

Public Document Pack



PLANNING REFERRALS COMMITTEE

DATE **Wednesday 18 November 2015**

PLACE **Council Chamber, Council
Offices, High Street, Needham
Market**

TIME **2:30 pm**

Please ask for: Val Last
Direct Line: 01449 724673
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E-mail: val.last@midsuffolk.gov.uk

10 November 2015

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

AGENDA

1. Apologies for absence
2. To receive any declarations of pecuniary or non-pecuniary interest by members
3. Declarations of lobbying
4. Declarations of personal site visits
5. Questions from Members

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

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

Report RF/04/15

Pages 1 to 74

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

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

Notes:

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

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

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

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

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

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

Val Last
Governance Support Officer

Members:

Councillor Kathie Guthrie – Chairman – Conservative and Independent Group

Councillor Matthew Hicks – Vice Chairman – Conservative and Independent Group

Conservative and Independent Group

Councillors: Roy Barker
Gerard Brewster
David Burn
Julie Flatman
Jessica Fleming
Lavinia Hadingham
Glen Horn
Barry Humphreys MBE
Diana Kearsley
John Levantis
Lesley Mayes
Dave Muller
Jane Storey
David Whybrow

Liberal Democrat Group

Councillors: John Field
Mike Norris

Green Group

Councillors: Sarah Mansel
Keith Welham

Ward Members

Ward Members who are not Committee Members have the right to speak but not to vote on issues within their Wards.

Mid Suffolk District Council

Vision

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

Strategic Priorities 2014-2019

1. Economy and Environment

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

Outcomes

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

2. Housing

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

Outcomes

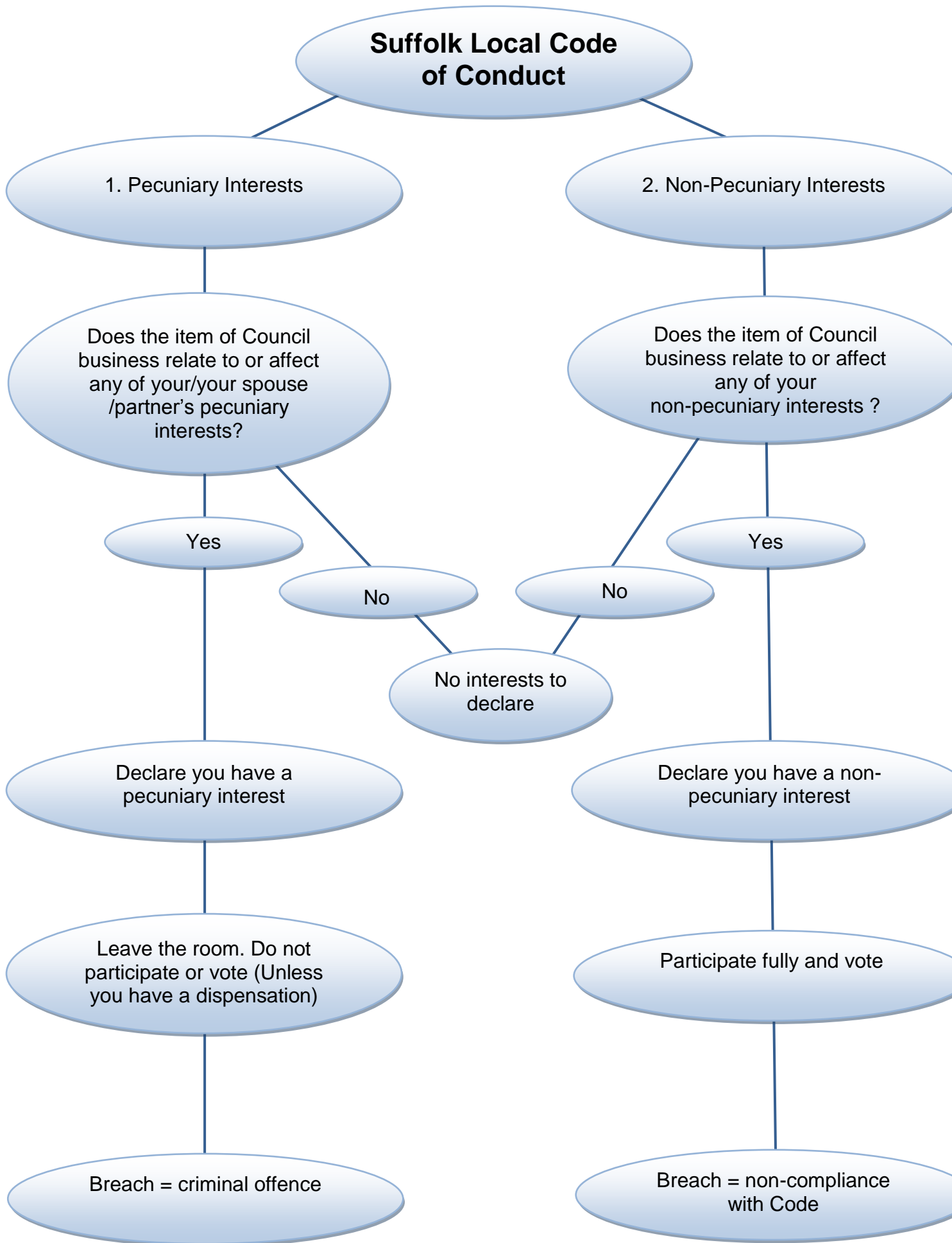
- That the supply of housing meets the needs and demands of all and supports diverse vibrant communities.
- Appropriate amenities and infrastructure for core villages acting as hubs for their surrounding areas.
- A high standard of housing that is energy efficient, accessible, of good quality, in the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

3. Strong and Healthy Communities

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

Outcomes

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



MID SUFFOLK DISTRICT COUNCIL

PLANNING REFERRALS COMMITTEE – 18th Nov 2015

INDEX TO SCHEDULED ITEMS

<u>ITEM</u>	<u>REF. NO</u>	<u>PROPOSAL</u>	<u>WARD MEMBER</u>	<u>Case Officer</u>	<u>Presenting Officer</u>	<u>Page No</u>
1	3112/15	<p><u>IN THE PARISH OF STOWUPLAND:</u> Re-advertisement - Outline application for residential development of up to 175 dwellings with access, landscape, open space and associated infrastructure. All matters to be reserved with the exception of the main site access.</p>	Cllr K Welham	IW	LE	1-74

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AGENDA ITEM NO	1
APPLICATION NO	3112/15
PROPOSAL	Outline application for residential development of up to 175 dwellings with access, landscape, open space and associated infrastructure. All matters to be reserved with the exception of the main site access.
SITE LOCATION	Land between Gipping Road and Church Road, Stowupland
SITE AREA (Ha)	10.9
APPLICANT	Gladman Developments Ltd
RECEIVED	August 27, 2015
EXPIRY DATE	November 27, 2015

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reasons :

(1) it is a "Major" application for:-

- a residential land allocation for 15 or over dwellings

(2) the Head of Economy considers the application to be of a controversial nature having regard to the extent and planning substance of comments received from third parties.]

PRE-APPLICATION ADVICE

1. This application follows the refusal of a previous, similar proposal now at appeal and described more fully in the introduction and background to 'Assessment' below. Advice has consistently been given that the development of this site is considered unacceptable.

SITE AND SURROUNDINGS

2. The application concerns an irregular, elongated parcel of land between Church Road and Gipping Road on the eastern side of Stowupland. The site is outside the settlement boundary for that village as defined in the adopted Mid Suffolk Core Strategy (2008) (MSCS) and, whilst it falls within the area covered by the Stowmarket Area Action Plan (2013 (SAAP)), is not an 'allocated site' in that document.

The site extends to 10.9 Ha. in total and has frontages of approximately 190m.

to Church Road and 170m. to Gipping Road. A further 90-100m. of the northern boundary to Gipping Road runs behind the existing residential properties fronting that road.

Beyond Church Road and Gipping Road is generally open countryside. However, Columbine Hall, a grade 2* listed building and its associated outbuildings stand some 400m. to the north of Gipping Road.

To the east, the site abuts open countryside apart from a small portion in the south-eastern corner which is adjacent to a group of properties fronting Church Road and which contains several listed buildings.

To the west the northern part of the site adjoins residential development., the central portion of the site abuts the primary school fields which are designated Visually Important Open Space, and the southern edge is adjacent to residential properties and close to the Grade 2 listed church.

The southern part of the site has a gently undulating character. The land then rises slightly and levels out towards the north-west.

HISTORY

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

4002/14	Outline application for residential development of up to 190 dwellings with access, landscape, open space and associated infrastructure.	Refused 19/03/2015. Currently at appeal.
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PROPOSAL

4. Proposed is a residential development of up to 175 dwellings with access, landscape, open space and associated infrastructure. The application is in outline, with all matters to be reserved with the exception of the main site access.

An illustrative Development Framework plan has been submitted with the application. In general terms this shows:-

- Main vehicular access off Church Road
- Emergency vehicular access off Gipping Road
- An indicative 'main street'
- Four discrete residential areas of various sizes (total 6.97 Ha.)
- An area of amenity open space with play area and 'biodiversity enhancements' extending to 3.63Ha. approximately in the centre of the site
- A 'native species woodland belt' adjacent to Gipping Road and along the eastern boundary
- Potential new footpath links

From the information supplied the site would have a nett residential density of 25 dwellings per Ha.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Stowupland Parish Council** consider the proposal to be too much additional housing for the village and object for the following reasons (summarised):-

- Adverse impact on landscape around Stowupland. Urbanisation will change character of the area, in particular setting of village and enjoyment of footpaths etc.
- Development will lead to significant additional traffic on the A1120, increasing congestion and exacerbating problems at junction with B1115. Applicant's Transport Assessment (TA) is out of date and does not take account of local schools reorganisation or committed developments at Mill Lane and Cedars Park on the east of Stowmarket.
- Stowupland currently a well balanced community. Scale of additional development will put pressure on facilities and services.
- Application proposes growth not identified in the SAAP.
- Proposal is the 'very antithesis of localism'. Preliminary work on Neighbourhood Plan suggests development of this scale.

Stowmarket Town Council recommend refusal as the development would have a seriously detrimental effect on education, health provision, open space and recreational provision, library services, sewerage and drainage and the local road network.

SCC Highways note that the source of their objection to the previous application, the vehicular access onto Gipping Road, has been removed from this proposal. They consider that the proposed access onto Church Road serving the whole site is acceptable, with emergency access only onto Gipping Road.

However, they consider that the submitted TA is inadequate in that it does not take account of the effects of two committed local developments; the extension to Stowupland School (2611/14) and the business park at Mill Lane (0371/15). In addition there is the proposed development at Ashes Farm and further extensions to Cedars Park which will affect roads in the vicinity of the development.

They therefore conclude that if the proposal is to be approved, it is likely to require mitigation measures, but cannot say at this stage what those would be.

They require the following improvements to the public highway to be funded by the developer and secured via S106 Agreement:-

- Provided any necessary mitigation at the junction of the A1120/B1115, supported by evidence, to show that the residual effects of the development will not be severe, taking into account other committed developments.
- A suitable route for pedestrians linking the site to the Post Office in Rendall Lane
- Widening of the footway along the site frontage to Church Road to 2m.

In addition, the Highway Authority require the following financial contributions relating to public rights of way (PROW) and the Travel Plan to be secured via S106 Agreement:-

- PROW improvements - £40,107.50
- Bus stop improvements - £12,00.00
- Travel Plan Monitoring and Support Fee - £5000.00
- Travel Plan Implementation and Target Bond - £152,300.00

SCC Landscape Officer objects to the proposal for the following reasons (summarised):-

- Existing settlement has low visual impact on and is well integrated into the landscape. Proposal will significantly change that and effectively join Stowupland to the outlying housing clusters.
- Limited separation provided by the central area of open space is compromised by the 'Indicative Main Street'.
- Effect of areas designated as Visually Important Open Space in achieving the transition between the current settlement edge and the countryside will be lost if development allowed.
- Proposals for landscape buffer to east of site will take some 30 years to reach semi-maturity and an element of good screening.
- Wide impact from night time light glow.
- In overall terms consider that the landscape and visual impacts have been underestimated - perhaps as a result of an optimistic expectation of the new planting proposals.

The Landscape Officer does, however, acknowledge that:-

- The retention of the hedgerow fronting Glipping Road with only an emergency access point, moving the development edge away from that road and limiting the northerly properties to 1.5 storey ('chalet' style) will lessen

the impact on the localised landscape in this area.

- The existing and proposed planting belt to the edge of the properties in Trinity Walk will limit the impact on these properties,

...but overall recommends refusal for reasons similar to that applicable to the previous application.

SCC Archaeology have no objection subject to the standard two-stage condition

SCC Infrastructure Officer requires financial contributions as follows:-

- Education facilities £1,212,230.00
- Pre-school/early years £103,547.00
- Library facilities £37,800.00
- waste management £8,925.00

SCC Flood and Water Management Team object to the proposal. They consider that the submitted Flood Risk Assessment is unacceptable in that it does not describe the existing drainage system or correctly identify flood risk or adequate mitigation measures compliant with national policies or standards. They list a significant series of shortcomings.

SCC Rights of Way Officer has no objection.

Historic England have concerns over the effect of the development on the setting of the Grade 2* Columbine Hall. They suggest that the area of open space to the south of the site is moved and added to that at the Gipping Road edge to further mitigate the effect on the 2* building.

Highways England have no objection.

Natural England have no objection. They have not commented on protected species and refer the Council to their standing advice on same.

Suffolk Wildlife Trust consider that the breaching of the hedgerows fronting and within the site will have some adverse impact on biodiversity, including foraging bats. They also note that the increase in external lighting is likely to have an adverse impact on nocturnal wildlife including bats.

They require any permission granted to have conditions requiring significant ecological enhancements, including those contained in the applicant's submitted Ecological Appraisal, and the specification of external lighting to be strictly controlled.

MSDC Strategic Housing require 35% of the dwellings (61 no. units) to be provided as affordable. They also suggest that the open market apartments and smaller market units be designed and developed to Lifetime Homes standards.

NHS England have no objection. The Stowhealth practice has capacity to deal with the residents generated and no mitigation is therefore required.

The following consultees had not responded at the time of preparing this report. Any comments received will therefore either be included in Member's late papers or reported verbally to Committee.

- MSDC Heritage
- Suffolk Police Force
- MSDC Environmental Health - Land contamination
- MSDC Planning Policy
- MSDC Environmental Health - Sustainability issues
- Suffolk Preservation Society

LOCAL AND THIRD PARTY REPRESENTATIONS

7. Letters of representation can be summarised as follows:

- It would result in a massive traffic impact and there is already a lot of traffic on the main road.
- There is not enough space for further children in the schools.
- There is not enough capacity for extra people at the doctors surgeries.
- The development would not fit in with the feel of the village.
- The site is proposed where there are predominately older properties, this development would not fit in.
- It is not considered that this number of houses is needed.
- Extra homes will exacerbate the pedestrian safety for school children and those trying to cross the main road.
- Traffic using the A1120 due to the change in the school structure has created more traffic using this road where the new development is proposed to be accessed from.
- The owners/residents along the A1120 will be subjected to even more noise pollution, congestion and difficulty in gaining access and exit to own property.
- It will impact upon family life and the entire village residents lifestyle as Stowupland will change from a small village into a small town.
- There have already been new housing developments, including sheltered housing schemes. The village has already accommodated more residents and associated traffic.
- Rendalls Lane is already being used as a short cut to avoid congestion on the A1120. This development will exacerbate this.
- Concerned that the development adjoins meadow has special connections and history with the village (grassy meadow/whoopers meadow/allotment meadow). This may be lost and become insignificant in the development, resulting in the loss of part of the village's history.
- Local services are already over stretched, schools, doctors.
- The application would result in the loss of our local countryside surrounding the village and our open views.
- The development will increase the village by 20%. No small village should have to deal with such a size of development.
- It would result in the loss of wildlife habitat.
- Take pride in our countryside and we wish to remain a village and a close knit community. The village is not ready for a development of this size.
- The development is unsustainable.
- Concerned over sewerage and drainage generated by this development.
- Open space, sport and recreational facilities for those occupiers of the proposed development.

- The development is contrary to the policies within the Mid Suffolk Local Plan, Core Strategy and Core Strategy Focussed Review as development outside the settlement boundary and does not comply with any of the exception criteria set out within Paragraph 55 of the NPPF.
- Development of such a large area will result in the loss of residential amenity for those living close to it and a loss of visual amenity particularly to walkers, riders runners and those who use the public footpath network that passes the site.
- The site is typical High Suffolk countryside as evidenced by the Landscape and Visual Appraisal submitted with the application. This assessment has failed to assess the development in the wider context.
- The fact that the site does not have a national or local designation does not mean that it is not of value to the immediate and wider area.
- The urbanisation, including street lighting and roads will be out of keeping with the settlement pattern. A housing estate will look totally out of place in this location.
- The wider landscape includes listed buildings.
- The Parish Council is producing a neighbourhood plan and approval of this development would deprive the community of deciding for itself how much growth is needed and where it should go.
- Much has been made of the Five Year Housing Land Supply but appeals have been dismissed where the Inspector found the development was not sustainable.
- The development would result in light pollution.
- There are inconsistencies and inaccuracies within the application.
- There is already a large housing development at Cedars Park.
- The golden thread of the NPPF is sustainable development and this development because of its size and impact upon the local community and infrastructure is not.
- The requirement for flood water catchment in the form of balancing ponds indicates the site is unsuitable for residential development.
- These balancing ponds cannot be considered as amenity space or a replacement for lost habitat.
- The Stowmarket Area Action Plan provides for growth in the area but does not propose allocations in its villages as they are close to Stowmarket which is the most sustainable location in relation to local employment and growth.
- Stowupland would become the suburbia of Stowmarket.
- There are not enough jobs in the locality now. This development would increase this problem.
- The site has been poorly chosen.
- There are no cycle links and poor bus services at this location.
- Concern over the emergency access.
- The change in the development to have a single access point on Church Road will mean the need for a larger access with greater visibility splays which would create an enormous scar on the edge of the village.
- The travel plan, which is only a framework, is inadequate at this stage.
- The heavy plant traffic with the construction of the development going through the village is dangerous and vibrations could affect the stability of properties, old and new.
- Would cause nighttime illumination.
- It is affecting properties values and the selling of those on the market.
- Dangers with the junction of A1120/B1115.
- Brownfield sites should be used before greenfield sites.

ASSESSMENT

8. Introduction and Background:

This application follows the refusal of a similar application for up to 190 dwellings including 40 affordable units on this site in March this year. That application is now at appeal with a public inquiry scheduled for April 2016.

Five reasons for refusal were included on that decision notice, covering the following issues (these are summarised for this report - a copy of the decision notice is included in the committee papers):-

- The proposed access onto Gipping Road was considered unacceptable as the constrained nature of that road, lack of pedestrian footways and poor visibility at the junction with Rendall Lane rendered it inadequate to accommodate the projected increase in traffic volume.
- The proposal would have a detrimental effect on the quality and local distinctiveness of the landscape around Stowupland, which includes areas designated Visually Important Open Space in the adopted Local Plan.
- The loss/fragmentation of hedgerows would have a detrimental impact on the biodiversity value of the site.
- The proposal would have a detrimental effect on the setting of Columbine Hall, a Grade 2* listed building some 400m. to the north of the site, and the Grade 2 listed cottages and church adjacent to Church Road.
- The proposal failed to make provision for the proportion of affordable housing and the financial contributions required by locally adopted policies and supplementary documents (i.e. no completed Section 106 Agreement was returned).

It will be noted from the above that, notwithstanding the fact that the site has not been 'allocated' site in the Stowmarket Area Action Plan and is therefore 'countryside', non-compliance with adopted policy was not included as a specific reason for refusal. That is because at the time of considering the application, the Council did not have a deliverable five year supply of housing land.

In such circumstances the National Planning Policy Framework (NPPF) deems that policies for the supply of housing should be considered 'out of date'. The application was however considered to be otherwise contrary to the policies and guidance in the adopted Development Plan framework. Accordingly it was assessed both against the principles of 'sustainable development' - the 'golden thread' that underpins the NPPF - and the policies and guidance in the adopted Development Plan framework which are consistent with that document.

The Current Application:

As members will be aware, the Council still has a shortfall in the five-year deliverable supply of housing land. This current application therefore falls to be considered against that same background.

Following on from this, it is then perhaps logical to first consider how the new application compares with the previous in terms of the issues which formed the basis of that refusal, and then to consider any additional matters raised.

Highway Capacity and Safety:

It is noted that the Highway Authority welcome the removal of the proposed vehicular access onto Gipping Road, which essentially overcomes their principal objection to the previous application.

They include in their consultation response specific improvements to footway provision. These can be carried out on highway land under S278 Agreements but will need to be secured via a S106 Agreement.

They remain concerned however that the submitted Transport Assessment does not take account of the approved extensions to Stowupland High School and the committed development at Mill Lane (both of which have been approved since consideration of the previous application on this site) and proposed developments at Ashes farm and further extensions to Cedars Park - all of which, along with this development if allowed, will put pressure on the layout and capacity of the junction of the A1120 and B1115 at the western end of Stowupland.

Without the up-to-date information it is not possible to establish the mitigation measures which may be required. It is therefore recommended that a reason for refusal is included based on the application as submitted failing to demonstrate that the development would not have a severe impact with particular referencing to the junction of the A1120 and B1115.

The policy framework considered to be particularly relevant to this issue is:- Paras. 32 and 35 of the NPPF, Policies FC1 and FC1.1 of the Core Strategy Focussed Review (2012), Policies 4.1 and 8.1 of the Stowmarket Area Action Plan (2013) and saved Policy T10 of the adopted Mid Suffolk Local Plan (1998)

Landscape Impact:

It is acknowledged that the adverse impact on the landscape is reduced in the immediate vicinity of the Gipping Road frontage. However, this is a very localised impact, and the wider concerns over the wider setting of Stowupland, the quality and function of the areas designated visually Important Open Space, and the enjoyment of the local footpath network remain.

It is therefore concluded that this revised scheme again has a significantly detrimental impact on the visual quality and experience of the landscape around Stowupland, contrary to the aims and requirements of the NPPF and locally adopted policies and guidance, and that this application should be refused for that reason.

The policy framework considered to be particularly relevant to this issue is:- Paras. 61, 76 and 109 of the NPPF, Policy CS5 of the adopted Core Strategy (2008), Policy FC1.1 of the Focussed Review of that Document, Policy 4.2 of the Stowmarket Area Action Plan (2013) and saved Policy RT12 of the adopted Mid Suffolk Local Plan (1998).

Biodiversity:

It is clear from Suffolk Wildlife Trust's consultation response that the concerns over the impact on biodiversity and the ecology of the area expressed in connection with the previous application remain with this proposal. A recommendation for refusal based on these concerns is therefore included.

The policy framework considered to be particularly relevant to this issue is:- Paras. 109 and 118 of the NPPF, Policy CS5 of the Mid Suffolk Core Strategy, Policy FC1 of the Core Strategy Focused Review and saved Policy CL8 of the adopted Mid Suffolk Local Plan (1998).

Impact on the Setting of Listed Buildings:

Historic England remain concerned the proposal will have an adverse impact on the setting of Columbine Hall.

Mid Suffolk's Heritage Team acknowledge that this revised application lessens the impact on Columbine Hall but conclude that the adverse effects are not entirely removed. They also remain concerned over the impact of the development on the Grade 2 buildings close to Church Road.

Historic England's suggestion that the open space in the south of the site should be included with the area to adjacent to Gipping Way to further ease the impact on the 2* building is to a large extent counter-productive, as that area to the south to some extent mitigates the effect on the Grade 2 listed buildings close to Church Road.

In overall terms however, the only change to the setting of the Grade 2 buildings close to the south of the site proposed by this application is the inclusion of a diagonal corridor of open space in the lower centre of the site which retains a very localised view of the Grade 2 listed church. It is therefore concluded that the objection concerning the impact on the setting of listed buildings close to the site should substantially remain.

The policy framework considered to be particularly relevant to this issue is:- Paras. 131, 132 and 134 of the NPPF. Policy CS5 of the Mid Suffolk Core Strategy, Policy 9.5 of the Stowmarket Area Action Plan, Policy FC1.1 of the Core Strategy Focused Review and saved Policy HB1 of the adopted Mid Suffolk Local Plan (1998).

Provision of Affordable Housing and Other financial Benefits Required by Adopted Policy and Guidance:

The Planning Statement submitted with the application suggests the developers are prepared to enter a planning obligation with regard to the provision of :-

- Open space- both on site and a commuted sum for off- site.
- Education facilities
- Improvements to Public Rights of Way (maximum £20,000)

- A habitat management plan
- A planting plan
- Bus service and infrastructure improvements
- Travel Plan monitoring (maximum £5,000).
- Affordable housing (not less than 35% of the total number of units)
- Legal costs

However, apart from the amounts/details shown in parenthesis (which are well short of the required amounts) and the affordable housing offer, no specific figures are included. Furthermore, the applicants have declined to enter any discussion/negotiation on these contributions.

At the time of preparing this report no completed S106 Agreement had been entered into. Accordingly, at this stage the issue forms a further reason for refusal.

The policy framework considered to be particularly relevant to this issue is:- The NPPF, saved Policy CS6 of the adopted Core Strategy, Policy FC1.1 of the Focussed Review, Policy 11.1 of the Stowmarket Area Action Plan (2013) and saved Altered Policy H4 of the adopted Mid Suffolk Local Plan First Alteration.

Other Matters:

As will be clear from the consultation response above, SCC Land Drainage Team consider that the submitted information fails to identify flood risk and adequately inform the proposed development with regard to mitigation measures and sustainable drainage.

This matter forms a further reason for refusal.

The policy framework considered to be particularly relevant to this issue is:- Para. 107 of the NPPF and Para, ID7 of the associated Practice Guidance, Policy CS4 of the adopted Core Strategy, Policies FC1 and FC1.1 of the Focussed Review (2012) and Policy 4.1 of the Stowmarket Area Action Plan (2013).

No other substantive planning issues are raised by the current application

Conclusion/Overall Planning Balance:

It is accepted that the Council has a shortfall in the five year deliverable supply of housing land.

However, it is considered that, for the reasons set out below, this proposal does not comprise 'sustainable development' as required by the NPPF and the framework of adopted local policy and guidance which are consistent with that document.

The development is contrary to the development plan read as a whole. Any benefit to be derived from the grant of planning permission is therefore considered to be significantly outweighed by this lack of sustainability and conflict with the development plan, and it is therefore concluded that the application should be refused.

RECOMMENDATION

That Outline Planning Permission be Refused for the following reasons:-

1. The proposal, by reason of its scale and form, would have a detrimental impact on the landscape character of the area including an area designated Visually Important Open Space in the adopted Development Plan, and would not conserve or enhance local distinctiveness or safeguard the appreciation of that landscape for users of the Public Right of Way network in the area. As such the proposal conflicts with the aims of paras. 61, 76 and 109 of the NPPF, Policy CS5 of the adopted Core Strategy (2008), Policy FC1.1 of the Focussed Review of that Document, Policy 4.2 of the Stowmarket Area Action Plan (2013) and saved Policy RT12 of the adopted Mid Suffolk Local Plan (1998).

2. The application as submitted fails to demonstrate that the development would not have a detrimental effect on highway safety, with particular reference to the junction of the A1120 and B1115 at the eastern edge of Stowupland, contrary to the aims of para. 35 of the NPPF, Policies FC1 and FC1.1 of the Core Strategy Focussed Review (2012), Policies 4.1 and 8.1 of the Stowmarket Area Action Plan (2013) and saved Policy T10 of the adopted Mid Suffolk Local Plan (1998)

3 The proposed development would have detrimental impact on biodiversity due to the loss of hedgerows of high ecological importance contrary to Paras. 109 and 118 of the NPPF, Policy CS5 of the Mid Suffolk Core Strategy, Policy FC1 of the Core Strategy Focused Review and saved Policy CL8 of the adopted Mid Suffolk Local Plan (1998).

4. The proposed development by virtue of its scale and form would have a detrimental impact on the setting of heritage assets, including the cluster of Grade II listed buildings on Church Road and the Grade II* listed Columbine Hall. The proposal would therefore be contrary to Paras. 131, 132 and 134 of the NPPF. Policy CS5 of the Mid Suffolk Core Strategy, Policy 9.5 of the Stowmarket Area Action Plan, Policy FC1.1 of the Core Strategy Focused Review and saved Policy HB1 of the adopted Mid Suffolk Local Plan (1998).

5. The proposal fails to make adequate provision/contributions (and/or agreement to provide) for community and other facilities/services for the occupants of the dwellings. The applicants have not entered in to the necessary legal agreement, which is required to ensure the following Community Infrastructure Requirements/Facilities are provided:

- The provision of 35% of the dwellings as onside Affordable Housing,

- Financial contributions towards Primary School & Secondary School Places, Pre-school Places, Libraries and Waste.
 - Financial contributions towards Highway Improvements and a Traffic Regulation Order in order to address highway and pedestrian safety concerns and improvements to the Public Right of Way network.
 - The provision of Play Space and Sports Space and Social Infrastructure
 - A Management Plan to deal with the provision, maintenance and transfer of open space and play space equipment,
- The Proposal is therefore contrary to the NPPF, saved Policy CS6 of the adopted Core Strategy, Policy FC1.1 of the Focussed Review, Policy 11.1 of the Stowmarket Area Action Plan (2013) and saved Altered Policy H4 of the adopted Mid Suffolk Local Plan First Alteration.

6. The application as submitted fails to demonstrate that the proposed development would not cause localised flooding through the identification of flood risk or adequate mitigation measures compliant with national or local standards. Furthermore it does not clearly describe the existing drainage system or fully describe sustainable drainage solutions for the development. As such the proposal conflicts with the aims of Para. 107 of the NPPF and Para. ID7 of the associated Practice Guidance, Policy CS4 of the adopted Core Strategy, Policies FC1 and FC1.1 of the Focussed Review (2012) and Policy 4.1 of the Stowmarket Area Action Plan (2013).

Philip Isbell
Corporate Manager - Development Management

Ian Ward
Senior Planning Officer

APPENDIX A - PLANNING POLICIES

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

- Cor1** - CS1 Settlement Hierarchy
- Cor2** - CS2 Development in the Countryside & Countryside Villages
- Cor5** - CS5 Mid Suffolks Environment
- Cor9** - CS9 Density and Mix
- CS SAAP** - Stowmarket Area Action Plan
- CSFR-FC1** - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
- CSFR-FC1.1** - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT
- CSFR-FC2** - PROVISION AND DISTRIBUTION OF HOUSING
- CSFR-FC3** - SUPPLY OF EMPLOYMENT LAND

2. Mid Suffolk Local Plan

- SB3 - RETAINING VISUALLY IMPORTANT OPEN SPACES**
- CL8 - PROTECTING WILDLIFE HABITATS**
- CL6 - TREE PRESERVATION ORDERS**
- GP1 - DESIGN AND LAYOUT OF DEVELOPMENT**
- RT12 - FOOTPATHS AND BRIDLEWAYS**
- H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT**
- H14 - A RANGE OF HOUSE TYPES TO MEET DIFFERENT ACCOMMODATION NEEDS**

3. Planning Policy Statements, Circulars & Other policy

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

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letters of representation have been received from a total of **251** interested parties.

The following people **objected** to the application

[Redacted list of names and addresses]

rket

[REDACTED]

[REDACTED]

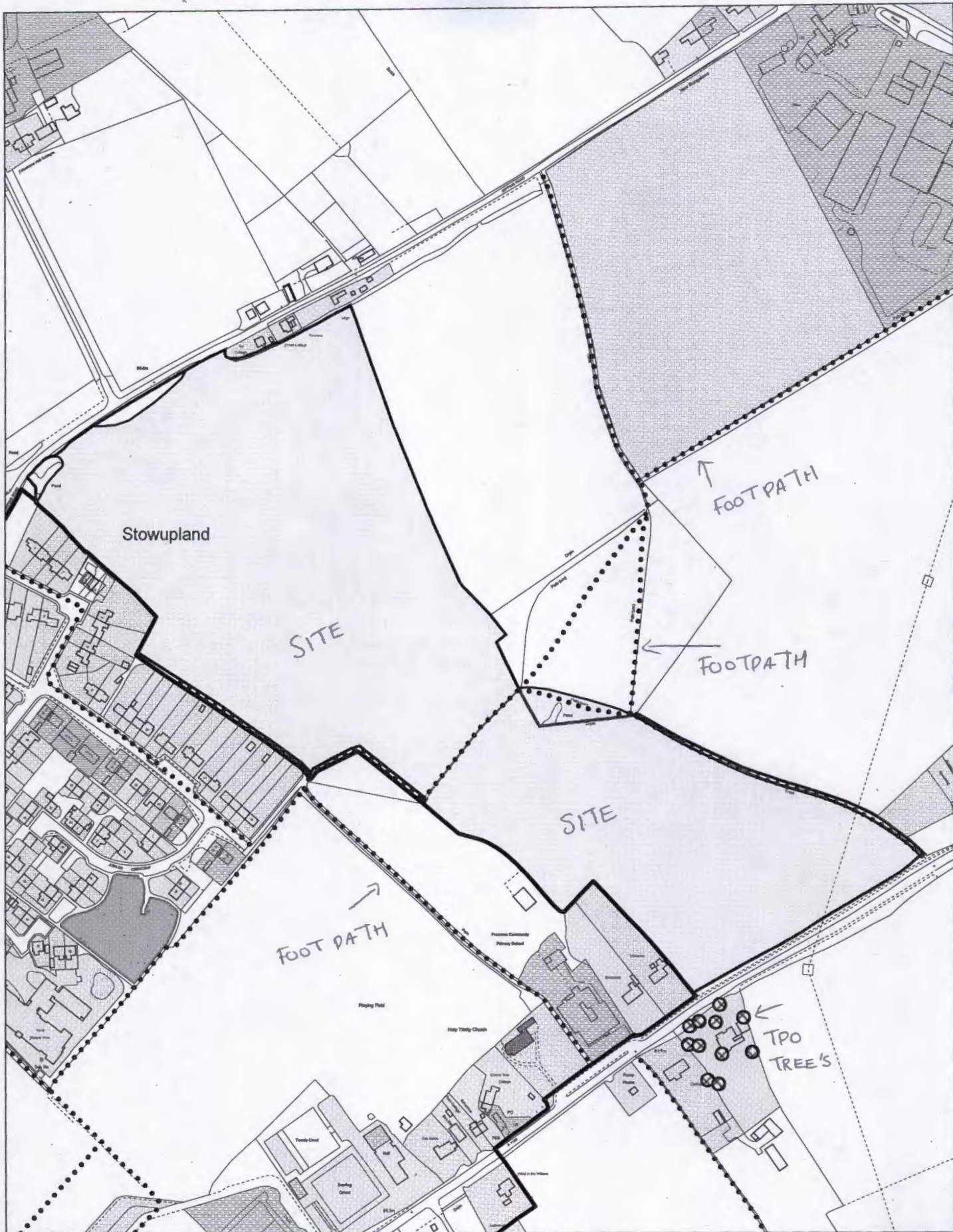
[REDACTED]

[REDACTED]

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

[Redacted]

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Deed Packet: COMMITTEE CONSTRAINTS

Address: 31216.



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



SCALE 1:2500

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Stowmarket Town Council Comments

Michelle Marshall

3112/15

The Town Council recommended refusal of the planning application on the following grounds:

i) That the proposed development would have a serious detrimental effect on local services including:

- Education;
- Health provision;
- Open space, sport and recreational provision;
- Library services; and
- Sewerage and drainage

ii) That the proposed development would have a serious detrimental effect on the local road network.

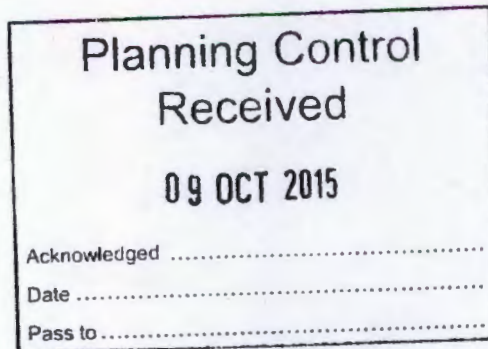


STOWUPLAND PARISH COUNCIL
 2 Broomspath Road, Stowupland, Suffolk, IP14 4DB
 Clerk: Claire Pizzey
 ☎ 01449 677005 (10am-noon Tuesdays-Thursdays)
 ✉ clairepizzey@outlook.com

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

09th October 2015

Dear Mr Ward



Application Number 3112/15 – Re-advertisement - Outline application for residential development of up to 175 dwellings with access, landscape, open space and associated infrastructure. All matters to be reserved with the exception of the main site access. | Land between Gipping Road and Church Road, Stowupland

Stowupland Parish Council **OBJECTS** to the above planning application. The Parish Council are not opposed to housing development in a suitable location.

Please see the comments below from the Parish Council relating to their objection.

- The Parish Council feel that the proposed development is too large for the village, it is in the wrong location and the proposed development is unsustainable. This number of dwellings would add more than 20% to the population of the village. This would simply be too much growth and would overwhelm the village. In talking about the three dimensions of sustainable development the NPPF says in paragraph 10:

“Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.”

This is the context for applying the presumption in favour of sustainable development (set out in paragraph 14). The Suffolk S106 letter indicates the extent of the problem from the schools point of view. With the move from three tiers to two the village will experience additional traffic movements at both schools. If this development is allowed the result at peak time will be people from the new development driving their children to school at Cedars Park and Stowmarket High School at the same time as the peak traffic movements at the two village schools.

Stowupland is a well-balanced community – it is a real rural village with a good mix of people, many who have lived here all, or most of their lives. This amount of development will have a big and detrimental impact on the social infrastructure of the village. We are not a dormitory village, the sports and social facilities are well supported, and whilst we welcome new residents the proposed quantity of new residents would put a strain on some of these facilities, particularly football.

There is some employment in and around the village, but the reality is that most will commute outside the village and the area to work. The reality is that most of these trips will be by car.

This proposed development will be in addition to the planned growth set out in the SAAP, and therefore the additional population will place an unsustainable demand on health care provision and other services and facilities (including leisure) in the Stowmarket area. If this development goes ahead it will set a precedent for similar unplanned development in other parishes increasing the stress on services and facilities.

Whilst most people are happy to see some new housing in the village the amount proposed in one location is simply too much.

- Traffic from this development will have a detrimental impact on the whole village.

175 dwellings will result in at least 300 vehicles, plus delivery vehicles, refuse lorries etc. Church Road, the A1120, is the main coast road (it is the designated tourist route). There are peaks on weekdays, fine weekends, particularly Sundays (when pelotons of cyclists are a regular feature throughout the year), and the road is also well used by lorries and farm traffic, and is the main route for emergency vehicles. SCC Transport comments indicate that public transport links are insufficient to support such a large development, and the inevitable consequence of this is a large amount of additional traffic using the lanes and A1120 causing congestion and danger to all.

At peak times the junction with the B1115 by the garage is congested and sometimes dangerous with some vehicle drivers trying to by-pass the traffic waiting to turn right onto the B1115 by mounting the verge. This junction is very close to the garage used by residents to buy newspapers and other items, and by students from Stowupland High School. There has already been one fatality here, and the inevitable amount of traffic movements from the proposed site would be detrimental to road safety from the point of view of all road users and residents in the village.

The application shows pedestrian and cycle access out onto Gipping Road. Gipping Road is a country lane with no footways, and with the national speed limit from Rendall Lane through to Columbyne Close. Traffic using this road has heightened since the move of the Post Office in 2014 and would not be suitable to be used in this capacity.

The Council carries out annual traffic surveys and has measured an increase in the volume of through traffic of some 10% in the last 2 years. The volume of traffic turning into and out of the High School entrance has increased by around 50%. Turns into the school access result in long tailbacks. Motorists are finding alternative routes via single track minor village roads to avoid driving past the schools.

The applicant's traffic consultants, Hydrock, have used figures from counts in September/October 2014 and taken no account of the increase in flow on A1120 and turning movements in the vicinity of the schools due to school reorganisation. Further, they have not built into their predictions the increase in flow which will be experienced when the Mill Lane development is in operation, and the anticipated increase in flow (and particularly turning movements at A1120/B1115 junction) when the next phase of the Cedars Park development and the Ashes Farm development are occupied. It would appear that the junction is already at capacity and motorists are finding alternative routes to avoid the junction, including using Thorney Green Road, Gipping Road and Randall Lane to join A1120 north-east of the village.

The amount of traffic movements from a development of this size is unsustainable and is against the core principles of sustainable development.

- A development of such a large area will result in loss of residential amenity for those living close to it; and a loss of visual amenity to all residents of the village, particularly walkers, riders, runners, and all who use the footpath network and pass the site.

It is typical High Suffolk countryside as evidenced by the Landscape and Visual Appraisal submitted with the application. However, this report fails to place the proposed development in a wider context. The photographs submitted give a hint of this, but a site visit and walk around the network of rights of way reveal wide views from, through, and into the site from beyond the boundaries. It should be noted that the photographs are taken with the trees and hedgerows in full leaf. On a clear day the value of this site to the wider countryside, the area around the village that is an essential part of its character, is very evident. The fact that the High Suffolk landscape in this area does not have a national or local designation does not mean that it is not of value to the immediate and wider area.

The development will change the character of the area. The inevitable urbanisation, including roads, and street lighting, will be out of character with the settlement pattern in the village. The greens and playing fields, and well-treed boundaries are a dominant feature of the village. Currently there is a clear sense of where the village is and where the countryside starts. SAAP Map 6.1 Visually Important Open Spaces illustrates this very well. A housing estate, no matter how well designed, will look (and feel) totally out of place in this location.

Paragraphs 6.51 to 6.55 of the SAAP describe the context of the villages surrounding Stowmarket. Paragraph 6.51 states:

".....These villages are an essential part of our rural way of life and their unique character and local distinctiveness needs to be maintained and protected. This is especially the case for the villages surrounding Stowmarket where the future growth of the town may require the use of land."

SAAP Policy 4.2 Providing a Landscape Setting for Stowmarket states:

"..... 5) The council will resist development that would have a harmful effect on the value of a Visually Important Open Space and will require developments that may have a detrimental effect on the quality of a Visually Important Open Space to be sensitively designed to minimise these effects."

The wider landscape character includes listed buildings and cottages that are typical of this 'big sky' Suffolk landscape. This is described in paragraph 9.9 of the SAAP, and Policy 9.5 Historic Environment, particularly paragraph (iii). This landscape provides an essential setting and historical context for the grade II listed Columbine Hall, and the proposed development would destroy this, and scar the rural setting of the village including the outlying cottages and farmhouses.

The views of painted gables and roofs of cottages and listed buildings, the small groups of small painted cottages like those in Gipping Road adjacent to the site, and the groups of trees, hedgerows, and the remnants of ancient woodland (particularly Gipping Wood, and woodland at Combs Wood, and Badley), and views across the valleys (to Haughley and Old Newton to the north, and Badley, Combs, Barking and Wattisham to the south) will all be irrevocably damaged by this development.

Once developed the character and appearance of the rights of way that cross and run alongside the site will be lost forever. This change will inevitably lead to the loss of natural habitats in the ditches, ponds, trees and hedgerows. The reported sightings of protected species are really only the tip of the pyramid. Country dwellers don't think to report the sightings of protected species – it is part of living in the countryside.

This is an outline application with all layouts and sketches clearly marked as indicative. Once outline permission is granted and the land sold a house-builder can interpret "good design" in a number of ways, and the resulting layout and design of houses may look nothing like the sketches. This amount of new development is out of scale and character with the village, and will have a detrimental impact on the rural character and setting of the village. New dwellings are not going to be of the same proportions as the low density housing along Church Road and the cottages on Gipping Road and Church Road, and will look out of place next to a rural village.

- The proposal is in the countryside outside the settlement boundary for Stowupland and it is contrary to extant policies from the 1998 Local Plan, Mid Suffolk's Core Strategy, the Core Strategy Focussed Review

(CSFR), the Stowmarket Area Action Plan (SAAP), and does not comply with any of the exception criteria for development in the countryside set out in paragraph 55 of the NPPF.

The proposal is contrary to: Policy CS2 Development in the countryside and Countryside Villages; CS5 Mid Suffolk's Environment (particularly Landscape and Historic Environment); FC2 Provision and Distribution of Housing (175 dwellings on greenfield land is nearly double planned in the first five year period for all Key Service Centre villages in the district, and nearly all of the greenfield site provision in all KSC villages for a ten year period).

The SAAP allocates land for growth in and around Stowmarket, Mid Suffolk's largest and most sustainable settlement. Stowupland is one of two Key Service Centres in the SAAP, and the document explicitly states, at paragraph 6.14: *"The Core Strategy includes provision for housing allocations in key service centers and primary villages. The Stowmarket Area Action Plan does not propose any allocations in its villages, because they are close to Stowmarket, which is the most sustainable location in relation to local employment and services."*

Paragraph 6.15 goes on: *"There will be scope for smaller scale housing development in some of the adjoining villages which have local services. These smaller scale development opportunities will be expected to share a fair proportion of the infrastructure delivery costs"*

The application site was not considered during the examination process, and the SAAP was not the subject of legal challenge following adoption.

Mid Suffolk has two up-to-date local plans, both post-NPPF.

- The Parish Council have made significant progress with the work required to produce a Neighbourhood Plan. Results of a mini-questionnaire are already available and show clearly that residents do not support developments of the size being proposed by Gladman. It is anticipated that the Plan will be ready to submit to MSDC in the spring. Approval of this development would deprive the community of deciding for itself how much growth is needed and where it should go. This type of proposal is the very antithesis of Localism. It will also weaken the approved local plans, the CSFR and the SAAP, as it will create a precedent that others will inevitably seek to follow.
- Much is made of the alleged lack of a five-year housing land supply in Mid Suffolk.

In recent months appeals have been dismissed where Inspectors have acknowledged that the councils could not demonstrate a five-year housing land supply but that other planning issues significantly outweighed the benefits of these schemes. The Report of the Communities and Local Government Committee on the Operation of the National Planning Policy Framework published on 9 December 2014 brings this issue, and this type of "Gladman" application to the attention of the Minister, and the third change noted in the Summary says "Provisions in the NPPF relating to the viability of housing land are leading to inappropriate development: these loopholes must be closed." The CPRE published a report in September 2014, Targeting the Countryside which calls on the Government to (amongst other things) "Amend paragraph 49 of the NPPF so that there is not an automatic presumption in favour of granting planning permission where the local authority is unable to demonstrate a five year land supply." The research behind this report "Housing Supply Research: The impact of the NPPF's housing land supply requirements on housing supply and the countryside" (carried out by Parsons Brinckerhoff) includes many appeal case studies, and is available on the CPRE website.

The presence or lack of a five-year land supply doesn't override the need to determine the application in accordance with the development plan. The proposed development is unsustainable and contrary to the NPPF, and contrary to policies in the 1998 Local Plan, the adopted Core Strategy and Focussed Review, and the Stowmarket Area Action Plan. There are sound planning reasons why the application should be refused, as the adverse impacts of this proposed development would significantly and demonstrably outweigh the benefits of providing a large number of dwellings in Mid Suffolk, contrary to the NPPF.

In summary the weight of the objections that the Parish Council have received at the public meetings has been enormous. The range of objections against this development include concerns about the impact this amount of development would have on the village, traffic safety, the loss of residential and visual amenity, the wellbeing of all residents, and that it is contrary to local policies and against the wishes of the community.

The Parish Council feel strongly that developments within Stowupland need to be planned with the residents taking a lead through the Neighbourhood Plan process, not by a predatory developer imposing a large housing estate in an unsuitable location.

Yours sincerely,

On behalf of Stowupland Parish Council

Claire T Pizzev

Mrs Claire Pizzev
Parish Clerk

CONSULTATION RESPONSE

FROM: Carol Clarke – Communities Officer

REF: 3112/15 - OUTLINE

PROPOSAL: Outline application for residential development of up to 175 dwellings with access, landscape, open space and associated infrastructure. All matters to be reserved with the exception of the main site access.

LOCATION: Land between Gipping Road and Church Road, Stowupland

I refer to the above outline planning application for residential development of up to 175 dwellings with access, landscape, open space and associated infrastructure. All matters to be reserved with exception of the main site access.

The proposed development would put community facilities under increased pressure so a contribution/or on-site provision for the following will be required – play areas, informal recreation space, village halls/community centres, outdoor pitches (including STP's) and outdoor other sports facilities (bowls, tennis, MUGA's etc.). This is necessary to make the development acceptable in planning terms.

Due to the outline form of the application the exact amount is unknown at this stage. The S106 should reflect this with the standard wording for outline applications.

The exact contribution required is calculated on the occupancy level based on the maximum capacity of bed spaces by the size of dwelling. For example a two-bedroom dwelling is assumed to have occupancy of 3 persons, and a three bedroom dwelling 4 persons.

The facilities described are available to the local community and are reasonably expected to provide for all the residents of the village, but the contributions sought are directly related to the proposed development.

The proposed development will bring more people to the village. There are existing deficits in provision, but these contributions are not to meet those deficits. Increased residential growth will exacerbate existing deficits though, and will increase demand on these facilities. With this in mind, the request for contributions meets the statutory tests set out in Regulations 122 and 123 of the CIL Regulations 2010.

The village hall in Stowupland has recently had some improvement works carried out but still requires some further work to ensure that it can continue to meet the needs of a growing local population. There are also issues with parking at the village hall as the car park is shared by users of not only the hall but those of the Bowls Club and the Sport & Social Club. Additional growth within the village and surrounding area will exacerbate this further.

The Play area behind the village hall is in need of upgrading and a project group has been formed to address this and funding is being sought. Given the close proximity of the existing play area in relation to the proposed development I am uncertain whether play facilities are necessarily required on-site. But given the mix of housing, the new development would provide for new families which will put additional pressure on the equipment at the existing play area so will create a need for additional equipment, not only for younger children but the 13+ age group.

Local sports facilities require investment including those at the Football, Cricket and Bowls Clubs and the local sports centre which is a dual use community facility at the high school. The Football club are fortunate to have the Village Hall, the Sports & Social Club, the High School and use of the village green who provide facilities for them to use but they are currently at maximum capacity. The key issues being the quantity and quality of not only the playing pitches but ancillary facilities as well. Currently there are quality issues with the pitch surfaces in terms of drainage and grass quality and due to this a number of games are having to be postponed and abandoned during the worst winter months. With regards to ancillary facilities the club currently have the use of two changing rooms which on the whole are adequate but are in need of upgrading, but due to the current size of the club additional changing rooms are needed. As a consequence the club are currently having to turn away new members and to resolve this in the very short term additional teams could be formed but due to the lack of facilities this is not possible. The additional new homes that are being proposed will cause even more demand exacerbating the problem further.

The Cricket Club also use same the facilities as the football club and the impact of the new development will also have an impact on their membership putting additional pressure on the current facilities.

Stowupland Bowls Club are also located on the same site as the football and cricket club although they are self-contained with their own facilities. The proposed new development will also put additional pressure on these facilities due to an increase in membership. For the club to be able to accommodate this investment will be required to ensure they can serve the needs of a growing community.

There is a need to provide a new artificial pitch (STP) in the Stowmarket area, which will serve the residents of Stowupland and this will help ease some of the pressure on Stowupland's football club with regards to capacity to take on additional memberships due to the need that will arise from the proposed new development.

Carol Clarke

Communities Officer

Babergh & Mid Suffolk District Council's



OFFICIAL

Suffolk Fire and Rescue Service

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

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



Your Ref: 15/3112/OUT
 Our Ref: FS/F221317
 Enquiries to: Angela Kempen
 Direct Line: 01473 260588
 E-mail: Fire.BusinessSupport@suffolk.gov.uk
 Web Address: <http://www.suffolk.gov.uk>
 Date: 21/10/2015

Dear Sirs

Land between Gipping Road and Church Road, Stowupland
Planning Application No: 15/3112/OUT

I refer to the above application.

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

Access and Fire Fighting Facilities

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

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

Water Supplies

Suffolk Fire and Rescue Authority recommends that fire hydrants be installed within this development. However, it is not possible, at this time, to determine the number of fire hydrants required for fire fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

Continued

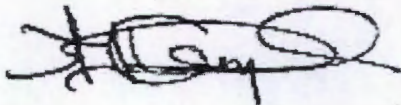
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Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information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

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

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

Yours faithfully



Mrs A Kempen
Water Officer

Copy; Gladman Developments Ltd, Mr Gladman, Gladman House, Alexandria Way,
Congleton, Cheshire, CW12 1LB

Enc; Sprinkler letter



OFFICIAL

Suffolk Fire and Rescue Service

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

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

Planning Control Received	
7 2 OCT 2015	
Acknowledged	Date:
Date	Date:
Pass To: IW	

Your Ref:	15/3112/OUT
Our Ref:	ENG/AK
Enquiries to:	Mrs A Kempen
Direct Line:	01473 260486
E-mail:	Angela.Kempen@suffolk.gov.uk
Web Address:	www.suffolk.gov.uk

21/10/2015

Planning Ref: 15/3112/OUT

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land between Gipping Road and Church Road, Stowupland
DESCRIPTION: 175 Dwellings
NO: HYDRANTS POSSIBLY REQUIRED: Required

If the Planning Authority is minded to grant approval, the Fire Authority will request that adequate provision is made for fire hydrants, by the imposition of a suitable planning condition at the planning application stage.

If the Fire Authority is not consulted at the planning stage, the Fire Authority will request that fire hydrants be installed retrospectively on major developments if it can be proven that the Fire Authority was not consulted at the initial stage of planning.

The planning condition will carry a life term for the said development and the initiating agent/developer applying for planning approval and must be transferred to new ownership through land transfer or sale should this take place.

Fire hydrant provision will be agreed upon when the water authorities submit water plans to the Water Officer for Suffolk Fire and Rescue Service.

Where a planning condition has been imposed, the provision of fire hydrants will be fully funded by the developer and invoiced accordingly by Suffolk County Council.

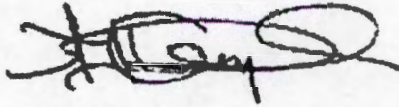
Until Suffolk Fire and Rescue Service receive confirmation from the water authority that the installation of the fire hydrant has taken place, the planning condition will not be discharged.

Continued

OFFICIAL

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

Yours faithfully

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

Mrs A Kempen
Water Officer

MID SUFFOLK DISTRICT COUNCIL

TO: Ian Ward

From: Sue Jackman – Housing Development Officer

Date: 17 September 2015

SUBJECT: 3112/15/OUT

Proposal: Gipping Road & Church Road, Stowupland

Outline application for residential development of up to 175 dwellings with access, landscape, open space and associated infrastructure

Consultation Response on Affordable Housing Requirement

Key Points

1. Background Information

- A development of 175 dwellings is proposed for this site
- This site is to be considered under the Mid Suffolk Local Plan altered policy, H4
- Therefore the council will be seeking 35% of the total provision of housing which is up to 61 dwellings.
- The site is offering 35% affordable dwellings

2. Housing Need Information:

2.1 The Babergh and Mid Suffolk District Strategic Housing Market Assessment confirms a continuing need for housing across all tenures and a growing need for affordable housing. The most recent update of the Strategic Housing Market Assessment, completed in 2012 confirms **a minimum need of 229 affordable homes per annum.**

2.2 The most recent version of the SHMA specifies an affordable housing mix equating to 41% for 1 bed units, 40% 2 bed units, 16% 3 bed units and 3% 4+ bed units. Actual delivery requested will reflect management practicalities and existing stock in the local area, together with local housing needs data and requirements.

2.3 The Council's Choice Based Lettings system currently has circa. 911 applicants registered for the Mid Suffolk area.

2.4 At September 2015 the Housing Register had 45 applicants registered for housing in Stowupland and 19 of these had a local connection to the village. 19 are over the age of 55 years.

2.5 It is considered good practice not to develop this number of affordable dwellings in one location within a scheme and therefore it is recommended that no

more than 15 affordable dwellings should be located in any one part of the development.

2.6 With regard to the open market housing on the site it is noted that the current proposal is to provide a range of dwelling types and sizes. Our 2014 Housing Needs Survey shows that there is a need across all tenures for smaller units of accommodation, which includes accommodation suitable for older people, wishing to downsize from larger privately owned family housing, into smaller privately owned apartments, bungalows and houses.

2.7 It would also be appropriate for any open market apartments and smaller houses on the site to be designed and developed to Lifetime-Homes standards, making these attractive and appropriate for older people.

3. Affordable Housing Requirement for Stowupland:

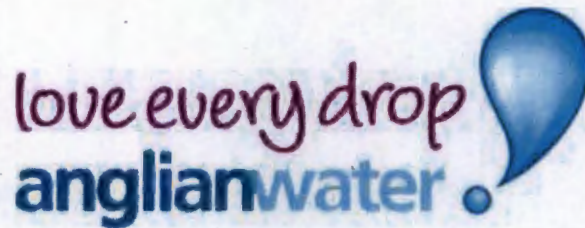
Affordable Housing Requirement	35 % of units = 61 affordable units
Tenure Split - 75% Rent & 25 % Intermediate e.g. New Build Homebuy accommodation, intermediate rent or shared ownership.	Affordable Rent =45 units All rented units will be let as Affordable Rent Tenancies Intermediate = 16 units
Detailed Breakdown Rented Units	General Needs Affordable Dwellings: <ul style="list-style-type: none"> • 10 x 1B 2P Flats at 50 sq m • 10 x 2B 3P Bungalows at 61 sq m • 15 x 2B 4P Houses at 79 sq m • 10 x 3B 6P House at 102 sq m <p>45 In Total</p>
Detailed Breakdown Intermediate Units	General Needs Intermediate dwellings: 6 x 1 bedroom dwellings 10 x 2 bedroom dwellings 16 Total

Other requirements

- Properties must be built to current Homes and Communities Agency Design and Quality Standards and be to Lifetimes Homes standards.
- The council is granted 100% nomination rights to all the affordable units in perpetuity.
- The Local Needs affordable homes will be restricted to local people in perpetuity
- The Shared Ownership properties must have a 75% staircasing bar, to ensure they are available to successive occupiers as affordable housing in perpetuity
- The Council will not support a bid for Homes & Communities Agency grant funding on the affordable homes delivered as part of an open market development. Therefore the affordable units on that part of the site must be delivered grant free.
- The affordable units delivered on the local needs part of the site will need further consideration regarding any grant application to the HCA and a support for grant cannot be guaranteed in this instance. It is recommended that RP partners consider this matter carefully.
- The location and phasing of the affordable housing units must be agreed with the Council to ensure they are integrated within the proposed development according to current best practice.
- On larger sites the affordable housing should not be placed in groups of more than 15 units.
- Adequate parking provision is made for the affordable housing units
- It is preferred that the affordable units are transferred to one of OUR partner Registered Providers – please see www.midsuffolk.gov.uk under Housing and affordable housing for full details



Sue Jackman
Housing Development Officer



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

AW Reference: 00009043
Local Planning Authority: Mid Suffolk District
Site: Land between Gipping Road and Church Road,
Stowupland
Proposal: 175 Dwellings
Planning Application: 3112/15

Prepared by Anna Lansdown

Date 01 October 2015

If you would like to discuss any of the points in this document please
contact me on 01733 414690 or email planningliaison@anglianwater.co.uk

ASSETS

Section 1 – Assets Affected

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

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

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

Section 3 – Foul Sewerage Network

- 3.1 The sewerage system at present has available capacity for these flows via a gravity regime split between the public foul sewers to the North and South of the development site. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

Section 4 – Surface Water Disposal

- 4.1 From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.
- 4.2 Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

Section 5 – Trade Effluent

- 5.1 Not applicable.

From: Harding Kerry (NHS ENGLAND) [mailto:kerryharding@nhs.net]
Sent: 28 September 2015 17:23
To: Planning Admin
Cc: Larsen Carolyn (NHS ENGLAND)
Subject: RE: Consultation on Planning Application 3112/15

Dear Sirs

Having reviewed the above planning application, this development falls within the locality for the Stowhealth Practice. This practice currently has capacity to accommodate the residents generated by the proposed development and therefore mitigation for health is not required and NHS England have no grounds for objection to this proposal.

Should you have any queries or require further information please do not hesitate to contact me

Regards

Kerry Harding
Estates Advisor

Telephone: 0113 824 9111

From: Vin.Ainsworth@hse.gsi.gov.uk [mailto:Vin.Ainsworth@hse.gsi.gov.uk]
Sent: 07 September 2015 10:31
To: Planning Admin
Subject: FW: Consultation on Planning Application 3112/15
Importance: High

Morning Planning,

Proposal: Outline application for residential development of up to 175 dwellings with access, landscape, open space and associated infrastructure. All matters to be reserved with the exception of the main site access.

Location: Land between Gipping Road and Church Road, Stowupland

Application Number: 3112 / 15

I am unable to access the Planning documents on your website - when I enter the Planning Reference Number - 3112/15, I get the following message:

'Error

Unable to perform this task. A remote exception occurred'

This application does not appear to fall within the Consultation Distance Zones of a Major Hazard Site or a Major Accident Hazard Pipeline - I have attached a print out from Grid Reference Finder where I think that I have identified the development area - could you confirm whether this is accurate, and if not could you forward the application and site details so that HSE could comment further please.

The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the consultation distances of Major Hazard Sites and Major Accident Hazard Pipelines.

When potential development sites are identified, if any of them lie within the Consultation Distances for either a Major Hazard Site or Major Accident Hazard Pipeline, Mid Suffolk Council can use PADHI+, HSE's on-line decision support software tool, to see how HSE would advise on any proposed development.

Please Note - A new Web App has recently been launched to all Local Authorities - this will eventually will replace PADHI+. At this stage it may be advisable to add your organisation as a 'New Group' in readiness:

<https://pa.hsl.gov.uk/>

Regards.

Vin

Vin Ainsworth
HID CEMHD5
Desk 75, Building 2, Floor 2,


41

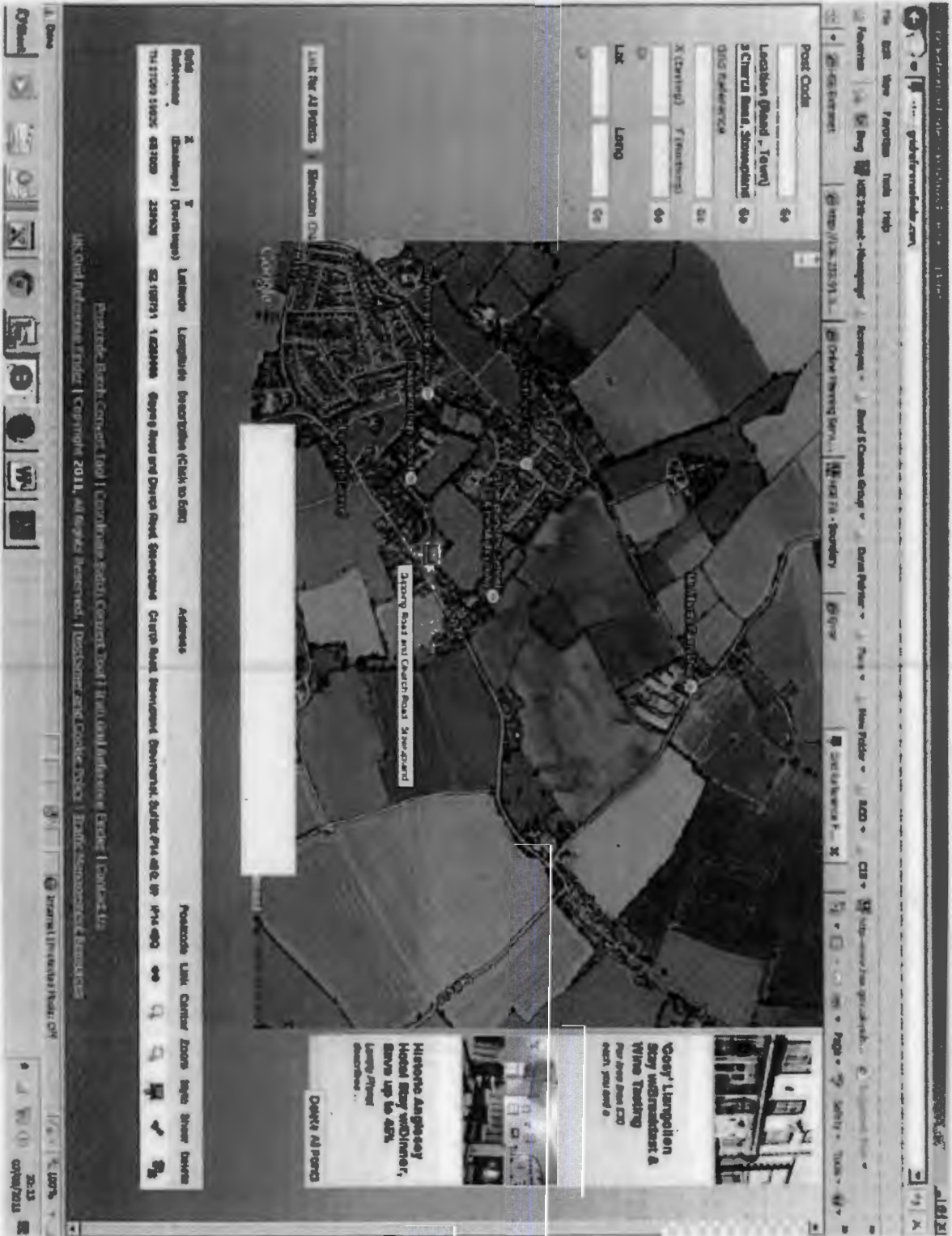
Redgrave Court,
Merton Road,
Bootle L20 7HS

Telephone - 0151 951 4072

Office Hours - Monday, Tuesday, Thursday & Friday - 7am - 4.45pm

Please Note that I do not work on Wednesday

 Please consider the environment before printing this e-mail



From: planningadmin@midsuffolk.gov.uk [mailto:planningadmin@midsuffolk.gov.uk]
Sent: 04 September 2015 16:48
To: concerns
Subject: Consultation on Planning Application 3112/15

Correspondence from MSDC Planning Services.

Location: Land between Gipping Road and Church Road, Stowupland

Proposal: Outline application for residential development of up to 175 dwellings with access, landscape, open space and associated infrastructure. All matters to be reserved with the exception of the main site access.

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

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

The planning policies that appear to be relevant to this case are SB3, CL8, CL6, C01/03, NPPF, GP1, RT12, Cor1, Cor2, Cor5, Cor9, CS SAAP, CSFR-FC1, CSFR-FC1.1, CSFR-FC2, CSFR-FC3, H13, H14, which can

be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

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

From: SCC Floods Planning
Sent: 07 September 2015 14:15
To: Planning Admin
Subject: RE: Consultation on Planning Application 3112/15

Dear Sir/Madam,

Thank you for your email in relation to the consultation of planning application **3112/15 – Land Between Gipping Road and Church Road, Stowupland.**

Our Protocol for Advising LPAs on Surface Water Drainage Aspects of Planning & Development Control for advising developers and planning authorities explains how we work with other flood risk management authorities.

The Local Surface Water Drainage Guide has information on our interpretation of current legislation, standards and guides.

Our Surface Water Drainage Proforma should be completed by the applicant as it shows that the applicant has considered the hierarchy of draining methods. It is part of the validation process for local planning authorities and must be completed as part of a major application.

Please forward this information to the applicant for completion and return to us.

Thank you

Sandra Turner
Business Support Officer
Highways Network Management Group
Resource Management
Endeavour House
8 Russell Road
Ipswich, Suffolk
IP1 2BX

Website: www.suffolk.gov.uk

Tel: 01473 264059
Fax: 01473 216864

On Behalf of the Flood and Water Management Team

From: planningadmin@midsuffolk.gov.uk [<mailto:planningadmin@midsuffolk.gov.uk>]
Sent: 04 September 2015 16:48
To: floods
Subject: Consultation on Planning Application 3112/15

Correspondence from MSDC Planning Services.

Location: Land between Gipping Road and Church Road, Stowupland

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45



Historic England

EAST OF ENGLAND OFFICE

Mr Ian Ward
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk
IP6 9DL



Direct Dial: 01223 582721

Our ref: P00476703

15 September 2015

Dear Mr Ward

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

**LAND BETWEEN GIPPING ROAD AND CHURCH ROAD, STOWUPLAND, SUFFOLK
Application No 3112/15**

Thank you for your letter of 4 September 2015 notifying Historic England of the above application.

Summary

The application seeks outline consent for a residential development of up to 175 dwellings with access, landscape, open space and associated infrastructure on land between Gipping Road and Church Road. The site lies to the south of Columbine Hall the surviving part of a grade II* listed manor house dating from c.1400 and c.1600. We have concerns that the proposed development would erode the wider rural setting and significance of Columbine Hall.

Historic England Advice

Columbine Hall is a picturesque house, attractively sited on a moat and constructed with a mixture of vernacular materials including rubble flint walling with a timber framed upper storey and tiled roof. It lies outside the village in a rural setting with a small group of farm buildings and houses to the south. Presumably historically this land supported the manor house and the surviving rural setting is a reminder of how it functioned and contributes to the aesthetic values of the property.

A residential development on the eastern side of Stowupland between Gipping and Church Roads was first proposed in application number 4002/14. The application site lies to the south of Columbine Hall, opposite the drive to the Hall which leads off Gipping Road. At present the drive lies beyond the edge of the village so a visitor has the sense of having left the settlement and being within the rural landscape which forms the wider setting to the Hall and, as described above, contributes to its



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk

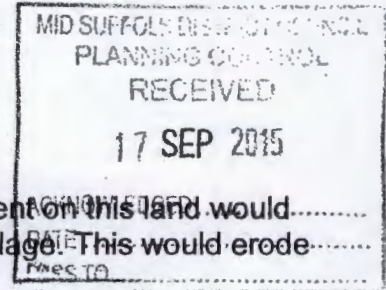


Historic England is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.



Historic England

EAST OF ENGLAND OFFICE



significance. The construction of a large residential development on this land would change its character from a rural field to part of the modern village. This would erode the rural setting of the Hall.

In our advice to the Council of 22nd January this year we did not object to the principle of development on the site, but noted the importance of a landscaping scheme at the northern edge of the site which would best preserve the rural setting of the entrance to and views from the Hall. The current application shows amendments which have improved the layout and landscaping, although the impact of changing the use of the land and visual effect of the development are still of concern.

The National Planning Policy Framework requires local authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets, paragraph 131. It continues in paragraph 132 by stating that great weight should be given to an asset's conservation and the more important the asset, the greater that weight should be. Where a proposal would result in harm to an asset's significance, this should be weighed against the public benefits, paragraph 134.

The application is for outline consent so full details of the development are not available at this stage but the information submitted gives some detail of the landscaping at the northern edge of the site. The enlarged green buffer at the northern end could help preserve the setting of Columbine Hall, but moving the housing further into the site by placing the open space proposed for the southern part of the site between it and the road would be better. We would therefore recommend this is given further consideration while the planting proposals are assessed by the Council's landscape officer to determine their effectiveness and any possible enhancement.

Recommendation

We have concerns that the residential development of the northern part of the site would erode the wider rural setting of Columbine Hall causing harm to its significance. The proposals show an improvement to the layout and landscaping at the northern edge of the site from the previous application. If your authority is minded to accept the principle of development we would recommend further consideration is given to placing the open space proposed for the southern part of the site between the housing at the northern end and the road. Also, the planting proposals should be assessed by the Council's landscape officer to determine their effectiveness at screening the housing on this side and any possible enhancement to them.



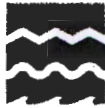
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HistoricEngland.org.uk



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47



Historic England

EAST OF ENGLAND OFFICE

Yours sincerely



David Eve

Inspector of Historic Buildings and Areas

E-mail: david.eve@HistoricEngland.org.uk

MID SUFFOLK DISTRICT COUNCIL	
PLANNING CONTROL	
RECEIVED	
17 SEP 2015	
ACKNOWLEDGED
DATE
PASS ID



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Telephone 01223 582749
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48



Date: 14th January 2015
Enquiries to: Chris Ward
Tel: 01473 264970
Email: chris.ward@suffolk.gov.uk

Colin Bird
Development Control
Suffolk County Council
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

Dear Colin

Suffolk County Council response to Land between Church Road and Gipping Road

Thank you for providing me the framework residential travel plan for the proposed development on land between Church Road and Gipping Road in Stowupland. I have had a chance to review the travel plan and have made some comments on the attached sheet.

As you can see that there is quite a bit of work that needs to be done for the document to be approved to support the application. There needs to be a firmer commitment to the provision of some travel plan measures to encourage the residents on the site to use the sustainable transport options that will be available to them on occupation. Also there needs to be some further information on the master plan of the site and how long the site is going to take to construct, as the updated travel plan will need to take this all into account.

If you require any clarification on the comments attached to this letter, please contact me to discuss.

I look forward to receiving the updated travel plan.

Yours sincerely

Chris Ward
Travel Planner
Economy, Skills and Environment

Paragraph 1.2.2: A copy of the full travel plan must be also submitted to Mid-Suffolk District Council.

Paragraph 2.1.2: Will the development be phased? What is the estimated time to fully construct the site?

Paragraph 2.1.7: The total number of bedrooms for the dwellings on the site must be provided in an updated travel plan to support any reserved matters, or full application.

Paragraph 2.1.8: Where will the cycle space be located? Will each dwelling have access to the cycle space without the need to wheel the bike through the dwelling (i.e. side gate)?

4.0 Sustainable Accessibility:

Include a list of site-specific issues or barriers for residents using sustainable transport. The objectives in the travel plan must look to overcome the issues and barriers listed in this section.

Will there be any improvements funded by the developer to improve sustainable transport accessibility?

4.2 Accessibility by Walking:

Will the site be designed so it is desirable for walking, such as having segregated access points and pathways?

Will there be any improvements to Gipping Road to include a footway that connects the site to the North of Stowupland and the Post Office/Farm Shop?

Paragraph 4.2.6: Appendix A is not included in the travel plan.

Paragraph 4.2.7: Is there a safe walking and cycling route to the primary and secondary schools?

4.3 Accessibility by Cycle:

Will the site be designed so it is desirable for cycling, such as having access points and pathways on the site that are segregated from motorised vehicles?

4.4 Accessibility by Public Transport:

Have there been any discussions with the local bus operator (Galloway) to see if they will be willing to provide an improved service to the site, as the existing services are very infrequent and not suitable for commuting to work?

Will there be any improvements to the existing local bus infrastructure that will be funded by the development?

Paragraph 4.4.1: Are the bus stops mentioned; flagged, covered, have timetables and are DDA compliant?

Table 4.1: Include information on the High Suffolk Community Transport "3" service.

Also include information on the Gipping North Demand Responsive Transport service (www.suffolkonboard.com/buses/suffolk-links-demand-responsive-transport/suffolk-links-gipping-north/)

Rail:

Include a table (like **Table 4.1**) that includes the times, frequencies, first and last trains that serve Stowmarket rail station.

Paragraph 4.4.5: There are limited opportunities to travel to Stowmarket rail station by bus as the existing services are limited and infrequent.

What cycle facilities are available at Stowmarket rail station?

5.0 Travel Plan Measures:

Include a list of the content that will be included in the welcome packs. The welcome pack content should also include the vouchers and discounts.

Paragraph 5.2.1: How frequently will the travel plan be marketed? Who will be responsible for conducting the marketing?

Paragraph 5.2.3: Who will be responsible for keeping the noticeboards up to date?

Paragraph 5.2.7: How will the personalised travel planning be conducted by the Travel Plan Coordinator (i.e. use of web based personalised travel planning, or Travel Plan Coordinator writing individual travel plans for each resident)?

5.3 Initiatives to Promote Car Sharing:

Include the promotion of National Liftshare Week as a measure to encourage car sharing.

Paragraph 5.4.1: Refer to Traveline East Anglia (www.travelineeastanglia.co.uk) as the main Traveline website (www.traveline.info) is now used as a journey planning website.

Also refer to the following public transport websites:

- www.nextbuses.mobi
- www.suffolkonboard.com
- www.suffolkonboard.com/buses/suffolk-links-demand-responsive-transport/suffolk-links-gipping-north/

Paragraph 5.4.2: The taster tickets should provide at least four weeks travel. If the Travel Plan Coordinator cannot negotiate the free tickets from the public transport operators there must be a commitment for the developer to fund the taster tickets instead. There must also be a commitment to provide the taster tickets from the start instead of investigating them at a later stage.

Up-to-date cost and fare information of using public transport should also be included in the welcome packs and notice boards.

Paragraph 5.6.2: The following also need to be promoted to residents:

- Bike Week
- The cycle route planners www.cyclestreets.net and www.cycle.travel/map

Will any cycle vouchers be provided to residents as part of their welcome packs? If so, what will be their value?

Paragraph 5.6.3: Suffolk County Council does not provide a cycle training service. Please refer to the DFT Bikeability scheme (www.bikeability.org) or local adult and child cycle training.

Paragraph 5.7.1: Will any home shopping vouchers be provided to residents as part of their welcome packs?

Paragraph 6.2.3: The Travel Plan Coordinator must remain in post six months prior to first occupation, and continue to remain in post until the five years have passed since the final (190th) dwelling has been occupied.

Paragraph 6.2.4: Include the estimated hours the Travel Plan Coordinator will spend on travel plan duties each week. This information can be based on existing residential developments of a similar size.

The contact details for the Travel Plan Coordinator must be provided to both Suffolk County Council and Mid-Suffolk District Council at the earliest possible opportunity.

Paragraph 6.3.1: How often will the travel steering groups take place?

Paragraph 6.3.2: The Travel Plan Coordinator must remain in post six months prior to first occupation, and continue to remain in post until the five years have passed since the final (190th) dwelling has been occupied to implement the travel plan. After this time period has elapsed the travel plan can then be passed on to the steering group.

Paragraph 7.2.2: An interim target should be included. For a development of this size and nature a 10% modal shift target should be included in the travel plan.

7.3 Travel Plan Objectives:

The objectives should look at overcoming the barriers or issues for the residents using sustainable transport that should have been listed in the **4.0 Sustainable Accessibility** section of the travel plan.

7.4 Travel Plan Targets:

There should be a target to undertake the resident travel surveys on occupation of the 100th dwelling.

Paragraph 7.4.7: There must be a commitment to update **Table 7.1** with the results from the resident travel surveys as soon as they are completed.

Also include TRICS data with the references to the sites used.

Table 7.1: Amend the text "2016 Mode Share Target" to "Year Five Mode Share Target" as the site is unlikely to be finished in 2016.

7.5 Monitoring:

Include the name of the person responsible for undertaking the monitoring.

Paragraph 7.5.1: The travel surveys must be first undertaken on occupation of the 100th dwelling and must continue on an annual basis until the five years have passed since the final (190th) dwelling has been occupied.

Paragraph 7.6.1: The travel surveys should be undertaken on occupation of the 100th dwelling to allow a bigger sample of residents to survey from.

Include **Appendix C** in the travel plan.

Paragraph 7.6.4: The travel plan surveys must be undertaken on an annual basis from occupation of the 100th dwelling and continue throughout the phasing and build out, until the five years have passed since the final dwelling has been occupied.

Paragraph 8.2.1: Suffolk County Council will only be able to provide the additional material listed in this paragraph if they receive Travel Plan Monitoring and Support fee through the Section 106 agreement; to cover officer time and the costs of providing the promotional material.

Paragraph 8.2.2: Promotional events such as Walk to Work, Bike and National Liftshare Weeks should also be included on notice boards and travel packs.

Will resident newsletters and social media be used to also market the travel plan?

Table 8.1: The table must also include the name of the person responsible for implementing each action.

The travel welcome pack must be available prior to the first dwelling being occupied, instead of three months after.

The travel survey should be undertaken as soon as the 100th dwelling has been occupied.

List the individual travel plan initiatives that will be implemented. This must include the timescales and the name of the person responsible for implementing each initiative.

Include the frequency of the steering group meetings.

There must be a commitment to implement and monitor the travel plan throughout occupation, until the five years have passed since the final (190th) dwelling has been occupied.

Appendices:

None of the appendices (**Appendix A, B & C**) were included in the travel plan. Please include them in the revised version.

Also the following additional appendices must be included:

- Finance Plan – that details the estimated cost of fully implementing the travel plan prior to occupation, throughout occupation, until five years have passed after the final (190th) dwelling has been occupied. The costs should include the cost of employing the Travel Plan Coordinator, printing costs, vouchers, monitoring, etc.
- Development Timetable – that details the phasing and estimated build out time of the whole development
- Site Master Plan
- Public Transport Timetables



Developments Affecting Trunk Roads and Special Roads

Highways England Response & Formal Recommendation to an Application for Planning Permission

From: Catherine Brookes (Divisional Director),
Network Delivery and Development
East of England Region
Highways England.

To: **Mid Suffolk District Council**

CC: transportplanning@dft.gsi.gov.uk
growthandplanning@highwaysengland.co.uk

Council's Reference: **3112/15**

Referring to the notification of a planning application dated 9th September 2015 referenced above, in connection with the A14, outline application for residential development of up to 175 dwellings with access, landscape, open space and associated infrastructure, all matters to be reserved with the exception of the main site access, Land between Gipping Road and Church Road, Stowupland, notice is hereby given that Highways England's formal recommendation is that we:

- a) offer no objection;
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);~~
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A – further assessment required);~~
- ~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

Re Highways Act Section 175B: (Please delete as appropriate)

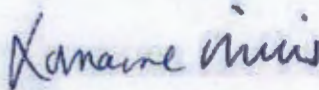
- a) ~~Highways England consents to access for any new connections to the Strategic Road Network as part of this application;*~~
- b) ~~Highways England does not consent to access for any new connections to the Strategic Road Network as part of this application~~
- c) Not relevant as there is **no common boundary** between the planning site and the SRN.
- d) ~~Not relevant as no new access is being proposed along the common boundary between the planning site and the SRN~~

* Where we give consent (a), under Section 175B, this is applicable only to the particular planning application and its accompanying documents, including agreed junction designs.

This represents Highways England formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should you disagree with this recommendation you must consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2015, via transportplanning@dft.gsi.gov.uk.

Signed by

Date: 14/09/2015	Signature: 
Name: Lorraine Willis	Position: Asset Manager
Highways England: Highways England Woodlands Manton Lane Bedford MK41 7LW	

HIGHWAYS ENGLAND (“we”) has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

This response represents our formal recommendations with regard 3112/15 and has been prepared by Lorraine Willis.

Date: 11 September 2015
Our ref: 165074
Your ref: 3112 / 15



Ian Ward
 Planning Services
 Mid Suffolk District Council
 131 High Street
 Needham Market
 Suffolk
 IP6 8DL

Hornbeam House
 Crewe Business Park
 Electra Way
 Crewe
 Cheshire
 CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Mr Ward

Planning consultation: Outline application for residential development of up to 175 dwellings with access, landscape, open space and associated infrastructure. All matters to be reserved with the exception of the main site access

Location: Land between Gipping Road and Church Road, Stowupland

Thank you for your consultation on the above dated 04 September 2015 which was received by Natural England on 04 September 2015.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The Wildlife and Countryside Act 1981 (as amended)
The Conservation of Habitats and Species Regulations 2010 (as amended)

Natural England's comments in relation to this application are provided in the following sections.

Statutory nature conservation sites – no objection

Natural England has assessed this application using the Impact Risk Zones data (IRZs) and is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which Gipping Great Wood has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(1) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.

Protected species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published [Standing Advice](#) on protected species.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.



The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at consultations@naturalengland.org.uk.

Local sites

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that *'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'*. Section 40(3) of the same Act also states that *'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'*.

Landscape enhancements

This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015, which came into force on 15 April 2015, has removed the requirement to consult Natural England on notified consultation zones within 2 km of a Site of Special Scientific Interest (Schedule 5, v (ii) of the 2010 DMPO). The requirement to consult Natural England on *"Development in or likely to affect a Site of Special Scientific Interest"* remains in place (Schedule 4, w). Natural England's **SSSI Impact Risk Zones** are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments *likely to affect a SSSI*. The dataset and user guidance can be accessed from the gov.uk website.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a



feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Alice Watson
Consultations Team





The Archaeological Service

Economy, Skills and Environment
 9-10 The Churchyard, Shire Hall
 Bury St Edmunds
 Suffolk
 IP33 1RX

Philip Isbell
 Professional Lead Officer
 Planning Services
 Mid Suffolk District Council
 131 High Street
 Needham Market
 Ipswich IP6 8DL

Enquiries to: Rachael Abraham
 Direct Line: 01284 741232
 Email: rachael.abraham@suffolk.gov.uk
 Web: <http://www.suffolk.gov.uk>

Our Ref: 2015_3112
 Date: 17 September 2015

For the Attention of Ian Ward

Dear Mr Isbell

PLANNING APPLICATION 3112/15- LAND BETWEEN GIPPING ROAD AND CHURCH ROAD, STOWUPLAND: ARCHAEOLOGY

This large proposed development site lies in an area of high archaeological potential as recorded by information held by the County Historic Environment Record (HER) and supplemented by information in the desk based application submitted by the applicant. Although no pre-medieval features are recorded on the site, there is moderate potential for later Iron Age and Roman deposits as the site lies at the head of a minor valley that has good evidence for an Iron Age and Roman farmstead some 1.2km to the south (SUP 009), about the average distance between such sites recorded elsewhere in intensive surveys in Suffolk. In the medieval period Stowupland is characterised by dispersed settlement – work around Stowmarket has shown that areas of medieval activity along the roadsides frequently survive, so the plot identified as a possible moat in the desk based assessment may be one of several properties along both the NW and the SE frontages of the proposed development area. This location offers potential for the discovery of hitherto unknown important features and deposits. The proposed works would cause significant ground disturbance that has potential to damage any archaeological deposits and below ground heritage assets that exist.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 141), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

The following two part archaeological condition is recommended:

1. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

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

2. No building shall be occupied until the site investigation and post investigation assessment has been completed, 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 part 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

REASON:

To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2012).

INFORMATIVE:

The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.

I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Mid Suffolk District Council, the Conservation Team of SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological investigation. In this case, an archaeological evaluation will be required to test the results of the geophysical survey which has been carried out at the site in order to establish its archaeological potential. Decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation.

Please let me know if you require any clarification or further advice.

Yours sincerely

Rachael Abraham

Senior Archaeological Officer
Conservation Team

From: PROW Planning
Sent: 18 September 2015 14:25
To: Planning Admin
Cc: team2@gladman.co.uk
Subject: RE: Consultation on Planning Application 3112/15

Our Ref: W499/049/ROW458/15

For The Attention of: Ian Ward

Public Rights of Way Response

Thank you for your consultation concerning the above application.

Public Footpaths 49 and 50 are recorded within the proposed development area; Public Footpaths 45, 46, 51 and 52 are adjacent.

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




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

This response does not prejudice any further response from Rights of Way and Access. As a result of anticipated increased use of the public rights of way in the vicinity of the development, we would be seeking a contribution for improvements to the network. These requirements will be submitted with Highways Development Management response in due course.

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

Regards

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

 (01473) 260811 |  jackie.gillis@suffolk.gov.uk |
 <http://publicrightsofway.onesuffolk.net/> | **Report A Public Right of Way Problem Here**

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

From: planningadmin@midsuffolk.gov.uk [mailto:planningadmin@midsuffolk.gov.uk]
Sent: 04 September 2015 16:48
To: PROW Planning
Subject: Consultation on Planning Application 3112/15

Correspondence from MSDC Planning Services.

Location: Land between Gipping Road and Church Road, Stowupland

Proposal: Outline application for residential development of up to 175 dwellings with access, landscape, open space and associated infrastructure. All matters to be reserved with the exception of the main site access.

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

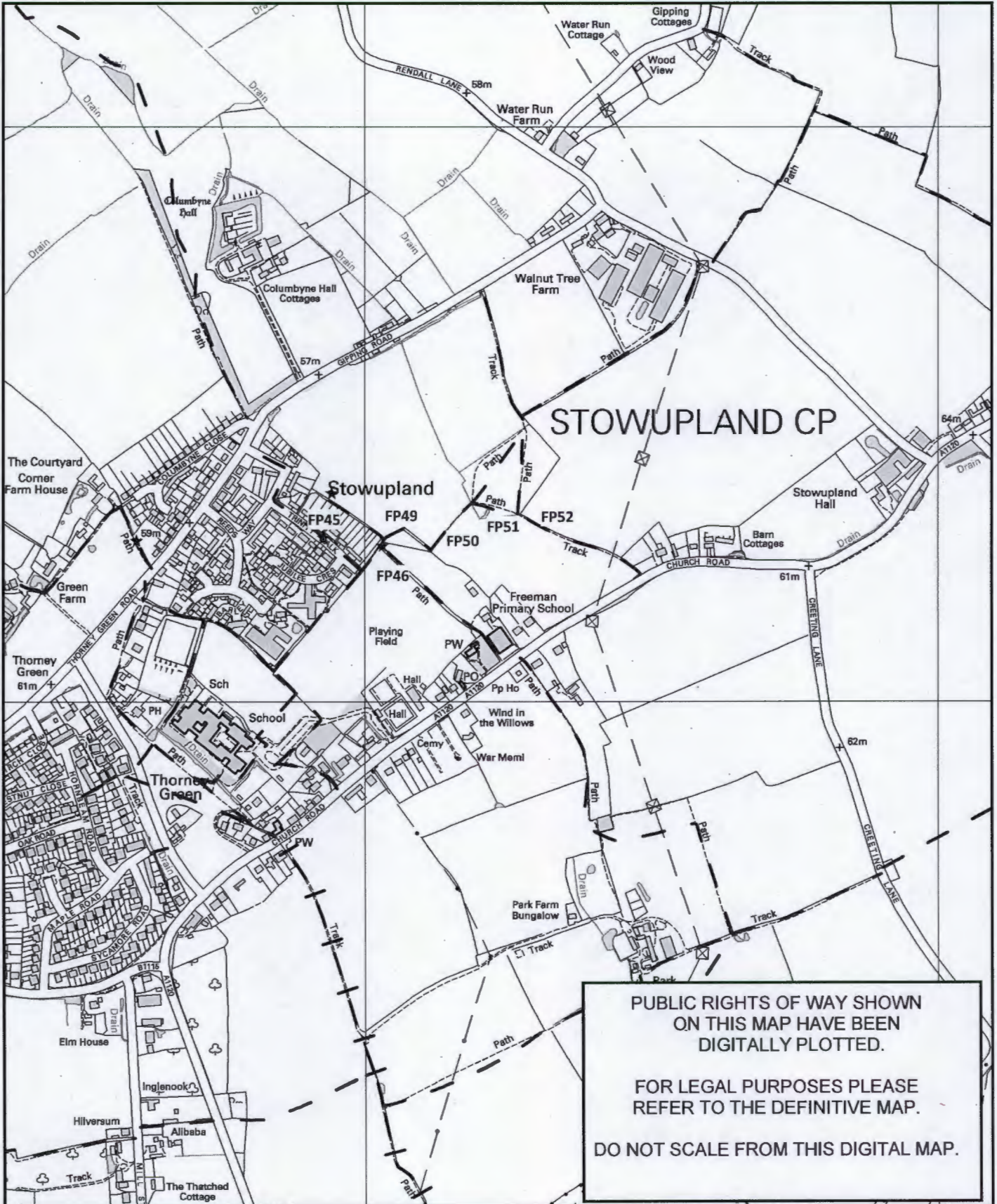
We request your comments regarding this application and these should reach us within 21 days. Please make these online when viewing the application.

The planning policies that appear to be relevant to this case are SB3, CL8, CL6, C01/03, NPPF, GP1, RT12, Cor1, Cor2, Cor5, Cor9, CS SAAP, CSFR-FC1, CSFR-FC1.1, CSFR-FC2, CSFR-FC3, H13, H14, which can

be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

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PUBLIC RIGHTS OF WAY SHOWN ON THIS MAP HAVE BEEN DIGITALLY PLOTTED.

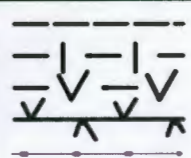
FOR LEGAL PURPOSES PLEASE REFER TO THE DEFINITIVE MAP.

DO NOT SCALE FROM THIS DIGITAL MAP.

3112/15 Land between Gipping Road and Church Road, Stowupland
Public Rights of Way



Resource Management
 Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX



- Public Footpath
- Bridleway
- Restricted Byway
- Byway
- Definitive Map Parish Boundary

Scale 1:7500



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Consultee Comments for application 3112/15

Application Summary

Application Number: 3112/15

Address: Land between Gipping Road and Church Road, Stowupland

Proposal: Outline application for residential development of up to 175 dwellings with access, landscape, open space and associated infrastructure. All matters to be reserved with the exception of the main site access.

Case Officer: Ian Ward

Consultee Details

Name: Mr Robert Boardman (Stowmarket Ramblers)

Address: 8 Gardeners Walk, Elmswell, Bury St Edmunds IP30 9ET

Email: bob@gardeners8.plus.com

On Behalf Of: Ramblers Association - Bob Boardman

Comments

Although this application is another case of urban sprawl it appears from the plans that this development will be screened from the footpaths which are routed around the edge of the site. It should be a condition of granting the application that the screening hedge, whether existing or newly planted should be kept in good order and of sufficient height to obscure views of the development.

From: Hunter, Andrew [mailto:andrew.hunter@environment-agency.gov.uk]
Sent: 21 September 2015 18:07
To: Planning Admin
Subject: 3112/15 - Land between Gipping Road and Church Road, Stowupland

Outline application for residential development of up to 175 dwellings with access, landscape, open space and associated infrastructure. All matters to be reserved with the exception of the main site access.

We have reviewed the application and accompanying documents and advise the Council that we have no objection and no comments to make on the development proposal.

Andrew Hunter
Sustainable Places - Planning Advisor
Environment Agency
Iceni House
Cobham Road
Ipswich
IP3 9JD

Direct dial 01473 706749
email andrew.hunter@environment-agency.gov.uk

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Your ref: 3112/15
 Our ref: Stowupland – land between Gipping
 Road and Church Road 00043161
 Date: 22 September 2015
 Enquiries to: Neil McManus
 Tel: 01473 264121 or 07973 640625
 Email: neil.mcmanus@suffolk.gov.uk

Mr Ian Ward,
 Planning Services,
 Mid Suffolk District Council,
 Council Offices,
 131 High Street,
 Needham Market,
 Ipswich,
 Suffolk,
 IP6 8DL

Dear Ian,

Stowupland: land between Gipping Road and Church Road – developer contributions

I refer to the above outline planning application for residential development of up to 175 dwellings with access, landscape, open space and associated infrastructure. All matters to be reserved with the exception of the main site access.

The development falls within the Stowmarket Area Action Plan (SAAP) and it therefore needs to be considered in relation to SAAP Policy 11.1 and Core Strategy Policy CS6 which requires all development to provide for the supporting infrastructure they necessitate. Mid Suffolk's Core Strategy Focused Review was adopted on 20 December 2012 and contains a number of references to delivering sustainable development including infrastructure e.g. Strategic Objective S06, Policy FC 1 and Policy FC 1.1. It is considered that the requirements of SCC meet the legal tests as set out in paragraph 204 of the National Planning Policy Framework and Regulation 122 & 123(3) of the Community Infrastructure Levy Regulations 2010 (as amended).

I set out below Suffolk County Council's corporate views, which provides our infrastructure requirements associated with a scheme of up to 175 residential dwellings which need to be considered by Mid Suffolk. The county council will need to be a party to any sealed Section 106 legal agreement if it includes obligations which are its responsibility as service provider. Without the following contributions being agreed between the applicant and the local authority, the development cannot be considered to accord with relevant national and local policies.

The National Planning Policy Framework (NPPF) sets out in paragraphs 203 – 206 the requirements of planning obligations, which are that they must be:

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

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

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

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

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

However it is proposed that this site identified as a strategic allocation which is zero rated for CIL and the mitigation required ensuring the delivery of sustainable development as set out in the NPPF will continue to be dealt with via planning obligations.

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

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

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

We would anticipate the following **minimum** pupil yields from a development of 175 residential units, namely:

- a. Primary school age range, 5-11: 43 pupils. Cost per place is £12,181 (2015/16 costs).
- b. Secondary school age range, 11-16: 31 pupils. Cost per place is £18,355 (2015/16 costs).
- c. Secondary school age range, 16+: 6 pupils. Costs per place is £19,907 (2015/16 costs).

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

The local catchment schools are Stowupland Freeman CP School and Stowupland High School.

Based on existing forecasts and assuming a 5% flex for contingency school planning purposes the local schools are forecast to be operating at full capacity i.e. there will be no surplus places available at the catchment schools to accommodate any of the pupils arising from this scheme. **Based on this current position we will require contributions towards providing additional education facilities for the 80 pupils arising, at a total cost of £1,212,230 (2015/16 costs).**

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

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

2. **Pre-school provision.** Refer to the NPPF 'Section 8 Promoting healthy communities'. It is the responsibility of SCC to ensure that there is sufficient local provision under the Childcare Act 2006. Section 7 of the Childcare Act sets out a duty to secure free early years provision for pre-school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of the year for all 3 and 4 year-olds. The Education Bill 2011 amended Section 7, introducing the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds. From these development proposals we would anticipate up to 17 pre-school pupils at a cost of £6,091 per place.

There is 1 early years provider (Stowupland Pre School) in this area now operating with a deficit of places based on local need. Therefore we would request a capital contribution for 17 places at a cost of £103,547 (2015/16 costs).

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

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

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

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

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

An important element to address is connectivity with the development to services & facilities in Stowupland, such as safe walking/cycling routes to the schools.

A development of this size will require a number of transport matters to be addressed and mitigated via a Transport Assessment to include amongst other items the following:

- Travel Plan Monitoring and Support Fee.
- Travel Plan Implementation and Target Bond.
- Funding to implement local rights of way improvements.
- Funding to provide bus infrastructure to encourage the new residents to use public transport.

5. Libraries. The libraries and archive infrastructure provision topic paper sets out the detailed approach to how contributions are calculated. A contribution of £216 per dwelling is sought i.e. £37,800, which will be spent on enhancing provision at Stowmarket Library. A minimum standard of 30 square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of $(30 \times £3,000) = £90,000$ per 1,000

people or £90 per person for library space. Assumes average of 2.4 persons per dwelling. Refer to the NPPF 'Section 8 Promoting healthy communities'.

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

The waste disposal facilities topic paper sets out the detailed approach to how contributions are calculated. A contribution of £51 per dwelling is sought i.e. £8,925, which will be spent on enhancing provision in Stowmarket

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

7. **Supported Housing.** In line with Sections 6 and 8 of the NPPF, homes should be designed to meet the health needs of a changing demographic. Following the replacement of the Lifetime Homes standard, designing homes to the new 'Category M4(2)' standard offers a useful way of fulfilling this objective, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the local planning authority's housing team to identify local housing needs.
8. **Sustainable Drainage Systems.** Refer to the NPPF 'Section 10 Meeting the challenges of climate change, flooding and coastal change'. On 18 December 2014 there was a Ministerial Written Statement made by The Secretary of State for Communities and Local Government (Mr Eric Pickles). The changes took effect from 06 April 2015.

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


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

should be designed to ensure that the maintenance and operation requirements are economically proportionate.”

9. **Archaeology.** Please refer to the consultation response dated 17 September 2015 sent by Rachael Abrahams.
10. **Fire Service.** Any fire hydrant issues will need to be covered by appropriate planning conditions. We would strongly recommend the installation of automatic fire sprinklers. The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access for fire vehicles and the provisions of water for fire-fighting which will allow us to make final consultations at the planning stage.
11. **Superfast broadband.** SCC would recommend that all development is equipped with superfast broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion. Direct access from a new development to the nearest BT exchange is required (not just tacking new provision on the end of the nearest line). This will bring the fibre optic closer to the home which will enable faster broadband speed.
12. **Legal costs.** SCC will require an undertaking for the reimbursement of its own legal costs associated with any work on a S106A, whether or not the matter proceeds to completion.
13. The above information is time-limited for 6 months only from the date of this letter.

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

Yours sincerely,



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

cc Iain Maxwell, Suffolk County Council
 Andrew Pearce, Suffolk County Council
 Floods Team, Suffolk County Council
 Anne Westover, Suffolk County Council
 Sue Hooton, Suffolk County Council
 Rachael Abraham, Suffolk County Council

From: Denis Cooper
Sent: 24 September 2015 11:54
To: Planning Admin
Cc: Ian Ward; Jason Skilton; Steven Halls
Subject: RE: Consultation on Planning Application 3112/15

Stowupland outline application for residential development of up to 175 dwellings.

Suffolk County Council's (Flood & Water Management Teams) response regarding surface water drainage:

The FRA is unacceptable. SCC recommend a holding objection until an acceptable revised FRA and Development Framework plan are received.

Surface water drainage details would then need to be submitted for approval at detailed stage.

Some issues are described below:

The FRA does not clearly describe the existing drainage system or correctly identify flood risk or adequate mitigation measures compliant with national and local polices and standards. The revised FRA needs to inform the Development Framework master plan and Design & Access Statement. Insufficient appropriate spaces are currently included for SuDS.

The FRA confuses land drainage pipes with open watercourses and states, incorrectly on page 8, "the local district drainage authority – Mid Sussex CC " maintains the watercourses/culverts.

The FRA does not clearly explain that the whole site and upstream catchment drains to what appears to be a piped land drain/culvert sited along the boundary between Freeman Primary School and a property named Birdwood. It appears the school is at risk of flooding, which will be worsened should the land drain (if it is a pipe) or proposed flow control block, or inflows increase. The check on culvert capacity in the FRA does not seem to relate to this land drain.

Based on the topographical survey plans the arrow showing flow direction on plan 6 of the FRA (adjacent to property called "Waveney") appears to be incorrect.

The FRA includes Anglian Water sewer maps showing surface water from adjacent recent residential development appears to drain directly into the watercourse along the Western boundary. The topo. drawing indicates a circa 600 mm diameter pipe drains the development into the watercourse. The FRA needs to include the effects of this additional flow when considering flood risk from the watercourse. The EA surface water flood maps included in the FRA should be modified to take this into account.

The modified surface water flood map needs to be superimposed on the development framework / masterplan to demonstrate how the development avoids flood risk.

The FRA indicates no soakage tests have been undertaken and text is very confusing as it says the site is permeable (Do they mean "greenfield") and will become more permeable (typo?) after development! - which is incorrect. A limited number of soakage tests to BRE 365 should be undertaken to prove the site is not suited for infiltration type drainage.

The "Indicative drainage layout" in the FRA shows the proposed development would be drained via an attenuation pond (685 cu m for storage of 30 to 100+CC RP flows) + "Formal storage" (980 cu m for flows up to 30 year RP - It's not clear what form this storage takes) with the outlet control draining into the existing piped land drain which is routed along a "bendy" route through the school/neighbouring property. No details are described anywhere.....SCC's Guide does not permit such drains of unknown size, capacity or condition to be used. It is probably in private ownership.

The 100 year RP greenfield rate (controlled peak discharge) is estimated in the FRA to be 106 l/sec for the 100 Year RP from 7 Ha of developed area. i.e. 15 l/sec per ha

It is not clear if the land drain has capacity to receive or convey the proposed controlled peak discharge from the development, or indeed the flows from AW's existing upstream network plus the runoff from proposed open spaces and existing catchment flows.

If it has insufficient capacity for such flows then the proposed development will worsen flooding downhill off site, contrary to NPPF 103 and the Local Flood Risk Management Strategy) - affecting the school. (see flood path shown on the EA's SW Flood map) -This is because increased runoff from the development site would bypass the flow control and pipe.

Increased storage provision is likely to be needed to counter this issue.

The FRA does not mention such issues.

In addition no storage or controls are proposed in the FRA for limiting the volume of flow discharged (as required by NPPF 103 and DEFRA Technical standards s4 s5, & s6).

A reduced allowable discharge and even more additional storage and will be required to control volumes discharged from the development.

Calculations and the SW strategy plan appear to show an attenuation pond +formal storage is required to limit proposed flows to green field rates, but only one area for storage of water (SUDS) is shown on the Development Framework Plan. A table on the plan states the area of the attenuation pond to be 0.07 Ha but this appears to be inconsistent with the "Microdrainage" calculations which assumed one of the basins was 1140 sq m with vertical sides and up to 2m of water. This depth of water is probably unacceptable next to the primary school - AW's normal requirement is max 0.6m Space is also needed for side slopes and access.

The calculations need to include input data, matching network plans and be clearly annotated.

In addition the base of the pond (or standing water in the pond) needs to be above the outlet, but the outlet level is not defined in the FRA, and seems likely to be less than 1 m deep.

SUDS necessary to control flood risk on and off the site therefore need to be considerably larger than shown in the FRA.

In accordance with the Local Flood Risk Management Strategy, NPPF and the SCC SUDS Guide, the developer should, wherever possible be using multifunctional, above ground SUDS that enhance biodiversity and deliver improvements in water quality and amenity benefits.

However the proposed SW strategy does not mention best practise set out in the SCC Guide for controlling water quality. This will include using open SuDS - some including permanent water.

In addition it appears the Development Framework does not include sufficient space to access and maintain all the watercourses (as recommended in the FRA).

These green areas around the development might also be used for SUDS which could incorporate and make a feature of the watercourses. Existing ponds should be enhanced or retained.

The spaces shown in the Development Framework for SUDS need to be larger and more spread out. This will impact on the Development Framework layout.

SCC would expect such a low density (25 per ha) development to include more open SUDS close to source, such as road side swales, with attenuation spread throughout the site and multifunctional areas for SUDS, integrated with landscaping and development as described in the guidance below. Such designs enable the drainage system to be kept shallow and provide water quality and biodiversity benefits and have been shown to enhance saleability/property values.

The FRA contains no proposals for maintenance / adoption.

SCC's Proforma for SW drainage should assist and should be submitted with major planning applications (Download from website)

For further guidance see Suffolk County Councils [SCC-Floods-Planning-protocol](#) , [SCC-Local-SUDS-Guide-May-2015](#) or contact [:SCC Floods Planning <floods.planning@suffolk.gov.uk>](mailto:SCC_Floods_Planning@floods.planning@suffolk.gov.uk)

Regards

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