already approved in earlier phases. Regards Dave Hughes Public Realm Officer

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

To: Jasmine Whyard – Planning Officer
From: Robert Feakes – Housing Enabling Officer
Date: 20 January 2022
Subject: Reserved Matters Application
Proposal: DC/21/06052

Submission of Details (Reserved Matters in part) for Phase 2C of Outline Planning Permission 5007/16. Appearance, Landscaping, Layout and Scale to be considered for the erection of 234 no. residential dwellings, public open space, and associated infrastructure.

Location: Northfield View Phase 2C Land To The West Of Chilton Fields Fuller Way Stowmarket IP14 1UH

Key Points

1. Key Points

Comment: The application proposes 20% affordable housing which is in line with the Section 106 agreement covering the outline permission. It is recommended that the mix of affordable units be adjusted on this phase, in order to better deliver objectives for the site as a whole.

Comment: Not all affordable units meet the Nationally Described Space Standard.

Comment: The open market housing mix is not supported.

2. Housing Need Information:

2.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2019, confirms a continuing need for housing across all tenures and a growing need for affordable housing.

2.2 The 2019 SHMA indicates that in Mid Suffolk there is a need for 127 new affordable homes per annum. The Council's Choice Based Lettings system currently has 214 applicants registered for affordable housing with a local connection to Stowmarket, as of December 2021, with more than 600 currently on the Housing Register with a connection to Mid Suffolk.

3. Required Mix for Affordable Housing

3.1 The Section 106 agreement for 5007/16 (the outline permission covering most of the Chilton Leys site) secured a requirement for 20% of the homes on the site to be affordable homes. This reduction from a policy compliant 35% was agreed due to the combined cost of the infrastructure contributions required to deliver the site. This phase, and the ones which precede it, have delivered 20% affordable homes so the site is 'on track' in that respect.

3.2 The tenure and unit size split agreed was as follows.

- 40% as Discount Market Housing
- 30% as Shared Ownership Housing
- 30% as Affordable Rented Units

Of which:

- 10% shall be 1b2p units (all to be amongst the affordable rent tenure)
- 50% shall be 2b4p units
- 40% shall be 3b5p or 3b6p units

3.3 This split was to be achieved across the whole site; not just this (third) phase. As such, this application, being the penultimate phase, ought to consider how the overall terms of the Section 106 will be achieved. The table below shows what has been secured in previous phases and what is being proposed in this phase.

Total Affordable Housing Previously Secured - Phases 2a and 2b						
Unit Size (bedspaces)	Shared Ownership	Affordable Rent	Discount Market Sale	Total	Percentage	
1 bed	0	1	0	1	2%	
2 bed	6	12	12	30	55%	
3 bed	11	3	10	24	44%	
Totals	17	16	22	55	n/a	
Percentage	31%	29%	40%	n/a		
Affordable Housing Proposed – Phase 2c¹						
Unit Size (bedspaces)	Shared Ownership	Affordable Rent	Discount Market Sale	Total	Percentage	
1 bed	0	2	0	2	4%	
2 bed	7	6	10	23	49%	
3 bed	7	6	9	22	47%	
Totals	14	14	19	47	n/a	
Percentage	30%	30%	40%	n/a	n/a	

3.4 Whilst the tenure split is consistent with the requirements of the Section 106 Agreement, under the proposed split, phases 2a-2c do not deliver many 1-bed affordable rent dwellings.

¹ Based on information supplied by the applicant. There are some inconsistencies in the originally submitted documents which need to be resolved.

3.5 The result is that the final phase will need to deliver a large proportion of its affordable homes as 1-bed affordable rents in order to make up a deficit. This is not ideal, in terms of the objective of delivering a mixed and balanced community. It would be preferable to increase the number of 1-bed units on this phase (2c) to five.

3.6 If this change is not made, the final phase will be required to deliver c. 9 1-bed units, amounting to 10% of the entire phase (open market and affordable).

3.7 The s106 sets out measures for the phasing of delivery of the affordable housing alongside the market units, and transfer of the dwellings to a Registered Provider. Not more than 50% of the open market units in this phase are to be occupied until 50% of the affordable homes are completed, and not to occupy more than 80% of the open market homes until 80% of the affordable homes are completed.

3.8 The distribution of the affordable housing is set out on document 22270/AHL/01 – ‘Affordable Housing Layout 2c’. The distribution of the affordable homes is acceptable. Whilst more could be done to pepper-pot the units through the site, the affordable homes are central within the development (rather than pushed to an undesirable periphery).

3.9 Not all of the affordable housing units meet the Nationally Described Space Standard. The Council seeks this standard for all new affordable homes.

Type	Number of Plots	Size, m2 (based on the Planning layout)	Minimum NDSS Floorspace (m2)
AA23	1	75.1	79
AA31	13	84.5	93
AA11	1	55.9	58
PA25	4	64.0	79
PA34	4	80.5	93

3.10 It is not clear that the development delivers a tenure-neutral design. Whilst the affordable units will be clad and roofed from the same palette of materials as the open market homes, the Planning Layout document (ref: 22270/2C/PL/01) shows that the affordable units will be of different types to the open market homes.

3.11 It needs to be confirmed that the eventual Registered Provider will not be subject to sharing any unreasonable ongoing costs for highway maintenance. It appears that the affordable units will be accessed from parts of the internal highway network which are likely to be delivered to an adoptable standard. Please confirm if this is not the case.

3.12 The affordable units need to be assessed to determine whether there is sufficient vehicle and cycle parking (in line with Suffolk Guidance on parking). It also needs to be determined that there is sufficient bin storage.

4. Open Market Mix

4.1 The key (extant) policy for considering this issue is Policy CS9 of the Mid Suffolk Core Strategy.

4.2 The Strategic Housing Market Assessment ('SHMA' 2019, part 2) indicates the market housing requirements for the district as a whole. This may not represent a directly and specifically appropriate mix in the circumstances of a development, but it offers a guide as to how the development can provide an appropriate mix and contribute to meeting overall needs. The table below compares the phase 2c development as proposed with the split set out in the SHMA.

Size of unit (bedrooms)	Current proposal	Split to mirror district-wide requirement ⁱ	Difference
1	0	17	-17
2	39	80	-41
3	149	69	+80
4+	46	68	-22

4.3 The table above suggests a significant discrepancy from the needs as a District as a whole. Specifically, there is a significant deficit of 1- and 2-bed dwellings compared to District-wide needs.

4.4 This is disappointing in that, by virtue of its size, this site makes a significant contribution to meeting the District's needs over the plan period.

4.5 Based on data from the 2011 Census, Stowmarket has a lower level of under occupation (74.8%) than the District as a whole (80.8%), but still higher than the English average (68.7%). Whilst this suggests that the need for smaller dwellings may be lower than other parts of the District, Stowmarket still has more under-occupation than the country as a whole.

4.6 It appears that no commitment has been made to meeting higher accessibility standards (M4(2)/M4(3)), although this is not currently in local planning policies. Similarly, not all market units meet the Nationally Described Space Standard, but this is not yet in planning policies.

4.7 No units are proposed to be bungalows.

Appendix: Size of new owner-occupied accommodation required in Mid Suffolk over the next 18 years

Source: Ipswich Strategic Housing Market Assessment Part 2 Partial Update (January 2019)

Table 4.4e (using the 2014-based projections)

Size of home	Current size profile	Size profile 2036	Change required	% of change required
One bedroom	707	1,221	515	7.2%
Two bedrooms	5,908	8,380	2,472	34.4%
Three bedrooms	13,680	15,784	2,104	29.3%
Four or more bedrooms	12,208	14,303	2,096	29.2%
Total	32,502	39,688	7,186	100.0%

Philip Isbell - Corporate Manager
Growth & Sustainable Planning

Mid Suffolk District Council
Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Website: www.midsuffolk.gov.uk



OUTLINE PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

Correspondence Address:

Boyer Ltd
15 De Grey Square
De Grey Road
Colchester
C04 5YQ

Applicant:

C/O Agent

Date Application Received: 16-Dec-16

Application Reference: 5007/16

Date Registered: 12-Jan-17

Proposal & Location of Development:

Application for Outline Planning Permission for erection of 600 new dwellings together with a local centre, sports pavilion, open space and recreation facilities. (All Matters Reserved).

Land North Of Chilton Leys, Chilton Leys, Stowmarket,

Section A – Plans & Documents:

This decision refers to drawing no./entitled 102 REV F received 16/12/2016 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

Drawing	16 Dec 2016	102 REV F	LAND USE PLAN	Public
Drawing	16 Dec 2016	104I REV I	ILLUSTRATIVE LAYOUT	Public
Drawing	16 Dec 2016	115 REV E	LANDSCAPE STRATEGY	Public
Drawing	16 Dec 2016	144 REV A	INDICATIVE SPORTS PAVILLION & MUGA	Public
Drawing	16 Dec 2016	20824/ABP (G)	BOUNDARY PLAN	Public
Drawing	16 Dec 2016	20824/ABP G	BOUNDARY PLAN	Public
Drawing	16 Dec 2016	CSA/2833/104 REV 1	ILLUSTRATIVE LAYOUT	

- Received

Defined Red Line Plan 102 REV F - Received 16/12/2016

Section B:

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **OUTLINE PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans listed in section A subject to the following conditions:

1. **ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: TIME LIMIT FOR RESERVED MATTERS APPLICATION:**

Application for approval of reserved matters (or first phase) must be made not later than the expiration of three years beginning with the date of this permission, and the development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matter to be approved.

Reason - Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. **ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS: PRE-COMMENCEMENT CONDITION: APPROVAL OF RESERVED MATTERS**

Before any development is commenced, approval of the details of the appearance, scale and layout of the building(s), the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority. Reserved Matters shall be in general conformity with the principles of the Illustrative layout and the adopted Development Brief.

Reason - To enable the Local Planning Authority to secure an orderly and well designed development in accordance with the character and appearance of the neighbourhood and in accordance with the Development Plan. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

3. **APPROVED PLANS & DOCUMENTS**

The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non material amendment following an application in that regard.

Reason - For the avoidance of doubt and in the interests of proper planning of the development.

4. **ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS: PRE-COMMENCEMENT CONDITION: APPROVAL OF PHASING OF DEVELOPMENT**

Before any development is commenced, and concurrently with the submission of reserved matters, a scheme for the carrying out of the development in successive phases shall be submitted to the Local Planning Authority for approval. No development forming part of any phase other than the first, of any scheme subsequently approved in writing, shall be

commenced until 80% of the development in the preceding phase has been occupied. Submission of Structural Landscaping Reserved Matters in locality of Paupers Graves and Shepherds Farmhouse shall be submitted prior to the submission of any other Reserved Matter together with details of phased programme for delivery and management of those landscaped areas. Delivery of structural landscaping for these areas as agreed programme.

Reason - To enable the Local Planning Authority to secure an orderly and well designed development provided in appropriate phases to ensure minimal detriment to residential amenity, the environment and highway safety prior to the commencement of such development.

5. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - ARCHAEOLOGICAL WORKS

No development shall take place within each phase as agreed under condition 4; until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority for that phase. The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Provision to be made for archive deposition of the analysis and records of the site investigation.
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development. This condition is required to be agreed prior to the commencement of any development to ensure matters of archaeological importance are preserved and secured early to ensure avoidance of damage or lost due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of lost and damage to archaeological and historic assets.

6. ACTION REQUIRED PRIOR TO THE FIRST OCCUPATION OF DEVELOPMENT - ARCHAEOLOGICAL WORKS

No building shall be occupied for each phase until the site investigation and post investigation assessment has been completed for that phase, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under condition 5; and the provision made for analysis, publication and dissemination of results and archive deposition.

Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development.

7. **ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE - FLOODRISK**

The development shall be carried out in accordance with Cannon Flood Risk Assessment Ref CCE/J971/FRAP2-04 October 2016 and all recommendations the report contains in its entirety and shall be thereafter maintained as approved.

Reason - To minimise the risk of flooding.

8. **ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT: CONSTRUCTION MANAGEMENT TO BE AGREED**

Prior to the commencement of development details of the construction methodology that details resource efficiency measures during construction shall be submitted to and approved in writing by the Local Planning Authority and shall at all times be undertaken in accordance with the agreed methodology approved in writing by the Local Planning Authority.

Reason - In the interests of sustainable development.

9. **SPECIFIC RESTRICTION ON DEVELOPMENT: RAINWATER HARVESTING**

Prior to the first occupation of each dwelling a scheme of rainwater harvesting shall be installed for use for said dwelling.

Reason - In the interests of a sustainable development and reduction of surface water drainage.

10. **ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF FIRE HYDRANTS**

Prior to the commencement of each phase (as agreed under condition 4) hereby approved, details shall be submitted to the Local Planning Authority setting out the provision of fire hydrants within the site. The agreed details shall be implemented and made available prior to commencement of the dwellings they would serve and retained thereafter in accordance with the approved details.

Reason - In the interests of public safety and to ensure appropriate provision of facilities for fire and rescue services.

11. **SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS**

Notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and the provisions of Article 3, Schedule 2 Part 1 Classes A to E and H and Part 2 Class A of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification):-

- no enlargement, improvement, insertion of new openings or other alteration of the front or side elevations and or rear elevations above ground floor including any new openings dwelling house(s) shall be carried out,
- no satellite dishes on any elevation that faces a highway,

except pursuant to the grant of planning permission on an application made in that regard.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of the amenity of the locality and to safeguard local distinctiveness.

12. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPE PROTECTION

No development shall be commencement until the existing tree/s on the site, agreed with the Local Planning Authority for inclusion in the scheme of landscaping as submitted under reserved matters, have been protected by the erection of temporary protective fences of a height, size and in positions which shall previously have been approved, in writing, with the Local Planning Authority prior to the commencement of development. The protective fences shall be retained throughout the duration of building and engineering works in the vicinity of the tree/s to be protected. Any tree/s dying or becoming severely damaged as a result of any failure to comply with these requirements shall be replaced with a tree or trees of appropriate size and species during the first planting season, or in accordance with such other arrangement as may be approved, in writing, with the Local Planning Authority up to first use or first occupation of the development, following the death of, or severe damage to the tree/s.

Reason - For the avoidance of damage to protected tree/s included within the landscaping scheme in the interests of visual amenity and the character and appearance of the area. This condition is required to be carried out prior to the commencement of any other development to ensure trees are protected early to ensure avoidance of damage or lost due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of lost and damage to trees.

13. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF MATERIALS

No development/works shall be commenced above slab level until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction of that phase have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation.

Reason - To secure an orderly and well designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

14. ACTION REQUIRED PRIOR TO FIRST OCCUPATION: LANDSCAPE MANAGEMENT PLAN

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas for each phase, other than small, privately owned, domestic gardens, shall be submitted to and approved, in writing, by the Local Planning Authority prior to the first occupation of the development for

each phase. The landscape management plan shall be carried out entirely as approved in accordance with the details and timescales in the plan.

Reason - To ensure the proper management and maintenance of the approved landscaping in the interests of amenity and the character and appearance of the area.

15. **ON GOING REQUIREMENT OF DEVELOPMENT/USE: RESTRICTION ON OPERATION TIMES**

The hereby permitted commercial use/local centre prior to the commencement of use/s shall agree in writing opening and operational hours. The use/s shall only operate between the hours as may be agreed in writing by the Local Planning Authority. There shall be no deliveries to the development/use arranged for outside of these hours.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of residential amenity within close proximity.

16. **SPECIFIC RESTRICTION OF DEVELOPMENT: NO EXTERNAL OPEN AIR STORAGE**

No goods, products, raw materials, scrap material or other materials of any other sort shall be stored in the open air outside the confines of the commercial use/local centre building/s included in the red line site plan related to this permission, except as may be detailed in any reserved matters application or otherwise pursuant to the grant of separate planning permission on an application made in that regard.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of amenity.

17. **ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF ILLUMINATION**

Prior to the erection/installation of any floodlighting or other means of external lighting at the commercial/local centre site, details to include position, height, aiming points, lighting levels and a polar luminance diagram shall be submitted to and approved, in writing, by the Local Planning Authority. The lighting shall be carried out and retained as may be approved. There shall be no other means of external lighting installed and/or operated on/at the commercial/local centre site.

Reason - In the interests of amenity of nearby residents.

18. **SPECIFIC RESTRICTION ON DEVELOPMENT: RESTRICTION ON CHANGES OF USE**

Notwithstanding the provisions of Article 3, Schedule 2 Part 3 of the Town & Country Planning (General Permitted Development)(England) Order 2015, (or any Order revoking and re-enacting that Order with or without modification), the hereby approved commercial/local centre shall be used as A1, A2 use/s and for no other purpose including any other purpose in Class A; of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory instrument and re-enacting that Order with or without modification).

Reason - To enable the Local Planning Authority to retain control over the development in the interests of the amenity.

19. **ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE - FOUL WATER DRAINAGE DETAILS**

No development shall commence above slab level until full details of foul water drainage have been submitted to and approved, in writing, by the Local Planning Authority. No part of the development shall be first occupied or brought into use until the agreed method of foul water drainage has been fully installed for the dwelling it serves and is functionally available for use. The foul water drainage scheme shall be thereafter maintained as approved.

Reason - To safeguard the ground water environment.

20. **ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS: SUPERFAST BROADBAND**

A scheme for the provision of superfast broadband shall be submitted concurrent with the submission of Reserved Matters for each phase.

Reason - To encourage homeworking and reduce traffic.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

NPPF - National Planning Policy Framework
CS01 - Settlement Hierarchy
CS03 - Reduce Contributions to Climate Change
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
CS09 - Density and Mix
CL11 - Retaining high quality agricultural land
FC03 - Supply Of Employment Land
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
SAAP - Stowmarket Area Action Plan
GP01 - Design and layout of development
H13 - Design and layout of housing development
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
T10 - Highway Considerations in Development

NOTES:

1. **Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF)**

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area.

In this case the applicant took advantage of the Council's pre-application service prior to making the application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

2. **Public Rights of Way Note**

The applicant/developer is advised that the application site is, or appears to be, affected by the existence of a public right of way. It is an offence to obstruct or divert a public right of way (or otherwise prevent free passage on it without the proper authority having been first obtained. The granting of planning permission does not authorise the undertaking of any work on a public right of way. Where it is necessary for a right of way to be stopped-up or diverted in order that development may take place, no work may take place upon the line of the right of way until an appropriate order has been made and confirmed. Where a private means of access coincides with a public right of way, the granting of planning permission cannot authorise the erection of gates across the line or the carrying out of any works on the surface of the right of way and that permission for any changes to the surface must be sought from the highway authority (Suffolk County Council).

3. **Committee Note**

Committee members would encourage the applicant to engage in constructive dialogue with the Parish Council and the Highway Authority to explore and address highway safety issues in Starhouse Lane.

Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling or holiday let of any size your development may be liable to pay CIL and you must submit relevant documents to our Infrastructure Team telling us more about your development, who will pay CIL and when the development will start. You will receive advice on the amount you have to pay and what you have to do and you can find more information about CIL on our websites here:

[CIL in Babergh](#) and [CIL in Mid Suffolk](#) or by contacting the Infrastructure Team on: infrastructure@baberghmidsuffolk.gov.uk

This relates to document reference: 5007/16

Signed: Philip Isbell

Dated: 5th July 2018

**Corporate Manager
Growth & Sustainable Planning**

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

This decision notice refers only to the decision made by the Local Planning Authority under the Town and Country Planning Acts and DOES NOT include any other consent or approval required under enactment, bylaw, order or regulation.

Please note: depending upon what conditions have been attached to the decision, action may be required on your part before you can begin your development. Planning conditions usually require that you write to the Local Planning Authority and obtain confirmation that you have discharged your obligations. You should read your decision notice in detail and make a note of the requirements placed on you by any conditions. **If you proceed with your development without complying with these conditions you may invalidate your permission and put your development at risk.**

Discharging your obligations under a condition:

You should formally apply to discharge your conditions and the relevant application forms are available on the Council's website. The Local Planning Authority has 8 weeks to write to you after you submit the details to discharge your conditions. You should always account for this time in your schedule as the Local Planning Authority cannot guarantee that conditions can be discharged quicker than this. A fee is applicable for the discharge of planning conditions.

Building Control:

You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control Section of Babergh and Mid Suffolk District Councils.

Appeals to the Secretary of State

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to condition, they may appeal to the Secretary of State for Communities and Local Government. The applicant's right of appeal is in accordance with the appropriate statutory provisions which follow:

Planning Applications: Section 78 Town and Country Planning Act 1990

Listed Building Applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990

Advertisement Applications: Section 78 Town and Country Planning Act 1990
Regulation 15

Town and Country Planning (Control of Advertisements) Regulations 2007

Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://www.gov.uk/government/publications/modelnotification-notice-to-be-sent-to-an-applicant-when-permission-is-refused>

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by it, having regard to the statutory requirements*, to the provisions of the Development Order, and to any directions given under the Order. The Secretary of State does not in practise refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him/her.

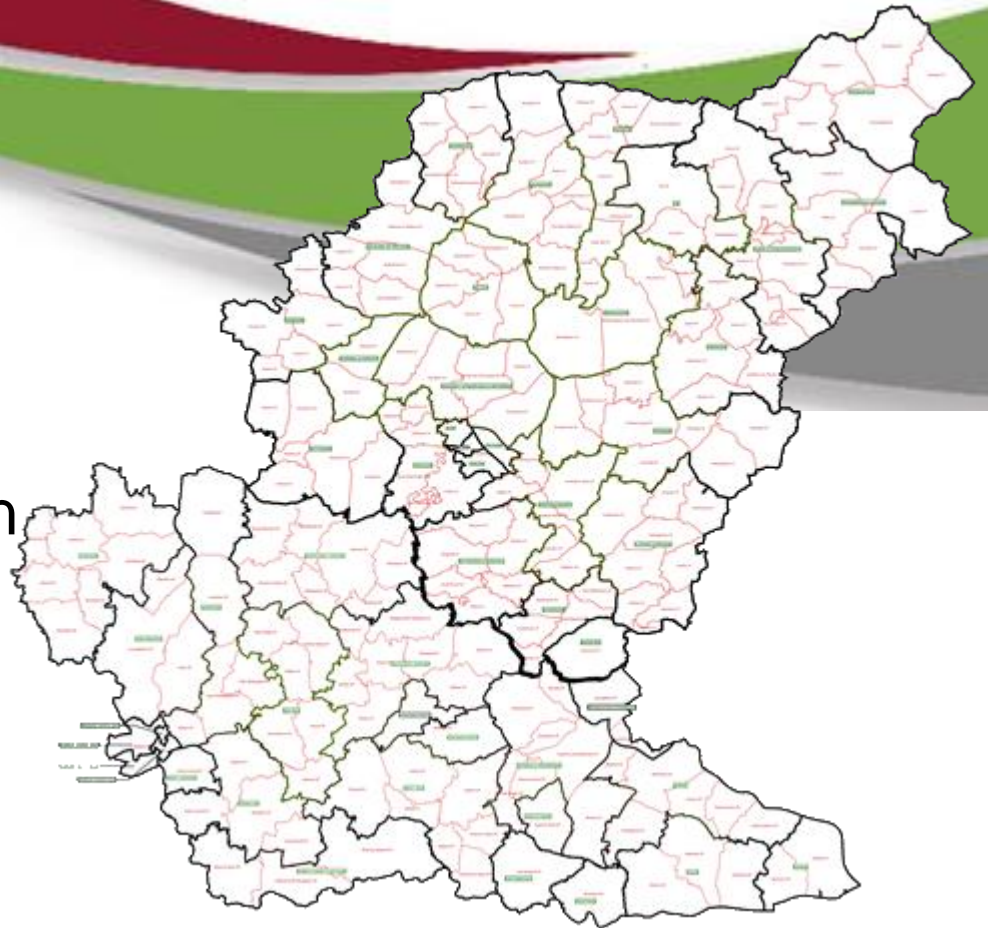
2. If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development or works which has been or would be permitted they may serve on the Council of the district in which the land is situated, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990 or Section 32 Planning (Listed Buildings and Conservation Areas) Act 1990.

*The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70 and 72(1) of the Act.

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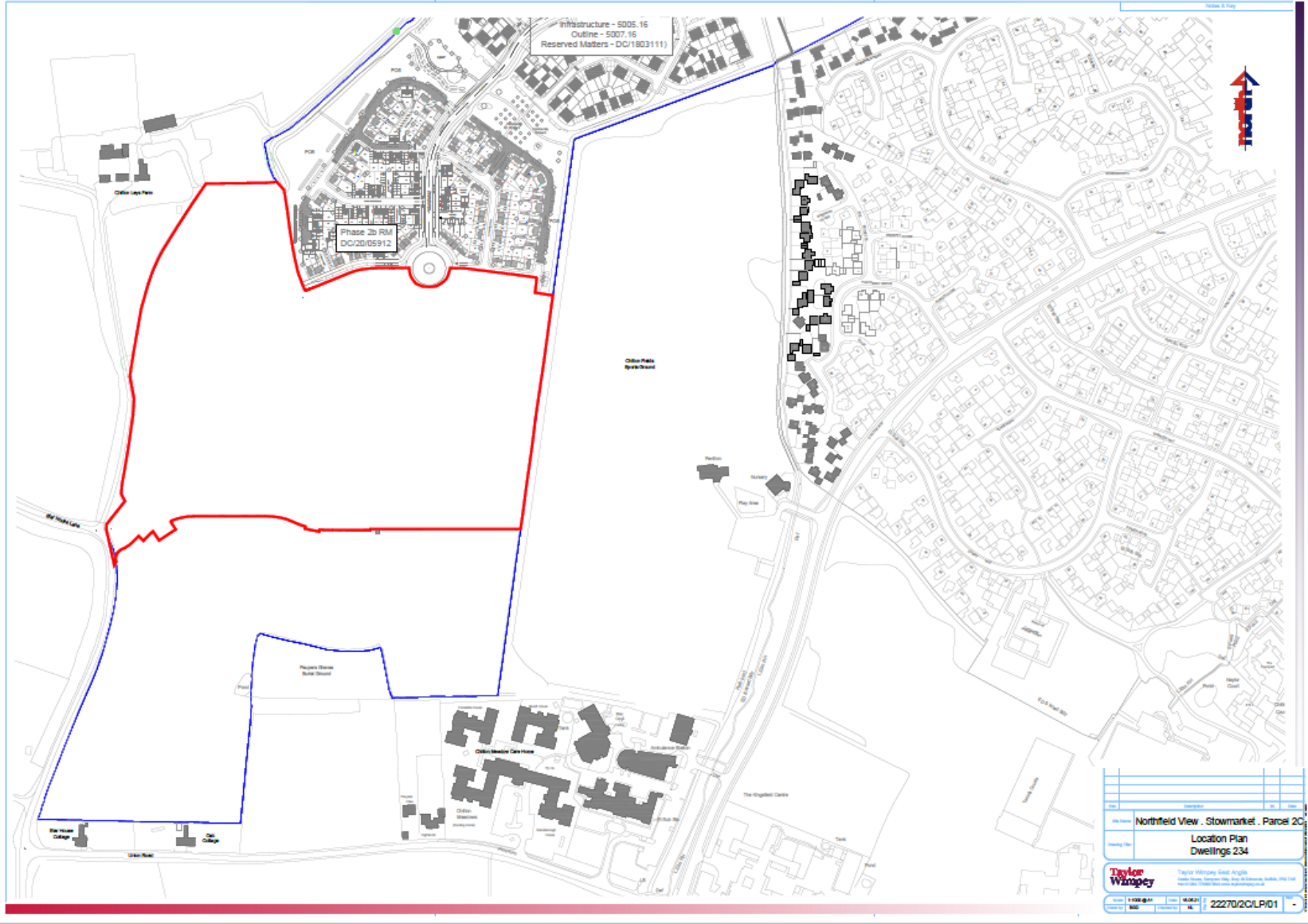
Application No:
DC/21/06052

Address:
Northfield View Phase 2C
Land To The West Of Chilton
Fields
Fuller Way
Stowmarket








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Client	South Suffolk	DC/20/05912
Project Name	Northfield View, Stowmarket, Parcel 2C	DC/20/05912
Location Plan	Location Plan	DC/20/05912
Dwellings	Dwellings 234	DC/20/05912
Scale	1:1000	DC/20/05912
Date	22/07/2024	DC/20/05912
Drawn by	Wangy	DC/20/05912
Checked by	Wangy	DC/20/05912
Approved by	Wangy	DC/20/05912

Constraints Map




-  Grade II
-  Footpath
-  Built Up Area Boundaries

Slide 4

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Constraints Map




-  Built Up Area Boundaries
-  Footpath
-  Area of Trees

Slide 5



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Constraints Map

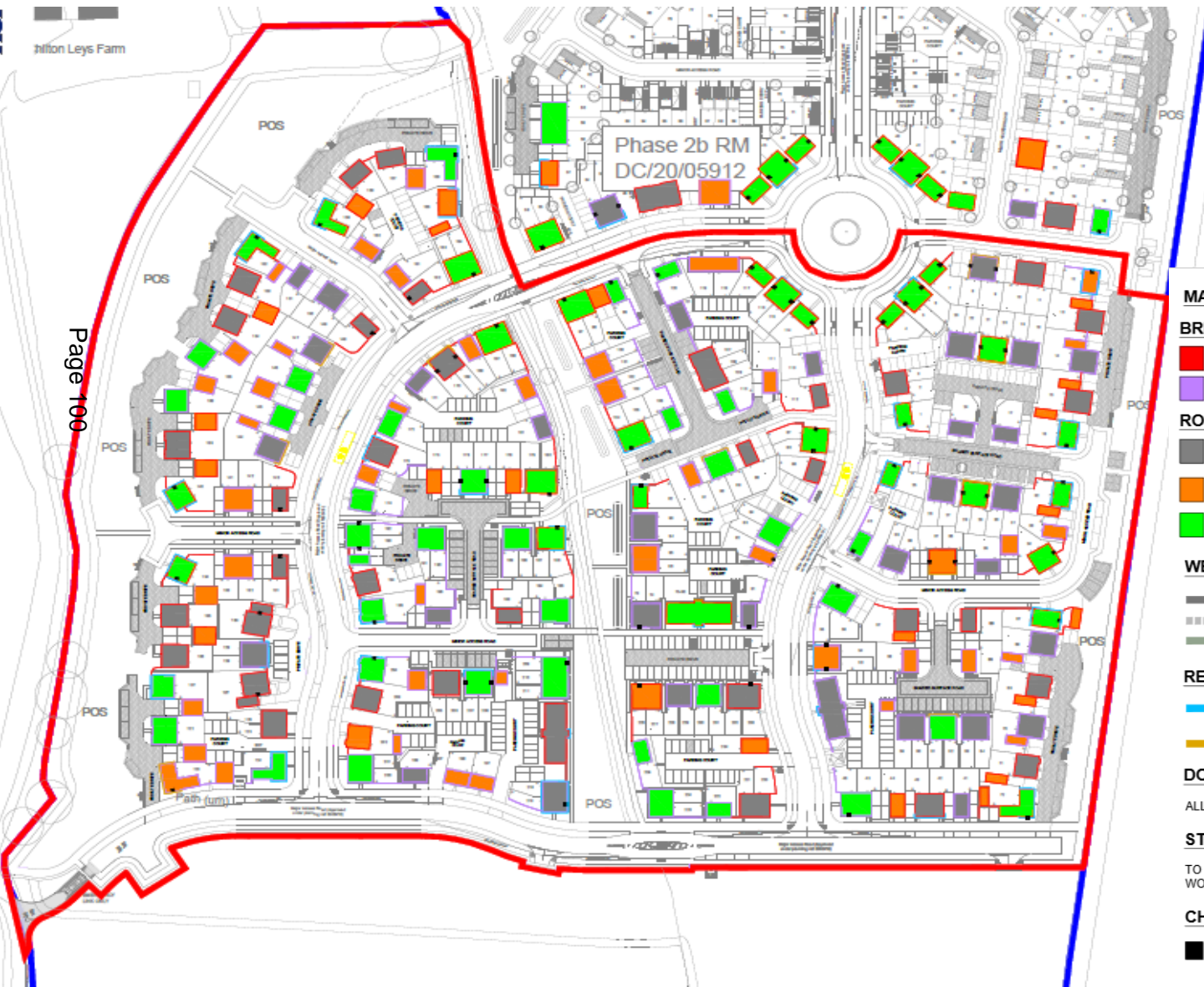
-  Grade II
-  Built Up Area Boundaries
-  Footpath

Slide 6



Site Layout





MATERIALS LEGEND:

BRICKWORK:

- B1 - HANSON - CLUMBER RED
- B2 - HANSON - WORCESTERSHIRE RED MULTI

ROOF TILES:

- T1 - REDLAND - RICHMOND - SLATE GREY
- T2 - REDLAND - PANTILE - FARMHOUSE RED
- T3 - REDLAND - DUOPLAIN TILE - RUSTIC RED

WEATHER-BOARDING (BY MARLEY ETERNIT):

- BLACK
- C54 Pewter (Dark Grey)
- C06 Grey Green

RENDER (BY MONOCOUCHE):

- IVORY
- LIMESTONE

DOOR COLOURS (BY IG DOORS):

ALL FRONT DOORS AND GARAGE DOORS TO BE BLACK.

STONework:

TO BE 'PORTLAND STONE' (WHERE ILLUSTRATED ON HOUSE TYPE WORKING DRAWINGS)

CHIMNEYS:

DENOTES PROPOSED CHIMNEY POSITION (REFER TO HOUSE TYPE WORKING DRAWINGS AND GENERAL NOTES ON MATERIALS LAYOUT FOR FURTHER DETAILS)

Affordable Housing Layout

Phase 2b RM
DC/20/05912

AFFORDABLE HOUSING LEGEND:
 - 20% (47 NO.) OF THE TOTAL NUMBER OF DWELLINGS TO BE ALLOCATED FOR AFFORDABLE HOUSING - IN ACCORDANCE WITH THE S106 AGREEMENT - AS FOLLOWS:

SHARED OWNERSHIP HOUSING - 14.no (30%) :

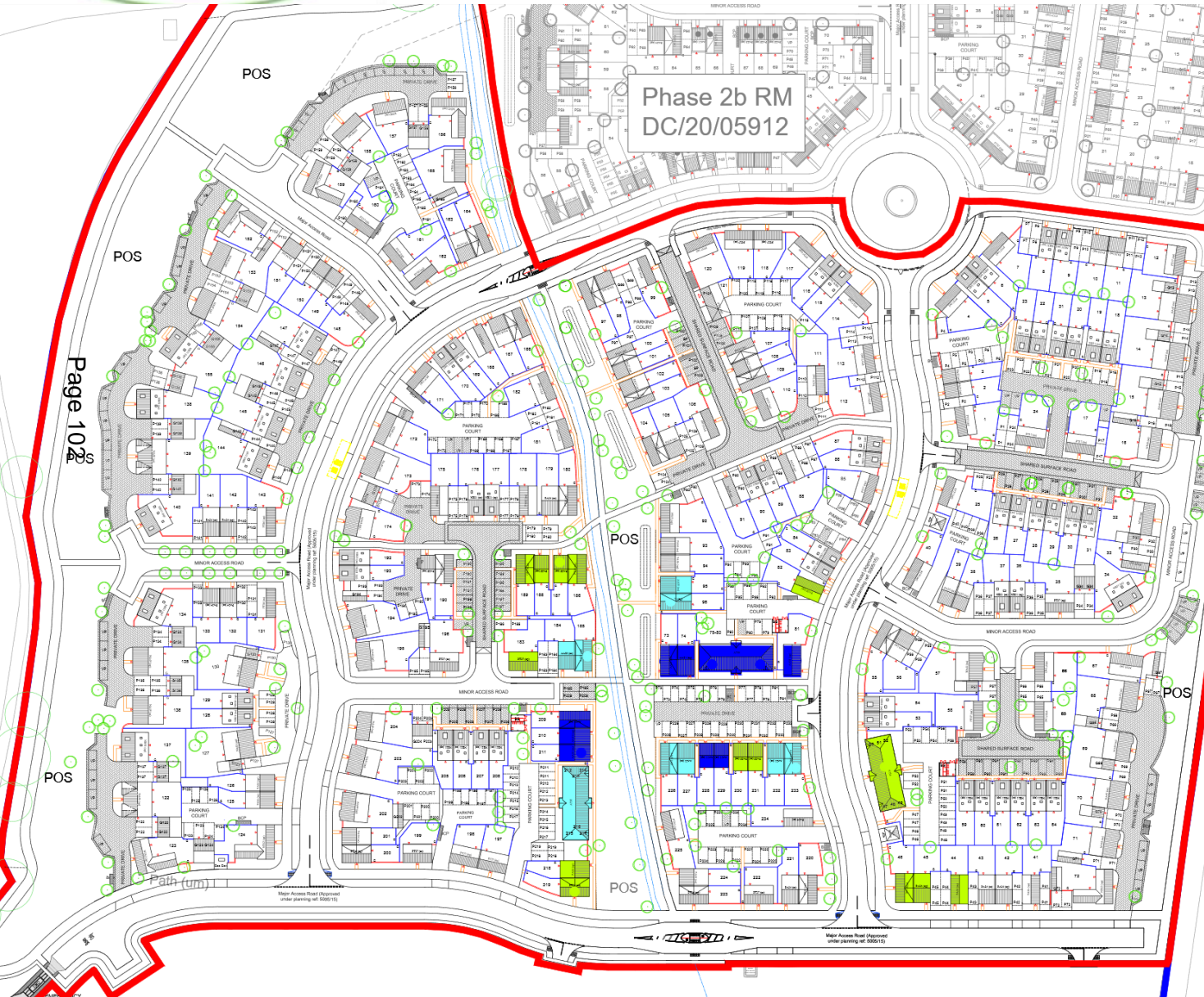
- 2 BED = 7 (50%)
- 3 BED = 7 (50%)

AFFORDABLE RENT HOUSING- 14no (30%):

- 1 BED = 2 (14%)
- 2 BED = 6 (43%)
- 3 BED = 6 (43%)

DISCOUNT OPEN MARKET VALUE HOUSING- 19no (40%):

- 2 BED = 10 (53%)
- 3 BED = 9 (47%)



POS

POS

POS

POS

POS

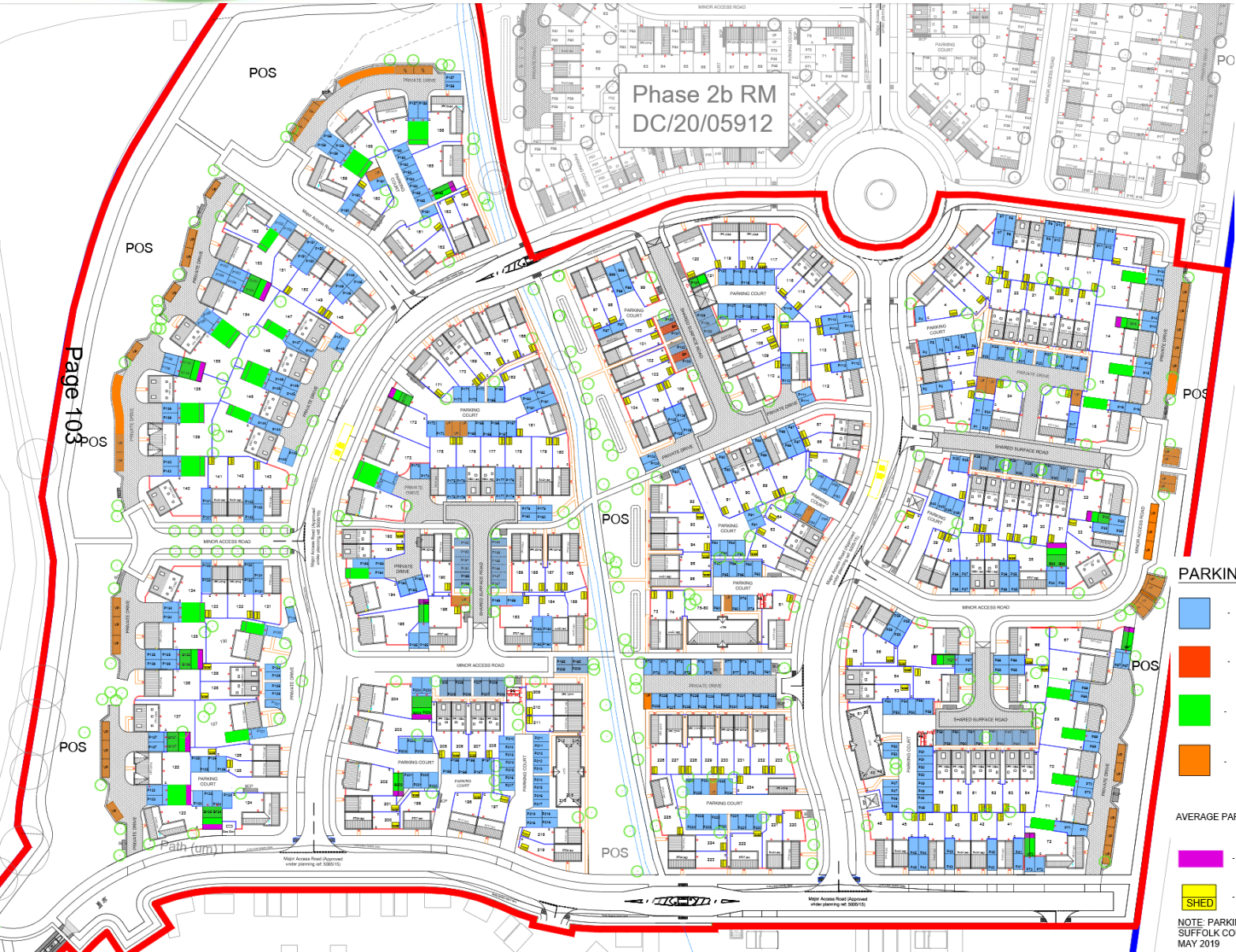
POS

POS

Path (tm)

Minor Access Road (Approved under planning ref. 800915)

Minor Access Road (Approved under planning ref. 800915)

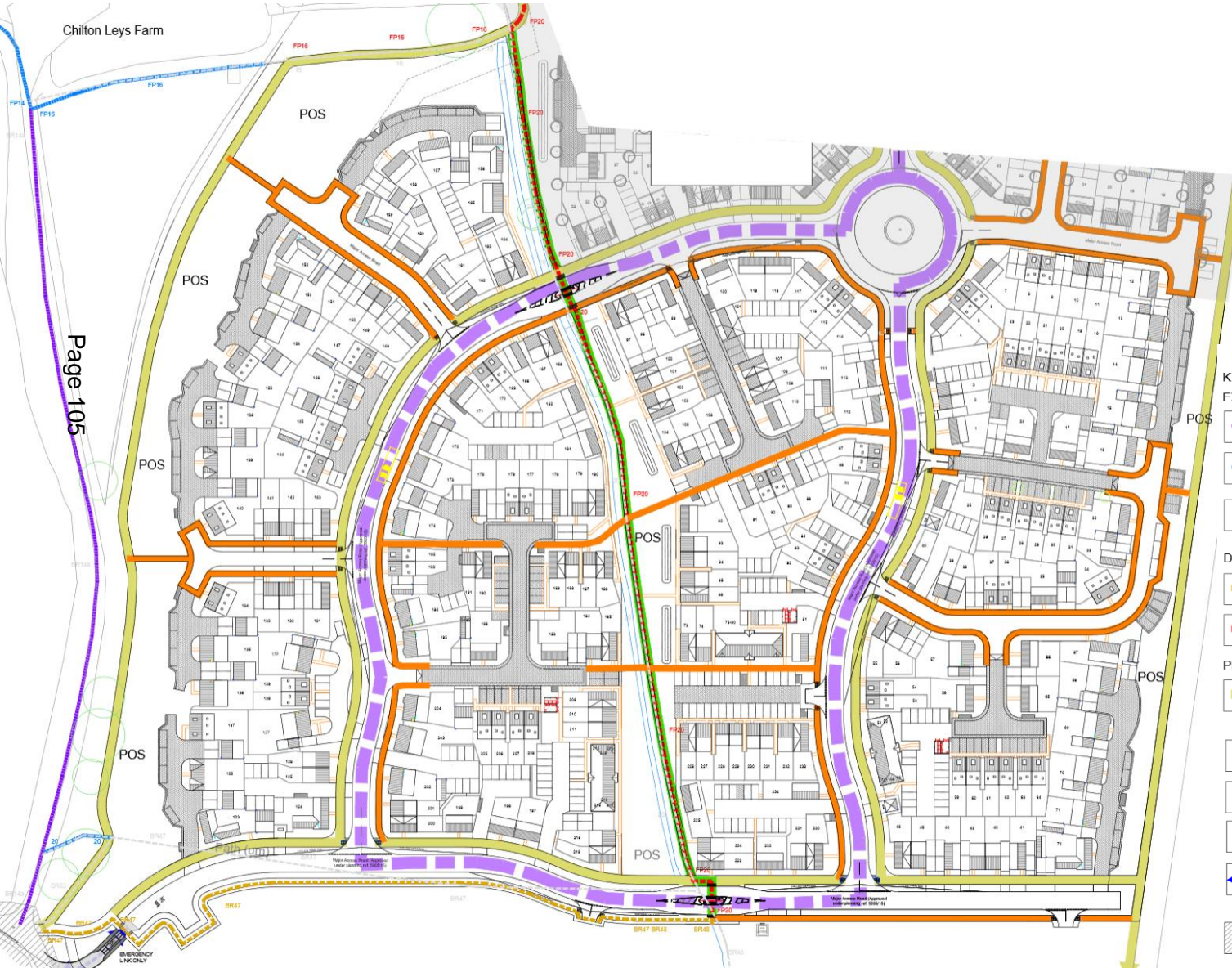


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PARKING ALLOCATION LEGEND:

	- DENOTES ALLOCATED PARKING SPACE	466
	- DENOTES UNALLOCATED PARKING SPACE	2
	- DENOTES ALLOCATED GARAGE	55
	- DENOTES VISITOR SPACE	58
		TOTAL: 581
AVERAGE PARKING SPACES PER DWELLING - 2.5		
	- DENOTES CYCLE STORAGE LOCATED WITHIN A GARAGE.	
	- DENOTES LOCKABLE CYCLE STORAGE FOR DWELLINGS WITHOUT A GARAGE, LOCATED IN GARDEN	




NOTE: PARKING / CYCLE PROVISION IN ACCORDANCE WITH THE ADOPTED SUFFOLK COUNTY COUNCIL PARKING & CYCLE STANDARDS. THIRD EDITION MAY 2019





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Key (Site Wide)







EXISTING CONNECTIONS

-  Existing Bridleway to be retained, no improvements, (existing track surface).
-  Existing Public Rights of Way to be retained, no improvements. (existing unbound surface).
-  Existing Public Rights of Way /Bridlepaths geometry as per the definitive map.

DIVERTED CONNECTIONS

-  Proposed diverted Bridlepath 3m width in total consisting of 2m tarmac, with 1m unbound bound surface.
-  Proposed diverted Public Rights of Way (PRoW).

PROPOSED CONNECTIONS

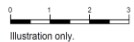
-  New 3m wide shared cycleway/footway - asphalt surface.
-  New 2m footpath - asphalt surface.
-  Replacement 1.2m 2m informal path - unbound bound surface.
-  Spine Road 6m - Includes Bus use.
-  Bus and emergency access only - to be provided upon completion of 300 dwellings.
-  Extent of Highway.

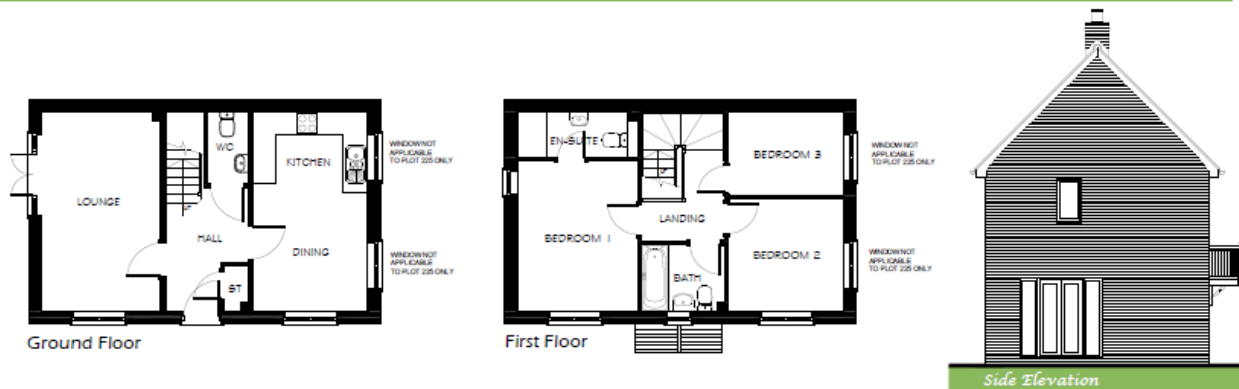


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CHARACTER AREAS

- Haughley Church View (Green Lung)**
 This character area, presents dwellings fronting onto a swathe of public open space, with retained historic ditch. The green corridor is orientated towards the Haughley Church View. These dwellings will be detailed in red pantile for the roofs, with the use of red brick punctuated with render at transitional points of movement by pedestrians or vehicular intersections.
- Neighbourhood Edge**
 Material Treatments for this character area offer a continuation of the neighbourhood edge from parcels 2a and 2b, maintaining a sense of place. These dwellings front onto the Chilton Fields Sports Club. This character area includes the use of red, and multi brick, alternating with different roof textures of grey slate and farmhouse red roofing treatments.
- Central Spine (Main Central)**
 Material Treatments for this character area follow the main spine through the development as the Major Access Road. Alternating use of plain red, and multi bricks front the spine road, with a dominance of grey roofs, punctuated by focal buildings in contrast with the use of pale render, and change in roof material in red. Use of chimneys to mark focal buildings only, and side entrances to adjoining streets.
- Inner Links**
 The character treatments for the inner links, frontages that link the main infrastructure are framed by smaller dwellings, finished in red brick with red pantiles, and at focal points, corners, or points of transition the use of pale render and a change of roof material in plain tile grey or red, including a chimney for legibility.
- Diamond Parade**
 The roundabout is enclosed by a formation of angled dwellings in rows, celebrating the arrival of the space with the use of 2.5 key buildings clad in render at the centre of the rows, with chimneys adding interest to the skyline. As focal buildings, these will be roofed in the rustic red plain tile, with chimneys in red brick adding visual interest to the roofline.
- Rural Edge**
 The rural edge will be characterised with the use of wide frontaged homes, with broad gaps between properties. Deeper landscaped frontages, with some on plot garaged parking. Rustic red tiles, detailed upon buildings framing the gateways into the development, with a mixture of plain and multi reds fronting onto the edges punctuated with grey roofs. Subservient structures such as garages to include pantile roofs, with double garages back to back upon the frontage edge to be clad in boarding.

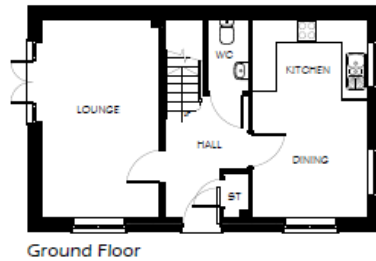




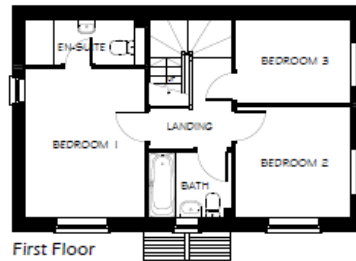
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CHARACTER AREA - HAUGHLEY VIEW
NORTHFIELD VIEW - PARCEL 2C - PT36-B-V1 ELEVATION AND FLOOR PLAN

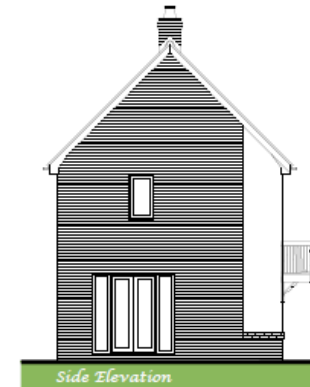




Ground Floor



First Floor



Side Elevation



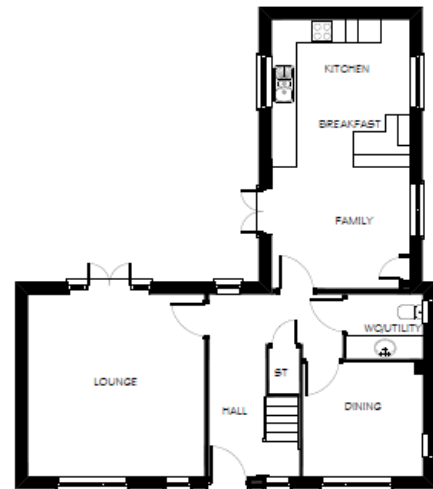
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CHARACTER AREA - HAUGHLEY VIEW

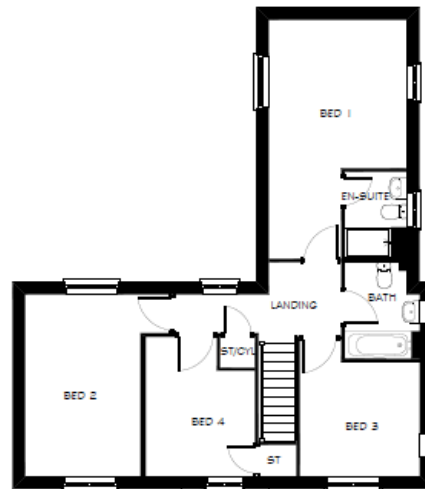
NORTHFIELD VIEW - PARCEL 2C - PT36-R-V2 ELEVATION AND FLOOR PLAN



Taylor Wimpey



Ground Floor



First Floor



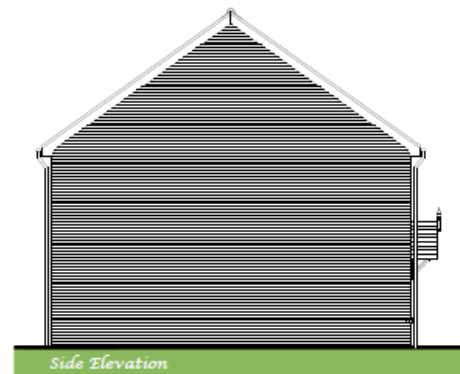
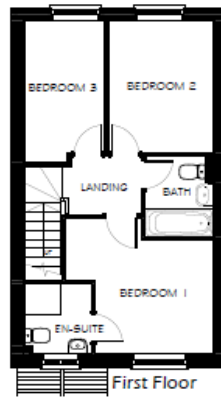
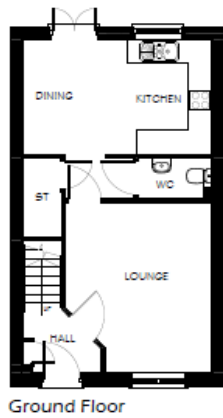
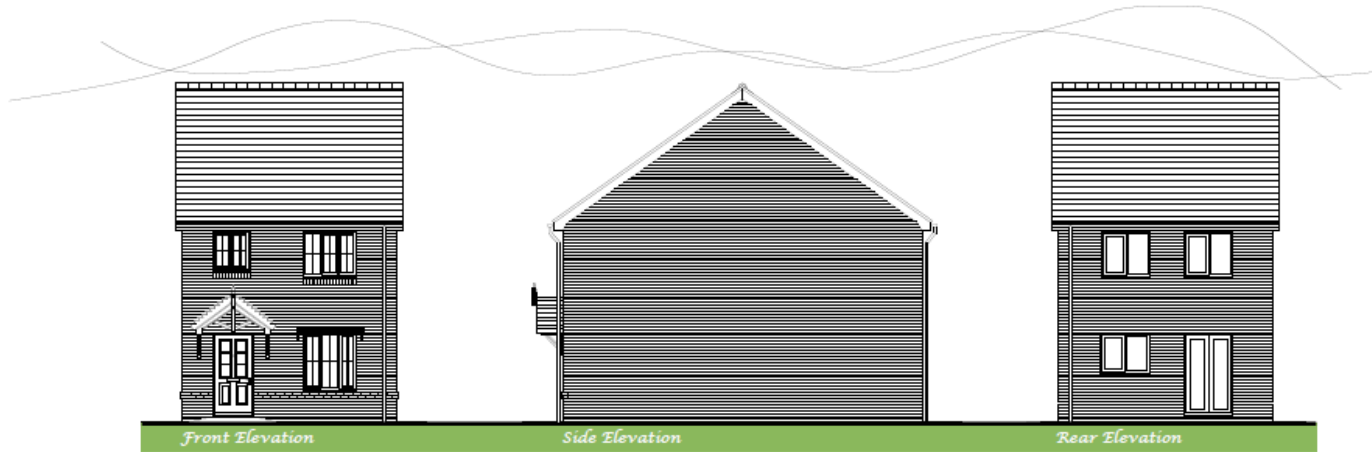
Side Elevation

SCALE 1:100



PLOT AS STANDARD:
PLOT HANDED: 156

CHARACTER AREA - HAUGHLEY VIEW
NORTHFIELD VIEW - PARCEL 2C - NT42-R-V1 ELEVATION AND FLOOR PLAN



SCALE 1:100

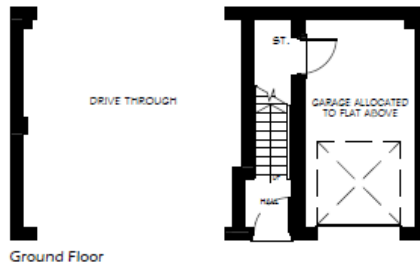
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PLOT HANDED: 94 167

CHARACTER AREA - HAUGHLEY VIEW

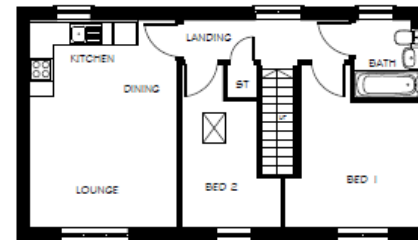
NORTHFIELD VIEW - PARCEL 2C - PA34-B-V1 ELEVATION AND FLOOR PLAN



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Ground Floor

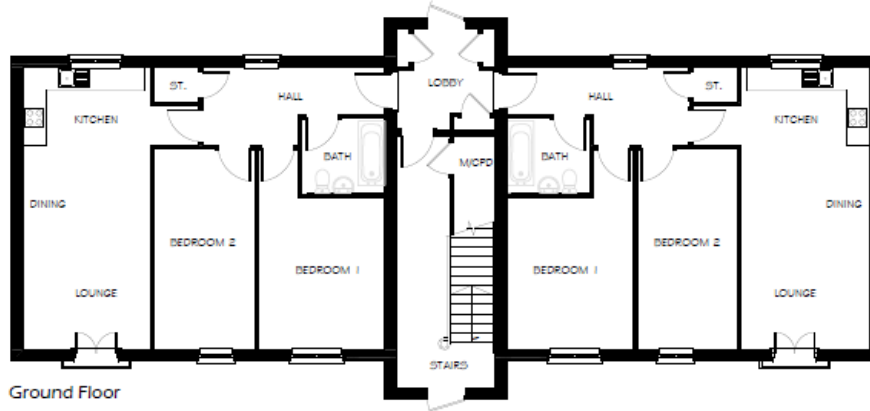


First Floor



PLOT AS STANDARD: 121
PLOT HANDED:

CHARACTER AREA - INNER LINK
NORTHFIELD VIEW - PHASE 2C - PT21-B-V3 ELEVATIONS AND FLOOR PLANS

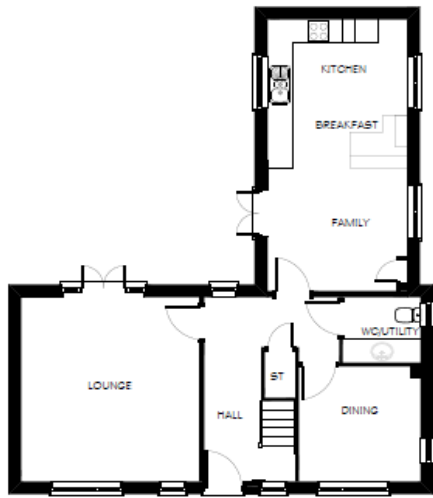


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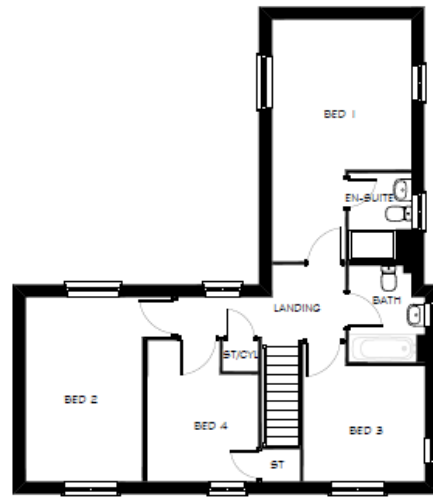
CHARACTER AREA - HAUGHLEY VIEW

NORTHFIELD VIEW - PARCEL 2C - A756-B-V1 ELEVATION AND FLOOR PLAN





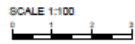
Ground Floor



First Floor

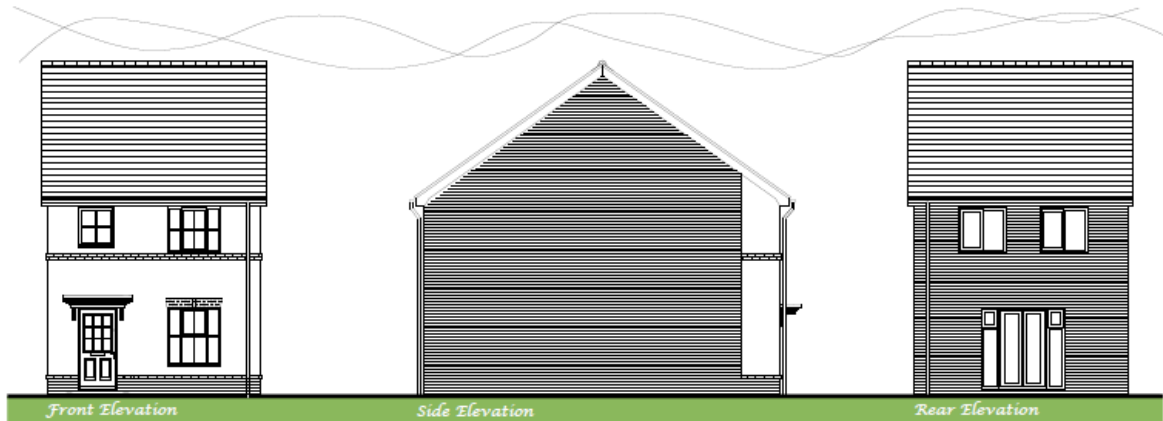


Side Elevation

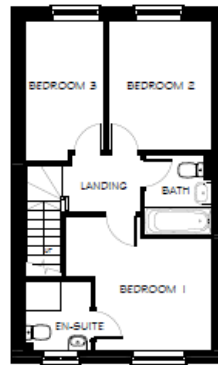


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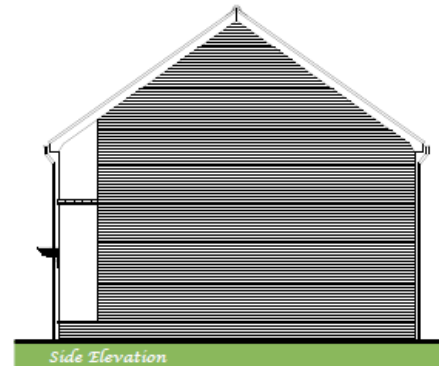
NORTHFIELD VIEW - PARCEL 2C - NT42-R-V4 ELEVATION AND FLOOR PLAN



Ground Floor



First Floor



Side Elevation



PLOT AS STANDARD: 43
PLOT HANDED: 42


CHARACTER AREA - MAIN CENTRAL

NORTHFIELD VIEW - PARCEL 2C - PA34-B-V6 ELEVATION AND FLOOR PLAN



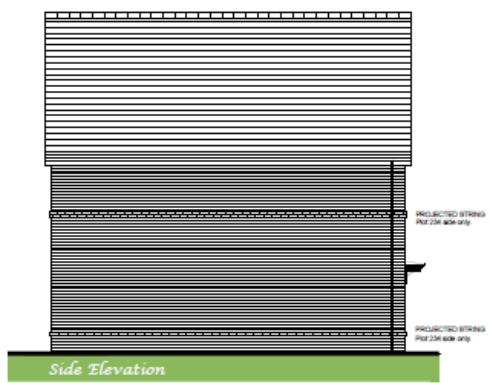
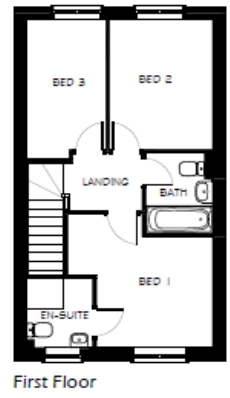
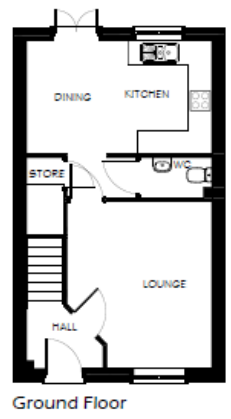
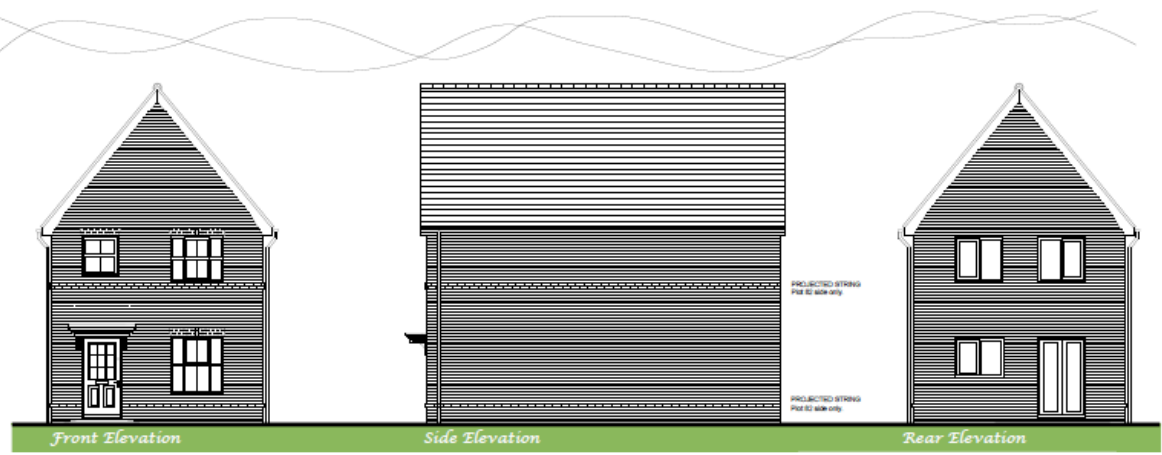
PLOT AS STANDARD: 233
PLOT HANDED: 81

SCALE 1:100



CHARACTER AREA - MAIN CENTRAL

NORTHFIELD VIEW - PARCEL 2C - AA31-B-V5 ELEVATION AND FLOOR PLAN

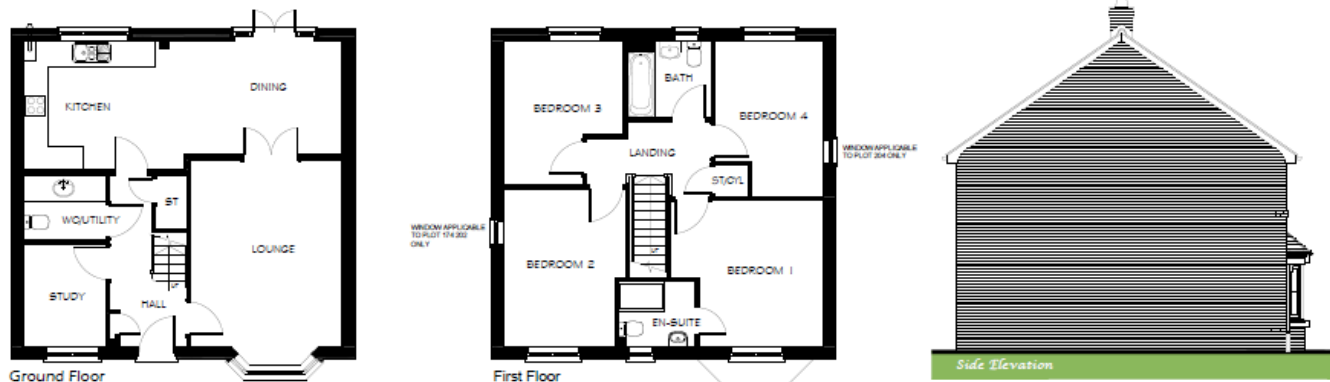
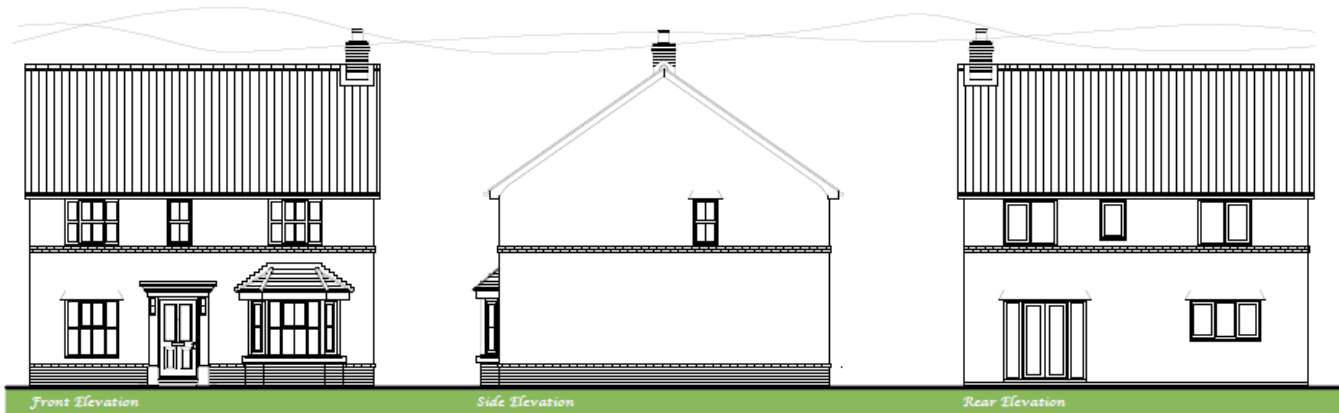


234PLOT AS STANDARD: 44 168
PLOT HANDED: 41 82 234



NORTHFIELD VIEW - PARCEL 2C - PA34-B-V12 ELEVATION AND FLOOR PLAN

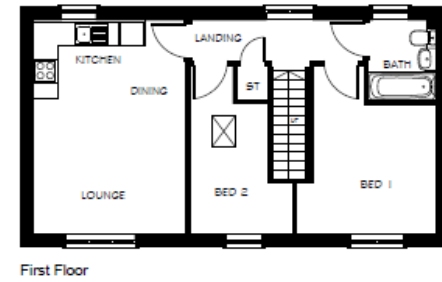
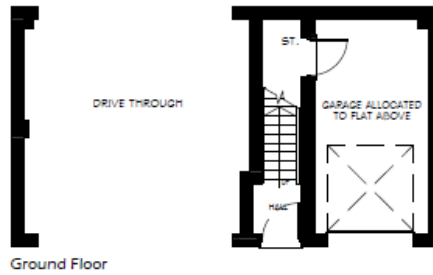




PLOT AS STANDARD: 195 204
PLOT HANDED:



NORTHFIELD VIEW - PARCEL 2C - NA44-R-V5 ELEVATION AND FLOOR PLAN



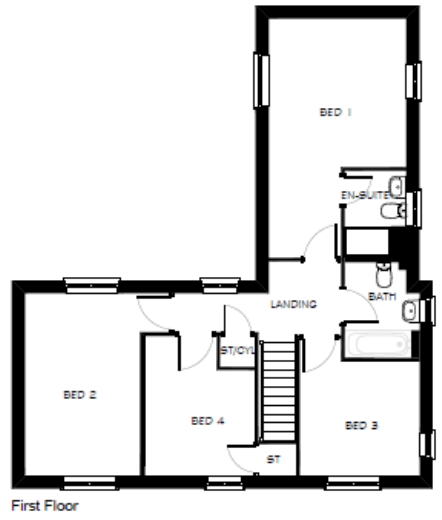
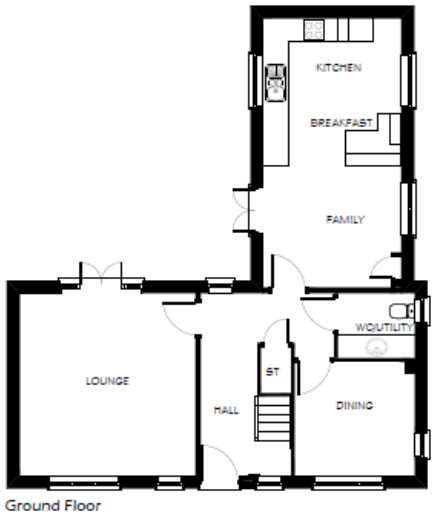
PLOT AS STANDARD: 121
PLOT HANDED:

CHARACTER AREA - INNER LINK

NORTHFIELD VIEW - PHASE 2C - PT21-B-V3 ELEVATIONS AND FLOOR PLANS



Taylor Wimpey



SCALE 1:100

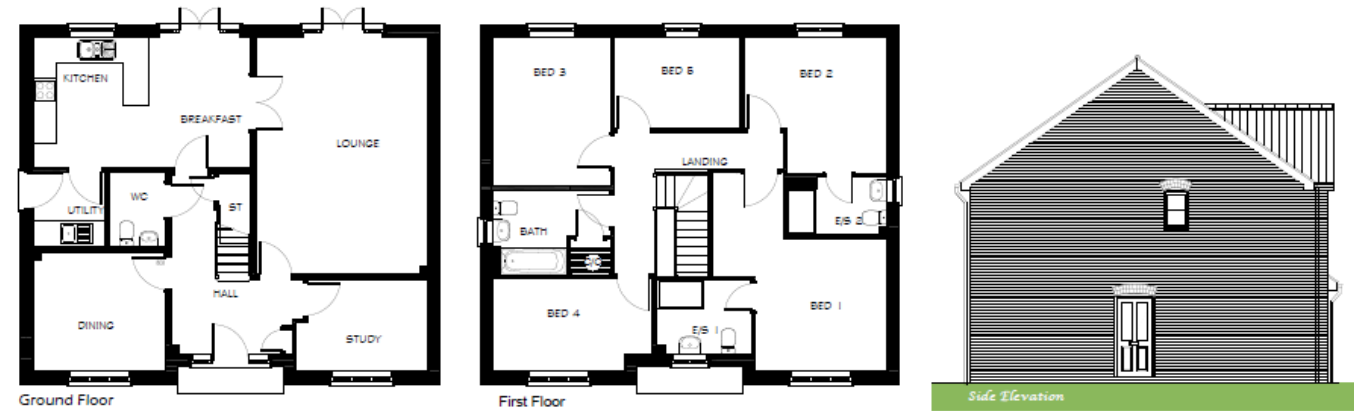


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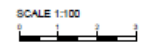
KEY FRONTAGE AND CHARACTER AREA - RURAL EDGE NORTHFIELD VIEW - PHASE 2C - NT42-R-V3 ELEVATIONS AND FLOOR PLANS



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PLOT AS STANDARD: 139
PLOT HANDED: 122



KEY FRONTAGE AND CHARACTER AREA - RURAL EDGE
NORTHFIELD VIEW - PHASE 2C - NA51-B-V1 ELEVATIONS AND FLOOR PLANS

