

Public Document Pack



DEVELOPMENT CONTROL COMMITTEE A	
DATE	Wednesday, 26 July 2017
PLACE	Council Chamber, Mid Suffolk District Council Offices, High Street, Needham Market
TIME	9.30 am

Please ask for: Committee Services

Direct Line: 01449 724673

Email: Committees@baberghmidsuffolk.gov.uk

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 a meeting and objects to being filmed should advise the Committee Clerk.

A G E N D A

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1 Apologies for absence/substitutions	
2 To receive any declarations of pecuniary or non-pecuniary interest by Members	
3 Declarations of lobbying	
4 Declarations of personal site visits	
5 NA/17/4 Confirmation of the minutes of the meeting held on 28 June 2017	1 - 6
6 To receive notification of petitions in accordance with the Council's Petition Scheme	
7 Questions by the Public	

The Chairman to answer any questions from the public of which notice has been given no later than midday three clear working days before the day of the meeting in accordance with Committee and Sub-Committee Procedure Rule 7.

8 Questions by Councillors

The Chairman to answer any questions on any matter in relation to which the Council has powers or duties which affects the District and which falls within the terms of reference of the Committee, of which due notice has been given no later than midday three clear working days before the day of the meeting in accordance with Committee and Sub-Committee Procedure Rule 8.

9 NA/17/5 Schedule of planning applications

7 - 8

a 5007/16 Land North of Chilton Leys, Chilton Leys, Stowmarket (Pages 9 - 74)

b 4455/16 Land to the South of Union Road, Onehouse (Pages 75 - 200)

c DC/17/02630 Common Room, Tacon Close, Eye (Pages 201 - 214)

d DC/17/02636 1-8 School Close, Norton (Pages 215 - 230)

e DC/17/02640 1 Cherryfields, Bramford (Pages 231 - 244)

10 Site Inspection

Note: *Should a site inspection be required for any of the applications this will be held on Wednesday, 2 August 2017 (exact time to be given). The Committee will reconvene after the site inspection at 12:00 noon in the Council Chamber.*

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

Notes:

1. The Council has adopted a Charter on Public Speaking at Planning Committee. A link to the Charter is provided below:

<http://www.midsuffolk.gov.uk/assets/UploadsMSDC/Organisation/Democratic-Services/Constitution/Other-Links/Charter-on-Public-Speaking-at-Planning-Committee.pdf>

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

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

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

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

Members:

Councillor Matthew Hicks – Chairman – Conservative and Independent Group
Councillor Lesley Mayes – Vice Chairman – Conservative and Independent Group

Conservative and Independent Group

Councillors: Gerard Brewster
David Burn
Lavinia Hadingham
Diana Kearsley
David Whybrow

Liberal Democrat Group

Councillor: John Field

Green Group

Councillor: Anne Killett
Sarah Mansel

Substitutes

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

Ward Members

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

Mid Suffolk District Council

Vision

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

Strategic Priorities 2016 – 2020

1. Economy and Environment

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

2. Housing

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

3. Strong and Healthy Communities

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

Strategic Outcomes

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

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

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

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

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

Suffolk Local Code of Conduct

1. Pecuniary Interests

Does the item of Council business relate to or affect any of your/your spouse /partner's pecuniary interests?

Yes

Declare you have a pecuniary interest

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

Breach = criminal offence

No

No interests to declare

2. Non-Pecuniary Interests

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

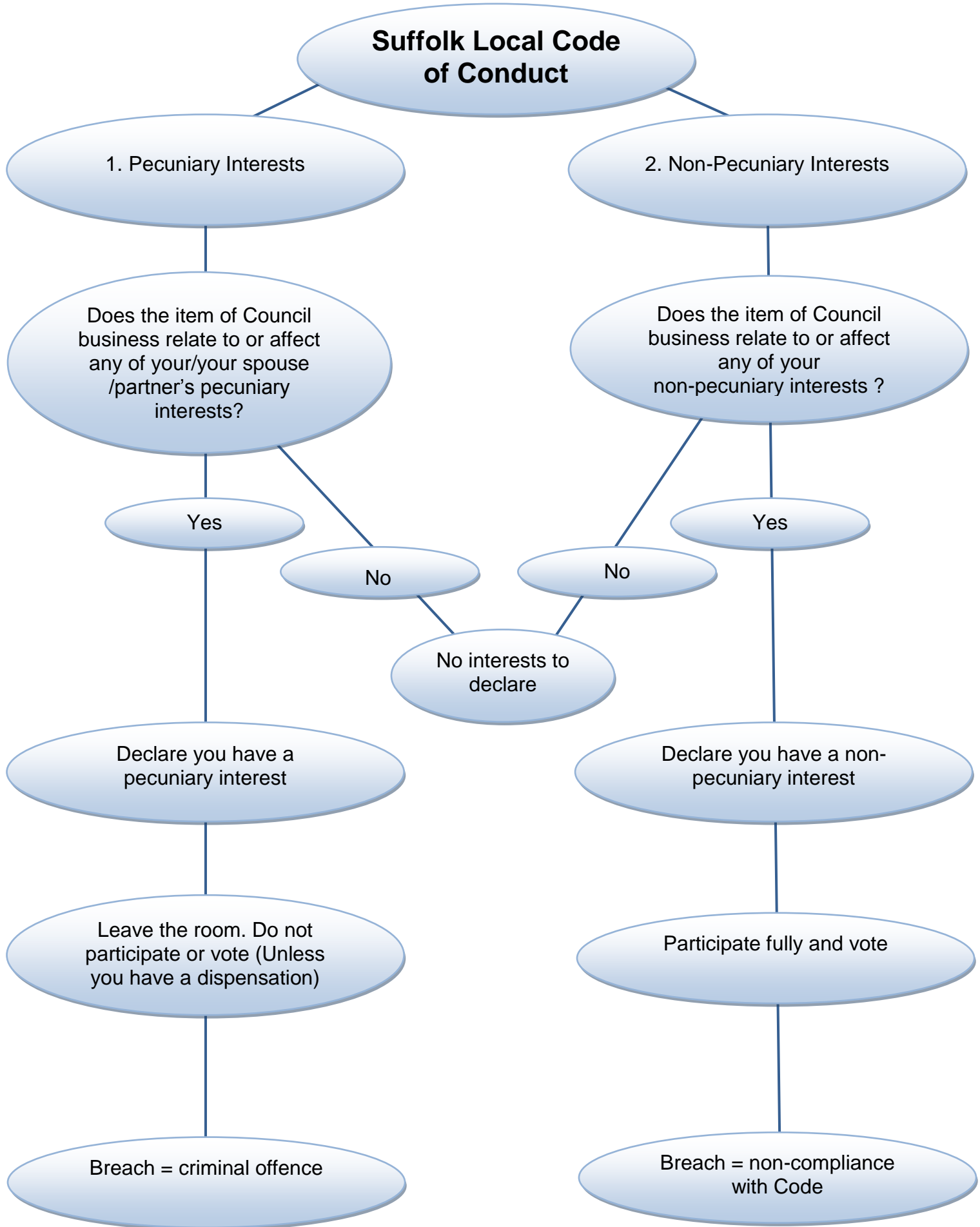
Yes

Declare you have a non-pecuniary interest

Participate fully and vote

Breach = non-compliance with Code

No



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Agenda Item 5

MID SUFFOLK DISTRICT COUNCIL

Minutes of the Meeting of the **MID SUFFOLK DEVELOPMENT CONTROL COMMITTEE A** held at the Council Chamber, Mid Suffolk District Council Offices, High Street, Needham Market on Wednesday, 28 June 2017

PRESENT:

Councillor Matthew Hicks - Chairman

Councillors:	John Field	Lavinia Hadingham
	Diana Kearsley	Anne Killett
	Sarah Mansel	Lesley Mayes
	Jane Storey *	David Whybrow

In attendance:

Senior Development Management Planning Officer (JPG)
Development Management Planning Officer (AS/RB)
Legal Business Partner – Planning (IdeP)
Governance Support Officer (VL/RC)

14 **APOLOGIES FOR ABSENCE/SUBSTITUTIONS**

Councillor Jane Storey was substituting for Councillor Gerrard Brewster and apologies were received from Councillor David Burn.

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

Councillor Anne Killett declared a Non-Pecuniary interest in Application 4010/16 as her uncle lived in Lion Road, Palgrave.

Councillor Diana Kearsley declared a Non-Pecuniary interest in Application 4010/16 as she was a friend of the owner of the listed building Pell Howell.

Councillor Lesley Mayes declared a Non-Pecuniary interest in Application 0019/16 as the application had gone before Stowmarket Town Council's Planning Committee.

Councillor David Whybrow declared a Non-Pecuniary interest in Application 0079/17 as he was aware of the previous applications on the proposed site.

16 **DECLARATIONS OF LOBBYING**

There were no declarations of lobbying.

17 **DECLARATIONS OF PERSONAL SITE VISITS**

There were no declarations of personal site visits.

18 **NA/17/1 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 3 MAY 2017**

The Minutes of the meeting held on 3 May 2017 were confirmed and signed as a correct record

19 **NA/17/2 CONFIRMATION OF THE MINUTES OF THE PLANNING REFERRALS COMMITTEE HELD ON 22 FEBRUARY 2017**

The Minutes of the Planning Referrals Committee held on 22 February 2017 were confirmed and signed as a correct record.

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

None received.

21 **QUESTIONS BY THE PUBLIC**

None received.

22 **QUESTIONS BY COUNCILLORS**

None received.

23 **SCHEDULE OF PLANNING APPLICATIONS**

In accordance with the Council's procedure for public speaking on planning applications a representation was made as detailed below:

Planning Application Number	Representations from
4010/16	Mike Bootman (Parish Council) Graham Lee (Objector)
0019/17	Phil Cobbold (Agent) Nigel Gates (Agent) & David Elder (Applicant) – to answer questions only
Item 1	
Application Number:	4010/16
Proposal:	Application for Outline Planning Permission – Erection of 5 no dwellings and garages and construction of new vehicular access
Site Location:	PALGRAVE – Kyloe, Priory Road IP22 1AJ
Applicant:	Mr and Mrs B Dorling

The Case Officer presented the application and informed members that the development site was abutting the southern edge of the Settlement Boundary of the village of Palgrave and that the proposed site entrance would be on a road attributed with the National Speed Limit. In response to Members questions on the possibility of a pavement along Priory Road as well as about the National Speed Limit he responded that there was no pavement on Priory Road and access would be shared between traffic, pedestrians, and cyclists. The Senior Development Planning Officer clarified to Members that the Committee could not change the speed limit but a bespoke letter could be sent to Suffolk County Council's Highways Department.

Mr Mike Bootman, from Palgrave Parish Council, said pre application advice omitted the proximity to the listed building (Pell Howell) and that heritage assets should be given more weight. He outlined that the development was unsustainable due to the local school reaching capacity in the next year and that Diss Town Council, representing the principle service provider, had not been consulted on the application. He said Suffolk County Council's Highways Department had commented that safe and suitable access should be available for all, and that this had not been properly addressed in the final report. He added that the Parish Council were also actively considered a proposal to close Priory Road for through traffic and that pedestrian safety is currently being investigated by County Councillor Jessica Fleming and Suffolk County Council's Highways Department. He felt that a precondition should be included for connectivity to the sewers and that satisfactory and achievable proposals should be brought forward. Mr Bootman concluded that there would also be disruption to residents on Priory Road due to installation of amenities.

Councillor David Whybrow enquired on the progress of the Neighbourhood Plan in Palgrave. The Senior Development Planning Officer responded that the plan was still very early in its development and there were no draft policies so should be given little weight.

Mr Graham Lee, Objector, said he was very concerned about road safety as Suffolk County Council's Highways Department had originally objected to the proposal due to a footpath not being included in the proposal and that the NPPF stated that safe and suitable access should be available for all. No explanation had been given for withdrawing the objection following the traffic survey. He also commented that the drawing showing the visibility splays was inaccurate as there was no verge as shown. Mr Lee continued by outlining how the development would mean a loss of hedgerows and habitats in the area and that the site was not within the existing settlement boundary.

Members raised questions about the distance to the centre of Palgrave and were advised that this was approximately 450 metres. Committee Chairman Matthew Hicks commented in response to traffic concerns that Suffolk County Council's Highways Department were the professional body and that this must be taken into account when making this decision.

Note: Councillor Diana Kearsley advised that she knew the owner of the adjacent listed building, Pell Howell. The Legal Business Partner advised that in view of this he recommended that Councillor Kearsley to take no further part in the debate or vote. Councillor Kearsley left the room and did not return until the application had been decided.

Phil Cobbold, the Agent, said the development was sustainable as had been proven by the approval of 23 other dwellings outside the settlement boundary. Following receipt of the traffic survey Suffolk County Council's Highways Department had raised no objections to the application. He commented that the development was sustainable and would provide environmental, economic and social benefits and that the Heritage Team said it caused less than substantial harm to the listed building as modern dwellings already flanked it.

Members raised concerns about the Education provision to which the Senior Development Planning Officer responded that any extension to the current school would be funded by the Community Infrastructure Levy but if a new school was needed then this would need to be secured through a Section 106 Agreement.

Committee Chairman Matthew Hicks read out an email from Councillor David Burn, Ward Member, which raised concerns around the sustainability of the application due to the lack of consultation with Diss Town Council as well as concerns around the safety of pedestrians on Priory Road as there was no provision for a footpath.

Members debated the application and some felt that road safety was a concern but that the site was sustainable. Councillor Whybrow proposed the recommendations in the report with the request that a bespoke letter be sent to Suffolk County Council's Highways Department to recommend a reduction of the current speed limit and extension of reduced speed zone. Councillor Jane Storey seconded this proposal.

By 6 votes to 2

Decision – Grant Outline Planning Permission subject to conditions including:

1. Reserved Matters Application condition
2. Time limit for submission of reserved matters application and commencement
3. Standard list of Approved Plans and documents
4. Land contamination report and remediation prior to commencement
5. Programme of archaeological investigation and recording prior to commencement
6. Details of surface water drainage
7. Those required by the Local Highway Authority
8. Those required by the Council's Ecology Consultants
9. Details of external materials and colours
10. Landscaping scheme and aftercare

Note: Letter to be sent to Suffolk County Council Highways Department recommending a reduction of the current speed limit and extension of reduced speed zone

Item 2

Application Number: **0019/17**
Proposal: Erection of six commercial units for B1 or B8 business units
Site Location: **STOWMARKET** – Land South of Gun Cotton Way IP14 5UL
Applicant: Atex Development Ltd

The Case Officer presented the Application and informed Members that the Officer's recommendation had been revised in the late papers as the Travel Plan details had now been agreed and that there had been an amendment to the location of Unit D to widen access. Members questioned the Officer about the width of the pathway along Gun Cotton Way and the serial development of the site. The Case Officer clarified that it would be unlikely that end users would use the public rights of way to access the site and it was deemed unreasonable to request contributions in this respect.

Nigel Gates, the Agent, and David Elder, the Applicant clarified that the footpath on Gun Cotton Way would be 2 metres wide and wouldn't have an impact on the existing vegetation that had been recently planted.

Committee Chairman Matthew Hicks read out an email from Councillor Dave Muller, Ward Member, commented that he fully supported the application as the land had always been earmarked for light Industrial units and that this would produce additional jobs for Stowmarket. Councillor Gary Green, Ward Member, fully concurred with Councillor Muller's comments.

Councillor David Whybrow said that the development was good news for Stowmarket, Cedars Park and Mid Suffolk and proposed an amendment to the recommendation that Construction Hours for Monday to Friday be limited to the hours of 08:00 to 18:00.

Members raised questions about the landscaping and the colour of the building which were addressed by the case officer clarifying that the proposed colour of the building was Goosewing Grey.

Councillor Sarah Mansel moved the recommendation subject to the amended condition on construction hours. The proposal was seconded by Councillor David Whybrow.

By a unanimous vote

Decision – That authority be delegated to the Corporate Manager – Growth and Sustainable Planning to grant Full Planning Permission subject to the prior completion of a Section 106 to secure the implementation and provide such contributions to the Travel Plan, and that such permission be subject to the conditions below:

- Time limit
- Accord with approved plans and documents

- Agree details and construct new footway along Gun Cotton Way
- Agree surface to new access and implement
- Parking to be provided prior to occupation and thereafter retained
- Written scheme of investigation (Archaeology) to be agreed prior to commencement of works and completed
- Details of Archaeological investigation to be agreed prior to occupation
- Details of proposed use and floor area of each unit to be agreed prior to first use and retained
- Removal of permitted development rights for uses outside of B1 and B8 use classes
- Working and delivery hours to be agreed prior to first use of the respective unit and operated in accordance with the approved hours
- Construction hours to be 08:00-18:00 Monday to Friday and Saturday 08:00-13:00 with no working on bank holidays or Sundays
- No external storage
- Construction Management Plan to be agreed prior to commencement of use and implemented
- Biodiversity mitigation measures and enhancement measures to be implemented in accordance with the ecology appraisal received 17 March 2017
- Details of external lighting to be agreed and no other lighting installed including lighting to advertisements or signage
- Details of barriers and gates to be installed prior to occupation
- Details of hard and soft landscaping to be agreed prior to commencement of works
- Approved landscaping to be implemented including replanting of any dead or dying plants
- Foul and surface water drainage to be implemented in full accordance with the FRA, addendum and approved drainage plans. To be managed in accordance with the FRA
- Details of surface water drainage during construction to be agreed prior to commencement of use and implemented accordingly
- Tree protection measures to be agreed prior to commencement of use and implemented accordingly
- Sustainability measures to be agreed and implemented (refer to Environmental Health sustainability comments)
- Provision of fire hydrants to be agreed prior to occupation and implemented

Agenda Item 9

NA/17/5

MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE A

SCHEDULE OF APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

26 JULY 2017

Item	Ref No.	Location And Proposal	Ward Member	Officer (Full)	Page No.
1.	5007/16	<u>Land North Of Chilton Leys, Chilton Leys, Stowmarket</u> Application for Outline Planning Permission for erection of 600 new dwellings together with a local centre, sports pavilion, open space and recreation facilities. (All Matters Reserved)	Paul Ekpenyong Lesley Mayes	John Pateman-Gee	9-74
2.	4455/16	<u>Land to the South of Union Road Onehouse</u> Erection of 300 dwellings, access, internal roads, garages, fences, walls, parking, landscaping, public open space, ecological enhancement works, drainage infrastructure and associated works	John Matthissen	Kathryn Oelman	75-200
3.	DC/17/02630	<u>Common Room Tacon Close Eye</u> Planning Application for a change of use from former sheltered accommodation common room to local authority office use.	Michael Burke	James Platt	201-214

4.	DC/17/02636	<p><u>1 - 8 School Close Norton Bury St Edmunds</u> Planning Application for a change of use from former sheltered accommodation common room to local authority office use.</p>	John Levantis Sarah Mansel	James Platt	215-230
5.	DC/17/02640	<p><u>1 Cherryfields Bramford</u> Full Planning Application for change of use of sheltered accommodation staff room to local authority office use.</p>	John Field Kevin Welsby	James Platt	231-244

Agenda Item 9a

Committee Report

Item No: 1

Reference: 5007/16

Case Officer: John Pateman-Gee

Ward: Stowmarket Central

Ward Member/s: Cllr Paul Ekpenyong. Cllr Lesley Mayes

Description of Development

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

Location

Land North of Chilton Leys, Chilton Leys, Stowmarket,

Parish: Onehouse

Conservation Area:

Listed Building: Affects Setting of Grade II

Received: 16/12/2016

Expiry Date: 13/04/2017

Application Type: OUT - Outline Planning Application

Development Type: Major Small Scale - Dwellings

Environmental Impact Assessment: Environmental Assessment Not Required

Applicant: Taylor Wimpy

Agent: Boyer Ltd

DOCUMENTS SUBMITTED FOR CONSIDERATION

The application, plans and documents submitted by the Applicant can be viewed online at www.midsuffolk.gov.uk. Alternatively a copy is available to view at the Mid Suffolk and Babergh District Council Offices.

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

The Corporate Manager - Growth & Sustainable Planning considers the application to be of a controversial nature having regard to the planning reasoning expressed by the Parish Council and / or the extent and planning substance of comments received from third parties and / or the location, scale and / or nature of the application.

It is a “Major” application for:

- a residential land allocation for 15 or more dwellings

PART TWO – APPLICATION BACKGROUND

History

Phase 1 adjacent to the site was approved and now implemented for 215 Dwellings, School and Employment area.

The estate road for this phase has been approved under Ref 5005/16 on the 3rd July 2017.

Application for full planning permission for highway and utilities infrastructure, including: main spine road, emergency access, drainage and attenuation, a pumping station, electricity substations and other utilities.

All Policies Identified As Relevant

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. Highlighted local and national policies are listed below. Detailed assessment of policies in relation to the recommendation and issues highlighted in this case will be carried out within the assessment:

Summary of Policies

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

List of other relevant legislation

- Human Rights Act 1998
- Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990
- Natural Environment and Rural Communities (NERC) Act 2006 (any rural site)

- The Conservation of Habitats and Species Regulations 2010
- Localism Act
- Consideration has been given to the provisions of Section 17 of the Crime and Disorder Act, 1998, in the assessment of this application but the proposal does not raise any significant issues.

Details of Previous Committee / Resolutions and any member site visit

None

Details of any Pre Application Advice

This application is proposed within one of the allocation sites designated via the Stowmarket Area Action Plan (SAAP) adopted early in 2013. Of the different allocations contained within the SAAP, Chilton Leys is one of the largest allocations of housing and proposes up to approximately a thousand new homes over the next fifteen years.

Most of the allocations as part of the SAAP policy requirement seek a development brief to be prepared and adopted as SPD. In this case a development brief for Chilton Leys was adopted by members on the 16th December 2013 and provides a lead for the consideration of this case as it did for the previous outline application for phase 1. Together both the SPD and SAAP provide the policy framework for development of Chilton Leys alongside the Core Strategy 2008 and its Focussed Review as well as the saved policies of the Mid Suffolk Local Plan 1998.

Public engagement has included the continuation of the place shaping group set up for phase 1 and has been a useful forum for discussion and feedback. The place shaping group had several meetings throughout 2016/2017 and included the Applicant, Local Planning Authority, Council members, Town/Parish Council members at various points.

Public engagement over time has made some alterations to the proposal both as an overall allocation and in respect of more specific aspects of this application. One alteration has been the removal of a community centre and its replacement with something else. The community centre was indicated to be a separate building adjacent to the primary school and retail unit. However, it became clear no authority had the resource to manage a separate building and there was concerns over viability of such a project. So "plan B" was considered and this was to explore a combined community use with the new primary school. While at first this was supported, the introduction of new free school considerations meant that we could no longer ensure that the operators of the school would accept dual school and community use and we had no means to secure this. This concluded with the scheme having to be considered without a community centre for the proposed housing and on balance it was considered not to be a significant problem given other available halls within Stowmarket and Onehouse. In fact, Onehouse village hall is a thriving use and residents of the new housing would likely to support this further as a competing resource would not be provided.

At the same time it became much clearer that sports provision within Stowmarket was lacking and upgrading the recreational provision of the scheme became an opportunity to explore. This has become "plan C" and is what is before members today. Previously the development brief indicated what was just a general recreation ground with small pavilion shelter to the south of the site, but now this has been altered into a more significant sports related hub with a more substantial supporting building with changing rooms to serve both sport interests and ancillary community use without competing with other facilities in the area. Also included is a multi-use games area. As an outline application the details are indicative at this stage, but it will be an opportunity for a building of interest at the end of the Chilton Leys development and would also happen to be on the route for the new bus service to serve this side of town including both Union Road and Chilton leys developments. The indicative details show football pitches, simply because these are the larger space users of potential recreation uses that could be located on this site, but it may be that any of the different sports or a range of sports could take the available space sought to be provided.

In conclusion through public engagement the developer and local planning authority has worked through several proposals to explore realistic and viable opportunities for the local area. They have taken what was a large open space originally considered to be necessary to ensure a buffer to the Paupers Grave site and keep a visual separation between Stowmarket and Onehouse village and while keeping this benefit have a defined purpose serving sport and recreational interests alongside this ensuring its maintenance and management for the long term.

Consultations and Representations

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

A: Summary of Consultations

Stowmarket Town Council (Full)

No objection be raised to the grant of planning consent, subject to the successful negotiation with the Planning Authority to ensure the timely implementation of suitable and sufficient infrastructure to adequately support increases in dwellings and residents within the local community.

Onehouse Parish Council (Summary)

Lack of strategic gap between Onehouse and Stowmarket. Concerns of bus entrance and bus route potential conflicts. Notes Listed Buildings in area and considers that there will be a detrimental effect on the VIOS of the Paupers Graves and this must be protected. Contrary to policies T10, CL11, HB1, GP1, H4, H13, H16, Cor6. Non planning matter comments also made.

Natural England (Summary)

Provides general comment and guidance.

MSDC - Heritage (Summary)

Has no objection in general to most historic assets, but notes potential risk to Shepherds Farm and change in setting for this rural building that will need to be addressed further under reserved matters.

SCC - Rights of Way Department (Summary)

No objections

Ramblers Association (Full)

I have viewed these plans. If this development goes ahead this will totally change the enjoyment of walking in this area. It will then be a walk through suburbia from Stowmarket to Onehouse.

Suffolk Police - Design Out Crime Officers (Summary)

Unable to make detailed comment as outline application. Provides general advice for reserved matters to consider at a later stage.

Anglian Water (Summary)

Recommends condition on foul water drainage strategy, no objection to foul or surface water matters or capacity.

The Environment Agency (Full)

Does not wish to formally comment. (Case officer note, this is taken to be no objection).

Highways Agency (Full)

Offers no objection

SCC - Corporate S106 (Summary/Comment)

Suffolk County Council's Obligations Manager has outlined what the county councils wishes to seek for its services and this includes money for education provision and other areas.

The amounts sought have been subject to negotiation given the viability of the scheme, alignment with Phase 1 Chilton Leys and need for consistent requests across all developments including Union Road nearby. In addition, while this is a strategic site and CIL is reduced to zero, rules regarding double dipping and pooling still apply. Accordingly, not all of the requests from Suffolk County Council can be considered as these would be in breach of the current regulations. On this basis the resulting obligation package does not match the formal requests of the County Council, but the Local Planning Authority has worked with the County Obligation manager to achieve as much of the requests as possible. More detail on this issue is found later in this report.

NHS/Primary Care Trust (Summary/Comment)

The NHS has made a request for monies for StowHealth stating it is required for “significant reconfiguration internally and Information Technology infrastructure at Stow Health”. This is the same project monies from Phase 1 Chilton Leys paid towards and so represents a second pooling of monies that is acceptable. A maximum of five times pooling is allowed under the CIL/106 regulations. Members will note that the recommendation of monies does not match the amount sought by the NHS, these have been adjusted to be consistent with Phase 1 Chilton Leys specially as they are towards the same project as phase one.

SCC Flood & Water Management (Summary)

On basis of amended details and discussions with applicant, no objections

Suffolk County Council - Archaeological Service (Summary)

No objections – recommend standard programme of works condition. (Case officer note: Extensive work including survey work has been undertaken to reach this point and no initial indication has been made to suggest any significant archaeological finds are likely, but further works are recommended as a precaution.)

B: Representations

Summary of neighbour and other representations

- Needs careful consideration regarding design of buildings near Shepherds Farm (Listed)
- Potential overlooking to Shepherds Farm
- Noise pollution (During construction and occupation)
- Need landscaping to screen Shepherds Farm.
- Not clear regarding drainage proposals.
- Should include dog waste bin provision
- Design and layout suggestions
- Welcomes games pitch and pavilion for sport provision, a major need for the area.
- Unclear if broadband coverage will drop as a result of housing.
- Welcome much needed local shop.
- No objection in general as long as business not disrupted during construction.

PART THREE – ASSESSMENT OF APPLICATION

From an assessment of relevant planning policy and guidance, representations received, the planning designations and other material issues the main planning considerations considered relevant to this case are set out including the reason/s for the decision, any alternative options considered and rejected. Where a decision is taken under a specific express authorisation, the names of any Member of the Council or local government body who has declared a conflict of interest are recorded.

1. The Site and Surroundings

1.1. Chilton Leys Phase 2 is currently agricultural fields to the north and west of the existing Chilton Hall Housing Estate and Chilton Fields Sports Club. Essentially it wraps around the Chilton Fields Sport Club. The northern boundary is marked in part by Shepherds Lane, a private drive with a public footpath (FP35) running along the edge of the field that serves Shepherds Farm (Listed Building) and Woodfield Farm situated a little further beyond the site. The same boundary is then existing hedgerow as you go westward and is adjacent to further fields. The exception to this is a little piece of the site that extends around to the back of Shepherds Farm, while this is field it is intended this becomes an attenuation basin.

1.2. The east boundary if not the Chilton Fields Sport Club is Phase 1 Chilton Leys of 215 dwellings, primary school and employment site that is now being constructed.

1.3. At the north west corner is Chilton Leys Farmhouse enclosed with a small wooded area and its long tree lined driveway forms part of the west boundary for the site become joining up Forest Road and Starhouse Lane. The trees along the drive are protected via a TPO order. The remaining west boundary is then Starhouse Lane where Starhouse Farmhouse is located on the opposite side of the road and enclosure by mature landscaping that also forms part of Fieldens, an industrial site.

1.4. The rear of two detached properties that front Union Road form the further southern boundary of the site. Paupers Graves site, a VIOS designation, also forms part of the southern boundary of the site. There is no access to Union Road from the site given other 3rd party interests and this is not possible to achieve. However, there is a public footpath between Chilton Meadows Residential and Nursing Home and Chilton Fields Sports Club that leads from the site to Chilton Way.

2. The Proposal

2.1. Please note details of the proposed development including plans and application documents can be found online. The proposal can be broken down into four main elements.

2.2. Erection of 600 dwellings (17.55ha). This is outline with all matters reserved and so only the number of dwellings is set. Please note there is also a separate full application for the main estate road being considered and this is separate due to requirements to commence the estate road in advance of any housing to ensure adequate gas supply is available to the school and employment land for them to be completed for phase 1 development.

2.3. However, in this case while there is not a layout plan for consideration the applicant has provided a land use plan that defines the areas for housing, open space and other uses and this forms part of the application to be secured.

2.4. Provision of a local centre (0.13ha). This might be one larger shop or a few smaller ones for local retail purpose. Except for provision of the area and general location defined by the land use plan all other matters are reserved.

2.5. Outdoor Sport / Recreation Area (3.22ha). This includes a multi-use game area (MUGA) and new sports hall/pavilion. Except for provision of the area and general location defined by the land use plan all other matters are reserved and this includes knowing the set up and arrangement of the land for any particular sport/s. The land available is noted to be sufficient for the larger of potential recreation uses available and accordingly represents a flexible and wide ranging space for any sport that may take this area.

2.6. Informal open space. This is given specific mention as it represents a large part of the site (9.88ha) and includes a local equipped area of play (LEAP). A neighbourhood equipped area of play (NEAP) could also be provided on site, but this is not defined on the land use plan as there is an option for these monies to upgrade a nearby existing play area instead.

3. National Planning Policy Framework

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

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3.2. The National Planning Policy Framework (NPPF) was published on 27th March 2012. It provides that the NPPF "does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise". The NPPF also provides (para 187) that "Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area."

3.3. Much of the NPPF will be applicable to this proposal given the included components of employment, housing, open space and transport. The entire document should be considered, but a few key points are outlined below for member consideration, some particularly relevant to the consideration of obligations assessed at the end of this report.

3.4. Section 6 of the NPPF for housing provides that (para 49) Housing applications should be considered in the context of the presumption in favour of sustainable development.

3.5. Under Paragraph 173 of the NPPF it provides that "Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable".

4. Core Strategy and Focus Review

4.1. Policy CS1 provides that the majority of employment, retail and housing development shall be directed to towns and key service centres. Policy CS2 provides a list of possible development in the countryside. The SAAP as part of the development plan should be read in conjunction with the Core Strategy and allows in principle for the development of Chilton Leys.

4.2. Policy CS3 (in part based on the now revoked East of England Plan) encourages sustainable construction and for dwellings to achieve a three star rating under the Code for Sustainable Homes. However, while encouraged, this is not a specific requirement and in any event Code Sustainable Homes as also been revoked. Accordingly only very limited weight can given to this policy at this time.

4.3. Policy CS4 provides that all development will contribute to the delivery of sustainable development and reflect the need to plan for climate change and then outlines issues of flood risk, pollution and biodiversity. Also included is encouragement of the implementation of Sustainable Urban Drainage Systems (SUDs) that this application does include such provision within its proposals. There are no principle issues raised in CS4 to resist the proposed development or make it contrary to the development plan.

4.4. Policy CS5 provides that all development will maintain and enhance the environment, including the historic environment, design and landscape and retain the local distinctiveness. There are no principle issues involved in this policy given this is an outline application.

4.5. Policy CS6 provides the need for consideration of appropriate infrastructure and what may be considered. In this case the SAAP also provides a list of possible consideration of supporting infrastructure as too does the Development Brief SPD adopted. This will be considered further in the assessment below. However, it is noted that there is no priority order of such infrastructure considerations nor that an application should be refused for failing to include any specific element of infrastructure. The one exception is in relation to public transport considerations and on this basis the development proposes to complete its investment into public transport begun in Phase 1 by paying for a new bus service to serve the site. Equally this would also serve the Union Road development given the available route to complete the commercial loop. Accordingly this policy offers no principle issues to resist the proposed development.

4.6. Policy CS9 provides requirements on the density and mix of new housing development. The policy seeks a mix of types, sizes and affordability in terms of residential schemes, but does not set any specific levels or percentages to achieve. The policy also provides that new development should provide an average density of at least 30 dwellings per hectare. In this proposal a density of 34 dwellings per hectare is proposed if you take the housing area only and fulfils this requirement (the same as phase 1). While the policy also provides that a higher density of at least 40 dwellings per hectare may be achieved in more sustainable locations and this would include Stowmarket, being an edge of town site it is considered that the proposed density is suitable and appropriate in this location with consideration to the adjacent Chilton Hall estate.

4.7. Policy CS11 was replaced by the Core Strategy Focused Review 2012 policy FC3. This provides that major new allocations of employment land should be situated primarily in or close to towns with good access to the districts major transport routes and good access by public transport. The policy also includes allocation of employment land within the Chilton Leys allocation and this has been dealt with under Phase 1 of the Chilton leys development. The proposal includes the development of a local retail unit/s and employment opportunities in terms of recreation use and building works required. Accordingly, the development is not considered to be in conflict with Policy FC3 nor is it contrary and the principle of the development is accepted.

4.8. The Core Strategy Focused Review (CSFR) was adopted by Full Council on 20 December 2012 and should be read as a supplement to Mid Suffolk's adopted Core Strategy (2008). This document updates some of the policies of the 2008 Core Strategy as already addressed above. The CSFR document does introduce new policy considerations, including Policy FC 1 - Presumption in favour of sustainable development that refers to the National Planning Policy Framework (NPPF) objectives and Policy FC 1.1 - Mid Suffolk approach to delivering Sustainable Development that provides "development proposals will be required to demonstrate the principles of sustainable development and will be assessed against the presumption in favour of sustainable development as interpreted and applied locally to the

Mid Suffolk context through the policies and proposals of the Mid Suffolk new style Local Plan. Proposals for development must conserve and enhance the local character of the different parts of the district. They should demonstrate how the proposal addresses the context and key issues of the district and contributes to meeting the objectives and the policies of the Mid Suffolk Core Strategy and other relevant documents."

5. Neighbourhood Plan/Supplementary Planning Documents/Area Action Plan

5.1. The Stowmarket Area Action Plan was adopted 21st February 2013. This provides a few new policies in respect of this site as well as overarching policies that apply to relevant housing or commercial development within the defined Action Plan area. Several these policies will be addressed in the appropriate sections below, but none seek to resist the principle of development or its phasing.

5.2. Specifically Paragraph 6.58 through to 6.70 of the SAAP refers to the Chilton Leys allocation and includes SAAP policies 6.5 to 6.12 with policy 6.5 itself allocated the site for mix use, including residential, employment and open space. Policy 6.6 seeks the development brief that was adopted on the 16th December 2013. Policy 6.7 allocates a new VIOS for the Paupers Graves and this phase does not include this site, but will be adjacent.

6. Saved Policies in the Local Plans

6.1. Members will be aware that the weight to be attached to the 1998 Local Plan must be considered carefully by reference to the NPPF to ensure consistency.

6.2. The saved Local Plan through policies GP1, H13, H15, H16, and T10 supports good design that reflects Suffolk character, avoids adverse impacts on amenity and considered traffic and highway implications of development. Policy HB1 while not wholly NPPF compliant refers to setting of historic buildings and along with other policies including employment matters shall be considered in the detailed assessment below. This development would normally be contrary to local plan policy H7, but is not the case as an allocated site within the SAAP and there are no other principle issues against the development arising from the local plan.

7. The Principle Of Development

7.1. From an assessment of relevant planning policy and guidance, representations received, the planning designations and other material issues including the lack of a five year land supply for housing; the main planning considerations considered relevant to this case are set out below including the reason/s for the decision, any alternative options considered and rejected. Where a decision is taken under a specific express authorisation, the names of any Member of the Council or local government body who has declared a conflict of interest are recorded.

7.2. The principle of development is established for this application under the SAAP, Core Strategy and its review and the adopted SPD for Chilton Leys. Essentially the allocation itself has accepted the expansion of Stowmarket in the form proposed and there will be changes to the setting of listed buildings, footpaths and the relationship between Onehouse and Stowmarket.

7.3. On consideration of the Core Strategy, Local Plan, SAAP and adopted Development Brief (SPD) officers consider that in broad terms there are no principle issues that the proposed phase two application is in conflict with. The proposed development includes all required elements as sought by the local policy framework established for this allocation. Matters of detail and sustainability are addressed in sections below.

8. Sustainability Assessment Of Proposal

8.1. The site is adjacent to the Town and an allocated site. As a result there are good connections in terms of footways and also the proposed development will include a new bus route to loop around the development and includes Phase 1 and the Union Road site. The development proposes a significant level of housing supported by policy in terms of the policy allocation as part of the housing supply needed by the district. The economic benefit matches the scale of the development in both construction and services needed by occupiers. At the same time the burden of the development needs to be mitigated and the details of this is detailed below.

9. Site Access, Parking And Highway Safety Considerations

9.1. In terms of vehicular access the proposed development would continue the estate road from Phase One that leads to Bury Road and the junction designed and built ahead with the entire allocation in mind. There are no objections on this matter. One access point will serve the phases 1 and 2 a total of 815 houses and the development plan adopted and masterplan has always agreed this approach. This means no traffic would be directed towards the villages of Combs or Onehouse and associated road network, except for a bus loop.

9.2. There is a bus access / emergency vehicular access proposed to access Starhouse Lane in accordance with the adopted Development Brief. On this matter SCC Highways would prefer an access that allows both entrance and exit for buses as this would in their view future proof the arrangement, but an exit only is proposed. In safety terms no objection to either approach has been made, but it could be argued exit only would be slightly safer as this would not require a bus to cross over the road and it would only turn left onto Starhouse Lane to loop around and back to Stowmarket. Should in the future a change to bus routing require consideration of both entrance and exit and associated works, this will be the subject of a separate application for the District council to consider on its own merits.

9.3 The principles of this development in terms of highways are in accord with the development plan, area action plan and development within phase 1 where highways works have been carried out to support both phase 1 and put in place to support this proposal.

10. Design And Layout [Impact On Street Scene]

10.1. Appearance and layout are reserved matters and shall be the subject of a further application. However, while layout is reserved, the main estate road is essentially fixed because of the traffic and emergency considerations that have been established and form part of this application and by the separate full application for the estate road given the need to run a new gas line to service the area. At the same time the land uses for recreation and open space land is also essentially fixed as this is proposed to be secured via section 106 and so the actual location for housing shall be placed between these secured road, recreation, and open space areas. Indicative plans indicative a similar approach to the development to phase 1 and would continue the character of that development.

11. Landscape Impact

11.1. Much of this application wraps around the existing housing and sport fields and adjacent to the Phase 1 development. The development in terms of buildings would not exceed the building line created by the first phase. When considering with the changes in ground levels and existing landscaping around Shepherds Farm and Woodfields and Northfield Wood there are several elements that obscures the wider views of this proposed development.

Views across from the elevated A14/Haughley interchange will always be available as no amount of additional landscaping will entirely hide the development from that viewpoint, but new landscaping does have to opportunity to allow the development to blend in.

11.2. In terms of phase 2 there is a wider and more open area of change in landscape in terms of the north west boundaries that must be carefully addressed. The indicative proposals that carry forward the principles established under the adopted development plan have demonstrated a significant deep green strip and green wedges will be available for consideration under reserved matters, but essentially secured ahead via the Section 106 agreement as strategic open space given the significance of the open space being offered. It is considered on balance that the development will very much alter a view as the allocation intended, but would not be intrusive to the character of the wider area to warrant refusal.

11.3. Good landscaping and layout has always been upheld as vital to ensure the identity of the Onehouse village and rural setting is not lost. The specific allocation of Paupers Graves as a VIOS was designated by the SAAP for this reason. The development brief seeks to place most of the future recreational pitches and more significant landscaping requirements towards Onehouse to protect it and this is demonstrated and secured through this application. In terms of the detailed landscaping schemes these are reserved matters and will be the subject of a further application where officers and the SAAP recognises that the identity of both Onehouse and rural setting are of significant importance to be protected.

12. Environmental Impacts - Trees, Ecology And Land Contamination

12.1. The majority of the site is in use as an agricultural field and not recorded or considered likely to contain contamination issues above normal expectations. While not in flood zone 2 or 3, for a development of this size there would be potential surface water flood risk considerations. This has in this case been considered alongside a significant SUD system to manage surface water issues and no objection has been made by the Environment Agency and all matters raised have been resolved with the SCC Floods team.

13. Heritage Issues [Including The Impact On The Character And Appearance Of The Conservation Area And On The Setting Of Neighbouring Listed Buildings]

13.1. Mid Suffolk's development plan refers to historic buildings and seeks to protect them and their settings in accordance with policy HB1. In addition to the SAAP Policy 9.5 seeks to protect the historic landscape of Stowmarket and surrounding villages, including protecting man made landmarks, archaeological features and safeguard our built heritage. This policy refers back to the NPPF and under paragraph 17 states development should "conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations". Para 131 goes on to provide that "In determining planning applications, local planning authorities should take account of; the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness." Furthermore Para 132 states "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification."

13.2. In this case Shepherds Farm House is a Listed Building and is likely to be affected by this development given its location to the north east of the site. Other designated assets may be impacted by the nature of the development within the landscape, given the potential inter-visibility available. Most historic buildings that are listed are of significant distance away and not considered likely to be affected by any adverse harm to such extent to warrant refusal. Others such as Stow Lodge Hospital are enclosed by various buildings and significant landscaping to the east of the site and avoid being significantly adversely affected. Starhouse Farm while adjacent to the proposed recreational areas is hidden away by trees and landscaping.

13.3. The allocation of the Chilton Leys site via the SAAP would have assessed the principle of development on the setting of Listed Buildings, but not the elements of a proposed scheme and any resulting harm. However, it is important to note that the allocation site area adopted has included an area that allows new development on three sides of Shepherds Farm and close to the Listed Building where currently the surrounding fields are undeveloped. It is recognised and would have been a consideration of the allocation through the SAAP that the setting of the farm will be altered significantly and its context of a rural isolated building will be removed. On the other hand the listed Shepherds Farm House is not open to the current fields and is a large plot with mature landscaping enclosing its setting that in part is a consideration in terms of its historic and functional relationship with the wider setting. This setting is considered by the adopted SPD brief and as illustrated by that document the setting of the listed building is proposed to be buffered against the new development by extensive landscaping and the north will serve a second attenuation basin rather than housing maintaining a green setting for the historic building at least.

13.4. Archaeological value of the proposed phase 1 site became very important as a number of finds were found in the initial work carried out across the application site. Due to the extent of finds the cost of further works amounted to have an enormous bearing on the viability of phase 1 scheme when that was considered. The result being that phase 2 has needed to carefully consider the archaeological potential and again has become one of the factors in a reduced total for other obligations that can be sought. The need for archaeological works is recognised in material guidance of the NPPF and expressed in the SAAP adopted policy. Accordingly, a condition as recommended by Suffolk County Council for a full programme of archaeological works is recommended by officers.

14. Impact On Residential Amenity

14.1. Policies within the adopted development plan require, inter alia, that development does not materially or detrimentally affect the amenities of the occupiers of neighbouring properties. It is considered that this proposal does not give rise to any concerns of loss of neighbour amenity by reason of form and design in principle and specific details can be assessed at reserved matter stage.

14.2. While outline, most the proposed housing is a reasonable distance away from existing dwellings and buffer to be adopted in the form of the open space and landscaping. The lighting is not likely to be excessive beyond standard requirements for an estate and the lighting of the main street especially is essentially sandwiched within the centre of the site. Lighting of the recreation area has been recommended to be specifically controlled with an appropriately worded condition for any lighting of that area to be agreed with the Local Planning Authority. In conclusion it is considered that the existing residents who are already within an urban lit environment will be affected by the proposal in terms of lighting, but it is not considered to be of significant harm to warrant refusal or outweigh the benefits of the scheme.

14.3. The change from an undeveloped field to urban estate will be significant in terms of noise, but for existing residents it will be not unlike the current background levels of noise that already exists. Again the existing and proposed landscape buffer and placement of houses away from existing neighbours will mitigate some of this impact.

The estate road proposed will have noise associated, but given its location within the development is it not considered to be so adverse to warrant refusal. Construction will have an adverse impact, but for a temporary period that is not considered unreasonable given the gain benefits of housing development in consideration of wider economic growth.

15. Biodiversity And Protected Species

15.1. Regulation 9(5) of the Conservation of Habitats and Species Regulations 2010 (Implemented 1st April 2010) provides that all "competent authorities" (public bodies) to "have regard to the Habitats Directive in the exercise of its functions." In order for a Local Planning Authority to comply with regulation 9(5) it must "engage" with the provisions of the Habitats Directive. Woolley v Morge determined that in order to discharge its regulation 9(5) duty a Local Planning Authority must consider in relation to an application (full, outline or listed building) the following:- (i) whether any criminal offence under the 2010 Regulations against any European Protected Species is likely to be committed; and (ii) if one or more such offences are likely to be committed, whether the LPA can be satisfied that the three Habitats Directive ""derogation tests"" are met. Only if the LPA is satisfied that all three tests are met may planning permission be granted. In addition SAAP Policy 9.1 seeks that all development proposals repair and strengthen ecological corridors, not isolation habitats, assess harm on species and propose mitigation if possible and retain nature features, plant tree belts where the site borders open countryside.

15.2. In this case the site is a field and accordingly it is considered of low ecological value compared to others except as an area to cross to reach other habitats. Territories of skylarks has been highlighted for the site and shall be mitigated for and the applicant has been involved with the SCC checking service. The scheme has the potential to improve biodiversity interests given the location of the public open spaces that leads to the Attenuation Basin and new landscaped buffer to the north boundary and green gaps. These will create new wildlife corridors and there will be new garden habitats created alongside that many levels of wildlife will use. Overall the development is not considered to harm biodiversity interests and will seek to promote certain habitats positively

16. Planning Obligations / CIL (delete if not applicable)

16.1. As other sections have indicated the issue of viability has been a significant issue in the consideration of this application. A lot of work has been undertaken by your officers and experts in the Council's team on the viability assessment and this has also been with consideration of previous work carried out in conjunction with the District Valuer and other independent assessors.

16.2. If all obligations sought were pursued the conclusion has been that the scheme is not viable. This is a "greenfield site" and while this might be not as significant in cost to say "brownfield" sites in broad terms it should not be a general assumption. Greenfield sites have no existing services and all these must be put in. In this case the site does have some advantage over a normal greenfield given the burden of costs taken on by Phase 1, but equally costs have increased in the short time since then, for example costs for SuDs and associated permeable paving have significantly increased due to higher requirements. Brownfield sites have potentially more contamination issues to consider, but greenfield still needs to consider a range of contamination issues in terms of chemicals used for the agricultural fields over time. While a brownfield site may have already found or destroyed archaeological finds and so the cost has been accounted for already; a greenfield site has the potential to have this as a significant cost and as it has been the case for Chilton Leys allocation. The conclusion being that each case must be considered on its merits, that a viability assessment is individual and dependant on location.

16.3. Being unviable does not mean the development should be approved without being also sustainable in the round. A balance of these matters must be found and be weighed in consideration of the economic growth agenda.

In terms of what the obligation package should officers have referred to various policies within the SAAP (Policies 11.1, 6.11 and 6.12), Local Plan, and Core Strategy that list potential obligations to be considered for this site. The development brief also includes a list of potential obligations and officers have needed to consider phase one of Chilton Leys. Also officers have taken on board dialogue from the place shaping group for over the last year and considerations through the life of the application. Accordingly, a number of potential obligations have been identified as listed.

Affordable (35% = 210 units)

Skylarks Mitigation

School Primary

Early Years

Play Equipment -Leap

MUGA

NEAP

Recreation and Community

Public Rights of Way/Access to Countryside

Informal Open Space (Natural play area to south)

Public Transport (New bus route and bus)

Travel Plan

NHS (improvements to Stow Health

School Secondary

Library

Waste

Because of the monies available don't match the total cost of all of these obligations sought by various parties, the district needs to prioritise and considered each of obligation on the basis of:

- A) if essential given the development plan policy context available,
- B) if the scheme remains sustainable without the obligation,
- C) to what extent the obligation relates to the scheme and,
- D) ability to ensure the monies secured would be used in direct relation to the impact of the scheme and used accordingly.

And because of the introduction of CIL and regulations that refer to pooling that stop monies for a single project/obligation being pooled more than 5 times since phase 1, a further consideration must now be:

- E) As the obligation be sought more than 5 times.

16.4. On the basis of pooling regulations alone SCC Waste contribution can not be secured as it has been pooled many times. Equally SCC general libraries contributions has also been pooled hundreds of times and so can not be secured in full, but a project for books could be considered. The Districts general OSSI fund can not be added to further due to pooling constraints and so these funds have been redirected to on site provision instead and direct mitigation of the scheme. Aspects such as bus service, primary school and others have been pooled before for phase 1, but not more than five times and can form part of the obligation package.

16.5. A lot of upfront costs were loaded onto phase 1 and as a result it the obligation package secured for that scheme equated to £8,718.35 per dwelling, a total of £1,874,445.00 for the 215 dwellings, but with no on site affordable housing. On average a CIL payment per dwelling is around £9,000.00 per dwelling for comparison. For this application Phase 2 officers have concluded a single recommendation.

Recommendation: An obligation package of £9,964.09 per dwelling, a total of £5,978,456.00 for the 600 dwellings. In addition 20% Affordable Housing on site.

16.6. This is more per dwelling than phase one and the development will provide 20% affordable houses being 120 affordable dwellings on site. Accordingly, the actual obligation package in value terms is far higher.

Recommendation

Affordable Housing 20%

Skylarks Mitigation £50,000.00

School Primary £2,464,350.00

Early Years £262,200.00

Play Equipment -Leap £150,000.00

MUGA £150,000.00

NEAP £250,000.00

Recreation and Community £1,200,000.00

Public Rights of Way/Access to Countryside (For 4 separate off site footpaths) £243,317.00

Informal Open Space (Natural play area to south) £75,000.00

Public Transport (New bus route and bus) £280,000.00

Travel Plan £150,000.00

NHS (improvements to Stow Health) £167,442.00

School Secondary Extension Contribution £526,547.00

Library £9,600.00

Affordable Housing

16.7. The council's affordable housing policy is for up to 35% and accepts that viability issues will affect the amount of affordable housing that can be achieved up to the target sought. The proposed development seeks to secure 20% affordable homes given the other obligations sought to be secured. Officers have examined all the other obligations and given the scale of the development and nature of the other requirements do not recommend to reduce these further to increase the amount of affordable housing. Reduction of any other obligations sought would risk the sustainability of the development and in some cases not allow specific obligations to be achieved at all. It is noted that Members have taken a "case by case" approach to the delivery of affordable housing elsewhere in the District informed by both local housing need issues and matters of other planning merit. In this case officers take the view that, whilst affordable housing is a development plan priority the benefits of delivering a development in this location as allocated by the SAAP with employment land and recreation provision as well as significant contribution to the Council's 5yr land supply. The opportunity to promote economic growth and employment within the construction industry are matter of some weight with the total obligation package presented.

Skylarks Mitigation

16.8. This requirement is based on the location, impact on this ecological interest and the evidence that skylarks would potentially be using this site. Accordingly it does not tally that more housing would proportionate to more or less mitigation and so this is a fixed assessed figure. This is required under the duty of care in respect of protected species and so is of the high priority and cannot be adjusted or risk challenge. This is bespoke to the site and not a matter for pooling regulations.

School - Primary

16.9. Phase 1 included land and a contribution in relation to 215 dwellings for a new primary school. The full contribution recommended to be secured for phase 2 for the 600 dwellings would be in line with that sought under phase 1 and would complete the contribution requirement for a new primary school for it to go forward. As the new primary school was pooled for once previously under Phase 1, this would only be the second time for pooling and acceptable under the CIL regulations.

While SCC are under a duty to provide education or transport to such education with or without a contribution, it is considered acceptable to seek such a contribution for this new primary school as part of the allocation and related development brief, in relation to the needs of the development and sustainable development of the area.

Early Years

16.10. Essentially this would form part of the primary school above and would also not exceed pooling requirements.

School - Secondary

16.11. Phase 1 did not include the need for secondary school provision as capacity was available at that time. A full contribution recommended will be required for phase 2 for the 600 dwellings. The secondary school is Stowmarket High School (close to the site) and this is due to be replaced soon thanks to separate funding. The contribution secured from this development would be to extend the capacity of the secondary school site. Pooling for Stowmarket High School has not exceeded five times and it could be argued that when replaced the school is new and pooling resets. While SCC are under a duty to provide education or transport to such education with or without a contribution, it is considered acceptable to seek such a contribution for secondary school as part of the allocation and related development brief, in relation to the needs of the development and sustainable development of the area

Play Equipment -Local Equipped Area of Play (LEAP), Multi Use Games Area (MUGA) and Neighbourhood Equipped Area of Play (NEAP)

16.12. These are on site requirements and identified by the adopted development brief and area action plan. The Town Council has expressed an interest in securing monies towards a nearby existing play area that serves a wide area and would include the development site. Accordingly, the NEAP could be instead a contribution to the Town Council towards upgrading the existing site and this option is recommended to be left available in the Section 106 agreement. During the course of the application it has been considered appropriate to place the MUGA close to the recreation area to ensure appropriate supervision and management of the space as well as changing facilities. This has allowed for the creation of a potential recreation hub and community focal point to serve the development and wider area.

Sports, and Community

16.13. A community centre was envisaged for this development in the development brief. However, until the place shaping and conversations regarding this application took place no one had defined what the community centre should achieve or how should manage it. Stowmarket Town has a range of centres available community venues, equally Onehouse village hall is close by and understood to be a successful venue. A new community centre would not fulfil a direct standalone need and risks being a competing venue to be successful and viable on its own at the detriment of other sites. It was also clear than no organisation wished to take on the direct management of a single community centre use and this represented a significant risk to actual implementation of any centre if secured.

16.14. As detailed under the pre application section, it was considered that perhaps making the primary school bigger that a community centre could be integrated and managed by the school, but could not be secured. Instead officers considered further the use of recreational area further along with the MUGA. At this time there is a recognised lack of recreation within the District and this development represents an opportunity for land to be secured for recreation, but with investment could also be an enhanced provision. The actual use of recreation being football, cricket to athletics is not a planning issue, but football pitches are shown on the indicative plan to demonstrate that the most land hungry use could be accommodated and this site could be a single use or as a combined number of sports.

16.15. Chilton Fields Sports Club adjacent to the site is operated by Mid Suffolk District Council and the Council in its leisure service role have expressed interest in taking both the recreation land and all the open space as a strategic open space area. This potentially means the new recreation area has an option to be managed as part of Chilton Fields or could be separate. The proposed open space and recreation land would be well related to the existing Chilton Fields site as well as maintaining its initial brief to serve as a buffer of non residential land towards the village of Onehouse and buffer to such residential use around Paupers Graves. As a viable, well managed and as a much needed recreation use for the wider area the recreation and community provision proposed would be a significant benefit and result land that would not be under pressure for future residential development.

Public Rights of Way/Access to Countryside

16.16. Discussion between your officers, Suffolk county council and the applicant took place a number of times in respect of the footway links both within and outside of the site. All footways within the site are proposed for integration and improvement as part of the costs of the development and not listed as direct obligations. Beyond the site the scheme would contribute to the improvement or new provision of: -

- Footpath FP17 + FP19 - £101,000;
- Link between BR14A and FP25 - £65,575;
- Create bridleway from FP45 to BR51 - £32,742;
- Link to Onehouse - £44,000

16.17. Your officers consider these to be the routes directly affected by this development. Other connections that would be affected are already in place and in good condition and do not require further funding. Many of the proposed improvements do not just relate to the new development, but also Chilton Field and Onehouse village and will ensure well maintained and managed connections between these areas representing a significant community and sustainable benefit.

Public Transport (New bus route and bus)

16.18. Phase one included an internal loop and monies to secure the extension of an existing bus route to serve that phase. Essentially that was an interim step because on the completion of the road link through phase 2 a new bus shall serve the development and whole allocation. It is recommended to secure the contribution to ensure this is provided and serves the development and sustainable development interests. It is noted that it is likely that the bus route would go through phase 1, then phase 2 exit via the proposed bus gate and loop around back to town via the Union Road development if that is approved. Accordingly, this development would have a wider community impact supporting sustainable transport options for it's future occupiers and also that of other existing development and potentially other development that may be approved.

Travel Plan

16.19. The proposal is to secure a travel plan in line with phase 1 provisions and with consideration of the public transport provision and footpath improvements secured.

NHS (improvements to Stow Health)

16.20. Again in line with the provisions secured by phase 1, phase 2 would contribute further to Stow Health and improvements to that centre. It is proposed that as with Phase 1, the monies secured are retained by the District Council and the NHS practice seeks the funds for specific projects at the appropriate time to ensure compliance with pooling regulations.

Library

16.21. Contributions were not sought under phase 1 for general library provision as to do so would be in conflict with pooling requirements and nor is it proposed for phase 2. However, funding for books has been agreed as a single project that has not been pooled. Accordingly, it is proposed the monies secured are retained by the District Council and SCC / Stowmarket Library seeks the funds for book related project/s at the appropriate time to ensure compliance with pooling regulations.

16.22. In accordance with the Community Infrastructure Levy Regulations, 2010, the obligations recommended to be secured by way of a planning obligation deed are (a) necessary to make the Development acceptable in planning terms (b) directly related to the Development and (c) fairly and reasonably relate in scale and kind to the Development.

17. Details Of Financial Benefits / Implications (S155 Housing and Planning Act 2016)

17.1. The development if approved would result in council tax and business rates payable to the Council, including new homes bonus. The development may also result in land and associated revenue being obtained in respect of recreation and community interests. These interests are not material planning considerations and are identified as required by the Housing and Planning Act 2016.

PART FOUR – CONCLUSION

18. Statement Required By Article 35 Of The Town And Country Planning (Development Management Procedure) Order 2015.

18.1. When determining planning applications The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising. This has been discussed in the pre application section.

19. Identification of any Legal Implications and/or Equality Implications (The Equalities Act 2012)

19.1. No known implications.

20. Planning Balance

20.1. When taken as a whole and as a matter of planning judgement, the proposal is considered to adhere to the development plan and NPPF and therefore can be considered sustainable development. The development represents the conclusion of the largest current allocation site and includes employment, recreation, community, education, and housing provision for the town. There is a presumption in favour of sustainable development and with consideration of the location and infrastructure provision the proposed development is considered both sustainable and seeks to serve wider interests for the benefit of the area. The application is therefore recommended for approval.

RECOMMENDATION

That authority be delegated to Corporate Manager - Growth & Sustainable Planning to Grant Planning Permission, subject to the prior completion of a Section 106 or Undertaking on terms to their satisfaction to secure the following heads of terms and that such permission be subject to the conditions as set out below:

1. Phased delivery of development. Agreed delivery of employment (presumably through the local centre), housing and recreation land in accordance with phasing. A Phasing Plan can be included within the Parameter Plans.
2. Should there be any surplus monies unspent having regard to any obligations that these be directed to affordable housing contributions to increase the level towards increased policy compliance.
3. Provision of 20% Affordable Housing.
4. Skylarks Mitigation contribution/mitigation (to value of £50,000.00). Phasing of payments to be agreed. Land or if alternative land is needed to be provided to agreed, prior to the commencement of the development within each phase or sub phase of the Outline application site, a scheme for Skylark nest plots shall be submitted to and approved in writing by the LPA. The approved "scheme" shall be implemented in full for a period of 10 years from the commencement of development.
5. School Primary Contribution £2,464,350.00, phasing of payments to be agreed.
6. Early Years Contribution £262,200.00, phasing of payments to be agreed.
7. Stowmarket High School Secondary Extension Contribution £526,547.00, phasing of payments to be agreed.
8. Play Equipment -Leap, phasing of on site provision to be agreed.
9. MUGA, phasing of on site provision to be agreed or contribution of £150,000.00 towards a MUGA provision within recreation land area, phasing of payments to be agreed.
10. NEAP provision and phasing to be agreed on site unless the otherwise agreed by LPA that a £250,000.00 contribution is made to existing play provision within Stowmarket, phasing of payments to be agreed.
11. Open Spaces shall be available to the public in perpetuity for use as open space for recreation subject to any temporary closure of the said open space for repair, maintenance and/or safety reasons. Option for District Council to take ownership and control first.
12. Recreation and Community Building (The Sports Pavilion) and creation of recreation area contribution of £1,275,000.00 on land defined for recreation on approved plans. Option for District Council to take ownership and control first.
13. Public Rights of Way/Access to Countryside contribution (For 4 separate off site footpaths) £243,317.00, phasing of payments to be agreed.
14. Public Transport (New bus route and bus) contribution of £280,000.00, phasing of payments to be agreed.

15. Travel Plan to be agreed.
16. NHS (improvements to Stow Health) contribution of £167,442.00 to be held by the District Council and award to projects in association with Stow Health. Phasing of payments to be agreed.
17. Library £9,600.00 contribution to be held by the District Council and award to book projects in association with Stowmarket Libraries. Phasing of payments to be agreed.

And the following conditions to be imposed.

For All:-

- Standard Time Limit
- Reserved Matters
- Approved Plans Agreed
- Archaeological Programme of Works Conditions.
- Highways SCC as recommended
- Development is carried out in accordance with the Flood Risk assessment submitted by applicant
- Resource efficiency measures to be agreed during construction
- Scheme of rainwater harvesting
- Provision of fire hydrants, number and position to be agreed.

For Housing:-

- Removal of permitted development rights for any side and front extensions and any alterations that face a highway, no new or enlargement of openings above ground floor including rooflights. (In addition no satellite dishes on forward elevation facing a highway)
- Protection of existing trees and planting
- Materials
- Landscape management

For Employment Land (Local Centre) and Recreation/Sports

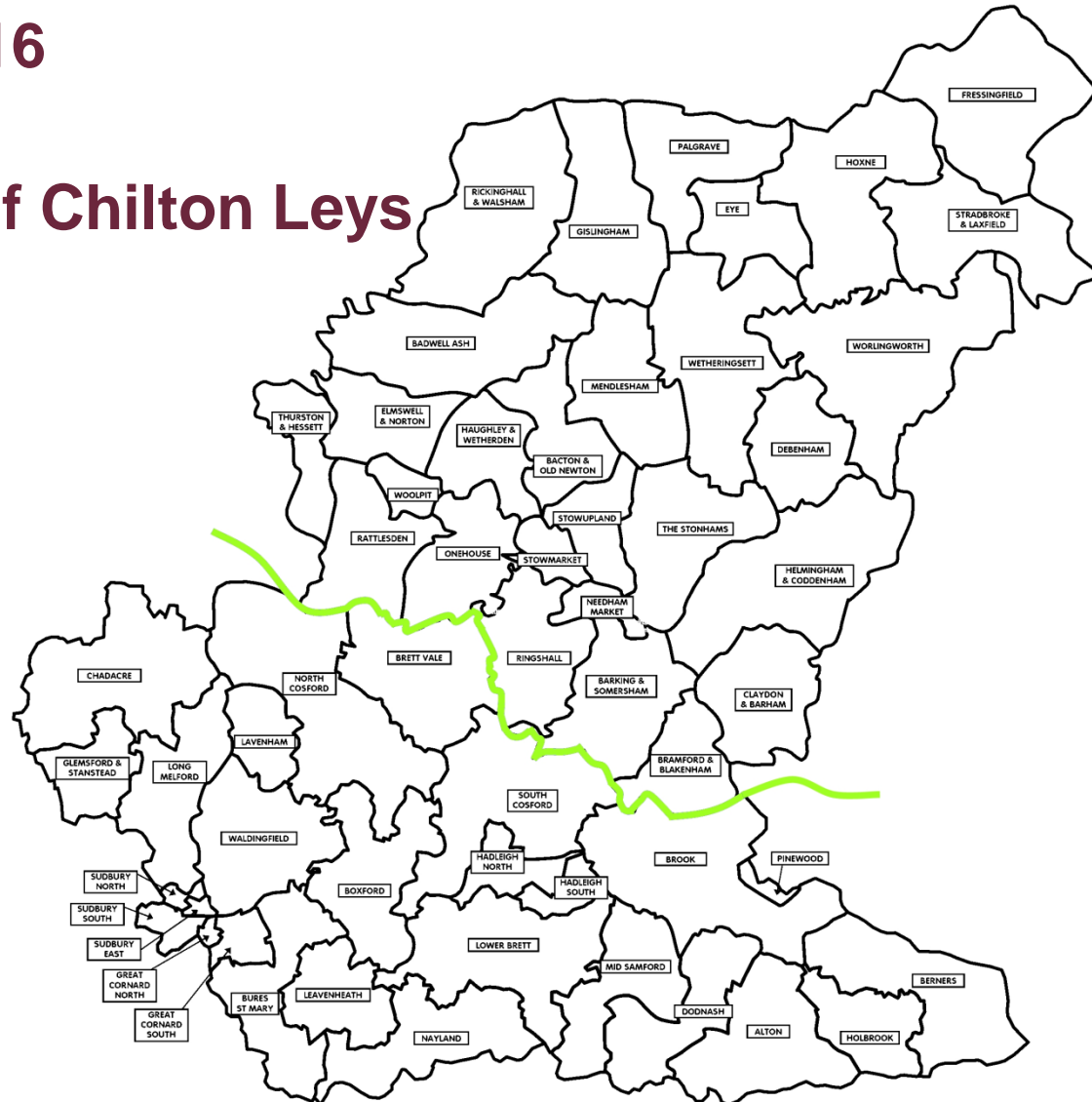
- Working hours shall be agreed
- No open air storage unless agreed by LPA
- Any external Lighting to be agreed
- Removal of permitted development for change of use, extensions and alterations.
- Protection of existing trees and planting

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Application No: 5007/16

**Address: Land North Of Chilton Leys
Chilton Leys
Stowmarket**

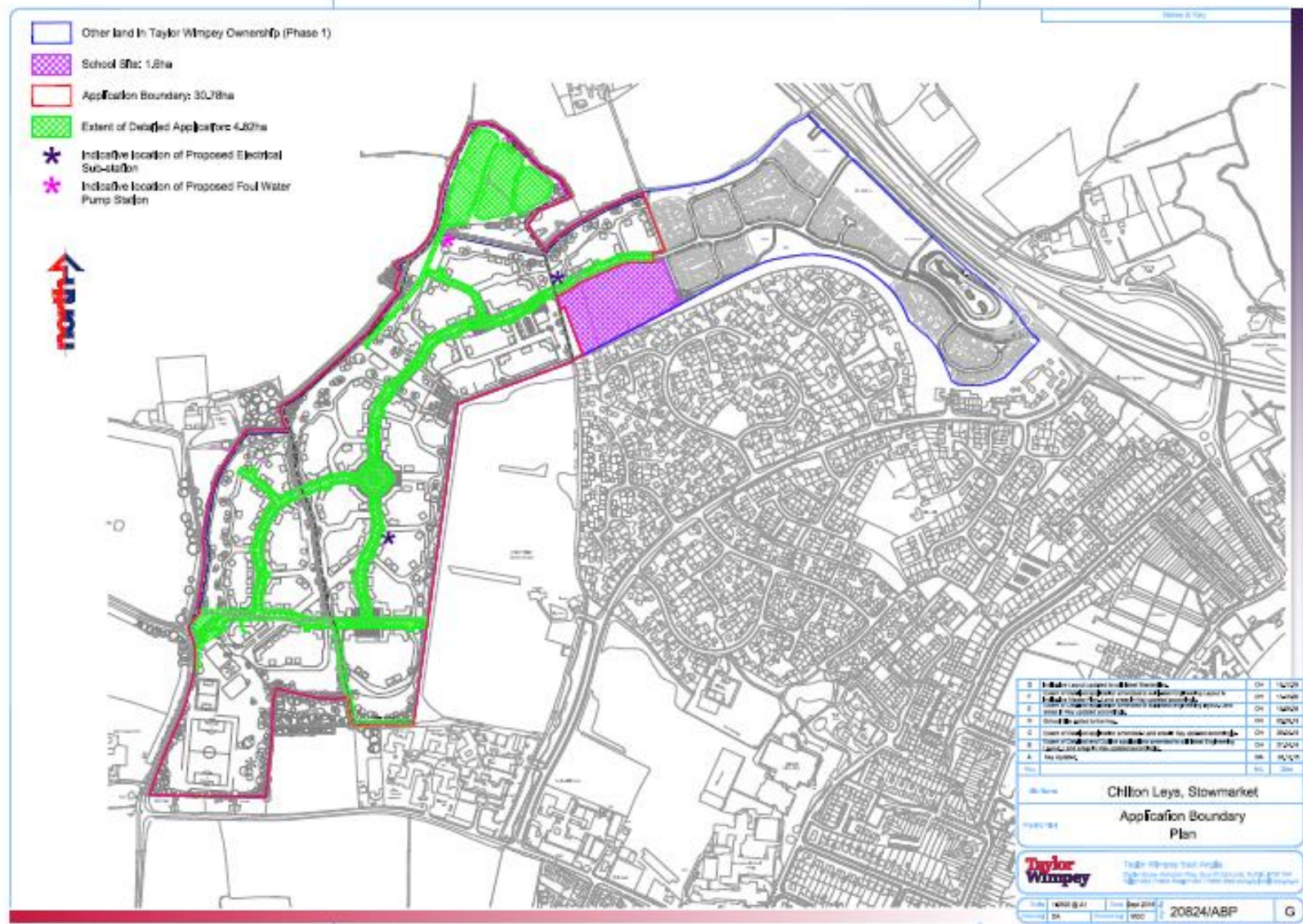
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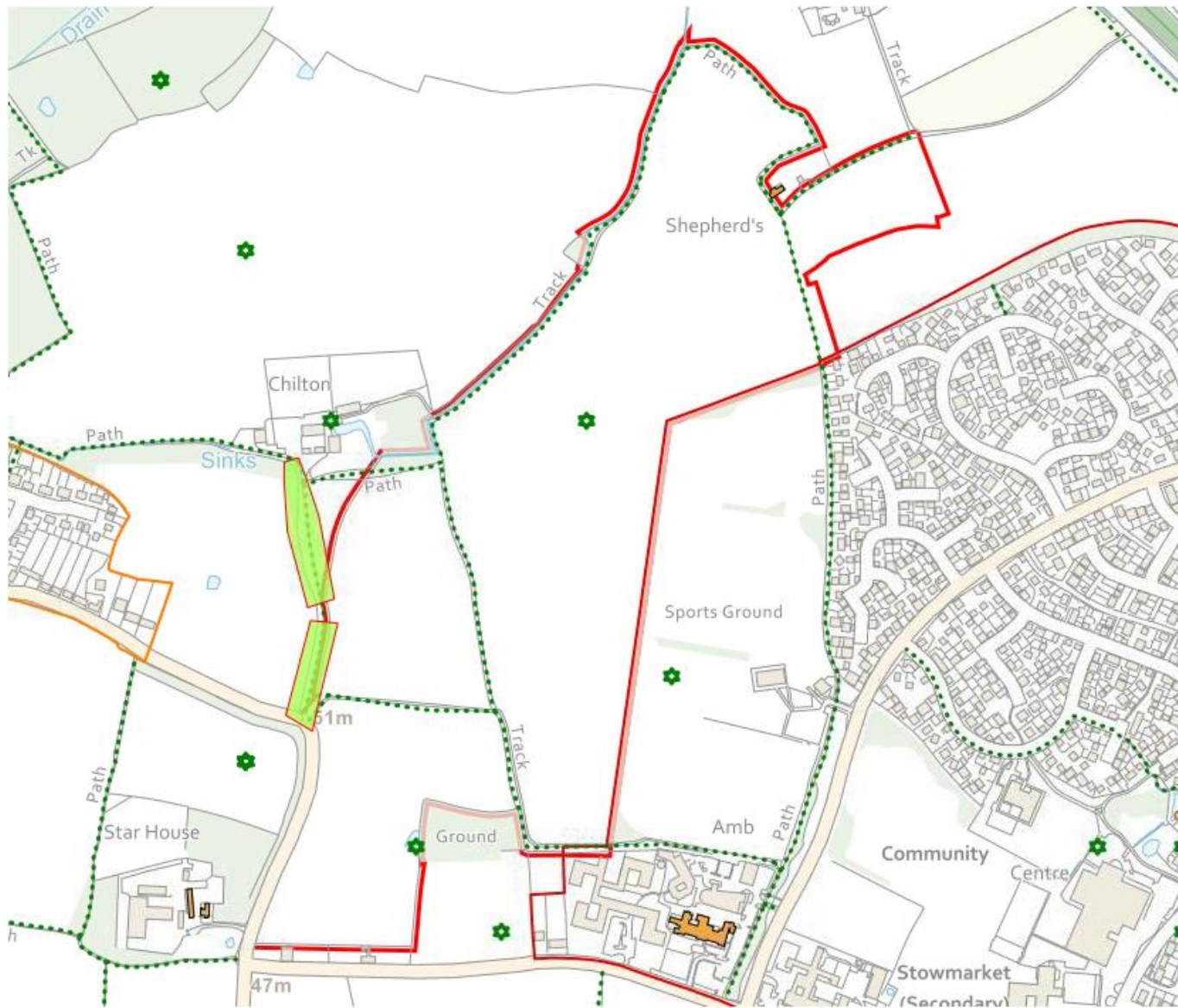


Verbal Updates:

- Confirmation and summary of any 3rd Party representations received not previously issued to members.
- Confirmation and summary of any consultee responses received not previously issued to members
- Confirmation of any changes to recommendation, conditions or reasons.



Constraints Map



Landscape Strategy Plan

Slide 6



From: Infrastructure Team (Babergh Mid Suffolk)
Sent: 19 January 2017 13:14
To: Planning Admin
Subject: RE: Consultation on Planning Application 5007/16

Community Infrastructure Levy (CIL) is assessed upon grant of Reserve Matters permission. Residential development in this area is subject to the CIL Strategic Site rate of £0. This means that CIL forms will need to be submitted, but the CIL Charge will be £0. A s106 agreement will be required to secure Affordable Housing and any infrastructure that is necessitated by this development.

Kind regards,

Angharad Firth
Infrastructure Support Officer
Infrastructure Team
Babergh and Mid Suffolk District Council – Working Together

Mob: 07710854584
Tel: 01449 724978

***** Community Infrastructure Levy (CIL) charging started in Mid Suffolk and Babergh on 11th April 2016. See our websites for the latest information here: [CIL in Babergh](#) and [CIL in Mid Suffolk](#) ******

Please be advised that any comments expressed in this email are offered at an officer level as a professional opinion and are given without prejudice to any decision or action the Council may take in the future. Please check with the emails author if you are in any doubt about the status of the advice given within this email.

From: planningadmin@midsuffolk.gov.uk [mailto:planningadmin@midsuffolk.gov.uk]
Sent: 19 January 2017 11:41
To: Infrastructure Team (Babergh Mid Suffolk)
Subject: Consultation on Planning Application 5007/16

Correspondence from MSDC Planning Services.

Location: Land North of Chilton Leys, Chilton Leys, Stowmarket

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

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](#)

From: Iain Farquharson
Sent: 24 January 2017 14:57
To: Planning Admin
Subject: M3 189125: Consultation on Planning Application 5007/16

5007/16 | Application for Outline Planning Permission for up to 600 new dwellings

Dear Sir/Madam

We have reviewed the documents supplied for this outline application in particular the Energy Statement December 2016 which a progression of a document previously commented upon and subsequently improved by the applicants agent.

We recommend the following condition is included in any permission.
Before any development is commenced a Sustainability & Energy Strategy must be provided detailing how the development will minimise the environmental impact during construction and occupation including details on environmentally friendly materials, construction techniques and reduced use of potable water. This strategy to demonstrate the 14% CO2 reduction offered in the Energy Statement December 2016 by Energist.

This document shall be submitted to, and approved in writing by, the Local Planning Authority.

Iain Farquharson

Environmental Management Officer
Babergh Mid Suffolk Council

☎ 01449 724878
✉ iain.farquharson@baberghmidsuffolk.gov.uk

From: planningadmin@midsuffolk.gov.uk [<mailto:planningadmin@midsuffolk.gov.uk>]
Sent: 19 January 2017 11:40
To: Environmental Health
Subject: Consultation on Planning Application 5007/16

Correspondence from MSDC Planning Services.

Location: Land North of Chilton Leys, Chilton Leys, Stowmarket

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

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](#)

Resource Management
Bury Resource Centre
Hollow Road
Bury St Edmunds
Suffolk
IP32 7AY

Philip Isbell
Corporate Manager - Development Manager
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: 2016_5007
Date: 27 January 2016

For the Attention of John Pateman-Gee

Dear Mr Isbell

Planning Application 5007/16 – Land north of Chilton Leys, Stowmarket: Archaeology

This site lies in an area of known archaeology recorded on the County Historic Environment Record. Fieldwalking, metal detecting, trenched archaeological evaluation and subsequent archaeological excavation across much of the Phase 1 development area has revealed extensive and significant occupation remains from multiple periods. Finds have included Prehistoric pits, Roman settlement and industrial features including kilns and Saxon burials and occupation remains (HGH 052, 055 and 057). A first phase of evaluation within the proposed development area itself, consisting of geophysical survey and trial trenched evaluation, has identified remains of prehistoric, Roman and medieval date (ONS 012). As a result, the proposal will have a direct impact upon known archaeological remains and there is also high potential for the discovery of further below-ground heritage assets of archaeological importance within this area. Groundworks associated with the development have the potential to damage or destroy any archaeological remains which 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.

In this case the following two conditions would be appropriate:

1. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation 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 work required at this site. In this case, a second phase of archaeological evaluation will be required to fully define areas of archaeological interest within the site. 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.

Further details on our advisory services and charges can be found on our website: <http://www.suffolk.gov.uk/archaeology/>

Please do get in touch if there is anything that you would like to discuss or you require any further information.

Yours sincerely,

Rachael Abraham

Senior Archaeological Officer
Conservation Team

From: Ipswich, Planning [mailto:planning.ipswich@environment-agency.gov.uk]
Sent: 30 January 2017 14:36
To: Planning Admin
Subject: RE: Consultation on Planning Application 5007/16

Good afternoon John, this proposal has been screened out and we will not be providing a formal response. However, we feel that you should know that Stowmarket Sewage Treatment Works is already within 50-houses-worth of capacity at current flows, agreements with Anglia Water notwithstanding. Unless AW can pull something out of the hat before these are connected, this will result in a breach in permit.

Kind regards

Graham Steel
Sustainable Places Planning Advisor
East Anglia area East
Internal 58389
External 02 03 02 58389
Mobile 07845 875238
graham.steel@environment-agency.gov.uk
<https://www.gov.uk/government/organisations/environment-agency>
<https://www.gov.uk/flood-risk-assessment-for-planning-applications>
<https://www.gov.uk/flood-risk-assessment-local-planning-authorities>
Iceni House, Cobham Road, Ipswich, IP3 9JD



National Customer Contact Centre: 03708 506506
(Weekday Daytime calls may cost 8p plus up to 6p per minute from BT Weekend Unlimited. Mobile and other providers' charges may vary.)



From: planningadmin@midsuffolk.gov.uk [mailto:planningadmin@midsuffolk.gov.uk]
Sent: 19 January 2017 11:40
To: Ipswich, Planning <planning.ipswich@environment-agency.gov.uk>
Subject: Consultation on Planning Application 5007/16

Correspondence from MSDC Planning Services.

Location: Land North of Chilton Leys, Chilton Leys, Stowmarket

From: Nathan Pittam
Sent: 26 January 2017 10:31
To: Planning Admin
Subject: 5007/16/OUT. EH - Land Contamination.

M3 : 189122
5007/16/OUT. EH - Land Contamination.
Land North of Chilton Leys, Bury Road, STOWMARKET, Suffolk.
Application for Outline Planning Permission for up to 600 new dwellings
together with a local centre, sports pavilion, open space and recreation
facilities. (All Matters Reserved).

Many thanks for your request for comments in relation to the above application. I note that the applicant has supposedly submitted a Phase I and II report by Geosphere Environmental. However, I can only find the appendices of this report on the planning portal. Would it be possible for you to look and see if the full report is available on idox but hasn't been made available to view on the planning portal.

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724715
m: 07769 566988
e: Nathan.pittam@baberghmidsuffolk.gov.uk
w: www.babergh.gov.uk www.midsuffolk.gov.uk

From: RM Floods Planning
Sent: 30 January 2017 11:48
To: Planning Admin
Cc: John Pateman-Gee; Giles@wlma.org.uk
Subject: 2017-01-27 JS Reply Land North of Chilton Leys, Chilton Leys, Stowmarket Ref 5007/16

Suffolk County Council, Flood and Water Management can make the following initial comment to this application.

Infiltration has been shown not to be viable due to the heavy clay soils therefore a controlled discharge to a watercourse is proposed, this is in line with NPPG hierarchy.

However, the rate given of 3.2l/s/ha is too great due to the calculation not using correct SAAR(mm) and soil type. Using Microdrainage we would calculate that the rate of 2.84l/s/ha is use, thus giving a total discharge of 39.8l/s for the 14ha site.

We also note that they are proposing side slopes as 1 in 3 for the attenuation basins, but the side slopes should be no greater than a 1 in 4. There is also an existing open channel (ditch) running through the middle of the site, could this existing water feature be utilised to manage the surface water from this part of the site as an above ground system. This could then be mirrored for the rest of the proposed conveyance routes through the site.

I also concerned that the applicant does not have the riparian rights to discharge the surface water into the watercourse which is feeds into the River Gipping, which is an East Suffolk IDB catchment No 186. The East Suffolk IDB should also be consulted on this application as a surface water developers contribution maybe applicable

We would therefore like to see a revised calculation for the surface water drainage system and a revised indicative surface water drainage system layout using above ground SuDs system.

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council

Tel: 01473 260411
Fax: 01473 216864

From: planningadmin@midsuffolk.gov.uk [mailto:planningadmin@midsuffolk.gov.uk]
Sent: 19 January 2017 11:40
To: RM Floods Planning <floods.planning@suffolk.gov.uk>
Subject: Consultation on Planning Application 5007/16

Correspondence from MSDC Planning Services.

Location: Land North of Chilton Leys, Chilton Leys, Stowmarket

Consultee Comments for application 5007/16

Application Summary

Application Number: 5007/16

Address: Land North of Chilton Leys, Chilton Leys, Stowmarket

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

Case Officer: John Pateman-Gee

Consultee Details

Name: Miss Carmel Driscoll

Address: Mid Suffolk District Council, 131 High Street, Needham Market, Ipswich IP6 8DL

Email: carmel.driscoll@baberghmidsuffolk.gov.uk

On Behalf Of: MSDC - Planning Enforcement (retention applications and existing enf case)

Comments

There are no current or previous enforcement cases relating to the proposal. No further comments.

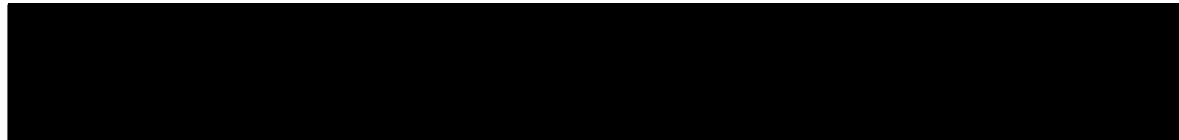
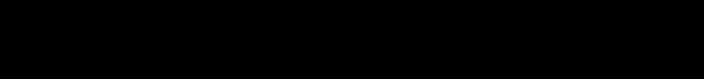
From: Michelle Marshall [mailto:Michellelm@stowmarket.org]
Sent: 02 February 2017 11:30
To: BMSDC Planning Area Team Yellow; BMSDC Planning Area Team Yellow
Subject: Planning applications

Please see below for comments from Stowmarket Town Council in respect of recent planning applications.



5007/16

No objection be raised to the grant of planning consent, subject to the successful negotiation with the Planning Authority to ensure the timely implementation of suitable and sufficient infrastructure in order to adequately support increases in dwellings and residents within the local community.



Kind regards,
Michelle

Michelle Marshall
Deputy Town Clerk

Stowmarket Town Council
Milton House – Milton Road South – Stowmarket – Suffolk – IP14 1EZ
01449 612060 – www.stowmarket.org



Consultation Response Pro forma

1	Application Number	5007/16 Land north of Chilton Leys, Chilton Leys, Stowmarket	
2	Date of Response	07/02/2017	
3	Responding Officer	Name:	Rebecca Styles
		Job Title:	Heritage Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<ol style="list-style-type: none"> 1. The Heritage Team considers that the proposal would have an effect on the setting of heritage assets located around the application site. With only an indicative site layout, it is difficult to quantify or assess the level of harm the proposed development may cause. The proposal for up to 600 dwellinghouses will have an effect on the setting of the GII listed Starhouse farmstead and Stow Lodge Hospital, and will likely have a detrimental effect on the setting of the isolated GII Shepherds Farm. 2. If it is considered that the harm of this proposal on heritage assets would be outweighed by public benefit, a reserved matters application should seek to minimise the impact of the development on heritage assets. 	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>This application seeks outline planning permission for the erection of up to 600 dwellings with local sports centre and recreational facilities to the NW of central Stowmarket, towards Onehouse.</p> <p>The application site is a large area of agricultural land linked by public footpaths. There are a number of listed and historic buildings located around the application site, as identified by the applicant's Heritage Impact Assessment submitted with this application.</p> <p>The Heritage Impact Assessment submitted with this application is, unfortunately, lacking. Paragraph 2.5 of the submitted report states, 'recent appeal decisions have clarified the interpretation of existing guidance, establishing that the ability to see a proposed development (either from the heritage asset itself or from within its setting) should not be equated with harm to the significance of the asset'. Section 4 then goes on to list a number of heritage assets which are 'capable of being affected by the proposed development', and then halts discussion or assessment of some of the assets identified (Stow Lodge Hospital, Starhouse Farmhouse and Barn 10m west of Starhouse Farmhouse, Elder Cottage, Leacroft Rose Cottage, Chilton Court, Chilton Hall and Chilton Hall Barn), due to the lack of visibility from the</p>	

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

	<p>application site to the above historic assets. This is surely an oversight of the subject raised in paragraph 2.5 of the applicant's Heritage Impact Assessment – despite the application site being bounded from heritage assets by vegetation or distance, this does not mean that the proposed development will have no effect on their setting.</p> <p>As all matters except access are reserved, there is very little information available with this application to assess the level of harm the proposed development would cause. Harm could arise from scale, massing, design and the palette of materials proposed within the setting of the listed buildings around the site.</p> <p>Notwithstanding the above, from the proposed layout plans submitted with this application, the Heritage team can offer the following comments:</p> <p><u>Stow Lodge Hospital</u> Stow Lodge Hospital is a Grade II listed former workhouse and hospital, now converted into residential use, located to the SE of the application site. Stow Lodge has an impressive red brick façade, slated roof with detailed fenestration scheme. Stow Lodge has in more recent years been developed to the rear; however the principal elevation, clearly designed to be the most impressive, has avoided any inappropriate alterations.</p> <p>The proposed layout plan indicates that the development would be located NW of the listed building, and would be screened from Stow Lodge Hospital by a number of existing buildings associated with the current use of the site.</p> <p>The isolated nature of Stow Lodge Hospital would, however, be eroded. As the building was originally erected as a workhouse, Stow Lodge would have been located deliberately away from the main population of the town. The development of this land with intensive housing development would therefore further diminish the intended isolation of the hospital.</p> <p>The proposal would not affect the principal façade of Stow Lodge which does still sit in relatively large grounds. Stow Lodge would retain its impressive and dominating position, despite the development to the NW of the site. Whilst this proposal will have an effect on the setting of Stow Lodge, it is, on balance, not considered that this would be a harmful one.</p>
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Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

	<p><u>Starhouse Farmhouse and the barn 10m west of Starhouse Farmhouse</u></p> <p>Both Grade II listed, these buildings form part of the historic Starhouse farmstead. The main farmhouse is GII listed, 15th timber framed, thatched dwelling, whilst the GII listed barn is C18th timber framed. It was once thatched, but now utilises a corrugated iron roof. The Starhouse farm complex is screened from Starhouse Lane and the application site by mature, non-native vegetation.</p> <p>The proposed layout plan highlights the area opposite the Starhouse farmstead (east) as a recreational area, with sports pitches and sports pavilion. The proposed development would therefore retain a relatively open character opposite the listed buildings.</p> <p>Drawing CSA/2833/144 does, however, illustrate that the sports pitch would be enclosed with 3m wire mesh fencing and 4 no. floodlights, accompanied by an asphalt carpark. These features could generate a particularly suburban feel to the site, which would dilute the rural character of the historic farmstead opposite. It is noted that a landscaping scheme would be proposed along the western boundary of the site. However, it is likely that the impact of this development on the setting of the GII listed farmstead would not be overcome by screening alone. If approved, these points could be addressed with the submission of the reserved matters application, seeking to minimise the impact of this modern development on the heritage assets to the east by revision of surface materials for the carpark, use of lighting, and style of perimeter fencing for the sports pitch.</p> <p><u>Shepherds Farmhouse</u></p> <p>Shepherds Farmhouse is a C15th Grade II listed open hall house, located to the NE of the application site. Presently, the farmhouse sits in an isolated location on relatively high land, with land falling away to the NW towards the valley.</p> <p>Although development associated with Phase 1 of this application has taken place to the SE of Shepherds Farmhouse, an assessment of cumulative impact still needs to be considered for any proposal to accord with NPPF policies, and as per Historic England's guidance note on the setting of heritage assets. Although Phase 1 has commenced and erodes the rural nature of the listed farmhouse, the isolated setting of Shepherds Farmhouse will likely be obliterated by the proposed development, and would likely have a detrimental setting on the historic</p>
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Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

		<p>asset.</p> <p>The illustrative layout plan annotates the existing public footpaths will be surfaced with asphalt to a width of 3m. As previously identified, this is a particularly suburban surface material and would be inappropriate for an open, countryside setting. The surfacing arrangements could affect the setting of Shepherds Farmhouse, and as such a material more organic in appearance, such as resin bound gravel, would be more appropriate to the rural setting of the site.</p> <p>If approved, and reserved matters application submitted, the impact of this harm could be controlled through the provision of low density, single or 1.5 storey development within the setting of Shepherds Farmhouse, with, as shown on the illustrative layout plan, areas of open space serving the attenuation pond to the north.</p> <p>This assessment has been made based on the information submitted with this application and indicative site plans. The assessment of possible level of harm is difficult to quantify, due to the limited information submitted. The proposal will affect the setting of heritage assets, and is likely to cause detrimental harm to the setting of Shepherds Farm. However, if approved, a reserved matters application should address the issues raised, in order to seek to reduce the impact of the proposal on the setting of heritage assets.</p>
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	
7	<p>Recommended conditions</p>	

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

Consultee Comments for application 5007/16

Application Summary

Application Number: 5007/16

Address: Land North of Chilton Leys, Chilton Leys, Stowmarket

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

Case Officer: John Pateman-Gee

Consultee Details

Name: Mrs Peggy Fuller

Address: 86 Forest Road, Onehouse, Stowmarket IP14 3HJ

Email: peggy.onehousepc@btinternet.com

On Behalf Of: Onehouse Parish Clerk

Comments

Councillors object to the proposals.

There is a lack of definition of a strategic gap between Onehouse and Stowmarket. The development is an encroachment on the village of Onehouse. Road safety will be compromised with the bus entrance on the bend of Forest Road and Starhouse Lane. It is imperative that the 30mph limit is extended from 22 Forrest Road and along the entirety of Starhouse Lane. Both Forest Road and Starhouse Lane are unsuitable for the traffic this development will generate. The on site road and bus route conflicts with Bridleway 47 to the detriment of cyclist and pedestrian safety. There is nothing in the proposal to support the strain on health, education and road infrastructure and improvements to all these must be in place before development takes place. The development will have a detrimental effect on the setting of various Listed Building in the vicinity, in particular Stow Lodge and Starhouse Farm.

The development is a loss of good quality agricultural land.

There will be a detrimental effect on the VIOS of the Paupers Graves and this must be protected.

There will be a loss of open space which contributes to the character and appearance and which is used for recreation.

Concerns were expressed regarding the impact on gas and water supply to the village of Onehouse and assurance is sought that this has been factored in. The current sewage system is already struggling to cope and it must be ensured that there is sufficient capacity for any further housing.

Contrary to policies T10, CL11, HB1, GP1, H4, H13, H16, Cor6.



Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Martin Fellows
Operations (East)
planningee@highwaysengland.co.uk

To: Mid Suffolk District Council

CC: growthandplanning@highwaysengland.co.uk

Council's Reference: 5007/16

Referring to the planning application referenced above, dated 20 January 2017, application for up to 600 new dwellings together with a local centre, sports pavilion, open space and recreation facilities, Land North of Chilton Leys, Chilton Leys, Stowmarket, 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).~~

Highways Act Section 175B is/ is not relevant to this application.¹

¹ Where relevant, further information will be provided within Annex A.

Signature: 

Date: 8 February 2017

Name: David Abbott

Position: Asset Manager

Highways England:

Woodlands, Manton Lane

Bedford MK41 7LW

david.abbott@highwaysengland.co.uk

From: RM PROW Planning
Sent: 08 February 2017 11:10
To: Planning Admin
Subject: RE: Consultation on Planning Application 5007/16

Our Ref: W297/035/ROW996/16

For The Attention of: John Pateman-Gee

Public Rights of Way Response


Thank you for your consultation concerning the above application.

Government guidance considers that the effect of development on a public right of way is a material consideration in the determination of applications for planning permission and local planning authorities should ensure that the potential consequences are taken into account whenever such applications are considered (Rights of Way Circular 1/09 – Defra October 2009, para 7.2) and that public rights of way should be protected.

There are a number of public rights of way affected by this development. A full and comprehensive response is to follow which will include s106 requirements.

Regards

Jackie Gillis
Green Access Officer
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

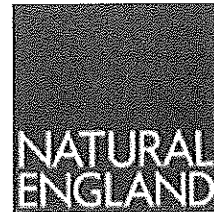
 <http://publicrightsofway.onesuffolk.net/> | **Report A Public Right of Way Problem Here**

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

From: planningadmin@midsuffolk.gov.uk [<mailto:planningadmin@midsuffolk.gov.uk>]
Sent: 19 January 2017 11:41
To: RM PROW Planning <PROWplanning@suffolk.gov.uk>
Subject: Consultation on Planning Application 5007/16

Correspondence from MSDC Planning Services.

Date: 09 February 2017
Our ref: 206572
Your ref: 5007/16



John Pateman-Gee
Mid Suffolk District Council

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

T 0300 060 3900

BY EMAIL ONLY

Dear Mr Pateman-Gee

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

Location: Land North of Chilton Leys, Chilton Leys, Stowmarket

Thank you for your consultation on the above dated 19 January 2017 which was received by Natural England the same day.

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.

Natural England does not consider that this application poses any likely or significant risk to those features of the natural environment¹ for which we would otherwise provide a more detailed consultation response and so does not wish to make specific comment on the details of this consultation.

The lack of case-specific comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may make comments that will help the Local Planning Authority (LPA) to fully take account of the environmental value of this site in the decision making process.

In particular, we would expect the LPA to assess and consider the possible impacts resulting from this proposal on the following when determining this application:

Protected species

Where there is a reasonable likelihood of a protected species being present and affected by the proposed development, the LPA should request survey information from the applicant before determining the application (Paragraph 99 Circular 06/05)².

Natural England has produced standing advice, which is available on our website [Natural England Standing Advice](#) to help local planning authorities to better understand the impact of particular

¹ Cases which might affect a SSSI, Natura 2000 site, National Park, Area of Outstanding Natural Beauty or a large population of a protected species and/or cases or generic issues which affect a large suite of sites or may set a precedent and thereby affect a significant quantity of habitat across the country

² Paragraph 98 and 99 of ODPM Circular 06/2005.

developments on protected or BAP species should they be identified as an issue. The standing advice also sets out when, following receipt of survey information, local planning authorities should undertake further consultation with Natural England.

Soils and Land Quality

Although we consider that this proposal falls outside the scope of the Development Management Procedure Order (as amended) consultation arrangements, Natural England draws your Authority's attention to the following land quality and soil considerations:

1. Based on the information provided with the planning application, it appears that the proposed development comprises approximately 30 ha of agricultural land, some of which may be classified as 'best and most versatile' (Grades 1, 2 and 3a land in the Agricultural Land Classification (ALC) system).
2. Government policy is set out in paragraph 112 of the National Planning Policy Framework which states that:

'Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality'.

3. In order to safeguard soil resources as part of the overall sustainability of the development, it is important that the soil is able to retain as many of its many important functions and services (ecosystem services) as possible through careful soil management.
4. Consequently, we advise that if the development proceeds, the developer uses an appropriately experienced soil specialist to advise on and supervise soil handling, including identifying when soils are dry enough to be handled and how to make best use of the different soils on site. Further guidance is available in Defra Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (including accompanying Toolbox Talks) and we recommend that this is followed.

Local wildlife sites

If the proposal site is on or adjacent to a local wildlife site, e.g. Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local wildlife site, and the importance of this in relation to development plan policies, 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 integrated 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.

If you disagree with our assessment of this proposal as low risk, or should the proposal be amended in a way which significantly affects its impact on the natural environment, then in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, please consult Natural England again.

This concludes Natural England's advice which I hope you will find helpful.

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 relating to the specific advice in this letter only please contact Jack Haynes using the details given below . For any 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

Jack Haynes

Land Use Operations Norfolk & Suffolk Team

Email: jack.haynes@naturalengland.org.uk

Tel: 0208 02 64857

Midlands and East (East)
Swift House
Hedgerows Business Park
Colchester Road
Chelmsford
Essex CM2 5PF
Tel: 0113 824 9111
Email: kerryharding@nhs.net

Our Ref: NHSE/MIDS/16/5007/KH

Your Ref: 5007/16

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

09 February 2017

Dear Sir / Madam

Application for Outline Planning Permission for up to 600 new dwellings together with a local centre, sports pavilion, open space and recreation facilities. (All Matters Reserved). (Phase 2) Land North of Chilton Leys, Chilton Leys, Stowmarket.

1.0 Introduction

- 1.1 Thank you for consulting NHS England on the above outline planning application. This response follows advice provided prior to formal application, dated 20 June 2016.
- 1.2 I refer to the above planning application and advise that, further to a review of the applicants' submission the following comments are with regard to the primary healthcare provision on behalf of NHS England Midlands and East (East) (NHS England), incorporating Ipswich and East Suffolk Clinical Commissioning Group (CCG).

2.0 Existing Healthcare Position Proximate to the Planning Application Site

- 2.1 The proposed development is likely to have an impact on the services of 2 GP practices operating within the vicinity of the application site. The GP Practices do not have capacity for the additional growth resulting from this development.
- 2.2 The proposed development will be likely to have an impact on the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. NHS England would therefore expect these impacts to be fully assessed and mitigated.

3.0 Review of Planning Application

- 3.1 The planning application does not appear to include a Health Impact Assessment (HIA) however, the planning statement recognises that a capital contribution may be required to mitigate the primary healthcare impacts arising from the proposed development.
- 3.2 NHS England notes that this proposed development is allocated as a strategic site and therefore CIL funding will not be obtained. Therefore, any mitigation required will need to be secured through a Section 106 planning obligation.
- 3.3 A Healthcare Impact Assessment (HIA) has been prepared by NHS England to provide the basis for a developer contribution towards capital funding to increase capacity within the GP Catchment Area.

4.0 Assessment of Development Impact on Existing Healthcare Provision

- 4.1 The existing GP practices do not have capacity to accommodate the additional growth resulting from the proposed development. The proposed development could generate approximately 1,440 residents and subsequently increase demand upon existing constrained services.
- 4.2 The primary healthcare services within a 2km radius of the proposed development and the current capacity position is shown in Table 1.

Table 1: Summary of position for primary healthcare services within a 2km radius (or closest to) the proposed development

Premises	Weighted List Size ¹	NIA (m ²) ²	Capacity ³	Spare Capacity (NIA m ²) ⁴
Stow Health	17,389	1000.00	14,583	-192.39
Combs Ford Surgery	8,450	378.50	5,520	-200.93
Total	25,839	1,378.50	20,103	-393.32

Notes:

1. The weighted list size of the GP Practice based on the Carr-Hill formula, this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list.
2. Current Net Internal Area occupied by the Practice
3. Based on 120m² per GP (with an optimal list size of 1750 patients) as set out in the NHSE approved business case incorporating DH guidance within "Health Building Note 11-01; facilities for Primary and Community Care Services"
4. Based on existing weighted list size

- 4.3 The development would have an impact on primary healthcare provision in the area and its implications, if unmitigated, would be unsustainable. The proposed development must therefore, in order to be considered under the 'presumption in favour of sustainable development' advocated in the National Planning Policy Framework, provide appropriate levels of mitigation.

5.0 Healthcare Needs Arising From the Proposed Development

- 5.1 The intention of NHS England is to promote Primary Healthcare Hubs with co-ordinated mixed professionals. This is encapsulated in the strategy document: The NHS Five Year Forward View.
- 5.2 The development would give rise to a need for improvements to capacity, in line with emerging CCG Estates Strategy. This would not be by way of site specific infrastructure, but in the form of significant reconfiguration internally and Information Technology (IT) infrastructure at Stow Health; a proportion of the cost of which would need to be met by the developer. Monies are required to improve capacity at existing facility Stow Health, to further develop it as a sustainable primary care hub; to achieve greater efficiency and consequently increase capacity for patients/ residents in the area, including expanding the number of community services, thus reducing the need for patients to attend hospital.
- 5.3 Table 2 below provides the Capital Cost Calculation of additional primary healthcare services arising from the development proposal.

Table 2: Capital Cost calculation of additional primary healthcare services arising from the development proposal

Premises	Additional Population Growth (600 dwellings) ₅	Additional floorspace required to meet growth (m ²) ⁶	Spare Capacity (NIA) ⁷	Capital required to create additional floor space (£)

Stow Health	1,440	98.74	-192.39	227,102
Total	1,440	98.74	-192.39	£227,102

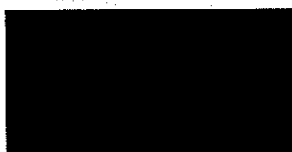
Notes:

5. Calculated using the Mid Suffolk District average household size of 2.4 taken from the 2011 Census: Rooms, bedrooms and central heating, local authorities in England and Wales (rounded to the nearest whole number).
 6. Based on 120m² per GP (with an optimal list size of 1750 patients) as set out in the NHSE approved business case incorporating DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
 7. Existing capacity within premises as shown in Table 1.
 8. Based on standard m² cost multiplier for primary healthcare in the East Anglia Region from the BCIS Public Sector Q3 2015 price & cost Index, adjusted for professional fees, fit out and contingencies budget (£2,300/m²), rounded to nearest £100.
- 5.4 A developer contribution will be required to mitigate the impacts of this proposal. NHS England calculates the level of contribution required, in this instance to be **£227,102**. Payment should be made before the development commences.
- 5.5 NHS England notes that this proposed development is allocated as a strategic site and therefore CIL funding will not be obtained. NHS England therefore requests that this sum be secured in the form of a section 106 obligation linked to any grant of planning permission.

6.0 Conclusions

- 6.1 In its capacity as the primary healthcare commissioner, NHS England has identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development.
- 6.2 The capital required through developer contribution would form a proportion of the required funding for the provision of capacity to absorb the patient growth generated by this development.
- 6.3 Assuming the above is considered in conjunction with the current application process, NHS England would not wish to raise an objection to the proposed development. Otherwise the Local Planning Authority may wish to review the development's sustainability if such impacts are not satisfactorily mitigated.
- 6.4 The terms set out above are those that NHS England deem appropriate having regard to the formulated needs arising from the development.
- 6.5 NHS England is satisfied that the basis and value of the developer contribution sought is consistent with the policy and tests for imposing planning obligations set out in the NPPF.
- 6.6 NHS England and the CCG look forward to working with the applicant and the Council to satisfactorily address the issues raised in this consultation response and would appreciate acknowledgement of the safe receipt of this letter.

Yours faithfully



Kerry Harding
Estates Advisor



SUFFOLK CONSTABULARY

Secured by Design



Phil Kemp
Design Out Crime Officer
Bury St Edmunds Police Station
Suffolk Constabulary
Raynegate Street,
Bury St Edmunds, Suffolk
Tel: 01284 774141
www.suffolk.police.uk

Planning Application (5007/16)

SITE: 600 Dwellings at Land North of Chilton Leys, Stowmarket

Applicant: Taylor Wimpey through James Bailey, Boyer 15 De Grey Square, Colchester

Planning Officer: Mr Pateman Gee

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

Dear Mr Pateman Gee

Thank you for allowing me to provide an input for the above Outline Planning Application for the proposed development of up to 600 dwellings on land north of Chilton Leys, Stowmarket.

I have viewed the available outline plans and would like to make the following comments on behalf of Suffolk Constabulary with regards to Section 17 of the Crime and Disorder Act.

At this stage I feel I do not have the level of detail I require to make specific comments in relation to 'designing out crime' for this outline application. However, I recommend that the development should seek to achieve Secured by Design SBD New Homes 2016 accreditation. Further information can be found at www.securedbydesign.com.

I would further strongly advise the developers seek Secure by Design National Building Approval membership from Secure by Design (SBD). Further details can be found at the following link: <http://www.securedbydesign.com/sbd-national-building-approval/>

A further downloadable document can be obtained using the following link:

<http://www.securedbydesign.com/wp-content/uploads/2015/09/SBDNBA-August-2016.pdf>

My specific observations for this development are that I commend the developers for the overall open layout of the design.

I note there are already a number of public footpaths around the perimeter of this development and I welcome that the developers have stated that they will tarmac a number of these footpaths. I trust there will be no footpaths to the rear of any of these properties, as it is a well-known fact that such paths are generators for crime.

I would like further details on the designs of these footpaths as to how they will be lit and their width.

NOT PROTECTIVELY MARKED
RESTRICTED/CONFIDENTIAL

I would like to know more detail as to how the perimeter will be secured on the northern and western sides bordering the open fields.

I happily note the developers state that the design proposals will mean that vehicles will be overlooked from dwellings to allow natural surveillance. I also note the developers state vehicles will not dominate the street scene or cause any inconvenience, with garages, on street parking and forecourts in mind, however, I would like to know more details about such proposals.

I would recommend the rear of each property comprises 1.8m close boarded fencing, or at the very least 1.5m close boarded fencing accompanied by further 300 cm high trellis.

I would also like to see 1 metre metal hooped railings around the communal areas.

I would strongly recommend that the new primary school is designed to the Home Office 2010 Designing Schools for Safety and Security booklet and the Secure By Design (SBD) New Schools 2014 booklet at www.securedbydesign.com/wp-content/uploads/2015/09/New-Schools-2014.pdf

1.0 SECURE BY DESIGN (SBD)

An early input at the design stage is often the best way forward to promote a partnership approach to reducing the opportunity for crime and the fear of crime.

Secured by Design aims to achieve a good overall standard of security for buildings and the immediate environment. It attempts to deter criminal and anti-social behaviour within developments by introducing appropriate design features that enable natural surveillance and create a sense of ownership and responsibility for every part of the development.

These features include secure vehicle parking, adequate lighting of common areas, control of access to individual and common areas, defensible space and a landscaping and lighting scheme which when combined, enhances natural surveillance and safety.

Experience shows that incorporating security measures during a new build or a refurbishment project reduces crime, fear of crime and disorder.

The role of the Designing Out Crime Officer (DOCO) within Suffolk Police is to assist in the design process to achieve a safe and secure environment for residents and visitors without creating a 'fortress environment'.

2.0 REFERRALS

2.11 Section 17 of The Crime and Disorder Act 1998 outlines the responsibilities placed on local authorities to prevent crime and dis-order.

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

2.13 One of the main aims stated in the Babergh and Mid Suffolk Core Strategy Development Plan Document of 2008 (updated in 2012) at Section 1, para 1.19 under Local Development Framework and Community Strategy states:

A safe community: Protect the environment from pollution, flooding and other natural and man-made disasters; reduce the level of crime; discourage re-offending; overcome the fear of crime; and provide a safe and secure environment.

2.2 The Suffolk Design Guide for Residential Areas- Shape of Development – Design Principles (Security)

Landscaping will play an ever increasing role in making the built environment a better place in which to live. Planted areas have, in the past, been created with little thought to how they affect opportunities for crime. Whilst creating no particular problem in the short term, certain types and species of shrubs when mature have formed barriers where natural surveillance is compromised. This not only creates areas where intruders or assailants can lurk, but also allows attacks on vehicles to take place with little or no chance of being seen. Overgrown planting heightens the fear of crime, which often exceeds the actual risk. Planting next to footpaths should be kept low with taller varieties next to walls.

Where footpaths are separate from the highway they should be kept short, direct and well lit. Long dark alleyways should not be created, particularly to the rear of terraced properties. Where such footpaths are unavoidable they should not provide a through route. Changes in the use of materials can also have an influence in deterring the opportunist thief by indicating a semi-public area where residents can exercise some form of control.

Careful design and layout of new development can help to make crime more difficult to commit and increases the risk of detection for potential offenders, but any such security measures must form part of a balanced design approach which addresses the visual quality of the estate as well as its security. Local Planning Authorities may therefore wish to consult their Local Police Architectural Liaison Officer (now referred to as Designing Out Crime Officer) on new estate proposals. Developers should be aware of the benefits obtained from the Secured by Design initiative which can be obtained from the DOCO.

2.3 Department for Transport – Manual for Streets (Crime Prevention)

The layout of a residential area can have a significant impact on crime against property (homes and cars) and pedestrians. Section 17 of the Crime and Disorder Act 1998, requires local authorities to exercise their function with due regard to the likely effect on crime and disorder. To ensure that crime prevention considerations are taken into account in the design of layouts, it is important to consult police architectural liaison officers (Now DOCO's) and crime prevention officers, as advised in *Safer Places*.

To ensure that crime prevention is properly taken into account, it is important that the way in which permeability is provided is given careful consideration. High permeability is conducive to walking and cycling, but can lead to problems of anti-social behaviour if it is only achieved by providing routes that are poorly overlooked, such as rear alleyways.

Safer Places highlights the following principles for reducing the likelihood of crime in residential areas (*Wales*: also refer to Technical Advice Note (TAN) 129):

- the desire for connectivity should not compromise the ability of householders to exert ownership over private or communal 'defensible space';
- access to the rear of dwellings from public spaces, including alleys, should be avoided – a block layout, with gardens in the middle, is a good way of ensuring this;
- cars, cyclists and pedestrians should be kept together if the route is over any significant length – there should be a presumption against routes serving only pedestrians and/or cyclists away from the road unless they are wide, open, short and overlooked;
- routes should lead directly to where people want to go;
- all routes should be necessary, serving a defined function;
- cars are less prone to damage or theft if parked in-curtilage (but see Chapter 8). If cars cannot be parked in-curtilage, they should
- ideally be parked on the street in view of the home.
- Where parking courts are used, they should be small and have natural surveillance;

- layouts should be designed with regard to existing levels of crime in an area; and layouts should provide natural surveillance by ensuring streets are overlooked and well used (Fig. 4.10).

3.0 GENERAL COMMENTS ON PROPOSED PLAN

My specific observations for this development are as follows: (Further details of the following recommendations can be found in the above SDB document "Homes16").

3.1 I would like to know how the perimeters will be secured for the outer perimeter of the site, especially at the northern and western sides bordering the open fields.

3.2 **There are five main reasons for providing a perimeter boundary fence:**

- a) **To mark a boundary** to make it obvious what is private and public property.
- b) **Provide safety** for employers and employees.
- c) **Prevent casual intrusion** by trespassers.
- d) **Prevent casual intrusion** onto the site by criminals.
- e) **Reduce the wholesale removal** of property from the site by thieves.

3.3 I would like more information on the footpaths in particular how they will be lit and their width dimensions.

3.4 Routes for pedestrians, cyclists and vehicles should be integrated to provide a network of supervised areas to reduce crime along with Anti-Social Behaviour. Where a suggested footpath is unavoidable, such as along a right of way, designers should consider making the footpath a focus of the development and ensure that they are straight as possible, preferably at least 3m across to allow people to pass one another without infringing on personal space and accommodate passing wheelchairs, cyclists and mobility vehicles with low growing and regularly maintained vegetation on either side. If possible it would assist for that area to also be well lit. (SBD 2016, pages 14-17, at Paras 8.1-8.19).

3.5 I would like to know that there will be no footpaths to the rear of any of these properties, as it is a well-known fact that such paths are generators for crime.

3.6 I would like to know more about the developers proposals to cater for secure parking for vehicles.

3.7 I strongly recommend that the new primary school is designed to the Home Office 2010 Designing Schools for Safety and Security booklet and the Secure By Design (SBD) New Schools 2014 booklet at www.securedbydesign.com/wp-content/uploads/2015/09/New-Schools-2014.pdf

3.8 I would like more information on the perimeters for each property and ask that all the rear of properties are secured with 1.8m close boarded fencing, or at least 1.5m close boarded fencing with additional further 300cm high trellis.

3.9 I would like to know more about how the developers will cater for surveillance from residential properties of their vehicles. I would like to see gable end windows that look onto public spaces, to provide natural surveillance, especially for the communal space areas too.

3.10 Where blank gable walls are unavoidable there should be a buffer zone, using either a 1.2 – 1.4m railing (with an access gate) or a 1m mature height hedge with high thorn content.

3.11 Should any play equipment be installed it should meet **BS EN 1176** standards and be disabled friendly. I Would recommend that any such area has suitable floor matting tested to **BS EN1177** standards.

- 3.12 Should gymnasium/fitness equipment be installed, spacing of the equipment and falling space areas should be in line with BS EN1176. There is a recommended guideline that static equipment should be at a minimum 2.50 metres distance from each object.
- 3.13 All litter bins should be of a fire retardant material.
- 3.14 Attention should be paid to the sighting and fixing of **Gates, Fences, Seats and Pathways**. Page 17, of SBD New Homes 2016 at Paras 9.1-9.4, under the heading "Communal Areas" refers.
- 3.15 The physical security element of the application should not be overlooked. Doors and windows should be to British Standards (PAS 24) for doors and windows that ensure that the installed items are fit for purpose.
- 3.16 Door chains/limiters fitted to front doors, meeting the Door and Hardware Federation Technical Specification 003 (TS 003) and installed in accordance with the manufacturer's recommendations. (SBD NH 2016 Para. 21.17).

4.0 **CONCLUSION**

- 4.1 I strongly advice the development planners adopt the ADQ guide lines and Secure by Design (SBD) principles for a secure development and gain SBD National Building approval membership.
- 4.2 As of the 1st June 2016 the police lead Secure By Design (SBD) New Home 2016 was introduced, replacing the previous Secure By Design (SBD) 2014 New Homes guide. This guide aptly meets the requirements of Approved Document Q for new builds and renovation work to a preferred security specification, through the use of certified fabricators that meet Secure By Design principals, for external doors, windows and roof lights to the following standards http://www.securedbydesign.com/wp-content/uploads/2016/03/Secured_by_Design_Homes_2016_V1.pdf
- 4.3 SBD New Homes 2016 incorporates three standards available within the New Homes 2016 guide. namely Gold, Silver or Bronze standards It is advisable that all new developments of 10 properties or more should seek at least a Bronze Secured by Design. Further details can be obtained through the Secure By Design (SBD) site at <http://www.securedbydesign.com/>
- 4.4 To achieve a Silver standard, or part 2 Secured by Design physical security, which is the police approved minimum security standard and also achieves ADQ, involves the following:
 - a. All exterior doors to have been certificated by an approved certification body to BS PAS 24:2012, or STS 201 issue 4:2012, or STS 202 BR2, or LPS 1175 SR 2, or LPS 2081 SRB.
 - b. All individual front entrance doors to have been certificated by an approved certification body to BS Pas 24:2012 (internal specification).
 - c. Ground level exterior windows to have been certificated by an approved certification body to BS Pas 24:2012, or STS204 issue 3:2012, or LPS1175 issue 7:2010 Security Rating 1, or LPS2081 Issue 1:2014. All glazing in the exterior doors, and ground floor (easily accessible) windows next to or within 400mm of external doors to include laminated glass as one of the panes of glass. Windows installed within SBD developments must be certified by one of the UKAS accredited certification bodies.

The Police nationally promote Secured by Design (SBD) principles, aimed at achieving a good overall standard of security for buildings and the immediate environment. It attempts to deter criminal and anti-social behaviour within developments by introducing appropriate design features

that enable natural surveillance and create a sense of ownership and responsibility for every part of the development.

5.0 FINAL CONCLUSION

As I do not have sufficient information on the proposed planning application, I can neither approve, nor object to this proposed plan.

I hope the planners will adopt Secure By Design standards and apply for Secure by Design National Building Approval membership.

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

Yours sincerely

A large black rectangular redaction box covering the signature of Phil Kemp.

Phil Kemp

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



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

AW Reference: 00019828
Local Planning Authority: Mid Suffolk District
Site: Land North of Chilton Leys, Stowmarket
Proposal: Application for Outline Planning Permission for up to 600 new dwellings together with a local centre, sports pavilion, open space and recreation facilities. (All Matters Reserved).
Planning Application: 5007/16

Prepared by: Sandra Olim

Date: 01 March 2017

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

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 Development will lead to an unacceptable risk of flooding downstream. However a development impact assessment has been prepared in consultation with Anglian Water to determine a feasible mitigation solution.

We will request a condition requiring compliance with the agreed drainage strategy

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.

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 The planning application includes employment/commercial use. To discharge trade effluent from trade premises to a public sewer vested in Anglian Water requires our consent. It is an offence under section 118 of the Water Industry Act 1991 to discharge trade effluent to sewer without consent. Anglian Water would ask that the following text be included within your Notice should permission be granted.

"An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer.

Anglian Water recommends that petrol / oil interceptors be fitted in all car

parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence.

Anglian Water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991."

Section 6 – Suggested Planning Conditions

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

Foul Sewerage Network (Section 3)

CONDITION

No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

REASON

To prevent environmental and amenity problems arising from flooding.

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.

Mid Suffolk District Council has adopted their Community Infrastructure Levy Charging Schedule which was implemented on 11 April 2016.

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 this site is 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.

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.'

SCO would anticipate the following **minimum** pupil yields from a development of 600 residential units, namely:

- a. Primary school age range, 5-11: 150 pupils. Cost per place is £16,429 (2016/17 costs). This is based on the estimated cost of £6.9m to build a 420 place primary school.
- b. Secondary school age range, 11-16: 105 pupils. Cost per place is £18,355 (2016/17 costs).
- c. Secondary school age range, 16+: 21 pupils. Costs per place is £19,907 (2016/17 costs).

At the primary school level the agreed strategy is to deliver within the Chilton Leys strategic allocation a new on-site primary school with an integrated early years facility. Land for the new school has already been secured via an option agreement. The proportionate contribution to fund the delivery of the new primary school is 150 places x £16,429 per place = £2,464,350 (2016/17 costs).

The local catchment secondary school is Stowmarket High School.

Based on existing forecasts SCC will have no surplus places available at the catchment secondary school to accommodate any of the pupils arising from this scheme. Based on this current position SCC will require contributions towards providing additional education facilities for all of the 126 secondary age pupils arising, at a total cost of £2,345,322 (2016/17 costs).

The total education contribution is £4,809,672 (2016/17 costs).

The scale of contributions is based on the actual cost of building the new primary school and the cost multipliers for the capital cost of providing a secondary school place, which are reviewed annually to reflect changes in construction costs. The figures quoted will apply during the financial year 2016/17 only and have been provided to give a general indication of the scale of contributions required should residential development go ahead. The sum will be reviewed at key stages of the application process to reflect the projected forecasts of pupil numbers and the capacity of the schools concerned at these times. Once the Section 106 legal agreement has been signed, the agreed sum will be index linked using the BCIS index from the date of the Section 106 agreement until such time as the education contribution is due. SCC has a 10 year period from completion of the development to spend the contribution on education provision.

Clearly, local circumstances may change over time and I would draw your attention to paragraph 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 SCC anticipates up to 60 pre-school pupils.

In view of the strategic nature of this allocation, the intention is to deliver on-site early years facility co-located with the primary school at an estimated build cost of £650,000 or £10,833 per place. On this basis the contribution sought from the 600 dwellings is £650,000 (2016/17 costs). This contribution will be BCIS index linked.

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 Luke Barber and Christopher Fish.

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

5. **Libraries.** The 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. £129,600 (BCIS index linked), 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 x £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.** All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management.

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

- New, non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste

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

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. £30,600 (BCIS index linked), which will be spent on enhancing provision in Stowmarket.

SCC would request that waste bins and garden composting bins will be provided before occupation of each dwelling and this will be secured by way of a planning condition. 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. **Archaeology.** Please refer to the letter dated 27 January 2017 from Rachael Abraham.
9. **Sustainable Drainage Systems.** Section 10 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. National Planning Practice Guidance notes that new development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of sustainable drainage systems.

On 18 December 2014 the Secretary of State for Communities and Local Government (Mr Eric Pickles) made a Ministerial Written Statement (MWS) setting out the Government's policy on sustainable drainage systems. In accordance with the MWS, when considering a major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate. The MWS also provides that, 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."

The changes set out in the MWS took effect from 06 April 2015.

A consultation response will be coordinated by Suffolk County Council FAO Jason Skilton.

10. Fire Service. Any fire hydrant issues will need to be covered by appropriate planning conditions. SCC would strongly recommend the installation of automatic fire sprinklers. The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access for fire vehicles and the provisions of water for fire-fighting which will allow SCC to make final consultations at the planning stage.

11. Superfast broadband. Refer to the NPPF paragraphs 42 – 43. SCC would recommend that all development is equipped with high speed broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion; it also impacts educational attainment and social wellbeing, as well as improving property prices and saleability.

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

12. Legal costs. SCC will require an undertaking for the reimbursement of its own legal costs associated with work on a S106A, whether or not the matter proceeds to completion.

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
Luke Barber/Christopher Fish, Suffolk County Council
Floods Planning, Suffolk County Council

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Agenda Item 9b

Committee Report

Item No: 2

Reference: 4455/16

Case Officer: Kathryn Oelman

Ward: Onehouse

Ward Member/s: Cllr John Matthissen

Description of Development

Erection of 300 dwellings, access, internal roads, garages, fences, walls, parking, landscaping, public open space, ecological enhancement works, drainage infrastructure and associated works.

Location

Land to the South of Union Road, Onehouse

Parish: Stowmarket

Conservation Area: None

Listed Building: Affects Setting of Grade II

Received: 01/11/2016

Expiry Date: 07/04/2017

Application Type: FUL - Full Planning Application

Development Type: Major Large Scale - Dwellings

Environmental Impact Assessment: Environmental Assessment Not Required

Applicant: Hopkins Homes Ltd

Agent: Savills (UK) Ltd

DOCUMENTS SUBMITTED FOR CONSIDERATION

This decision refers to drawing number 001 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are a selection of the key plans upon which this decision has been reached:

Drawings numbered 002 F, 003F 004 F and 005G.

The application, plans and documents submitted by the Applicant can be viewed online at www.midsuffolk.gov.uk. Alternatively a copy is available to view at the Mid Suffolk and Babergh District Council Offices.

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

It is a “Major” application for residential development over 15no. dwellings which is accompanied by a development brief for endorsement by Members.

PART TWO – APPLICATION BACKGROUND

History

There is no direct recent planning history for the site. Application OL/364/87 is noted, but given the time and current policy context is given only very limited weight. This is included in the bundle.

Details of any Pre Application Advice

This application is on land designated as a ‘reserve’ site via the Stowmarket Area Action Plan (SAAP) adopted early in 2013 for potential to deliver 200 dwellings. The SAAP proposed the site to be considered for allocation as part of the Chilton Leys development area on first review of the SAAP. Most of the allocations as part of the SAAP policy requirement seek a development brief to be prepared and adopted as SPD. In this case a development brief for the site has formed a mechanism to frame pre-application discussions regarding the internal principles and internal design layout of the site. The SAAP provides the policy framework for development of the site alongside the Core Strategy 2008 and its Focussed Review as well as the saved policies of the Mid Suffolk Local Plan 1998.

Details of Previous Committee / Resolutions

None

Details of Member site visit

None

Consultations and Representations

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

Summary of Consultations

Stowmarket Town Council

Support: confirmed on 20th April that they still support the application and consider the amended plans address their previous comments.

Onehouse Parish Council

Object; consider other sites are more suitable. Raise concerns in relation to traffic generation, highway safety, health and education provision, lack of affordable dwellings and consider flooding on Starhouse lane will be exacerbated by the development.

Confirmed they continue to object in response to further consultations.

Coombs Parish Council

Do not object, but raise the following concerns; highway safety and traffic impact, cycle path connectivity, and potential to exacerbate flooding on Coombs Lane.

Great Finborough Parish Council

Do not object, but raise concerns regarding highway safety, traffic congestion, pressure on school and medical facilities. Would like to see cycle link provided from the site towards Gt Finborough.

Natural England

Confirm they have no comments

NHS England

CIL funding cannot be obtained and therefore a total of £113,551 is required towards the refurbishment and reconfiguration of Stow Heath Surgery. Payment should be secured prior to commencement under a S106 agreement.

Sport England

Objects as there is a failure to make provision for formal indoor and outdoor recreation facilities, (lack of off site contributions).

Highways England

Confirm they have no objection

SCC Highways

Initially recommended refusal due to concerns regarding junction safety and footway connectivity.

Revised plans were received and the County Highway Authority confirmed they do not object, but raised the following concerns:

- Alternative traffic calming measures should be agreed under S278 agreement
- Minor layout changes requested to improve footpath and cycle link connectivity
- Contribution requested towards footpath improvements in vicinity and bus stop improvements
- Consider broad principles of the travel plan are realistic. Request details and minor amendments to travel plan prior to determination of application and recommend implementation is secured via S106 agreement.

A revised plan (No. 005 Revision G) has been submitted to address the issues over the footpath and cycle link connectivity. The plan is undergoing consultation with the County Highway Authority and the recommendation is subject to them confirming they raise no objections to this plan.

SCC Section 106

Do not object provided that the following supporting infrastructure is funded via S106 agreement. Contributions required to secondary school and the primary school delivered via the Chilton Leys where there is a strategic allocation for a new on-site primary school and integrated early year's facility. Libraries and waste contributions requested.

SCC Waste Management Services

Bin collection points should be specified and all road services capable of supporting a 32 tonne vehicle. Refuse vehicle tracking should be demonstrated with 24m turning circle.

SCC Archaeology

The field has potential for prehistoric, Roman, Medieval and Saxon finds and its location in the River valley suggests high potential for archaeological deposits. Determination of the application has been delayed to allow trenched archaeological evaluation of the site and submission of any findings. Following this SCC Archaeology confirm that they have no objections to the development subject to standard conditions.

SCC Fire and Rescue

No objections, recommends condition to ensure fire hydrants are installed

Historic England

Do not consider it is necessary to be notified.

Network Rail

Confirm they have no objections.

MOD

Initially concerned that attenuation basin may attract significant numbers of waterfowl and clarification required on nature of these basins. This information was supplied by the agent and the MOD confirmed no objections to the proposal.

RSPB

No objections, support for ecological mitigation measures (nest bricks) specified

Suffolk Constabulary

No objection, make a series of general recommendations for reference.

Suffolk Wildlife Trust

Does not object but made comments regarding proximity of development to badger sett, loss of hedgerow and skylark mitigation. Request conditions to ensure biodiversity mitigation occurs and impacts are minimised for lifetime of development.

Essex Place Services

Raise no objection. They are satisfied that the £2,000 contribution will be sufficient to allow skylark plots to be secured elsewhere and that, with suitable conditions, ecological impacts can be sufficiently mitigated. They are also satisfied with the Landscape and Visual Assessment provided and the level of impact upon the surrounding landscape.

SCC Flooding & Drainage

Do not object, request conditions. Comment that surface water is proposed to be piped to the Rattlesden River; note this will be dependent upon obtaining the relevant consents.

Network Rail

Confirm they have no objections

Environment Agency

Confirm they do not wish to make comments.

Anglian Water

Raise no objections.

Corporate Manager – Community Planning & Heritage

No objections, consider the proposal will cause no harm to designated heritage assets; the proposal has the potential to impact the setting of four listed buildings, it is considered that although there will be an impact upon these buildings, the impact will not be a harmful one due to the natural topography of the site, existing vegetation, separation distance and retention of Stow Lodge's open frontage.

Corporate Manager – Sustainable Environment: Land Contamination

Confirm they have no objections.

Corporate Manager – Sustainable Environment: Sustainability

The Sustainability advisor submitted a holding objection requesting that a Sustainability Statement be submitted. This was submitted by the agent on 13th March. A number of questions were then raised in response to this by the sustainability advisor on 10th April which does not appear to have yet been addressed. The agent is working hard to address the queries and it is expected that this will have been resolved by the time the application gets to committee or shortly afterwards.

Corporate Manager – Sustainable Environment: Other Issues

Do not object. Confirm the noise assessment in relation to pumping station is satisfactory. Recommend construction management conditions/restrictions.

Corporate Manager – Public Realm

Raise no objections.

Corporate Manager – Development (Housing and Regeneration)

Confirms they are happy in principle with the 20% provision of affordable dwellings agreed from the viability perspective and intend to issue a formal response once the negotiations over the tenure split of the affordable properties have been finalised; this is expected to be reported in the late papers circulated prior to committee.

Corporate Manager – Communities

No comments received to date (consultation period expired).

Viability Officer

Raises no objection and considers the case made for reduction in affordable component is justified. Extensive negotiation now means that an increased S106 mitigation contribution will be provided.

Planning Policy

Raise no objection.

Arboricultural Officer

No objections, recommend condition to ensure tree protection occurs in accordance with arboricultural report. Comments that trees to be lost are small in number and of limited amenity value.

Stowmarket Society

Object. Comment that they would like to see a link road provided between Chilton Way and Finborough Road. Consider significant harm to be caused to the setting of Stow Lodge and recommend layout changes be requested to address this.

Representations

29 letters of objection/comment and 3 letters of support have been received raising the following concerns:

- o Congestion on surrounding roads
- o Additional traffic on Onehouse Road,
- o Increased potential for accidents at Union Rd/Starhouse Lane/Forest Road junction
- o Narrow surrounding road network will increase risk of accidents
- o Previous applications rejected on highway safety grounds
- o Starhouse Lane and Union Road should be widened
- o Traffic patterns are not as described - there is more traffic accessing A14 at Cedars Park

- o Traffic Assessment does not take account of traffic projected from Chilton Leys and any diversions which regularly occur in the area.
- o Impacts of construction traffic
- o Main access opposite entrance to Stow Loge; this may create conflicts between road users
- o SAAP suggests Starhouse Lane should be upgraded and this should be considered in the SAAP review process i.e. before Union Road brought forwards
- o Impact upon road maintenance from increased use
- o Cycle route 51 would be more busy and dangerous
- o Pressure on doctors and dentist surgeries
- o Pressure on schools, leisure and waste services
- o No primary school in place on Chilton Leys yet to take the demand generated
- o Necessity to support public transport and pressure on town centre (provision of parking)
- o Lack of policy compliant affordable provision
- o More bungalows should be provided
- o Brownfield over greenfield (Ashes Farm)
- o Pre-emptive development; SAAP suggests all other sites should be developed first and then if demand still exists this site should be developed
- o Development lies within Onehouse Parish and is not in the settlement of Onehouse
- o Coalescence of Stowmarket/Onehouse
- o Lack of strategic planning
- o Increased light, noise and pollution
- o Loss of Grade 2 (best and most versatile) agricultural land
- o Loss of countryside
- o Loss of open space/character
- o Impact upon wildlife (badgers, birds, deer etc)
- o Isolation of Badger sett which will increase risk of collisions on surrounding roads and result in foraging damage to gardens
- o Necessity for ecological mitigation to be defined on plans
- o Little employment in Stowmarket - dormitory town
- o Concern that run off from development will exacerbate flooding on Starhouse Lane and Finborough Road
- o Query where overflow water will go.
- o Concern that sewage system may fail
- o Lack of information on how energy efficiency gains will be secured

In response to further consultations two letters of objection were received raising the following new concerns/queries:

- o Will pelican crossing be paid for by developer?
- o Where will the cycle paths on site lead to?
- o Facilities should be provided before development is approved

PART THREE – ASSESSMENT OF APPLICATION

1.0 The Site and Surroundings

- 1.1 The site lies on the north-west side of Stowmarket and is designated countryside, but abuts settlement limits. The site is currently agricultural field with a hedgerow that dissects the site running east-west and a footpath (FP22) that crosses the centre of the site running north-south.

The north of the site is bordered by Union Road with the Grade II listed Stow Lodge Hospital opposite. In the south there is a steep vegetated bank to the B1115 Finborough Road. To the east lies existing residential estate development allied to Stowmarket and in the west there is an existing area of woodland and agricultural field with Starhouse Lane beyond. The topography of the site is sloping north-south with a particularly steep drop in the centre. Surrounding countryside south of Finborough Road comprises the Rattlesden River Valley and is designated Special Landscape Area.

2.0 The Proposal

Please note details of the proposed development including plans and application documents can be found online.

- 2.1 The application proposes 300 dwellings laid out with a large area of open space in the west. The existing footpath would be retained and realigned in order to provide an improved access onto Finborough Road in the south. Informal open space areas are also proposed in the centre of the site, where the majority of the existing field boundary hedgerow is retained. In south an area of open space is proposed which would contain the attenuation basins necessary to catch surface water run-off from the site. A LEAP (Locally Equipped Area of Play) is proposed in the centre of the site close to the eastern boundary.
- 2.2 The design layout has been governed to an extent by how the road network interacts with the existing topography; however, there is central spine road with two new access points formed off Union Road. The road network within the site forms a loop into the south of the site. Housing is predominantly two storeys in scale with some three and two-and-a-half storey dwellings located in the north-west. The mix also contains a number of bungalows.

3.0 Planning Policy Considerations

- 3.1 The National Planning Policy Framework (NPPF) contains the Government's planning policies for England and sets out how these are expected to be applied. Planning law continues to require that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policies contained within the NPPF are a material consideration and should be considered for decision-making purposes.
- 3.2 Section 6 of the NPPF for housing provides that (para 49) Housing applications should be considered in the context of the presumption in favour of sustainable development.
- 3.3 Under Paragraph 173 of the NPPF it provides that "Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation,

provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable”.

- 3.4 Policy CS1 provides that the majority of housing development shall be directed to towns and key service centres. Policy CS2 provides a list of possible development in the countryside. The SAAP as part of the development plan should be read in conjunction with the Core Strategy and allows in principle for the development of the site subject to review of the SAAP. Regardless of the current allocation the site lies on the edge of a sustainable settlement and, in the absence of a 5 year supply, there is a presumption in favour of it provided that the benefits are not outweighed by the demonstrable adverse impacts (paragraph 14 of the NPPF).
- 3.5 Policies CS3, CS4, CS5, CS6, CS9, CS11 are also of consideration, along with the following Core Strategy Focused Review 2012 policies: FC1, FC1.1, FC2, FC3, SB2, GP1, GP2, HB1, H2, H13, H14, H15, H16, H17, CL5, CL8, CL11, T4, T9, T10, T11, T12, T14, RT1, RT4, RT12, ST4.

Members will be aware that the weight to be attached to the 1998 Local Plan must be considered carefully by reference to the NPPF to ensure consistency. The saved Local Plan through policies GP1, H13, H15, H16, and T10 supports good design that reflects Suffolk character, avoids adverse impacts on amenity and considered traffic and highway implications of development. Policy HB1 while not wholly NPPF compliant refers to setting of historic buildings and along with other policies including employment matters shall be considered in the detailed assessment below. This development would normally be contrary to local plan policy H7, but is not the case as a reserve site within the SAAP and there are no other principle issues against the development arising from the local plan.

- 3.6 The Stowmarket Area Action Plan was adopted 21st February 2013. This provides a few new policies in respect of this site as well as overarching policies that apply within the defined Action Plan area. Originally this site and the field adjacent in the west were identified as a ‘reserve’ site with potential for 200 homes. This was in conjunction with the allocation of land at Chilton Leys for up to 1,000 dwellings. The SAAP establishes the principle of development on the site, leaving the appropriate timing of this delivery to a later date.
- 3.7 Paragraph 6.63 of the Stowmarket Area Action Plan states that, “The land between Union Road and Finborough Road is currently used for arable farming and parts of the site provide a rich habitat. Due to local topography there are important views through the site which contribute to the character and appearance of the river valley. The topographical issues can be addressed through strategic planting and transport issues can be addressed following the implementation of the sustainable transport measures for the town. Proposals for Union Road will be held over until a review has confirmed that development is acceptable.”
- 3.8 In the absence of 200 dwellings coming forwards at Chilton Leys an argument can be made that there exists a deficit not provided for in the SAAP allocated sites, in fact that it is clear there is already a need for additional housing in the district given the absence of a five year supply of housing land. Whilst there has not been a review of the SAAP, the principles of landscape, ecological and highway capacity are clearly identified for consideration. The SAAP also provides a list of possible consideration of supporting infrastructure, as too does the Development Brief

SPD adopted. It is noted that there is no priority order of such infrastructure considerations and that an application should not be refused for failing to include any specific element of infrastructure.

- 3.9 Paragraph 6.63 mentions a previous planning appeal on the site, known colloquially as the “Luck” decision (OL/364/87). The decision dates from the 1980s. Whilst addressing considerations that are still pertinent today; such as the impact of traffic upon the town centre of Stowmarket and landscape impact of development on Stowmarket’s rural edge, this decision did not preclude the reserve allocation of this site in 2013. The Highway Authority offer no support for the concept that the site should be ruled out on highway safety grounds and the SAAP is worded openly enough for to allow an informed judgement to be made on the proposals impact upon local highway capacity. It is noted that the NPPF paragraph 32 instructs applications should only be refused where their residual cumulative impacts are ‘severe’ and the Highway Authority raise no such objections to this proposal.
- 3.10 SAAP Policy 6.6 specifically requires that development briefs are provided to ensure that the overall vision and development objectives, and associated infrastructure requirements, are delivered comprehensively. A development brief has been produced for this site which is considered to have complied with the consultation criteria and methodology set out in paragraphs 4.4 to 4.8 of the SAAP. The submitted application is the product of the development brief process and the design principles set out therein.

4.0 Main Considerations

- 4.1 From an assessment of relevant planning policy and guidance, representations received the planning designations and other material issues including the lack of a five year land supply for housing; the main planning considerations considered relevant to this case are set out below including the reason/s for the decision, any alternative options considered and rejected. Where a decision is taken under a specific express authorisation, the names of any Member of the Council or local government body who has declared a conflict of interest are recorded.
- 4.2 The following are identified as the main considerations in assessing this application

5.0 Site Access, Parking And Highway Safety Considerations

- 5.1 In terms of vehicular access the proposed development would utilise two new accesses created onto Union Road. The development would also provide a pedestrian route for the length along its northern frontage on Union Road and a footpath link onto Finborough Road in a location where the bank is less steep creating improved refuge and visibility. A toucan crossing is proposed to be provided in the north to facilitate pedestrian access across Union Road and to facilitate connectivity with the existing cycle and footpath networks to the new school located on Chilton Leys. It is acknowledged that whilst cycle path provision has been provided within the site this does not link up to the existing network and therefore this should be resolved through submission of an amended layout. It is likely that the development will benefit, and does make provision for, a new bus route which would be provided in association with Chilton Leys.

- 5.2 Concerns have been raised regarding traffic generation and the impact of this upon a number of junctions in the immediate surrounding area, notably the levels of traffic passing through Onehouse, using Coombs Lane, Starhouse Lane and Finborough Road. Despite these concerns it is considered likely that the majority of the traffic from the site would pass north to the A14 junction and that, overall, the provision of 100 dwellings over and above that planned for in the SAAP would not lead to significant traffic congestion in the surrounding area.
- 5.3 The Transport Assessment provided indicates to the satisfaction of the County Highway Authority that traffic impacts in the surrounding area would not be 'severe'. The County Highway Authority is satisfied with the principles of the Green Travel Plan, which seeks to achieve a 10% reduction in vehicle trips and is satisfied that this is realistic given the sites edge of town location. Whilst further amendments to the detail of the Travel Plan are requested by the Highway Authority it is considered these can be secured prior to determination and that the formation of the S106 agreement will allow the matter to be explored to the satisfaction of the Highway Authority.

6.0 Design And Layout

- 6.1 The layout has been governed by the necessity to provide active frontages to the extensive areas of open space and pedestrian corridors. This has resulted in use of rear parking courts which is not ideal, but which have been largely hidden from view and sensitively landscaped. The outward appearance of the development from public viewpoints would therefore be positive.
- 6.2 There is a central spine road which loops between the two accesses on Union Road and is proposed to be lined with trees. In the north, the western access into the site contains a symmetrical square which is designed to mimic the layout and open feel of Stow Lodge opposite and enhance its open setting. Development has been drawn away from the sites western boundary, with a soft transition with the rural countryside being provided by the presence of the informal open space and a lower scale of development in this area. Overall it is considered that the scheme has been successful in providing a legible, permeable, attractive and usable layout which does not compromise the design objectives of the Local Plan or the NPPF.
- 6.3 It is considered that the density of housing on the site responds sympathetically to its edge of town setting and the large areas of formal and informal open space provided. There is a wide range of house types and sizes which integrate well within the layout. This is consistent with the objectives of local plan policy CS9 which seeks a good mix for housing provision, but is not prescriptive over how this should be achieved.
- 6.4 A sustainable design statement has been provided which accompanies the application. It is not clear whether this meets with the approval of the Councils sustainability advisor. However, it is noted that policies CS3 and CS4 raise no issues of principle to which this proposal would be contrary and that the details of such measures are likely to be required to be submitted under a condition in any event. The applicant is currently engaging to resolve any outstanding queries.

7.0 Landscape Impact

- 7.1 The application has been accompanied by a Landscape and Visual Assessment which has appraised the impacts of the development from key viewpoints in the surrounding countryside. The methodology and findings are to the satisfaction of the Council's Consultant Landscape Architect. Over the course of the application visualisations have been provided from key viewpoints which offer reassurance that the development will assimilate successfully into the surrounding landscape.
- 7.2 In terms of the likely visual effect on the surrounding landscape, the proposal (due to the scale of the development) will inevitably have an impact, but this impact has been generally limited to the northern and southern boundary edges of the site where the proposals front onto the surrounding site boundary along Union Road and the B1115. Subject to successful landscaping and detailed planting plan secured under a condition these affects should be mitigated within the wider landscape in order that they are acceptable and safeguard the qualities of the special landscape area.

8.0 Environmental Impacts – Flood Risk, Trees, Ecology And Land Contamination

- 8.0 The majority of the site is in use as an agricultural field and not recorded or considered likely to contain contamination issues above normal expectations. While not in flood zone 2 or 3, for a development of this size there would be potential surface water flood risk considerations. This has in this case been considered alongside a significant SUD system to manage surface water issues and no objection has been made by the Environment Agency and all matters raised have been resolved with the SCC Floods team. The objective of the surface water drainage strategy is to ensure that surface water discharging from the site cannot exceed the existing greenfield run-off rates and accounts for 40% plus climate change. Despite the site lying on clay soil, the extensive system of on-site soakaways piped to the attenuation basins will result in a slowed transit of surface water off the site and prevent any additional flooding of surrounding roads or land.

9.0 Heritage Issues

- 9.1 Mid Suffolk's development plan refers to historic buildings and seeks to protect them and their settings in accordance with policy HB1. In addition to the SAAP Policy 9.5 seeks to protect the historic landscape of Stowmarket and surrounding villages, including protecting man made landmarks, archaeological features and safeguard our built heritage. This policy refers back to the NPPF and under paragraph 17 states development should "conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations". Para 131 goes on to provide that "In determining planning applications, local planning authorities should take account of; the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness." Furthermore Para 132 states "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.”

- 9.2 There are four Grade II listed buildings lying within the vicinity of the development; Stow Lodge Hospital, The Shepherd and Dog public house, Starhouse Farmhouse and the barn west of Starhouse Farmhouse.

Stow Lodge Hospital is a former workhouse converted into residential use and lies directly north of the application site. It is an impressive red brick building with slated roof and detailed fenestration scheme. The setting of the Lodge would be affected by the proposed development as traditionally a workhouse would have been deliberately built on the edge of the parish. The development will extend a suburban character into this setting, but Stow Lodge would still retain its open frontage and thus the visual importance of the site would not be harmed by the proposal. There would obviously be a change in the setting as the rolling farmland as the site would become built upon; however, the Heritage Team feel that the loss of already compromised views of the Lodge from the river valley would not fundamentally be harmful to the setting of the Lodge.

- 9.3 Due to the sloping effect of the valley topography the setting of the Shepherd and Dog public house would not be affected by the proposal. Whilst there may be a limited degree of intervisibility between the listed buildings at Starhouse Farm and the development, the distance and intervening vegetation are substantial enough to ensure the impact of development would not be harmful to their setting.

10.0 Impact On Residential Amenity

- 10.1 Policies within the adopted development plan require, inter alia, that development does not materially or detrimentally affect the amenities of the occupiers of neighbouring properties. In this case the proposed housing is a reasonable distance away from existing neighbouring properties and lies approx. 21m from the closest existing dwellings on Heron Close to the east. The lighting is not likely to be excessive beyond standard requirements for an estate. There is a distance of 15m from the LEAP to the nearest proposed dwelling which is considered adequate to safeguard the amenity of inhabitants considering the road is intervening and the play equipment can be specifically located further than this if it is likely to generate amenity concerns.
- 10.2 The change from an undeveloped field to urban estate will be noticeable in terms of noise, but for existing residents it will be not unlike the current background levels of noise that many other neighbours experience in the wider area. Construction will have an adverse impact, but for a temporary period that is not considered unreasonable given the gain benefits of housing development in consideration of wider economic growth.

11.0 Biodiversity And Protected Species

- 11.1 Regulation 9(5) of the Conservation of Habitats and Species Regulations 2010 (Implemented 1st April 2010) provides that all "competent authorities" (public bodies) to "have regard to the Habitats Directive in the exercise of its functions." In order for a Local Planning Authority to comply with regulation 9(5) it must "engage" with the provisions of the Habitats Directive. Woolley v Morge determined that in order to discharge its regulation 9(5) duty a Local Planning Authority must consider in relation to an application (full, outline or listed building) the following:- (i) whether any criminal offence under the 2010 Regulations against any European Protected Species is likely to be committed; and (ii) if one or more such offences are likely to be committed, whether the LPA can be satisfied that the three Habitats Directive "derogation tests" are met. Only if the LPA is satisfied that all three tests are met may planning permission be granted. In addition SAAP Policy 9.1 seeks that all development proposals repair and strengthen ecological corridors, not isolation habitats, assess harm on species and propose mitigation if possible and retain nature features, plant tree belts where the site borders open countryside.
- 11.2 In this case the site is a field and accordingly it is considered of low ecological value. The ancient hedgerow which borders and crosses the site is of ecological merit and will for the most part be retained and gapped up. The site lies in close proximity to an established badger sett and a suitable maintenance buffer around the badger sett secured within the maintenance regime for the open space area. Loss of territory for skylarks has been highlighted and shall be mitigated for. The scheme has the potential to improve biodiversity interests given the location of the public open spaces that leads to the Attenuation Basin and new landscaped buffer to the west boundary and green gaps. The informal open space within the site has been designed as to provide permeability and preserve wildlife corridors which currently exist. There will also be new garden habitats created alongside which many types of wildlife will use. Overall the development is not considered to harm biodiversity interests and will seek to promote certain habitats positively.

12.0 Planning Obligations / CIL (delete if not applicable)

- 12.1 As other sections have indicated the issue of viability has been a significant issue in the consideration of this application. A lot of work has been undertaken by your officers and experts in the Council's team on the viability assessment and this has also been with consideration of previous work carried out in conjunction with the District Valuer and other independent assessors.
- 12.2 As a strategic site the development is not liable for Community Infrastructure Levy payments. As such it is necessary to seek fair and reasonable contributions to facilities and community services under a Section 106 Agreement.
- 12.3 The applicants initially submitted a viability assessment which made the argument for 20% provision of affordable dwellings (195 open market, 83 affordable rent and 22 shared ownership) and a contribution of £1,000,000.00 towards S106 requests. This was on the basis of extraneous costs generated by the extensive engineering works necessary to stabilise the sloping site, provide retaining walls, extra over-strip foundations, installation of services and SUDs drainage solutions given the clay soil as well as the need for provision, planting and laying out of large

areas of formal and informal recreation/open space. The viability assessment mentions that construction of the development would comprise seven phases.

- 12.4 The policy expectation for this development is that it would provide 35% affordable dwellings and pay its way as fair and necessary in Section 106 contributions. However, the Local Planning Authority is bound under the NPPF to have regard for viability considerations and the developer has a right to expect a reasonable profit for delivering homes which are much needed within the district. On this basis the following provision/contributions have been negotiated which have generated an uplift of £9,28,738.00 towards S106 contributions in comparison to that originally argued for by the applicant:

Affordable (20% = 195 units - precise tenure mix to be confirmed)

School Primary = £1,232,175.00 (as requested by County)

Early Years = £131,100.00 (as requested by County)

School Secondary = £252,742.00 (reviewed and reduced by County Council in respect of their original response)

Specific Public Rights of Way/Access to Countryside improvements = £77,000

Travel Plan = £150,000.00 (£196,531.00 originally sought)

NHS (improvements to Stow Health) = £83,721.00 (£131,551.00 originally sought)

Skylarks Mitigation = £2,000

Total: £1,928,738.00

- 12.5 A scheme being unviable does not mean the development should be approved without being also sustainable in the round. A balance of these matters must be weighed in consideration of the economic growth agenda. In terms of what the obligation package this is considered to be compliant to secure the critical infrastructure required and therefore compliant with SAAP Policies (11.1 and 6.12), Local Plan, and Core Strategy that list potential obligations to be considered for this site.

- 12.6 Because of the monies available don't match the total cost of all of these obligations sought by various parties, the district needs to prioritise and considered each of obligation on the basis of:

- A) if essential given the development plan policy context available,
- B) if the scheme remains sustainable without the obligation,
- C) to what extent the obligation relates to the scheme and,
- D) ability to ensure the monies secured would be used in direct relation to the impact of the scheme and used accordingly.

And because of the introduction of CIL and regulations that refer to pooling that stop monies for a single project/obligation being pooled more than 5 times a further consideration must also be:

- E) whether the obligation been sought more than 5 times.

- 12.7 The following obligations were requested, but it has not been possible to provide this either due to priorities, pooling restrictions or issues of fairness and reasonability:

Library = £64,800

Waste = £15,300

Passenger information and RTPI Screens = £70,000

- 12.8 At their own expense the developer is also providing an equipped LEAP, Informal Open Space area, improved footpath access onto Finborough Rd, internal cycle path, toucan crossing and bus stops within the site.
- 12.9 It has not been possible to seek any community and leisure contributions as suggested by Sport England as discussions with the Council's communities section have not yielded a project into which it would be reasonable and fair to place funds. Furthermore, given the critical nature of providing other services, any such project would need to be weighed in the balance given that viability review suggests only limited funds are available.
- 12.10 On the basis of pooling regulations alone SCC Waste contribution cannot be secured as it has been pooled many times. Equally SCC general libraries contributions have also been pooled hundreds of times and so cannot be secured in full. The justification has not been provided and the current levels of pooling are unclear for passenger RTPI screens. Aspects such as bus service, primary school and others have been pooled before for phase 1 and 2 of Chilton Leys, but not more than five times and can form part of the obligation package for this development.

12.11 **Affordable Housing**

The council's affordable housing policy is for up to 35% and accepts that viability issues will affect the amount of affordable housing that can be achieved up to the target sought. The proposed development seeks to secure 195 affordable homes given the other obligations sought to be secured. Officers have examined all the other obligations and given the scale of the development and nature of the other requirements do not recommend to reduce these further or to increase the amount of affordable housing. Reduction of any other obligations sought would risk the sustainability of the development and in some cases not allow specific obligations to be achieved at all. It is noted that Members have taken a "case by case" approach to the delivery of affordable housing elsewhere in the District informed by both local housing need issues and matters of other planning merit. In this case officers take the view that, whilst affordable housing is a development plan priority the benefits of delivering a development in this location as indicated by the SAAP and would represent a significant contribution to the Council's 5yr land supply. The opportunity to promote economic growth and employment within the construction industry are matter of some weight with the total obligation package presented.

12.12. **Skylarks Mitigation**

This requirement is based on the location, impact on this ecological interest and the evidence that skylarks would potentially be using this site. Accordingly it does not tally that more housing would proportionate to more or less mitigation and so this is a fixed assessed figure. This is required under the duty of care in respect of protected species and so is of the high priority and cannot be adjusted or risk challenge. This is bespoke to the site and not a matter for pooling regulations.

12.13 **School - Primary**

Phase 1 of Chilton Leys included land and a contribution in relation to 215 dwellings for a new primary school. The full contribution recommended to be secured for phase 2 for the 600 dwellings would be in line with that sought under phase 1 and would complete the contribution requirement for a new primary school for it to go forward to serve the Chilton Leys development. The £1,232,175.00 sought under S106 for this development would secure additional classrooms to serve the additional pupils generated by it and allow this to become their main feeder school.

12.14 **Early Years**

Essentially this would form part of the primary school above and would also not exceed pooling requirements. The multipliers for this contribution has been reduced as the Early Years facility is part of the Primary School.

12.15 **School - Secondary**

The secondary school is Stowmarket High School (close to the site) and this is due to be replaced soon thanks to separate funding. The contribution secured from this development would be to extend the capacity of the secondary school site. Pooling for Stowmarket High School has not exceeded five times and it could be argued that when replaced the school is new and pooling resets. While SCC are under a duty to provide education or transport to such education with or without a contribution, it is considered acceptable to seek such a contribution for secondary school as part of the allocation and related development brief, in relation to the needs of the development and sustainable development of the area

12.16 **Public Rights of Way/Access to Countryside**

All footways within the site are proposed for integration and improvement as part of the costs of the development and not listed as direct obligations. Beyond the site the scheme would contribute to the improvement or new provision of: -

- Footpaths Gt Finborough FP19 (in part) and FP48; Coombs FP27, FP26, FP20 and FP25 (part) FP24 = £17,000 for upgrading of bridleways and patching work
- Creation of bridleway between Boyton Lodge and Boyton Hall Cottages = £16,000
- Extinguishing of footpath FP18 (Great Finborough) = £4,000
- Diversion of footpath FP20 (Great Finborough) = £4,000
- Crate bridleway link from Great Finborough along C439 Coombs Lane = £36,000

Your officers consider these to be the routes directly affected by this development. Other connections that would be affected are already in place and in good condition and do not require further funding.

12.17 Travel Plan

The proposal is to secure a travel plan in line provisions and with consideration of the public transport provision and footpath improvements secured.

12.18 NHS (improvements to Stow Health)

The development would contribute to Stow Health Centre and improvements, which have also sought to be funded by Chilton Leys phase 1 and 2. The contribution has been reduced in comparison to that stated by the NHS in order that it is the same per dwelling as that sought by for Chilton Leys phase 2.

13.0 Details Of Financial Benefits / Implications (S155 Housing and Planning Act 2016)

- 13.1 The development if approved would result in council tax and business rates payable to the Council, including new homes bonus. The development may also result in land and associated revenue being obtained in respect of recreation and community interests. These interests are not material planning considerations and are identified as required by the Housing and Planning Act 2016.

PART FOUR – CONCLUSION

14.0 Planning Balance

- 14.1 When taken as a whole and as a matter of planning judgement, the proposal is considered to adhere to the development plan and NPPF and therefore can be considered sustainable development as the benefits outweigh any demonstrable harm. The development represents a significant proportion of housing, 200 dwellings of which compensating for the under provision of numbers coming forwards on the Chilton Leys allocation. There is a presumption in favour of sustainable development and with consideration of the location and infrastructure provision the proposed development is considered both sustainable and seeks to serve wider interests for the benefit of the area. The application is therefore recommended for approval.

15.0 Statement Required By Article 35 Of The Town And Country Planning (Development Management Procedure) Order 2015.

- 15.1 When determining planning applications The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising. In this case the planning authority has directly worked with the applicants to resolve issues in respect of viability, ecology, noise pollution and archaeology.

16.0 Identification of any Legal Implications of the decision

16.1 The application has been considered in respect of the current development plan policies and relevant planning legislation. Other legislation including the following have been considered in respect of the proposed development.

- Human Rights Act 1998
- The Equalities Act 2012
- Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990
- Natural Environment and Rural Communities (NERC) Act 2006 (any rural site)
- The Conservation of Habitats and Species Regulations 2010
- Localism Act
- Consideration has been given to the provisions of Section 17 of the Crime and Disorder Act, 1998, in the assessment of this application but the proposal does not raise any significant issues.

RECOMMENDATION

That authority be delegated to Corporate Manager - Growth & Sustainable Planning to Approve Planning Permission, subject to the confirmation that the County Highway Authority do not wish to object to the amended plan no. 005 G and prior completion of a Section 106 or Undertaking on terms to their satisfaction to secure the following heads of terms and that such permission be subject to the conditions as set out below:

1. Provision of 60 affordable dwellings.
2. Should there be any surplus monies unspent having regard to any obligations that these be directed to affordable housing contributions.
3. Skylarks Mitigation contribution £2,000.
4. School Primary Contribution of £1,232,175.00.
5. Early Years Contribution of £131,100.00.
6. Stowmarket High School Secondary Extension Contribution of £252,742.00.
7. Play Equipment -Leap, phasing of onsite provision to be agreed.
8. NHS (improvements to Stow Health) contribution of £83,721.00 to be held by the District Council and award to projects in association with Stow Health.
9. Open Spaces shall be available to the public in perpetuity for use as open space for recreation subject to any temporary closure of the said open space for repair, maintenance and/or safety reasons and the transfer of all open space areas (including attenuation basins) to a resident's management company unless an alternative mechanism is identified.

10. Travel Plan to be agreed.

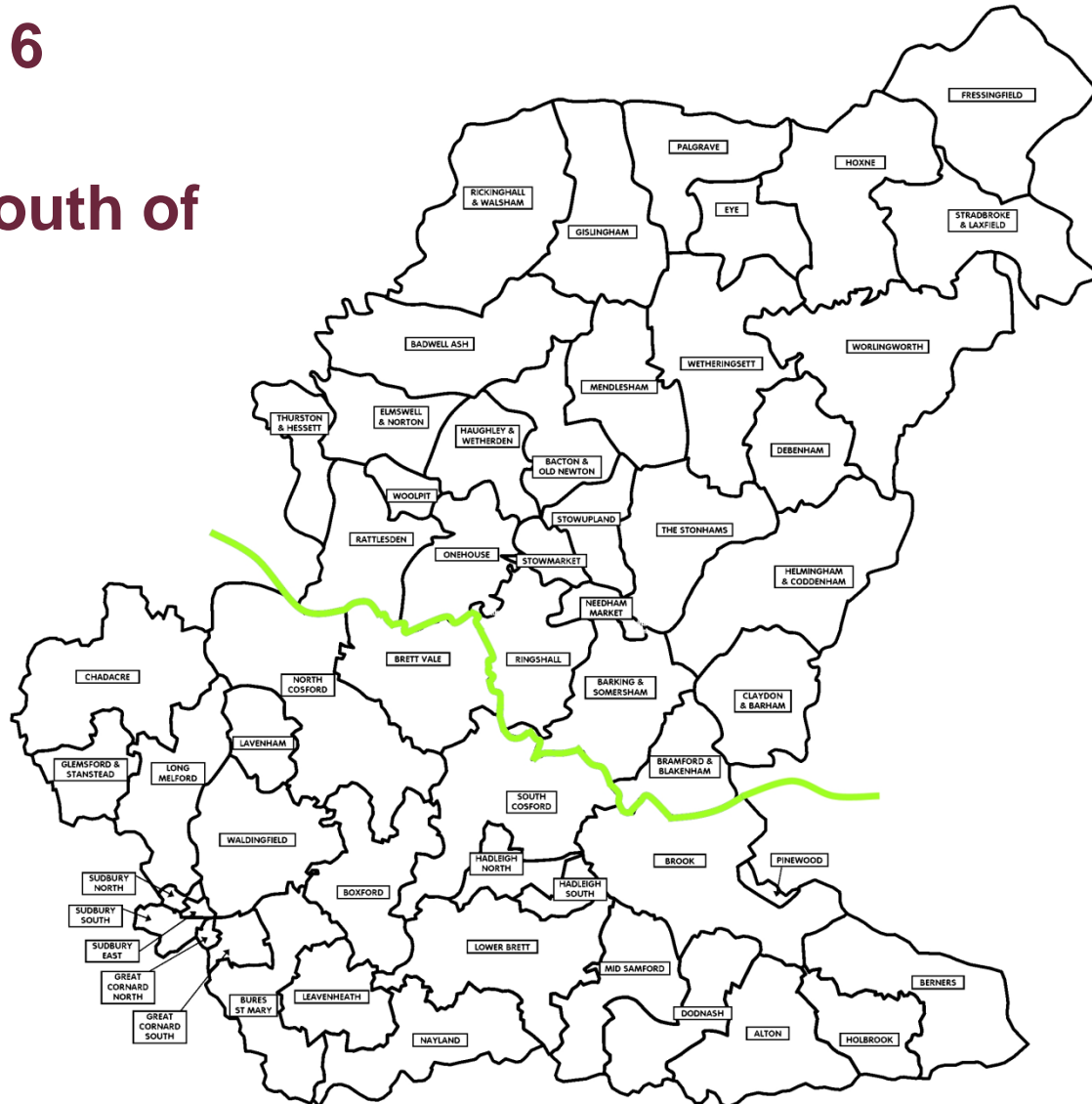
And including the following conditions to be imposed.

- Standard Time Limit
- Approved Plans Agreed
- Archaeological Programme of Works Conditions
- Protection of existing trees and planting
- Materials
- Landscape management and planting plan
- Construction management plan
- Conditions as required by the County Highway Authority
- Conditions as required by the County Flood and Water Team
- Provision of fire hydrants, number and position to be agreed
- Implementation of mitigation measures identified in Ecological Survey & Assessment Report
- Timing of hedgerow removal restricted to protect nesting birds
- Biodiversity mitigation and management plan
- Notwithstanding submitted lighting details, submission of lighting scheme for biodiversity
- Bin collection points to be submitted (taking account of and demonstrating refuse vehicle tracking with 24m a turning circle)

Application No: 4455/16

**Address: Land to the south of
Union Road,
Onehouse
IP14 3EH**

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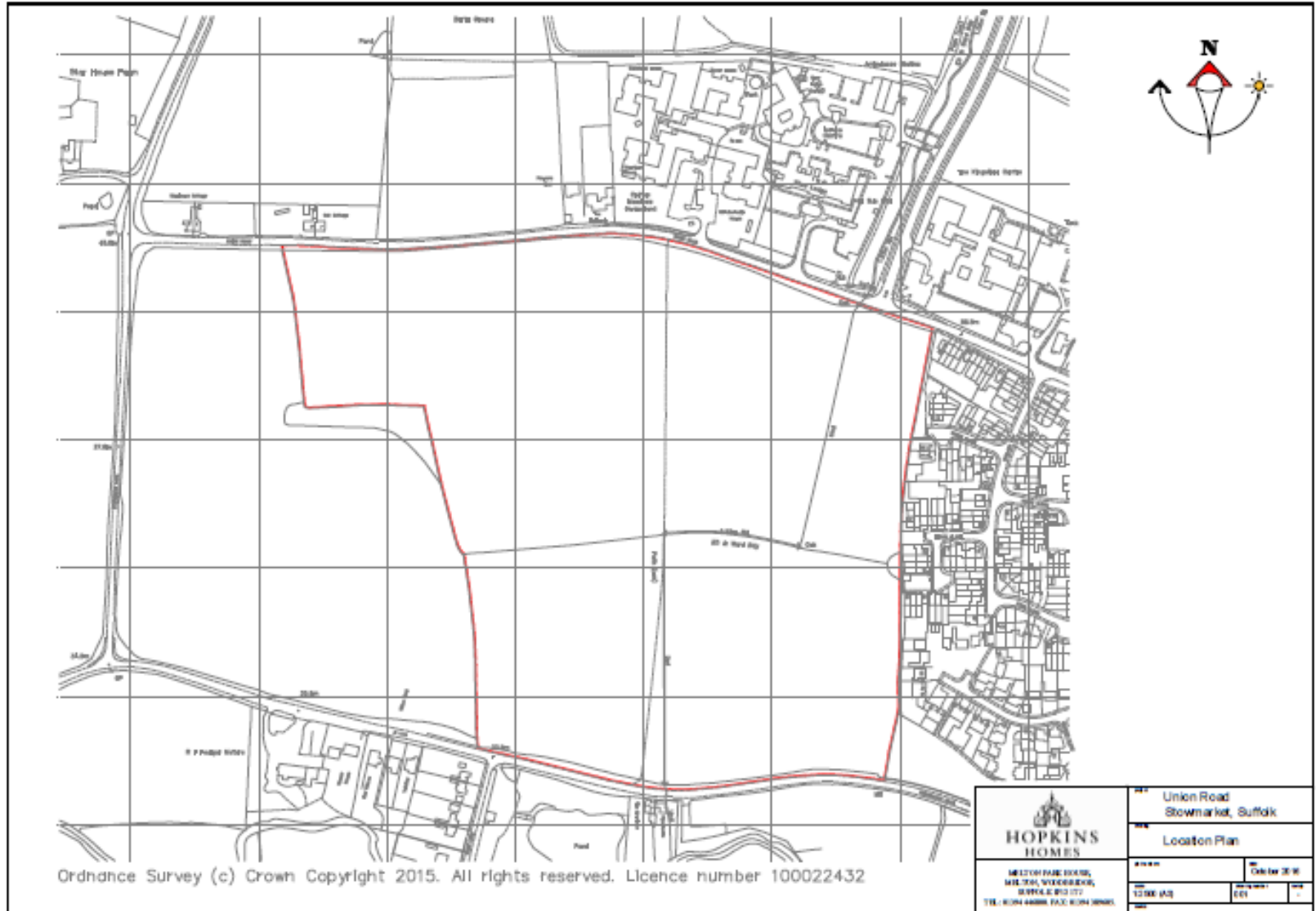
Verbal Updates:

- Confirmation and summary of any 3rd Party representations received not previously issued to members.
- Confirmation and summary of any consultee responses received not previously issued to members
- Confirmation of any changes to recommendation, conditions or reasons.

Site Location Plan

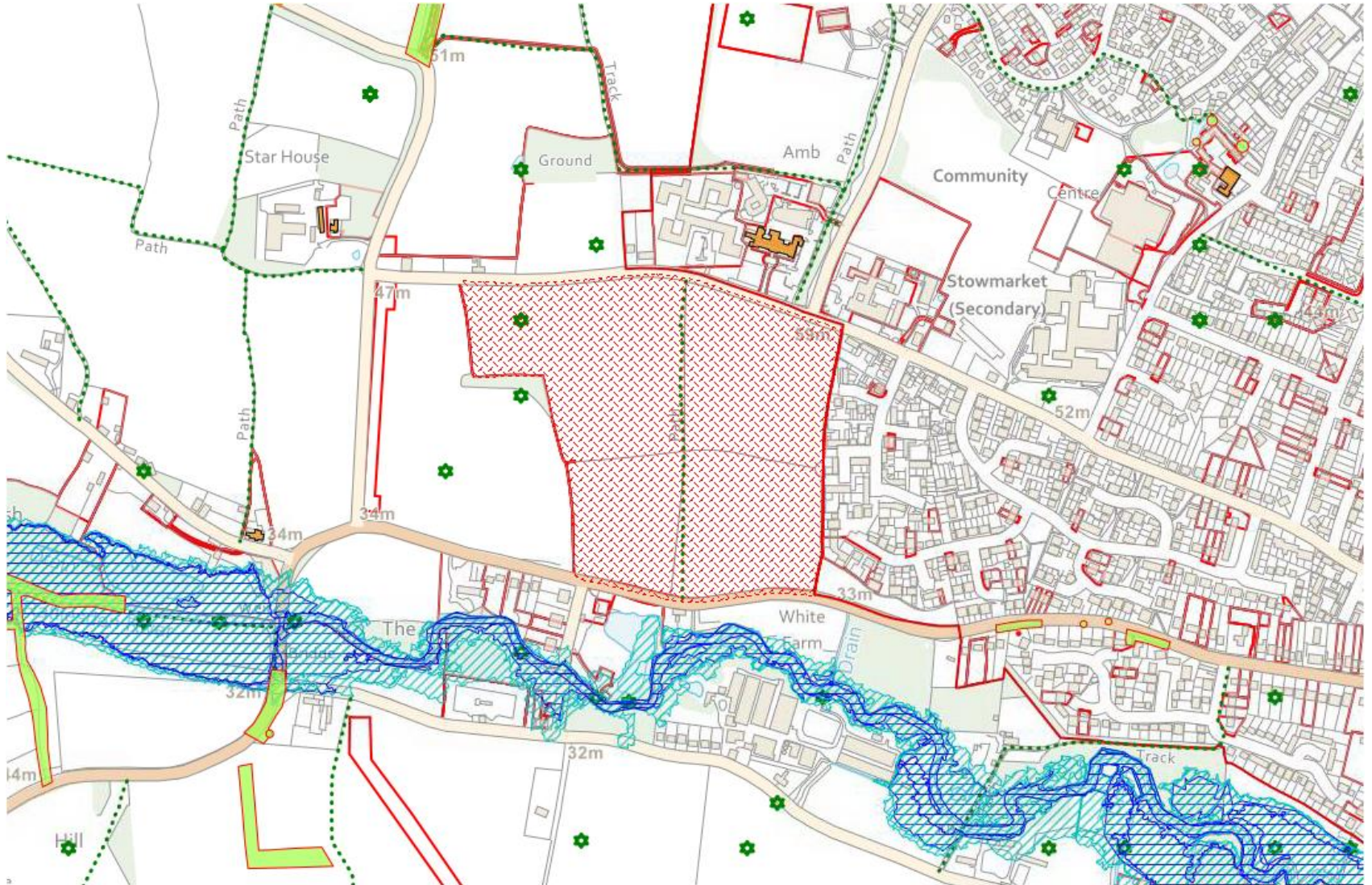
Slide 3

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Constraints Map

Slide 4





PLANNING	
DATE	27/07/2016
PREPARED BY	PLANNING
APPROVED BY	PLANNING
REVISIONS	
 HOPKINS HOUSES <small>PLANNING</small>	



DATE: 12/12/2012
DRAWN BY: J. HOPKINS
CHECKED BY: J. HOPKINS
SCALE: 1:100

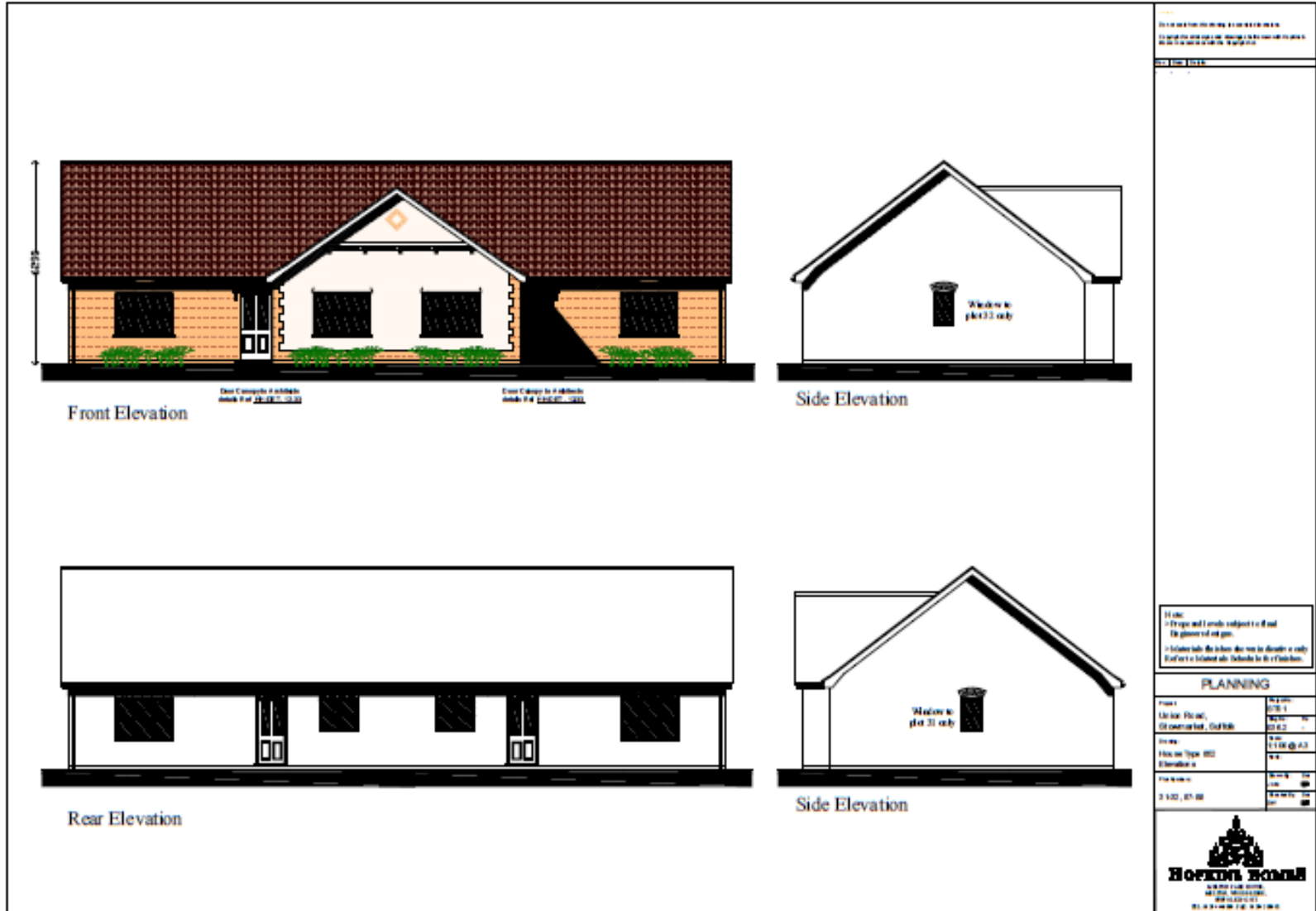
PLANNED	
DATE	12/12/2012
DRAWN BY	J. HOPKINS
CHECKED BY	J. HOPKINS
SCALE	1:100
PROJECT NO.	12/12/2012



Sample house type 852 2 bed bungalow

Slide 8

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Front Elevation

Front Elevation to the left
Front Elevation to the right

Side Elevation

Windows plot 22 only

Rear Elevation

Side Elevation

Windows plot 22 only

PLANNING

Project	852-001
Site Ref: Plot 22	Plot 22
Site Ref: Plot 22	Plot 22
House Type: 852	852
Construction	852
Plot Area	1,114 sq. ft.
Plot Area	1,114 sq. ft.
Plot Area	1,114 sq. ft.
Plot Area	1,114 sq. ft.

HOPKINS HOMES

100-102, 103-104, 105-106, 107-108, 109-110, 111-112, 113-114, 115-116, 117-118, 119-120, 121-122, 123-124, 125-126, 127-128, 129-130, 131-132, 133-134, 135-136, 137-138, 139-140, 141-142, 143-144, 145-146, 147-148, 149-150, 151-152, 153-154, 155-156, 157-158, 159-160, 161-162, 163-164, 165-166, 167-168, 169-170, 171-172, 173-174, 175-176, 177-178, 179-180, 181-182, 183-184, 185-186, 187-188, 189-190, 191-192, 193-194, 195-196, 197-198, 199-200, 201-202, 203-204, 205-206, 207-208, 209-210, 211-212, 213-214, 215-216, 217-218, 219-220, 221-222, 223-224, 225-226, 227-228, 229-230, 231-232, 233-234, 235-236, 237-238, 239-240, 241-242, 243-244, 245-246, 247-248, 249-250, 251-252, 253-254, 255-256, 257-258, 259-260, 261-262, 263-264, 265-266, 267-268, 269-270, 271-272, 273-274, 275-276, 277-278, 279-280, 281-282, 283-284, 285-286, 287-288, 289-290, 291-292, 293-294, 295-296, 297-298, 299-300, 301-302, 303-304, 305-306, 307-308, 309-310, 311-312, 313-314, 315-316, 317-318, 319-320, 321-322, 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Refer to other viewpoint details on Det. 1234

Side Elevation

Plot 252 handed.

Side Elevation

PLANNING	
Drawn	1/11/14
Checked	1/11/14
Drawn	1/11/14
Checked	1/11/14
Drawn	1/11/14
Checked	1/11/14
Drawn	1/11/14
Checked	1/11/14

Resource Management
Bury Resource Centre
Hollow Road
Bury St Edmunds
Suffolk
IP32 7AY

Philip Isbell
Corporate Manager - Development Manager
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: 2016_4455
Date: 2 December 2016

For the Attention of Kathryn Oelman

Dear Mr Isbell

**Planning Application 4455/16-- Land to the south of Union Road, Onehouse:
Archaeology**

This large site lies in an area of archaeological importance recorded in the County Historic Environment Record. A field walking and metal detecting survey of the site detected several prehistoric, Roman and medieval finds (ONS 007 and SKT 009) and archaeological investigations at the northern end of Chilton Leys have uncovered extensive occupation remains of prehistoric, Roman, Saxon and medieval date, including kilns, ovens, a Saxon cemetery and a medieval moated site (HGH 052). The development site is also located in an area which is topographically favourable for early occupation, overlooking the Rattlesden River and on a south facing slope. As a result, this location has good potential for the discovery of important hitherto unknown archaeological sites and features in view of its proximity to known remains. The proposed works would cause significant ground disturbance that has potential to damage any archaeological deposits and below ground heritage assets that exist.

Given the high potential, lack of previous investigation and large size of the proposed development area, I recommend that, in order to establish the full archaeological implications of this area and the suitability of the site for the development, the applicant should be required to provide for an archaeological evaluation of the site prior to the determination of this application, to allow for preservation *in situ* of any sites of national importance that might be defined (and which are still currently unknown). This large area cannot be assessed or approved in our view until a full archaeological evaluation has been undertaken, and the results of this work will enable us to accurately quantify the archaeological resource (both in quality and extent). This is in accordance with paragraphs 128 and 129 of the National Planning Policy Framework as is consistent with the advice provided to the applicant during pre-application consultations.

Decisions on the suitability of the site, and also the need for, and scope of, any further work should there be any below-ground archaeological finds of significance, will be based upon the results of the evaluation.

In this case, a trial trenched archaeological evaluation will be required to establish the potential of the site. The results of the evaluation must be presented with any application submitted for the site, along with a detailed strategy for further investigation and appropriate mitigation. The results should inform the development to ensure preservation *in situ* of any previously unknown nationally important archaeological remains within the development area.

The Conservation Team of the Suffolk County Council Archaeological Service would be pleased to offer guidance on the archaeological work required and will, on request, provide a brief for each stage of the archaeological investigation. Please see our website for further information on procedures and costs: <http://www.suffolk.gov.uk/archaeology>

Please do get in touch if there is anything that you would like to discuss or you require any further information.

Yours sincerely,

Rachael Abraham

Senior Archaeological Officer
Conservation Team



Historic England

EAST OF ENGLAND OFFICE

Ms Kathryn Oelman
Mid Suffolk District

Direct Dial: 01223 582738

Our ref: P00540032

05 December 2016

Dear Ms Oelman

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

**LAND TO THE SOUTH OF UNION ROAD, ONEHOUSE, SUFFOLK, IP14 3EH.
Application No 4455/16**

Thank you for your letter of 29 November 2016 notifying Historic England of the application for listed building consent/planning permission relating to the above site. On the basis of the information provided, **we do not consider that it is necessary for this application to be notified to Historic England** under the relevant statutory provisions, details of which are enclosed.

If you consider that this application does fall within one of the relevant categories, or if there are other reasons for seeking the advice of Historic England, we would be grateful if you could explain your request. Please do not hesitate to telephone me if you would like to discuss this application or the notification procedures in general.

We will retain the application for four weeks from the date of this letter. Thereafter we will dispose of the papers if we do not hear from you.

Yours sincerely

Clare Campbell

Principal Inspector of Historic Buildings and Areas

E-mail: clare.campbell@HistoricEngland.org.uk

Enclosure: List of applications requiring consultation with and notification to Historic England



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.



Planning and Listed Building Consent applications requiring consultation with and notification to Historic England (the Historic Buildings and Monuments Commission for England) April 2015

Applications for planning permission

Historic England must be consulted or notified (see note 1) of the following planning applications by virtue of the following provisions:

Consultation:

Development which in the opinion of the local planning authority falls within these categories:

- P1 Development of land involving the demolition, in whole or in part, or the material alteration of a listed building which is classified as Grade I or II*
- P2 Development likely to affect the site of a scheduled monument
- P3 Development likely to affect any battlefield or a Grade I or II* park or garden of special historic interest which is registered in accordance with section 8C of the Historic Buildings and Ancient Monuments Act 1953

Basis for this - Town and Country Planning (Development Management Procedure) (England) Order 2015 - article 18 and Schedule 4.

- P4 Development likely to affect certain strategically important views in London

Basis for this - Secretary of State for Communities and Local Government Directions relating to Protected Vistas 2012

Notification:

Development which the local authority (or Secretary of State) think would affect:

- P5 The setting of a Grade I or II* listed building; or
- P6 The character or appearance of a conservation area where
 - i) the development involves the erection of a new building or the extension of an existing building; and
 - ii) the area of land in respect of which the application is made is more than 1,000 square metres

Basis for this - Planning (Listed Buildings and Conservation Areas) Regulations 1990 - regulation 5A (as amended by The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015

- P7 Local authority/ies own applications for planning permission for relevant demolition in conservation areas. (see note 2)

Basis for this - Town and Country Planning General Regulations 1992 (as amended by the Town and Country Planning General (Amendment) (England) Regulations 2015

Note 1: There is a difference between Consultation and Notification. When LPAs consult on applications, there is a duty to provide a substantive response to the LPA within 21 days. A notification from the LPA is to enable representations to be made if we so wish, and to respond within 21 days. Historic England does not make a distinction in its handling of advice work.





Applications for listed building consent

Historic England must be notified of the following applications for listed building consent by virtue of the following provisions:

Notification:

- L1 For works in respect of any Grade I or II* listed building; and
- L2 For relevant works in respect of any grade II (unstarred) listed building

(relevant works means:

- i) works for the demolition of any principal building (see note 3);
- ii) works for the alteration of any principal building which comprise or include the demolition of a principal external wall of the principal building; or
- iii) works for the alteration of any principal building which comprises or includes the demolition of all or a substantial part of the interior of the principal building.

For the purposes of sub paragraphs ii) and iii) above:

- a) a proposal to retain less than 50% of the surface area of that part of a principal building represented on any elevation (ascertained by external measurement on a vertical plan, including the vertical plane of any roof) is treated as a proposal for the demolition of a principal external wall;
- b) a proposal to demolish any principal internal element of the structure including any staircase, load bearing wall, floor structure or roof structure is treated as a proposal for the demolition of a substantial part of the interior.)

- L3 Decisions taken by the local planning authorities on these applications

Basis for this - Arrangements for handling heritage applications - Notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2015 - made under section 12, 15 (1) and (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990

Historic England
15 April 2015

Note 2: Relevant demolition is defined in section 196D of the Town and Country Planning Act 1990 as "demolition of a building that is situated in a conservation area in England and is not a building to which section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 does not apply by virtue of s75 of that Act (listed buildings, certain ecclesiastical buildings, scheduled monuments and buildings described in a direction of the Secretary of State under that section.)

Note 3: "principal building" means a building shown on the list compiled under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and includes (unless the list entry indicates otherwise) any object or structure fixed to that building, but does not include any curtilage building.



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



From: David Pizzey
Sent: 06 December 2016 11:45
To: Kathryn Oelman
Cc: Planning Admin
Subject: 4455/16 Land to the south of union Road, Onehouse.

Kathryn

I have no objection to this proposal subject to it being undertaken in accordance with the protection measures outlined in the accompanying arboricultural report. Whilst a small number of trees are proposed for removal these are generally of limited amenity value and their loss will not have a significant impact on the character of the local area.

Regards

David

David Pizzey
Arboricultural Officer
Hadleigh office: 01473 826662
Needham Market office: 01449 724555
david.pizzey@babberghmidsuffolk.gov.uk
www.babergh.gov.uk and www.midsuffolk.gov.uk
Babergh and Mid Suffolk District Councils - Working Together

From: DIO SEE-EPS SG3a1 (Roberts, Jillian Mrs) [mailto:DIOSEE-EPSSG3a1@mod.uk]
Sent: 08 December 2016 08:23
To: Planning Admin
Subject: 10038006- 4455/16 Land to the south of Union Raod Onehouse 1P14 3EH

FTO Kathryn Oelman

Your Ref: 4455/16
DIO ref: 10038006
Proposal: Erection of 300 dwellings, access, internal roads, garages, fence, walls, parking, landscaping, public open space, ecological enhancement works, draining infrastructure and associated works
Location: Land to the south of Union Road, Onehouse 1P14 3EH

Good morning Kathryn

This consultation in regard to a proposal for 300 dwellings with associated infrastructure and SUDs. The site is located on an agriculture field on the outskirts of Stowmarket, 7km North from RAF Wattisham.

The proposed drainage scheme for the site includes the use of three attenuation basins along the southern edge of the development. The maximum depth of water in these basins will be 1.6m and the basins will be adopted and maintained by Anglian Water.

If they have permanent open water then the SUDs attenuation basins in this development have the potential to attract and support hazardous waterfowl, potentially increasing the populations and flightlines in the vicinity of RAF Wattisham.

Therefore the MOD request further details regarding the attenuation basins, in particular whether they are expected to be normally dry or to usually contain water, the proposed planting, details of draw down times and of any fencing.

Looking forward to hearing from you

Jill Roberts
Assistant Safeguarding Officer - Environment & Planning Support – Safeguarding
DIO Safety Environment & Engineering
Defence Infrastructure Organisation
Kingston Road, Sutton Coldfield, West Midlands, B75 7RL

MOD telephone: 94421 3818 | **Telephone:** 0121 311 3818 | **Fax:** 0121 311 2218 | **Email:** DIOSEE-EPSSG1@mod.uk |

Website: <https://www.gov.uk/government/publications/wind-farms-ministry-of-defence-safeguarding>

From: RM PROW Planning
Sent: 13 December 2016 16:31
To: Planning Admin
Cc: Sharon Berry (MSDC); Kevin Verlander; wlusty@savills.com; Luke Barber
Subject: RE: Consultation on Planning Application 4455/16

Our Ref: W420/022/ROW857/16

For The Attention of: Kathryn Oelman

Public Rights of Way Response

Thank you for your consultation concerning the above application.

This response deals only with the onsite protection of affected PROW, and 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, SCC may be seeking a contribution for improvements to the network. These requirements will be submitted with Highways Development Management response in due course.

Government guidance considers that the effect of development on a public right of way is a material consideration in the determination of applications for planning permission and local planning authorities should ensure that the potential consequences are taken into account whenever such applications are considered (Rights of Way Circular 1/09 – Defra October 2009, para 7.2) and that public rights of way should be protected.

Public Footpath 22 is recorded through the proposed development area, we comment as follows:

Previously this service requested the upgrade of the public footpath to bridleway status with a 3m width, as part of these works, which will legally permit walking and cycling, as well as equestrian use along the route. This will feed in to the bridleway network north of Union Road. This requirement is still relevant.

The realignment of the southern section of FP22 will require a legal order.

We have no objection to the proposed ramp providing visibility is good. The surface of which should be unsealed and non-slip.

We have no objection to this proposal.

Informative Notes:

Please note that the granting of planning permission is separate to any consents that may be required in relation to Public Rights of Way.

Nothing should be done to stop up or divert the Public Right of Way without following the due legal process including confirmation of any orders and the provision of any

new path. In order to avoid delays with the application this should be considered at an early opportunity.

The alignment, width, and condition of Public Rights of Way providing for their safe and convenient use shall remain unaffected by the development unless otherwise agreed in writing by the Rights of Way & Access Team.

Nothing in this decision notice shall be taken as granting consent for alterations to Public Rights of Way without the due legal process being followed. Details of the process can be obtained from the Rights of Way & Access Team.

"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 for the applicant.

Regards

Jackie Gillis
Green Access Officer
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

<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: 29 November 2016 12:41
To: RM PROW Planning <PROWplanning@suffolk.gov.uk>
Subject: Consultation on Planning Application 4455/16

Correspondence from MSDC Planning Services.

Location: Land to the south of Union Road, Onehouse IP14 3EH

Proposal: Erection of 300 dwellings, access, internal roads, garages, fences, walls, parking, landscaping, public open space, ecological enhancement works, drainage infrastructure and associated works

Midlands and East (East)
Swift House
Hedgerows Business Park
Colchester Road
Chelmsford
Essex CM2 5PF
Tel: 0113 824 9111
Email: kerryharding@nhs.net

Our Ref: NHSE/MIDS/16/4455/KH

Your Ref: 4455/16

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

14 December 2016

Dear Sir / Madam

Erection of 300 dwellings, access, internal roads, garages, fences, walls, parking, landscaping, public open space, ecological enhancement works, drainage infrastructure and associated works.

Land to the south of Union Road, Onehouse, Stowmarket, IP14 3EH

1.0 Introduction

- 1.1 Thank you for consulting NHS England on the above full planning application.
- 1.2 I refer to the above planning application and advise that, further to a review of the applicants' submission the following comments are with regard to the primary healthcare provision on behalf of NHS England Midlands and East (East) (NHS England), incorporating Ipswich and East Suffolk Clinical Commissioning Group (CCG).

2.0 Existing Healthcare Position Proximate to the Planning Application Site

- 2.1 The proposed development is likely to have an impact on the services of 2 GP practices operating within the vicinity of the application site. The GP Practices do not have capacity for the additional growth resulting from this development.
- 2.2 The proposed development will be likely to have an impact on the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. NHS England would therefore expect these impacts to be fully assessed and mitigated.

3.0 Review of Planning Application

- 3.1 The planning application does not appear to include a Health Impact Assessment (HIA) however, the planning statement recognises that a capital contribution may be required to mitigate the primary healthcare impacts arising from the proposed development.
- 3.2 NHS England notes that this proposed development is allocated as a strategic site and therefore CIL funding will not be obtained. Therefore, any mitigation required will need to be secured through a Section 106 planning obligation.
- 3.3 A Healthcare Impact Assessment (HIA) has been prepared by NHS England to provide the basis for a developer contribution towards capital funding to increase capacity within the GP Catchment Area.

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4.0 **Assessment of Development Impact on Existing Healthcare Provision**

- 4.1 The existing GP practices do not have capacity to accommodate the additional growth resulting from the proposed development. The proposed development could generate approximately 720 residents and subsequently increase demand upon existing constrained services.
- 4.2 The primary healthcare services within a 2km radius of the proposed development and the current capacity position is shown in Table 1.

Table 1: Summary of position for primary healthcare services within a 2km radius (or closest to) the proposed development

Premises	Weighted List Size ¹	NIA (m ²) ²	Capacity ³	Spare Capacity (NIA m ²) ⁴
Stow Health	17,389	1000.00	14,583	-192.39
Combs Ford Surgery	8,450	378.50	5,520	-200.93
Total	25,839	1,378.50	20,103	-393.32

Notes:

1. The weighted list size of the GP Practice based on the Carr-Hill formula, this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list.
2. Current Net Internal Area occupied by the Practice
3. Based on 120m² per GP (with an optimal list size of 1750 patients) as set out in the NHSE approved business case incorporating DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
4. Based on existing weighted list size

- 4.3 The development would have an impact on primary healthcare provision in the area and its implications, if unmitigated, would be unsustainable. The proposed development must therefore, in order to be considered under the 'presumption in favour of sustainable development' advocated in the National Planning Policy Framework, provide appropriate levels of mitigation.

5.0 **Healthcare Needs Arising From the Proposed Development**

- 5.1 The intention of NHS England is to promote Primary Healthcare Hubs with co-ordinated mixed professionals. This is encapsulated in the strategy document: The NHS Five Year Forward View.
- 5.2 The development would give rise to a need for improvements to capacity, in line with emerging CCG Estates Strategy; this would not be by way of site specific infrastructure, but in the form of reconfiguration and refurbishment at Stow Health; a proportion of the cost of which would need to be met by the developer. Monies are required to improve capacity at existing facility Stow Health, to further develop it as a sustainable primary care hub, including increasing the number of community services thus reducing the need for patients to attend hospital.
- 5.3 Table 2 below provides the Capital Cost Calculation of additional primary healthcare services arising from the development proposal.

Table 2: Capital Cost calculation of additional primary healthcare services arising from the development proposal

Premises	Additional Population Growth (300 dwellings) ⁵	Additional floorspace required to meet growth (m ²) ⁶	Spare Capacity (NIA) ⁷	Capital required to create additional floor space (£)

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Stow Health	720	49.37	-192.39	113,551
Total	720	49.37	-192.39	£113,551

Notes:

5. Calculated using the Mid Suffolk District average household size of 2.4 taken from the 2011 Census: Rooms, bedrooms and central heating, local authorities in England and Wales (rounded to the nearest whole number).
 6. Based on 120m² per GP (with an optimal list size of 1750 patients) as set out in the NHSE approved business case incorporating DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
 7. Existing capacity within premises as shown in Table 1.
 8. Based on standard m² cost multiplier for primary healthcare in the East Anglia Region from the BCIS Public Sector Q3 2015 price & cost Index, adjusted for professional fees, fit out and contingencies budget (£2,300/m²), rounded to nearest £100.
- 5.4 A developer contribution will be required to mitigate the impacts of this proposal. NHS England calculates the level of contribution required, in this instance to be **£113,551**. Payment should be made before the development commences.
- 5.5 NHS England notes that this proposed development is allocated as a strategic site and therefore CIL funding will not be obtained. NHS England therefore requests that this sum be secured in the form of a section 106 obligation linked to any grant of planning permission.

6.0 Conclusions

- 6.1 In its capacity as the primary healthcare commissioner, NHS England has identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development.
- 6.2 The capital required through developer contribution would form a proportion of the required funding for the provision of capacity to absorb the patient growth generated by this development.
- 6.3 Assuming the above is considered in conjunction with the current application process, NHS England would not wish to raise an objection to the proposed development. Otherwise the Local Planning Authority may wish to review the development's sustainability if such impacts are not satisfactorily mitigated.
- 6.4 The terms set out above are those that NHS England deem appropriate having regard to the formulated needs arising from the development.
- 6.5 NHS England is satisfied that the basis and value of the developer contribution sought is consistent with the policy and tests for imposing planning obligations set out in the NPPF.
- 6.6 NHS England and the CCG look forward to working with the applicant and the Council to satisfactorily address the issues raised in this consultation response and would appreciate acknowledgement of the safe receipt of this letter.

Yours faithfully



Kerry Harding
Estates Advisor

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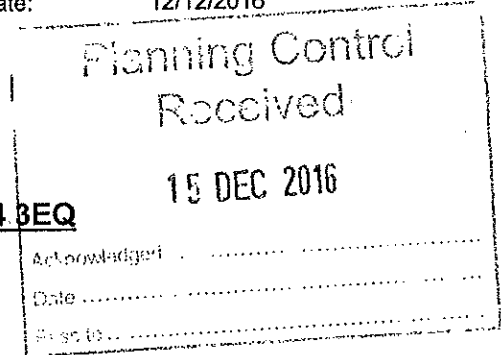
Suffolk Fire and Rescue Service

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

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

Your Ref: 4455/16 +S106
Our Ref: FS/F221360
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 12/12/2016



Dear Sirs

Land to the south of Union Road, Stowmarket IP14 3EQ
Planning Application No: 4455/16 + S106

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 Service recommends that fire hydrants be installed within this development on a suitable route for laying hose, i.e. avoiding obstructions. 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/

OFFICIAL

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

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

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

Yours faithfully



Mrs A Kempen
Water Officer

Enc: PDL1

Copy: Mr W Lusty, Savills Ltd, Unex House, 132-134 Hills Road, Cambridge
CB2 8PA
Enc: Sprinkler information

Planningcontributions.admin@suffolk.gov.uk

Consultee Comments for application 4455/16

Application Summary

Application Number: 4455/16

Address: Land to the south of Union Road, Onehouse IP14 3EH

Proposal: Erection of 300 dwellings, access, internal roads, garages, fences, walls, parking, landscaping, public open space, ecological enhancement works, drainage infrastructure and associated works

Case Officer: Kathryn Oelman

Consultee Details

Name: Mrs Peggy Fuller

Address: [REDACTED]

Email: [REDACTED]

On Behalf Of: Onehouse Parish Clerk

Comments

Onehouse Parish Council objects to the proposals for 300 houses on land south of Union Road.

The current Stowmarket Area Action Plan adopted in 2013 identifies many primary sites that could give up to 1800 extra dwellings that have yet to be developed and therefore it is not necessary to bring a reserved site into development at this time.

All brownfield sites in the area should be developed before greenfield sites are used.

There will be a loss of good quality agricultural land.

There will be a vast increase of traffic movement along Union Road and with only one way to access the A14 will cause massive congestion during peak hours.

It is likely that with this amount of traffic many vehicles will travel west along Union Road and through the village of Onehouse to gain access to the westbound A14 at Woolpit. This will have a massive impact on the village and road safety.

Vehicles will also access Starhouse Lane to gain access to the A14 Eastbound which is totally unsuitable for this use.

Concerns are expressed regarding road safety for cyclists and pedestrians. Whilst provision has been made for a footway by the development there is nothing further towards Onehouse and no cyclepath in either direction included in plans.

Stowmarket town centre, already gridlocked at certain times of the day will come to a standstill, particularly at the Tavern Street crossroads and along Gipping Way. The junction of Onehouse Road, Finborough Road and Recreation Road cannot cope with the current weight of traffic without the increase in vehicles from this proposed development and also Chilton Leys currently under construction.

Within the Transport Assessment 3.18 it states that the Chilton Leys development is all but complete. This is utter nonsense; phase 2 has not begun to be built.

Current Health infrastructure is inadequate with Combs Ford Surgery having closed its books to new patients and Stowhealth becoming difficult too.

Educational provision is insufficient with some schools already with waiting lists. Whilst there is likely to be a new primary school built within the current plans at Chilton Leys (but construction is a considerable way in the future), no provision has been made for secondary education.

The proposal only includes 20% affordable housing. MSDC policy is for 35% and this should be maintained for this development.

Drainage: at present Starhouse Lane regularly adds to flooding problems on B1115 following heavy rain, as water runs down Starhouse Lane and on the field where development is proposed. Development on the site will compound the water run off on the road, which breaks down the surface and banks of Starhouse Lane as the water will not be able to soak away in the developed land.



Developments Affecting Trunk Roads and Special Roads
Highways England Planning Response (HEPR 16-01)
Formal Recommendation to an Application for Planning Permission

From: Martin Fellows
Operations (East)
planningee@highwaysengland.co.uk

To: Mid Suffolk District Council

CC: growthandplanning@highwaysengland.co.uk

Council's Reference: 4455/16

Referring to the planning application referenced above, dated 30 November 2016, application for the erection of 300 dwellings, access, internal roads, garages, fences, walls, parking, landscaping, public open space, ecological enhancement works, drainage infrastructure and associated works, Land to the south of Union Road Onehouse IP14 3EH, 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).~~

Highways Act Section 175B ~~is~~ is not relevant to this application.¹

¹ Where relevant, further information will be provided within Annex A.

Signature:



Date: 19 December 2016

Name: David Abbott

Position: Asset Manager

Highways England:

Woodlands, Manton Lane

Bedford MK41 7LW

david.abbott@highwaysengland.co.uk

From: Philip Raiswell [mailto:Philip.Raiswell@sportengland.org]
Sent: 19 December 2016 15:59
To: Planning Admin
Subject: App Ref: 4455/16 - Land South of Union Road, Stowmarket IP14 3EQ

Sport England Ref: E/MS/2016/44186/N

FAO Kathryn Oelman

Dear Kathryn,

Thank you for consulting Sport England on the above application.

Summary: Sport England OBJECTS to this application as it fails to make any provision for formal indoor or outdoor sport, either through on-site provision or contributions to enhance off-site facilities to meet the demand generated by the proposed development.

Sport England – Non Statutory Role and Policy

The Government, within their Planning Practice Guidance (Open Space, Sports and Recreation Facilities Section) advises Local Planning Authorities to consult Sport England on a wide range of applications.

<http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/open-space-sports-and-recreation-facilities/>

This application falls within the scope of the above guidance as it relates to: *(insert relevant application type from DCLG guidance)*

Sport England assesses this type of application in line with its planning objectives and with the National Planning Policy Framework (NPPF). Sport England's planning objectives are to PROTECT existing facilities, ENHANCE the quality, accessibility and management of existing facilities, and to PROVIDE new facilities to meet demand. Further information on Sport England's planning objectives can be found here:

<http://www.sportengland.org/facilities-planning/planning-for-sport/aims-and-objectives/>

The occupiers of new development, especially residential, will generate demand for sporting provision. The existing provision within an area may not be able to accommodate this increased demand without exacerbating existing and/or predicted future deficiencies. Therefore, Sport England considers that new developments should contribute towards meeting the demand that they generate through the provision of on-site facilities and/or providing additional capacity off-site. The level and nature of any provision should be informed by a robust evidence base such as an up to date Sports Facilities Strategy, Playing Pitch Strategy or other relevant needs assessment.

The Proposal and Assessment against Sport England's Objectives and the NPPF

The population of the proposed development is estimated to be 720 (300 x 2.4 persons per household). This additional population will generate additional demand for sports facilities. If this demand is not adequately met then it may place additional pressure on existing sports facilities, thereby creating deficiencies in facility provision. In accordance with the NPPF, Sport England seeks to ensure that the development meets any new sports facility needs arising as a result of the development.

You may be aware that Sport England's Sports Facilities Calculator (SFC) can help to provide an indication of the likely demand that will be generated by a development for certain facility types. The SFC indicates that a population of 720 in this local authority area will generate a demand for 0.19 sports hall (pro-rata cost £102,728), 7.42m² water space (pro-rata cost £125,621) and 0.02 artificial grass pitch (pro-rata cost £16,591). These levels of demand do not justify on-site provision, but this demand will be transferred to other facilities in the locality, therefore it is reasonable to secure a financial contribution to secure quantitative/qualitative enhancements to existing facilities to

In addition, the proposal does not make any on-site provision for formal outdoor sport, nor is there any reference to contributions being secured via s106 for off-site qualitative or quantitative improvements to existing sites for outdoor sport, in order to meet demand generated by this development.

Sport England would reconsider our position if the specified Section 106 obligations (Para. 5.4 of the Planning Statement) were widened to include a contribution towards off-site indoor/outdoor sport, in line with Policy CS6 of the adopted Core Strategy.

Sport England, in conjunction with Public Health England, has produced 'Active Design' (October 2015), a guide to planning new developments that create the right environment to help people get more active, more often in the interests of health and wellbeing. The guidance sets out ten key principles for ensuring new developments incorporate opportunities for people to take part in sport and physical activity. The Active Design principles are aimed at contributing towards the Government's desire for the planning system to promote healthy communities through good urban design. Sport England would commend the use of the guidance in the master planning process for new residential developments. The document can be downloaded via the following link:

<http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/active-design/>

Conclusion

In light of the above, Sport England wishes to **object** to this application as it is not considered that the proposal makes any provision, either on-site or off-site, for formal outdoor/indoor community sport. The proposal therefore does not satisfy Sport England's planning policy objectives, or Para 73 of the NPPF.

We would be grateful if you would advise us of the outcome of the application by forwarding a copy of the decision notice.

Yours sincerely,

Philip Raiswell
Planning Manager

T: 020 7273 1824

M: 07769 741165

F: 020 7273 1981

E: Philip.Raiswell@sportengland.org



Consultation Response Pro forma

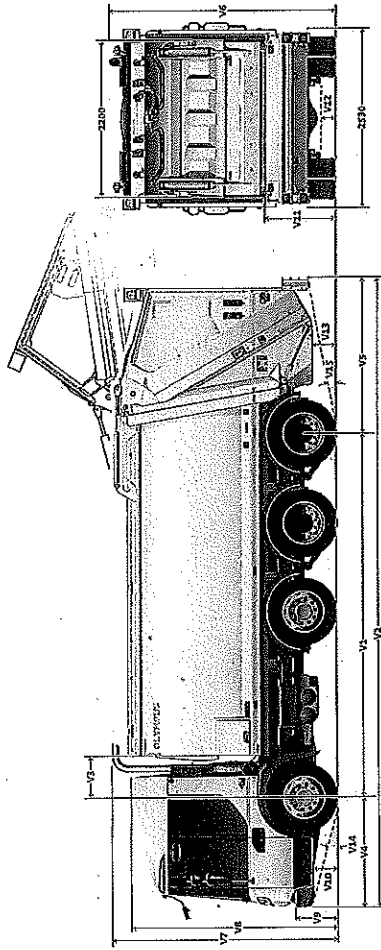
1	Application Number	4455/16	
2	Date of Response	19/12/2017	
3	Responding Officer	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection subject to condition	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	Please ensure that all properties have a unique bin collection point that are close to each property and nearest to the public high way as possible, plot/number 159 is missing. On the shared access and private drives please make sure that the road surfaces are suitable for a 32 tonne refuse vehicle to manoeuvre on and that they will take the weight of the vehicle. Shingle tar and block paving may get damage when driven on by a dustcart. I have attached the vehicle specification for a Dennis Eagle 32 tonne dustcart which is the vehicle we use to make collections, can you ensure that the vehicle can access all the roads with as the turning circle of the vehicle is 24metres.	
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	Recommended conditions	Please ensure that the points in the discussion are met.	

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

OLYMPUS - 8x4MS Wide - Smooth Body RCV

Elite 6 - 8x4MS Wide Track

Euro 6 SPECIFICATIONS



Vehicle model	OL-27M/8x4MS
Compaction body type - effective volume(s)	Olympus 27M (26.5 m ³)
Elite chassis type	8x4MS (Mid Steer) Wide Track
GVW (Gross Vehicle Weight)	32000
Front axle related weight	8000
Rear axle/hoist related weight	24000
Recycling box type	-
Recycling box type (Capacity m ³)	-
V1 Overall width base	6400
Turning circle - overall (meters)	24 meters up to width
Vehicle unladen weight**	18800
V2 Overall length	10290
V3 Front axle to front of compaction body	1870
V4 Front overhang	650
V5 Rear overhang - cab tilted	1865
V6 Overall height	3485
V7 Height at exhaust tip - nominal	2225
V8 Cab roof height	3085
V9 Cab roof height - cabs tilted	3450
V10 First cab step height from ground	500
V11 Rave rail height	3500
V12 Ground clearance at lowest part of vehicle	3130
V13 Ground clearance - tailgate	3680
V14 Approach angle	825 Driver side, 885 Passenger side
V15 Departure angle	485
	1050
	435
	15.5°
	15°

(**) Typical rear mounted lifting device equipment will add up to 1200 kg.

(***) Turning circle shown is for best case.

(*) Excludes front view mirror which adds approx. 230 mm

NOTE: Unless otherwise stated, all dimensions are nominal, in mm and represent an unladen vehicle without a lifting device and fitted with standard tyres. Tyre deflection is not included. All specifications are subject to manufacturer's discretion. Dimensions are given in millimeters. Additional equipment may alter weights. All weights include oil and water, and on diesel fueled vehicles, add 40 litres of fuel and 50 litres of lube. Additional equipment may alter dimensions and weights quoted.



Ms K Oelman
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk
IP6 8DL

20 December 2016

Dear Ms Oelman

Re: 4455/16 Erection of 300 dwellings and associated infrastructure at Union Road, Onehouse.

Thank you for consulting the RSPB regarding this application for 300 new homes at Union Road, Onehouse. The RSPB do not consider that this application is likely to result in significant effects on nationally or internationally important wildlife sites or populations, but have the following comments to make regarding potential biodiversity enhancements.

We welcome the recommendation within the Phase 2 Ecological Survey and Assessment report to incorporate nest boxes for house sparrow, starling, house martin and swift into the development. For swift, an amber listed Bird of Conservation Concern¹, the RSPB is keen to promote the use of integrated nest bricks into new buildings. One of the reasons for its decline is the loss of nest spaces as the swift nests almost exclusively in older buildings. New developments without nest spaces in do not allow them to breed. Integrated nest bricks may also benefit other species of conservation importance, such as starling and house sparrow, depending on the design of the brick. Both starling and house sparrow are listed as species of principal conservation importance under Section 41 of the NERC Act.

The RSPB believes that the following planning policy considerations provide sufficient support for the inclusion of integrated nest bricks into this development.

- Paragraph 117 of the National Planning Policy Framework (NPPF) states that Councils should "...promote ... the protection and recovery of priority species populations."
- Section 40 of The Natural Environment and Rural Communities (NERC) Act (2006) 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."

The Town and Country Planning Association, in their "Good Practice Guidance for Green Infrastructure and Biodiversity"² recommend incorporating nesting/roosting spaces in new developments. We would

¹ Eaton M, Aebischer N, Brown A, Hearn R, Lock L, Musgrove A, Noble D, Stroud D and Gregory R (2015) Birds of Conservation Concern 4: the population status of birds in the United Kingdom, Channel Islands and Isle of Man. *British Birds* 108, 708-746

² See <https://www.wildlifetrusts.org/sites/default/files/Green-Infrastructure-Guido-TCPA-TheWildlifeTrusts.pdf>

Eastern England
Regional Office
Stalham House
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Norfolk NR1 1UD

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also highlight Exeter City Council's award winning Residential Design Guide SPD³ as an example of good practice. Appendix 2 is particularly relevant regarding integrating nesting/roosting places into the fabric of buildings during construction.

We recommend that groups of 2-6 nest bricks placed approximately 1 metre apart in suitable locations are most likely to be occupied. It is important to avoid direct sunlight and prevailing weather conditions and place bricks at least 5m above ground level, typically under the eaves or high on a gable end. We recommend the Manthorpe Building Products integrated swift brick⁴ but many other designs are available⁵.

Should the Council be minded to approve this application, we would welcome the inclusion of these measures into a suitably worded planning condition.

Please do not hesitate to contact me should you have any queries.

Yours sincerely



Jacqui Miller
Conservation Officer
RSPB Eastern England
Email: jacqui.miller@rspb.org.uk
Direct dial: 01603 697582

³ See <https://exeter.gov.uk/planning-services/planning-policy/supplementary-planning-documents/residential-design-guide-spd/>

⁴ See <http://manthorpebuildingproducts.co.uk/product/gsvb-swift-nest-brick>

⁵ See <http://www.swift-conservation.org/Shopping1.htm>



SUFFOLK CONSTABULARY



Phil Kemp
Design Out Crime Officer
Bury St Edmunds Police Station
Suffolk Constabulary
Raynegate Street, Bury St Edmunds
Suffolk
Tel: 01284 774141
www.suffolk.police.uk

Planning Application (4455/16)

SITE: 300 Dwellings at land south of Union Road Onehouse,

Applicant: Artisan PPS Ltd

Planning Officer: Ms Kathryn Oelman

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

Dear Ms Kathryn Oelman

Thank you for allowing me to provide an input for the above Outline Planning Application for the proposed development of 300 residential properties on land south of Union Road, Onehouse.

On behalf of Suffolk Constabulary I have no formal objections to the proposals for this site.

One of the main aims stated in the Babergh and Mid Suffolk Core Strategy Development Plan Document of 2008 (updated in 2012) at Section 1, para 1.19 under Local Development Framework and Community Strategy states:

A safe community: Protect the environment from pollution, flooding and other natural and man-made disasters; reduce the level of crime; discourage re-offending; overcome the fear of crime; and provide a safe and secure environment.

Section 17 outlines the responsibilities placed on local authorities to prevent crime and disorder.

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

- 1.1 vehicular and pedestrian routes should be designed to ensure that they are visually open, direct, well used and should not undermine the defensible space of neighbourhoods. Design features can help to identify the acceptable routes through a development thereby encouraging their use and in doing so enhance the feeling of safety.
- 1.2 There are advantages in some road layout patterns over others, especially where the pattern frustrates the searching behaviour of the criminal and his need to escape. Whilst it is accepted that through routes will be included in developments such as this, the designers must ensure that the security of the development is not compromised by excessive

NOT PROTECTIVELY MARKED
RESTRICTED/CONFIDENTIAL

permeability, for instance allowing an offender legitimate criminal access to the rear or side boundaries of a dwelling.

- 1.3 Developments that enhance the passive surveillance of the area by the residents from their homes and which incorporate high levels of street activity have both been proven to influence a criminal's behaviour and deflect them elsewhere.
- 1.4 **There should be good natural surveillance of properties and vehicle parking as preferred by police Secure By Design principles.** It is important that the boundary between public and private areas is clearly indicated. Each building needs two faces: a front onto public space for the most public activities and a back where the most private activities take place. If this principle is applied consistently, streets will be overlooked by building fronts improving community interaction and offering surveillance that creates a safer feeling for residents and passers-by.

2. **General layout of the proposed plan**

- 2.1 For the majority of housing developments, it will be desirable for dwelling frontages to be open to view, so walls, fences and hedges will need to be kept low or alternatively feature a combination of wall (maximum height 1 metre) and railings or timber picket fence.
- 2.2 Properties with gable end windows that look onto public spaces is a police preferred preference of design that allows natural surveillance of the area to reduce the risk of graffiti, other forms of criminal damage, or inappropriate loitering. Where blank gable walls are unavoidable there should be a buffer zone, using either a 1.2 – 1.4m railing (with an access gate) or a 1m mature height hedge with high thorn content.
- 2.3 I would refer the developers to SBD 2016, page 18 on "Dwelling Boundaries", which outlines the importance of how the boundary between public and private areas should be clearly indicated.
- 2.4 **There are five main reasons for providing a perimeter boundary fence:**
 - a) To **mark a boundary** to make it obvious what is private and public property.
 - b) **Provide safety** for employers and employees.
 - c) **Prevent casual intrusion** by trespassers.
 - d) **Prevent casual intrusion** onto the site by criminals.
 - e) **Reduce the wholesale removal** of property from the site by thieves.
- 2.5 The gates to the side or rear of dwellings that provide access to rear gardens, should be of robust construction and be the same height of the fence line at a minimum height of 1.8m and be capable of being locked (operable by key from both sides of the gate and a good quality mortise lock is preferred). SBD 2016, Pages 18-19, Paras 10.9 – 10.5.12 refers.
- 2.6 Where extra access paths are essential they should be gated with the gates at the entrance of the footpath as near to the front building line as possible. The gates should have a key operated lock, operable from both sides. The gates must not be easy to climb over or remove from their hinges. Where possible the street lighting scheme should be designed to ensure the gates are well illuminated and recommendation for a lux plan to be provided.

3. **Outer Perimeter**

- 3.1 Installing fencing to a high standard will ensure the security and longevity of the boundary. A high quality fence that lasts for a long time will provide security and reduce overall maintenance costs. Further details on Secure By Design (SBD) fencing can be found at page 19 of SBD New Homes 2016, Paras 10.5-10.5.6

4. Footpaths

- 4.1 The balance between permeability and accessibility is always a delicate one. We (policing) want less permeability as it creates entry and escape routes for those who may want to commit a crime. For planners it is about the green agenda, being able to get people from A to B, preferably not in their cars. We cannot demand reductions in permeability without having evidence that this is the only option. What we can do is look at the design of walkways, lighting, surveillance and the security of surrounding properties to ensure that any permeability is as safe as it can be and that the offender will stand out in a well-designed community. There is no blanket approach, site specifics apply, based on the crime rate and local context. Research from across the United Kingdom shows that 85% of house burglaries occur at the rear of a property.
- 4.2 Routes for pedestrians, cyclists and vehicles should be integrated to provide a network of supervised areas to reduce crime along with Anti-Social Behaviour. Where a suggested footpath is unavoidable, such as along a right of way, designers should consider making the footpath a focus of the development and ensure that they are straight as possible, preferably at least 3m across to allow people to pass one another without infringing on personal space and accommodate passing wheelchairs, cyclists and mobility vehicles with low growing and regularly maintained vegetation on either side. If possible it would assist for that area to also be well lit. (SBD 2016, pages 14-17, at Paras 8.1-8.19).
- 4.3 Footpaths that include lighting should be lit to relevant levels as defined by BS 5489:2013.

5. Lighting

- 5.1 I would recommend photocell operated wall mounted lighting at the front of all household dwellings, (on a dusk to dawn light timer) complete with a compact fluorescent lamp and wired through a switched spur to allow for manual override. I would also appreciate viewing a "Lux" lighting plan of the proposed site.
- 5.2 Lighting should conform to the requirements of BS 5489:2013. A luminaire that produces a white light source (Ra>59 on the colour rendering index) should be specified but luminaires that exceed 80 on the colour rendering index are preferred.

6. Car Parking

- 6.1 Parking areas should have areas that allow natural surveillance.
- 6.2 Communal parking facilities must be lit to the relevant levels as recommended by BS5489:2013 and a certificate of compliance provided. See section 16 SBD Homes 2016 for the specific lighting requirements as well as recommendations for communal parking areas.

7. Communal Areas/ Public Open Space

- 7.1 **Communal Areas/Public Open Space.** Section 9, SBD 2016, provides further details around Communal areas in order to reduce the potential for ASB and Criminal Damage Issues.
- 7.2 Should any play equipment be installed it should meet **BS EN 1176** standards and be disabled friendly. I would recommend that any such area has suitable floor matting tested to **BS EN1177** standards.
- 7.3 Should gymnasium/fitness equipment be installed, spacing of the equipment and falling

space areas should be in line with BS EN1176. There is a recommended guideline that static equipment should be at a minimum 2.50 metres distance from each object.

- 7.4 All litter bins should be of a fire retardant material.
- 7.5 Attention should be paid to the sighting and fixing of **Gates, Fences, Seats and Pathways**. Page 17, of SBD New Homes 2016 at Paras 9:1-9.4, under the heading "Communal Areas" refers.
- 7.6 The Fields Trust Planning and Design for Outdoor Sport and Play introduced 2008 and The Association of Play Industries Adult Outdoor fitness Equipment Standards also offer further guidance.

8. **Further Recommendations in General**

- 8.1 The physical security element of the application should not be overlooked. Doors and windows should be to British Standards (PAS 24) for doors and windows that ensure that the installed items are fit for purpose.
- 8.2 Door chains/limiters fitted to front doors, meeting the Door and Hardware Federation Technical Specification 003 (TS 003) and installed in accordance with the manufacturer's recommendations. (SBD NH 2016 Para. 21.17).

9. **Conclusion**

- 9.1 I strongly advise the development planners adopt the ADQ guide lines and Secure by Design (SBD) principles for a secure development.
- 9.2 As of the 1st June 2016 the police lead Secure By Design (SBD) New Home 2016 was introduced, replacing the previous Secure By Design (SBD) 2014 New Homes guide. This guide aptly meets the requirements of Approved Document Q for new builds and renovation work to a preferred security specification, through the use of certified fabricators that meet Secure By Design principals, for external doors, windows and roof lights to the following standards
[http://www.securedbydesign.com/wp-content/uploads/2016/03/Secured by Design Homes 2016 V1.pdf](http://www.securedbydesign.com/wp-content/uploads/2016/03/Secured%20by%20Design%20Homes%202016%20V1.pdf)
- 9.3 SBD New Homes 2016 Incorporates three standards available within the New Homes 2016 guide, namely Gold, Silver or Bronze standards. It is advisable that all new developments of 10 properties or more should seek at least a Bronze Secured by Design. Further details can be obtained through the Secure By Design (SBD) site at <http://www.securedbydesign.com/>
- 9.4 To achieve a Silver standard, or part 2 Secured by Design physical security, which is the police approved minimum security standard and also achieves ADQ, involves the following:
 - a. All exterior doors to have been certificated by an approved certification body to BS PAS 24:2012, or STS 201 Issue 4:2012, or STS 202 BR2, or LPS 1175 SR 2, or LPS 2081 SRB.
 - b. All individual front entrance doors to have been certificated by an approved certification body to BS Pas 24:2012 (internal specification).
 - c. Ground level exterior windows to have been certificated by an approved certification body to BS Pas 24:2012, or STS204 Issue 3:2012, or LPS1175 Issue 7:2010 Security Rating 1, or LPS2081 Issue 1:2014. All glazing in the exterior doors, and ground floor (easily accessible) windows next to or within 400mm of external doors to

include laminated glass as one of the panes of glass. Windows installed within SBD developments must be certified by one of the UKAS accredited certification bodies.

- 9.5** It is now widely accepted a key strand in the design of a 'sustainable' development is its resistance to crime and anti-social behaviour by introducing appropriate design features that enable natural surveillance and create a sense of ownership and responsibility for every part of that development.

The Police nationally promote Secured by Design (SBD) principles, aimed at achieving a good overall standard of security for buildings and the immediate environment. It attempts to deter criminal and anti-social behaviour within developments by introducing appropriate design features that enable natural surveillance and create a sense of ownership and responsibility for every part of the development.

These features include secure vehicle parking, adequate lighting of common areas, control of access to individual and common areas, defensible space and a landscaping and lighting scheme which, when combined, enhances natural surveillance and safety.

The applicant can also enter into a **pre-build agreement** and make use of the Award in any marketing or promotion of the development. The current "New Homes 2016" guide and application forms are available from www.securedbydesign.com which explains all the crime reduction elements of the scheme.

In conclusion, I have no formal objections to the proposals for this site.

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

Yours sincerely

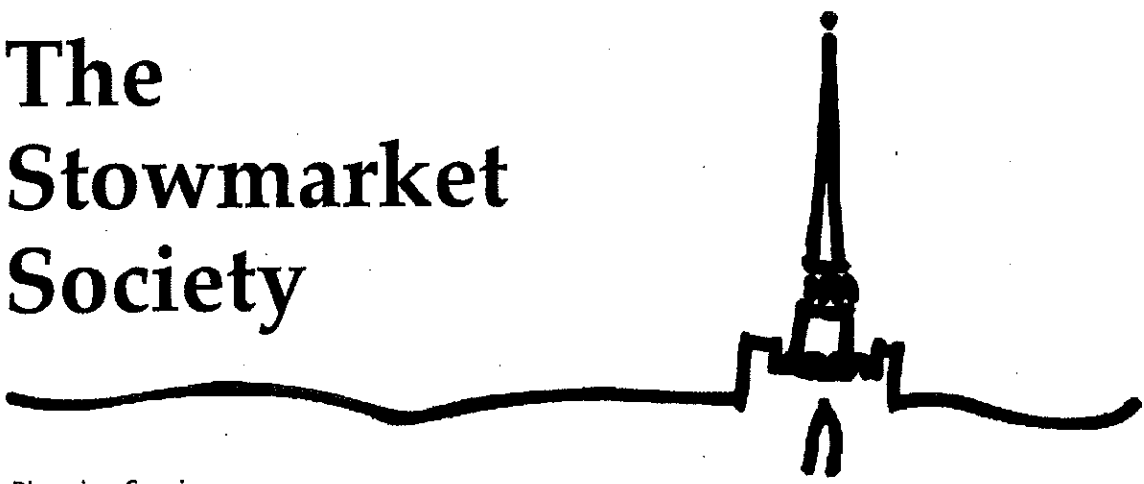


Phil Kemp

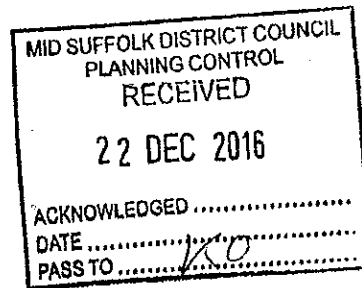
Designing Out Crime Officer
Western and Southern Areas
Suffolk Constabulary
Raynegate Street
Bury St Edmunds
Suffolk
IP33 2AP

4455/16

The Stowmarket Society



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



20 December 2016

Dear Sirs

4455/16 - Land to the south of Union Road, Onehouse IP14 3EH
Erection of 300 dwellings, access, internal roads, garages, fences, walls, parking, landscaping, public open space, ecological enhancement works, drainage infrastructure and associated works

We OBJECT to this application on the grounds that

- Development of this site provides a once in a lifetime opportunity to significantly alleviate the cross-town traffic problems of central Stowmarket at minimal cost - an opportunity that is being ignored in the current proposals. The site lies between the southern end of Chilton Way and the B1115 Finborough Road providing an ideal route for a link road giving good access to the A14 and the A1308 without the need to pass through the middle of Stowmarket. The current site layout with its very low density of development could be easily adapted to accommodate such a link road.

The scheme has a significant detrimental effect on the setting of the Listed Building, Stow Lodge. Shortly after its was erected as a workhouse in the late eighteenth century this building was referred to as having 'more the air of a gentleman's seat than a receptacle for paupers'. This perception was due to its monumental front facade and dominant ornamented pediment, coupled to its prominent position on the ridge line facing across a broad valley and fronted by open fields. The open aspect of the building is still a vital part of its setting, which features in long views across the landscape from Great Finborough, Combs and beyond. The current proposals in this application despoil that open setting, littering the open field and valley side with a jumbled mass small scale housing. The proposals make a nominal acknowledgement of the buildings presence with an attempt at creating a square of housing opposite Stow Lodge, but it is a feeble response and in no way compensates for the destruction of the setting that the building has enjoyed for over two hundred years.

In order to alleviate the negative impact on the Listed Building, the current scheme could be adapted to create a much more significant square between Stow Lodge and the new housing which becomes a real and exciting townscape experience along Union Road. This will need a significant improvement in the quality of the buildings enclosing the square in their appearance scale and townscape function, and far greater attention given to the landscape detailing of the landscaped space the forecourt of Stow Lodge.

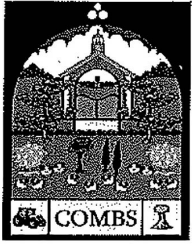
We trust that the above points will be taken into account and look forward to seeing a revised scheme in due course..

J.P.
Yours faithfully

[Redacted Signature]
J Pattle
Secretary

The Stowmarket Society, 19 Bond Street, Stowmarket, IP14 1HR
A Founder Member of Civic Voice





COMBS PARISH COUNCIL

Sarah Meech, Parish Council Clerk
5 Fishponds Way, Haughley, Stowmarket, Suffolk IP14
3PJ
Tel: 07594 621570
Email: parishclerkmeech@gmail.com

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

13th December 2016

Dear Sir/Madam,

Proposal: **Erection of 300 dwellings, access, internal roads, garages, fences, walls, parking, landscaping, public open space, ecological enhancement works, drainage infrastructure and associated works**

Location: **Land to the South of Union Road, Onehouse, IP14 3EH**

Planning Ref No: **4455/16**

Further to a meeting of Combs Parish Council on Monday 12th December 2016 we request that you note the following comments again that were submitted back in May 2016 .

1. Combs Parish Council have concerns over traffic congestion and road safety within the local area and highlight specifically Combs Lane, Star House Lane and the Shepherd & Dog bridge that is over the river rat. The development could severely increase the amount of traffic through the Combs Ford area causing traffic congestion and these areas could also be potentially used by the 174 new homes to be built on the land off Farriers Road in Combs Ford that borders the parish of Combs.
2. Good plans have been made within the development brief for cycle paths, however, no links to existing cycle paths are shown on the plans, Combs Parish Council feel it is essential for cycle paths to be connected and upgraded as part of the development.
3. Part of the land in the development brief appears to be within the parish of Onehouse although Stowmarket is likely to collect the precept for these homes. Part of Combs parish is annexed by Stowmarket with the Farriers Road development and Combs Parish Council feel this is a further parcel of land annexed away from an adjoining parish, raising concerns over other land that is adjoining Stowmarket.
4. With regards to the drainage for the development flooding already occurs at the Shepherd & Dog end of Combs Lane and this development will be adding 300 more houses and it is felt that this will increase the risk of flash flooding and further water going into local rivers.

Please do not hesitate to contact us if you have any further questions.

Yours Sincerely

Sarah Meech

From: Khan Wasil [mailto:Wasil.Khan@networkrail.co.uk] **On Behalf Of** Town Planning SE
Sent: 03 January 2017 16:56
To: Planning Admin
Cc: Town Planning SE
Subject: Consultation on Planning Application 4455/16 / Land to the south of Union Road, Onehouse IP14 3EH / response deadline 20/12/2016 (anglia)

Network Rail Consultation -

Dear Sir/Madam,

Thank you for consulting Network Rail with regards to the Reference 4455/16.

On the issue of safety, we observe that applicant / developer must be mindful of 'Stowmarket Station and Regent Street' level crossings at all times, please see below link for education on how to use level crossings, <http://www.networkrail.co.uk/level-crossings/>

After reviewing the information provided in relation to the above planning application, Network Rail has no objection or further observations to make.

Many Thanks,

Kind Regards,

Wasil Khan
Town Planning Technician, Property

Network Rail
5th Floor
1 Eversholt Street
London NW1 2DN
Tel: 07734 648485
E: Wasil.khan@networkrail.co.uk
www.networkrail.co.uk/property



From: planningadmin@midsuffolk.gov.uk [mailto:planningadmin@midsuffolk.gov.uk]
Sent: 29 November 2016 12:40
To: Town Planning SE
Subject: Consultation on Planning Application 4455/16 / Land to the south of Union Road, Onehouse IP14 3EH / response deadline 20/12/2016 (anglia)

Correspondence from MSDC Planning Services.

From: RM Floods Planning
Sent: 09 January 2017 11:09
To: Planning Admin
Cc: Kathryn Oelman
Subject: 2017-01-09 JS Reply Land to the south of Union Road, Onehouse IP14 3EH Ref 4455/16

Suffolk County Council, Flood and Water Management note that we have only been consulted as of the 4th January 2017, therefore this is our initially comment

The MLM prepared FRA and Drainage Strategy is seems to indicated that the only viable method for the disposal of surface water is via a piped connected to the Rattlesden River. This strategy is reliant on the applicant producing evidence that they have a 3rd Party agreement for connection into river, agreement for new pipes to be laid underneath the public highway (Finborough Rd, B1115) & an Environmental Permit for discharge point from the Environment Agency. I also not that the piped connection into the Rattlesden River is outside of redline of the planning application.

The Environment Agency in there reply to the pre-application enquiry made reference to the need for an oil Interceptor for large car park, but I cannot find any reference on the supplied drawings.

The attenuation basin side slopes are I believe proposed to be 1:3, but we believe this is too steep for the basins in a public accessible area and a risk assessment need to be undertaken on the design. We would prefer to see these as a minimum of 1:4 with a depth of water no greater than 0.5m during the 1:100+CC year event.

Storm Water Drainage Maintenance Regime Oct 2016 is not satisfactory and needs to revised to be more specific about the maintenance regime of each surface water drainage asset. As it stands it is too general.

It is also noted that it refers to an old Ciria SuDs Manual.

I also note that it appear that not all of the documents required under our guidance documents have not been provided at this stage. I have highlight the ones that I believe are missing.

Pre-app	Outline	Full	Reserved Matters	Discharge of Conditions	Document Submitted
✓	✓	✓			Flood Risk Assessment/Statement (Checklist)
	✓	✓			Drainage Strategy/Statement & sketch layout plan (checklist)
	✓				Preliminary layout drawings
	✓				Preliminary "Outline" hydraulic calculations
	✓				Preliminary landscape proposals
	✓				Ground investigation report (for infiltration)
	✓	✓			Evidence of 3 rd party agreement to discharge to their system (in principle/consent to discharge)
		✓		✓	Maintenance program and ongoing maintenance responsibilities
		✓	✓		Detailed development layout
		✓	✓	✓	Detailed flood & drainage design drawings

		✓	✓	✓	Full structural, hydraulic & ground investigations
		✓	✓	✓	Geotechnical factual and interpretive reports, including infiltration test results (BRE365)
		✓	✓	✓	Detailed landscape details
		✓	✓	✓	Discharge agreements (temporary & permanent)
		✓	✓	✓	Development management & construction phasing plan

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council

Tel: 01473 260411
Fax: 01473 216864

From: planningadmin@midsuffolk.gov.uk [mailto:planningadmin@midsuffolk.gov.uk]
Sent: 04 January 2017 09:10
To: RM Floods Planning <floods.planning@suffolk.gov.uk>
Subject: Consultation on Planning Application 4455/16

Correspondence from MSDC Planning Services.

Location: Land to the south of Union Road, Onehouse IP14 3EH

Proposal: Erection of 300 dwellings, access, internal roads, garages, fences, walls, parking, landscaping, public open space, ecological enhancement works, drainage infrastructure and associated works

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

We request your comments regarding this application and these should reach us

within 21 days. Please make these online when viewing the application.

The planning policies that appear to be relevant to this case are GP1, NPPF, Cor9, CSFR-FC2, CL8, H17, CSFR-FC1, CSFR-FC1.1, Cor1, Cor2, Cor3, Cor5, Cor6, Cor8, CSFR-FC3, CL9, CL11, H7, HB1, SB3, T4, T5, T9, T10, T11, T12, T13, RT4, RT12, SC3, SDA1, SDA2, SDA3, SDA4, CL2, CS SAAP, which can



Defence
Infrastructure
Organisation

Kathryn Oelman
Mid Suffolk District Council
Planning Services,
131 High Street,
Suffolk
IP6 8DL
England

**Safeguarding
Statutory**
Defence Infrastructure Organisation
Kingston Road
Sutton Coldfield
West Midlands
B75 7RL

Tel: +44 (0)121 311 3818 Tel (MOD): 94421 3818
Fax: +44 (0)121 311 2218
Email: DIO-safeguarding-statutory@mod.uk
www.mod.uk/DIO

10 Jan 2017

Dear Kathryn

Your Reference: 4455/16

Our Reference: 10038006

MOD Safeguarding

Proposal: Erection of 300 dwellings, access, internal roads, garages, fences, walls, parking, landscaping, public open space, ecological enhancement works, drainage infrastructure and associated works

Location: Land to the south of Union Road, Onehouse 1P14 3EH

Thank you for consulting the Ministry of Defence (MOD) on the above proposed development which was received by this office on 29/11/2016.

I can confirm that the MOD has no safeguarding objections to this proposal.

I trust this is clear however should you have any questions please do not hesitate to contact me.

Yours sincerely

Jill Roberts
Assistant Safeguarding Officer

Your Ref: MS/4455/16
Our Ref: 570\CON\4092\16
Date: 12th January 2017
Highways Enquiries to: julia.elliott@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.
Email: planningadmin@baberghmidsuffolk.gov.uk

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

For the Attention of: Kathryn Oelman

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/4455/16

PROPOSAL: Erection of 300 dwellings, access, internal roads, garages, fences, walls, parking, landscaping, public open space, ecological enhancement works, drainage infrastructure and associated works

LOCATION: Land To The South Of, Union Road, Onehouse, IP14 3EH

ROAD CLASS: C440

Suffolk County Council have been consulted on this planning application in their capacity of Highway Authority for the area affected by these proposals. We will comment of the transport impacts of the scheme in due course. However, the supplied planning layout has a number of detailed issues which give rise to concern, and we would strongly suggest that the layout is revised to incorporate our suggestions prior to final comments being made on the proposals.

As the current layout is not acceptable in highways and transportation terms we would recommend that planning permission is **Refused**, pending a more acceptable layout being provided by the developers.

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

- For the eastern access junction; on this class of road, to allow safe entry onto the public highway, we would require DMRB visibility splays of 90.0m (y distance) from a set back of 2.4m (x distance) to be provided. It was observed on site that traffic speeds show a poor compliance with the current 30 mph speed limit. This is supported by the supplied traffic data which indicates that 85th percentile speeds are 38.5mph Eastbound and 42.6mph Westbound. Therefore we would require a visibility splay of 120m for the western access junction. The supplied drawings will need to be revised to show that these visibility splays are achievable, within land that is controlled by the applicants or the highway authority.
- The main access opposite Stow Lodge Centre should be moved to prevent conflict with traffic movements from the development and Stow Lodge Centre. The spacing between a proposed major access and existing junctions or major accesses must be considered. When on opposite sides, the spacing should be sufficient to separate conflicting turning movements and avoid

'straight across' vehicle movements. The site layout will need to be revised to avoid a location directly opposite the Stow Lodge Centre access road.

- We would prefer the trees away from all metalled highway surfaces and to be placed in non-highway locations such as the 'open spaces'. "Section 141 Highways Act restricts planting of trees etc., in or near the carriageway". As shown the current layout would not be suitable for adoption by SCC, we do not generally support the planning of highway trees in the verge between a footway or cycleway and the edge of the carriageway.
- Where there are no footways adjacent the roads we would still require 1m service strips adjacent to the roads, and around the turning heads to have somewhere to locate services and any street lighting columns.
- It would be preferable to limit the use of parking courts, as they have historically caused problems in Suffolk. For dwellings remote from the designated spaces there will be a temptation to park on the verge / shared road immediately adjacent to their front door, and this will need to be carefully considered. Parking in undesirable locations tends to cause neighbour disputes and can damage the verge / road edge.
- The layby visitor spaces would be more preferable in the open space areas as opposed to outside houses who would possibly treat them as their own spaces. Also an increase in the visitor layby parking would be preferred.
- Where appropriate the footways provided should be wide enough for both pedestrians and cycles on the north eastern side of the site.
- Pedestrian and cycle access to link this development with Union Road and hence existing Public Rights of Way of Onehouse Lane or other future developments to the east of this site have not been provided
- There is no footway provided for the residents to the east of the development to easily access Union Road. The layout will need to be revised to allow for a footway connection from the site to the Union Road footway, adjacent to Numbers 16, 17 and 18 on drawing 005. .
- We will require a properly designed and constructed footway along the site frontage, to link the footway adjacent to 91 – 95 Union Road with the junction of Union Road and Starhouse Lane to provide continuous pedestrian access south of Union Road. While a majority of this route can be accommodated within the site red line land we can confirm that there is sufficient highway verge to complete the link west of the site boundary to the junction.
- There are insufficient details supplied in the application such as visibility and footway gradient to determine if the proposed layout is suitable for pedestrians to access or safely cross Finborough Road.
- The current design requires realignment of the Public Right of Way (Onehouse 22) particularly at the south of the site

Our specific concerns regarding junction safety and footway connectivity cause us to recommend that the current application is refused planning permission based on the supplied information. We will comment of the Transport Assessment and Draft Residential Travel Plan in due course, however we feel it would be beneficial to address the issues with the layout at an early stage, so we can have commented ahead of a full response to this planning consultation.

However, subject to the above layout issues being resolved and any additional issues related to the traffic impacts of the scheme also being addressed we would be happy to revisit our view on this project, in due course.

Yours faithfully

Steve Merry
Transport Policy and Development Manager
Resource Management
Suffolk County Council



Consultation Response Pro forma

1	Application Number	4455/16 Land to the south of Union Road, Onehouse, IP14 3EH	
2	Date of Response	18/01/2017	
3	Responding Officer	Name:	Rebecca Styles
		Job Title:	Heritage Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> • No harm to designated heritage assets adjacent to the application site because although the proposal has the potential to impact the setting of four Grade II listed buildings, it is considered that although there will be an impact on these buildings, it is not considered that the impact will be a harmful one, due to a combination of the natural topography of the site, existing vegetation, distance of the application site from heritage assets, and the retention of Stow Lodge's open frontage. 	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>This application seeks planning permission for the erection of 300 houses, creation of access roads, garaging and associated landscaping on land to the south of Union Road, Onehouse. The development would be erected on land currently used for agriculture, to the west of an existing large scale housing development. The topography of the site is typical of the rolling valley farmlands, gently sloping from north to south, into the valley. The site area is almost 'L' shaped which utilises the site's historic field pattern.</p> <p>As outlined by the applicant's Heritage Impact Assessment, this proposal has the potential to affect 4 listed buildings within the site's setting. These are Stow Lodge Hospital, The Shepherd and Dog public house, Starhouse Farmhouse, and barn 10m west of Starhouse Farmhouse.</p> <p><u>Stow Lodge Hospital</u> Stow Lodge Hospital is a Grade II listed former workhouse and hospital, now converted into residential use, located to the north of the application site. Stow Lodge has an impressive red brick façade, slated roof with a detailed fenestration scheme. Stow Lodge has in more recent years been developed to the rear; however the principal elevation, clearly designed to be the most impressive, has avoided any inappropriate alterations.</p>	

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

	<p>The development at the northern edge of the site would impact the setting of Stow Lodge, especially, as detailed in the applicant's HIA, because the workhouse would have been deliberately built on the edge of the parish, away from the built up centre of Stowmarket. This development would extend the suburban edge of Stowmarket and would thus further erode the intended isolated setting of Stow Lodge.</p> <p>However, Stow Lodge would retain its open frontage onto Union Road, and thus the visual importance of the site would not be harmed by the proposal. Although the scheme would enclose the land to the south of Stow Lodge, the impact of the rolling valley farmland declining away from Stow Lodge towards Finborough Road would, on balance, not harm the setting of the Grade II listed building.</p> <p>Stow Lodge Hospital can be viewed from the south of the application site off Finborough Road. However, due to the rolling valley landscape, the view of Stow Lodge Hospital is distorted by the natural topography of the site. The proposed dwellings would obliterate the view of Stow Lodge Hospital from the south of the application site, but the loss of this view would not be harmful to the setting of the listed building.</p> <p><u>The Shepherd and Dog</u> To the SW of the application site is the GII listed Shepherd and Dog, a C17th timber framed public house, located on the corner of Lower Road and Finborough Road. The Shepherd and Dog is located some 200m from the nearest edge of the application site, which, due to the sloping effect of the valley topography, the setting of The Shepherd and Dog public house would not be affected by the proposal.</p> <p><u>Starhouse Farmhouse and the Barn 10m west of Starhouse Farmhouse</u> Both Grade II listed, these buildings form part of the historic Starhouse farmstead. The main farmhouse is GII listed, 15th timber framed, thatched dwelling, whilst the GII listed barn is C18th timber framed, once thatched, but now utilises a corrugated iron roof. The Starhouse farm complex sits on a higher point in the valley than the application site, and is screened from Union Road by mature, non-native vegetation. It is not considered that the proposal would harm the setting of the historic farmstead, as the application site would not affect the</p>
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		<p>immediate setting of these listed buildings, nor would the development affect land historically associated with Starhouse Farm.</p> <p>On balance, the proposal will have an effect on the setting of heritage assets in the vicinity of the application site, particularly Stow Lodge, however it is not considered that the impact of the proposal will be harmful to the setting of the listed buildings, for the reasons detailed above. No objection.</p>
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	
7	<p>Recommended conditions</p>	

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Your ref: 4455/16
Our ref: Stowmarket – land south of Union
Road 00039505
Date: 22 January 2017
Enquiries to: Neil McManus
Tel: 01473 264121 or 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

Ms Kathryn Oelman,
Planning Services,
Mid Suffolk District Council,
Council Offices,
131 High Street,
Needham Market,
Ipswich,
Suffolk,
IP6 8DL

Dear Kathryn,

Stowmarket: land south of Union Road – developer contributions

I refer to the planning application for the erection of 300 dwellings, access, internal roads, garages, fences, walls, parking, landscaping, public open space, ecological enhancement works, drainage infrastructure and associated works. I previously provided pre-application advice by way of letter dated 02 March 2016.

Mid Suffolk adopted the Chilton Leys Development Brief on 16 December 2013. The Union Road site is identified 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. In addition the applicant has produced a Development Brief which sets out the guiding principles for development on this site.

It is considered that the requirements of SCC meet the legal tests which are set out in paragraph 204 of the National Planning Policy Framework and Regulation 122 & 123(3) of the Community Infrastructure Levy Regulations 2010 (as amended).

I set out below Suffolk County Council's infrastructure requirements associated with a scheme of 300 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) in paragraph 204 sets out the requirements of planning obligations, which are that they must be:

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

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

Mid Suffolk District Council has adopted their Community Infrastructure Levy Charging Schedule which was implemented on 11 April 2016.

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 this site is 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.

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

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

SCC would anticipate the following **minimum** pupil yields from a development of 300 residential units, namely:

- a. Primary school age range, 5-11: 75 pupils. Cost per place is £16,429 (2016/17 costs). This is based on the estimated cost of £6.9m to build a 420 place primary school.
- b. Secondary school age range, 11-16: 54 pupils. Cost per place is £18,355 (2016/17 costs).
- c. Secondary school age range, 16+: 12 pupils. Costs per place is £19,907 (2016/17 costs).

At the primary school level the agreed strategy is to deliver within the Chilton Leys strategic allocation a new on-site primary school with an integrated early years facility. Land for the new school has already been secured via an option agreement. The proportionate contribution to fund the delivery of the new primary school is 75 places x £16,429 per place = £1,232,175 (2016/17 costs).

The local catchment secondary school is Stowmarket High School.

Based on existing forecasts SCC will have no surplus places available at the catchment secondary school to accommodate any of the pupils arising from this scheme. Based on this current position SCC will require contributions towards providing additional education facilities for all of the 66 secondary age pupils arising, at a total cost of £1,230,054 (2016/17 costs).

The total education contribution is £2,462,229 (2016/17 costs).

The scale of contributions is based on the actual cost of building the new primary school and the cost multipliers for the capital cost of providing a secondary school place, which are reviewed annually to reflect changes in construction costs. The figures quoted will apply during the financial year 2016/17 only and have been provided to give a general indication of the scale of contributions required should residential development go ahead. The sum will be reviewed at key stages of the application process to reflect the projected forecasts of pupil numbers and the capacity of the schools concerned at these times. Once the Section 106 legal agreement has been signed, the agreed sum will be index linked using the BCIS index from the date of the Section 106 agreement until such time as the education contribution is due. SCC has a 10 year period from completion of the development to spend the contribution on education provision.

Clearly, local circumstances may change over time and I would draw your attention to paragraph 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 SCC anticipates up to 30 pre-school pupils.

Ordinarily, SCC would request a capital contribution of $30 \times £6,091 = £182,730$ (2016/17 costs) to spend on enhancing existing local early years provision. However, in view of the strategic nature of this allocation, the intention is to deliver on-site early years facility co-located with the primary school at an estimated build cost of £350,000. This facility will be able to accommodate all pre-school children arising. On this basis the contribution per dwelling is reduced to £437 per dwelling. From the 300 dwellings SCC therefore seeks a proportionate contribution of $300 \times £437 = £131,100$ (2016/17 costs). This contribution will be BCIS index linked.

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 Luke Barber and Christopher Fish.

An important issue to address will be ensuring excellent pedestrian & cycling connectivity with the Chilton Leys scheme and to other facilities and services in the locality. It will also be important to ensure that there is permeability between this part of the site allocation and the remainder of the site which is to the east of Starhouse Lane.

The transport assessment will need to consider 'desire lines' along Starhouse Lane and over the single lane bridge on the B1115 between Finborough Road and Combs Lane.

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

5. **Libraries.** The libraries and archive infrastructure provision topic paper sets out the detailed approach to how contributions are calculated. A contribution of £216 per dwelling is sought i.e. £64,800 (BCIS index linked), 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.** All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management.

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

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

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. £15,300 (BCIS index linked), which will be spent on enhancing provision in Stowmarket.

SCC would request that waste bins and garden composting bins will be provided before occupation of each dwelling and this will be secured by way of a planning condition. 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. **Archaeology.** Please refer to the letter dated 02 December 2016 from Rachel Abraham.
9. **Sustainable Drainage Systems.** Section 10 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. National Planning Practice Guidance notes that new development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of sustainable drainage systems.

On 18 December 2014 the Secretary of State for Communities and Local Government (Mr Eric Pickles) made a Ministerial Written Statement (MWS) setting

out the Government's policy on sustainable drainage systems. In accordance with the MWS, when considering a major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate. The MWS also provides that, 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."

The changes set out in the MWS took effect from 06 April 2015.

A consultation response will be coordinated by Suffolk County Council FAO Jason Skilton.

10. Fire Service. Any fire hydrant issues will need to be covered by appropriate planning conditions. SCC would strongly recommend the installation of automatic fire sprinklers. The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access for fire vehicles and the provisions of water for fire-fighting which will allow SCC to make final consultations at the planning stage.

11. Superfast broadband. Refer to the NPPF paragraphs 42 – 43. SCC would recommend that all development is equipped with high speed broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion; it also impacts educational attainment and social wellbeing, as well as improving property prices and saleability.

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

12. Legal costs. SCC will require an undertaking for the reimbursement of its own legal costs associated with work on a S106A, whether or not the matter proceeds to completion.

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
Luke Barber/Christopher Fish, Suffolk County Council
Floods Planning, Suffolk County Council

From: Nathan Pittam
Sent: 26 January 2017 08:47
To: Planning Admin
Cc: Kathryn Oelman
Subject: 4455/16/FUL. EH - Land Contamination

M3 : 187291

4455/16/FUL. EH - Land Contamination.

SH, Street Record, Union Road, Onehouse, STOWMARKET, Suffolk.

Erection of 300 dwellings, access, internal roads, garages, fences, walls, parking, landscaping, public open space, ecological enhancement works, drainage infrastructure and associated works.

Many thanks for your request for comments in relation to the above application. I have reviewed the Geotechnical and Geoenvironmental Report by Harrison Geotechnical (ref. GN19411_SI) dated October 2015 that was submitted with the application which incorporates a thorough review of the history of the site and limited sampling for a range of commonly occurring contaminants which indicates that contamination of the soil from previous uses of the site and adjacent sites is not likely to adversely impact on the proposed development and as such no further works are necessary. Having reviewed the site I can confirm that this is a position with which I can concur and as such I am happy to confirm that I have no objection to the proposed development from the perspective of land contamination.

I would only request, as with all applications, that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724715
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From: Nathan Pittam
Sent: 27 January 2017 09:28
To: Planning Admin
Subject: 4455/16/FUL. EH - Land Contamination

M3 : 187291

4455/16/FUL. EH - Land Contamination.

SH, Street Record, Union Road, Onehouse, STOWMARKET, Suffolk.

Erection of 300 dwellings, access, internal roads, garages, fences, walls, parking, landscaping, public open space, ecological enhancement works, drainage infrastructure and associated works.

Many thanks for your request for comments in relation to the above application. I have reviewed the application and can confirm that I have no objections to the proposed development from the perspective of land contamination. I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
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From: Abbott, Pat N [mailto:Pat.Abbott@environment-agency.gov.uk]
Sent: 27 January 2017 16:22
To: Kathryn Oelman
Subject: planning application 4455/16

Hi Kathryn

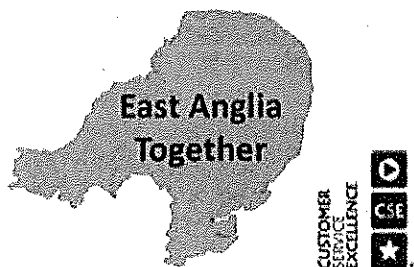
I am responding to your message regarding application 4455/16. We did not comment on this application as it falls outside our constraints. I hope that confirms the situation

Pat

Pat Abbott
Sustainable Places - Planning Advisor
Tel: 02 084 748011
E-Mail: pat.abbott@environment-agency.gov.uk

We have recently published new webpages for **LPA**s, **developers** and **Neighbourhood Planning Groups** giving clarification on our planning consultation role. Please refer to this to check if we can provide you with advice on your development proposals. For developments in areas at risk of flooding, please refer to our new **Flood Risk Assessment checklist**.

Iceni House, Cobham Road, Ipswich, IP3 9JD



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Web: <http://www.suffolk.gov.uk>

Our Ref: 2016_4455
Date: 8 February 2017

For the Attention of Kathryn Oelman

Dear Mr Isbell

**Planning Application 4455/16– Land to the south of Union Road, Onehouse:
Archaeology**

This large site lies in an area of archaeological importance recorded in the County Historic Environment Record. A field walking and metal detecting survey of the site has detected several prehistoric, Roman and medieval finds and a first phase of evaluation at this site has detected a scatter of archaeological features (ONS 007 and SKT 009). Within the vicinity of the proposed development area, archaeological investigations at the northern end of the nearby Chilton Leys development have uncovered extensive occupation remains of prehistoric, Roman, Saxon and medieval date, including kilns, ovens, a Saxon cemetery and a medieval moated site (HGH 052). The development site is also located in an area which is topographically favourable for early occupation, overlooking the Rattlesden River and on a south facing slope. As a result, this location has good potential for the discovery of further important hitherto unknown archaeological sites and features. 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.

In this case the following two conditions would be appropriate:

1. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance

with a Written Scheme of Investigation 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 work required at this site. In this case, a second phase of archaeological evaluation will be required to establish the potential of the site and 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.

Further details on our advisory services and charges can be found on our website: <http://www.suffolk.gov.uk/archaeology/>

Please do get in touch if there is anything that you would like to discuss or you require any further information.

Yours sincerely,

Rachael Abraham

Senior Archaeological Officer
Conservation Team



21 February 2017

Kathryn Oelman
Mid Suffolk District Council
Council Offices
131 High Street
Needham Market
Ipswich IP6 8DL

By email only

Dear Kathryn

Application: 4455/16

Location: Land to the south of Union Road, Onehouse IP14 3EH

Proposal: Erection of 300 dwellings, access, internal roads, garages, fences, walls, parking, landscaping, public open space, ecological enhancement works, drainage infrastructure and associated works

Thank you for consulting Place Services on the above application.

Holding objection: There is insufficient ecological information available to understand the residual impacts of development on Priority habitats eg hedgerows and Priority species, particularly skylarks.

Indeed the Phase 2 Ecological Surveys and Assessment report (SES, Oct 2016) specifically identifies 2 probable territories of skylarks will be lost and no mitigation has been offered, ideally offsite as nest plots on nearby arable land. It also states that the boundary hedgerows H1, H2, H3, H5, H6 and H10 are Important Hedgerows as well as Priority Habitat. There is no certainty for the mitigation proposed (gapping up hedgerows on site and new planting) as part of the development design.

This additional information is necessary to confirm the residual impacts on Priority Habitats and Species, and that the necessary mitigation measures have been secured. There is therefore a gap in information which needs to be filled before determination of this application.

I look forward to working with the LPA and the applicant to provide the missing information to remove my holding objection. Please contact me with any queries.

Best wishes

Sue Hooton CEnv MCIEEM BSc (Hons)
Principal Ecological Consultant
Place Services at Essex County Council
sue.hooton@essex.gov.uk
07809 314447

Place Services provide ecological advice on behalf of Babergh and Mid Suffolk District Councils

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

From: Rachael Abraham
Sent: 27 March 2017 16:24
To: Kathryn Oelman
Cc: Planning Admin
Subject: RE: Reconsultation on Planning Application 4455/16

Dear Kathryn,
Thank you for consulting us on these amendments.
Our advice remains the same as that sent on 8/2, which I have attached again for convenience.
Best wishes,
Rachael

Rachael Abraham B.A. (Hons), M.A.
Senior Archaeological Officer

Suffolk County Council Archaeological Service,
Bury Resource Centre,
Hollow Road,
Bury St Edmunds,
IP32 7AY

Tel.:01284 741232
Mob: 07595 089516
Email: rachael.abraham@suffolk.gov.uk

Website: <http://www.suffolk.gov.uk/culture-heritage-and-leisure/suffolk-archaeological-service/>
Suffolk Heritage Explorer: www.heritage.suffolk.gov.uk
Twitter Page: www.twitter.com/SCCArchaeology

From: RM Archaeology Mailbox
Sent: 27 March 2017 15:51
To: Rachael Abraham <Rachael.Abraham@suffolk.gov.uk>
Subject: FW: Reconsultation on Planning Application 4455/16

From: planningadmin@midsuffolk.gov.uk [<mailto:planningadmin@midsuffolk.gov.uk>]
Sent: 27 March 2017 15:41
To: RM Archaeology Mailbox <archaeology@suffolk.gov.uk>
Subject: Reconsultation on Planning Application 4455/16

Correspondence from MSDC Planning Services.

We recently sent you a consultation in respect of the above application.

We have recently received further information/revised plans in respect of this and would ask you to take this additional information into account when replying.

Resource Management
Bury Resource Centre
Hollow Road
Bury St Edmunds
Suffolk
IP32 7AY

Philip Isbell
Corporate Manager - Development Manager
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: 2016_4455
Date: 8 February 2017

For the Attention of Kathryn Oelman

Dear Mr Isbell

**Planning Application 4455/16– Land to the south of Union Road, Onehouse:
Archaeology**

This large site lies in an area of archaeological importance recorded in the County Historic Environment Record. A field walking and metal detecting survey of the site has detected several prehistoric, Roman and medieval finds and a first phase of evaluation at this site has detected a scatter of archaeological features (ONS 007 and SKT 009). Within the vicinity of the proposed development area, archaeological investigations at the northern end of the nearby Chilton Leys development have uncovered extensive occupation remains of prehistoric, Roman, Saxon and medieval date, including kilns, ovens, a Saxon cemetery and a medieval moated site (HGH 052). The development site is also located in an area which is topographically favourable for early occupation, overlooking the Rattlesden River and on a south facing slope. As a result, this location has good potential for the discovery of further important hitherto unknown archaeological sites and features. 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.

In this case the following two conditions would be appropriate:

1. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance

with a Written Scheme of Investigation 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 work required at this site. In this case, a second phase of archaeological evaluation will be required to establish the potential of the site and 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.

Further details on our advisory services and charges can be found on our website: <http://www.suffolk.gov.uk/archaeology/>

Please do get in touch if there is anything that you would like to discuss or you require any further information.

Yours sincerely,

Rachael Abraham

Senior Archaeological Officer
Conservation Team

From: Infrastructure Team (Babergh Mid Suffolk)
Sent: 28 March 2017 09:21
To: Planning Admin
Subject: RE: Reconsultation on Planning Application 4455/16

The site is named in the MSDC Charging Schedule MSDC as a Strategic site and therefore the proposed development, if granted permission, would be liable for CIL at a rate of £0m². Any infrastructure requirements should be secured via s278 and s106 respectively.

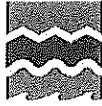
Kind Regards,

Nicola

Nicola Parrish
Infrastructure Officer

Babergh and Mid Suffolk District Council – Working Together

Tel: 01449 724977
Mob: 07720899821



Historic England

EAST OF ENGLAND OFFICE

Ms Kathryn Oelman
Mid Suffolk District

Direct Dial: 01223 582740

Our ref: P00540032
3 April 2017

Dear Ms Oelman

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND TO THE SOUTH OF UNION ROAD, ONEHOUSE, SUFFOLK, IP14 3EH
Application No. 4455/16**

Thank you for your letter of 29 November 2016 regarding the above application for planning permission. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are enclosed.

If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request.

Yours sincerely

Sophie Cattier

Assistant Inspector of Buildings and Areas

E-mail: sophie.cattier@HistoricEngland.org.uk

Enclosure: List of applications requiring consultation with and notification to Historic England



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

Planning and Listed Building Consent applications requiring consultation with and notification to Historic England (the Historic Buildings and Monuments Commission for England) April 2015

Applications for planning permission

Historic England must be consulted or notified (see note 1) of the following planning applications by virtue of the following provisions:

Consultation:

Development which in the opinion of the local planning authority falls within these categories:

- P1 Development of land involving the demolition, in whole or in part, or the material alteration of a listed building which is classified as Grade I or II*
- P2 Development likely to affect the site of a scheduled monument
- P3 Development likely to affect any battlefield or a Grade I or II* park or garden of special historic interest which is registered in accordance with section 8C of the Historic Buildings and Ancient Monuments Act 1953

Basis for this - Town and Country Planning (Development Management Procedure) (England) Order 2015 - article 18 and Schedule 4.

- P4 Development likely to affect certain strategically important views in London

Basis for this - Secretary of State for Communities and Local Government Directions relating to Protected Vistas 2012

Notification:

Development which the local authority (or Secretary of State) think would affect:

- P5 The setting of a Grade I or II* listed building; or
- P6 The character or appearance of a conservation area where
 - i) the development involves the erection of a new building or the extension of an existing building; and
 - ii) the area of land in respect of which the application is made is more than 1,000 square metres

Basis for this - Planning (Listed Buildings and Conservation Areas) Regulations 1990 - regulation 5A (as amended by The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015

- P7 Local authority/ies own applications for planning permission for relevant demolition in conservation areas. (see note 2)

Basis for this - Town and Country Planning General Regulations 1992 (as amended by the Town and Country Planning General (Amendment) (England) Regulations 2015

Note 1: There is a difference between Consultation and Notification. When LPAs consult on applications, there is a duty to provide a substantive response to the LPA within 21 days. A notification from the LPA is to enable representations to be made if we so wish, and to respond within 21 days. Historic England does not make a distinction in its handling of advice work.

Applications for listed building consent



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

Historic England must be notified of the following applications for listed building consent by virtue of the following provisions:

Notification:

- L1 For works in respect of any Grade I or II* listed building; and
- L2 For relevant works in respect of any grade II (unstarred) listed building

(relevant works means:

- i) works for the demolition of any principal building (see note 3);
- ii) works for the alteration of any principal building which comprise or include the demolition of a principal external wall of the principal building; or
- iii) works for the alteration of any principal building which comprises or includes the demolition of all or a substantial part of the interior of the principal building.

For the purposes of sub paragraphs ii) and iii) above:

- a) a proposal to retain less than 50% of the surface area of that part of a principal building represented on any elevation (ascertained by external measurement on a vertical plan, including the vertical plane of any roof) is treated as a proposal for the demolition of a principal external wall;
- b) a proposal to demolish any principal internal element of the structure including any staircase, load bearing wall, floor structure or roof structure is treated as a proposal for the demolition of a substantial part of the interior.)

- L3 Decisions taken by the local planning authorities on these applications

Basis for this - Arrangements for handling heritage applications - Notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2015 - made under section 12, 15 (1) and (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990

*Historic England
15 April 2015*

Note 2: Relevant demolition is defined in section 196D of the Town and Country Planning Act 1990 as "demolition of a building that is situated in a conservation area in England and is not a building to which section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 does not apply by virtue of s75 of that Act (listed buildings, certain ecclesiastical buildings, scheduled monuments and buildings described in a direction of the Secretary of State under that section.)

Note 3: "principal building" means a building shown on the list compiled under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and includes (unless the list entry indicates otherwise) any object or structure fixed to that building, but does not include any curtilage building.



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.

From: Nathan Pittam
Sent: 04 April 2017 09:48
To: Planning Admin
Subject: 4455/16/FUL. EH - Land Contamination.

M3 : 191819

4455/16/FUL. EH - Land Contamination.

SH, Street Record, Union Road, Onehouse, STOWMARKET, Suffolk.

Erection of 300 dwellings, access, internal roads, garages, fences, walls, parking, landscaping, public open space, ecological enhancement works, drainage infrastructure and associated works.

Many thanks for your request for comments in relation to the above application. I have reviewed the application and can confirm that I have no objections to the proposed development from the perspective of land contamination. I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724715
m: 07769 566988
e: Nathan.pittam@baberghmidsuffolk.gov.uk
w: www.babergh.gov.uk www.midsuffolk.gov.uk

From: Consultations (NE) [mailto:consultations@naturalengland.org.uk]
Sent: 05 April 2017 15:51
To: Planning Admin
Subject: Planning Consultation: 4455/16 - NE RESPONSE

Dear Ms Oelman,

Application ref: 4455/16
Our ref: 212238

Natural England has no comments to make on this application.

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

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

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

We recommend referring to our SSSI Impact Risk Zones (available on Magic and as a downloadable dataset) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours sincerely,

Rachel Bowden
Technical Support Adviser
Natural England
Technical Services, Consultations Team
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire, CW1 6GJ

Tel: 0300 060 3900
Email: consultations@naturalengland.org.uk

www.gov.uk/natural-england

From: Planning Liaison [mailto:planningliaison@anglianwater.co.uk]
Sent: 07 April 2017 11:41
To: Planning Admin
Subject: RE: Reconsultation on Planning Application 4455/16

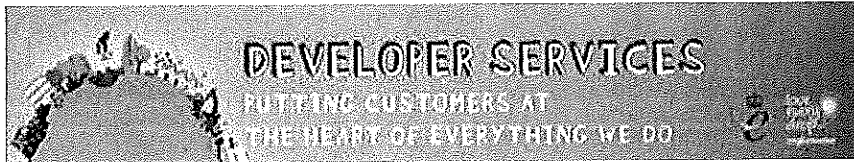
Dear whom it may concern,

As nothing has changed in terms of Drainage, Foul or Surface water since we last commented on the 11th January 2017, Anglian Water have no further comment to make.

Many thanks,

Pre-Development Team
Developer Services

Anglian Water Services Limited
Thorpe Wood House, Thorpe Wood,
Peterborough, Cambridgeshire, PE3 6WT
Telephone: 0345 0265 458
www.anglianwater.co.uk





Consultation Response Pro forma

1	Application Number	4455/16 Land to the south of Union Road, Onehouse	
2	Date of Response	07/04/2017	
3	Responding Officer	Name:	Rebecca Styles
		Job Title:	Heritage Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	1. The Heritage Team has been reconsulted on this scheme pursuant to additional information submitted by the applicant. On reviewing the additional information, the Heritage team has no further comments to those submitted on 18/01/2017 regarding this proposal.	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.		
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	Recommended conditions		

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

From: Philip Raiswell [mailto:Philip.Raiswell@sportengland.org]
Sent: 07 April 2017 15:49
To: Planning Admin
Subject: 4455/16 - Land South of Union Road

FAO Kathryn Oelman

Thank you for consulting Sport England on the revised plans for this proposal. As the revisions do not address the concerns raised in our email response dated 19 December 2016, Sport England would wish to retain our **OBJECTION** to this application.

Kind Regards,

Philip Raiswell
Planning Manager

T: 020 7273 1824
M: 07769 741165
F: 020 7273 1981
E: Philip.Raiswell@sportengland.org



The information contained in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000. Additionally, this email and any attachment are confidential and intended solely for the use of the individual to whom they are addressed. If you are not the intended recipient, be advised that you have received this email and any attachment in error, and that any use, dissemination, forwarding, printing, or copying, is strictly prohibited.

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For more information please visit <http://www.mimecast.com>

From: Iain Farquharson
Sent: 10 April 2017 15:22
To: Planning Admin
Subject: M3 191854: Reconsultation on Planning Application 4455/16

M3 191854. 4455/16 Union Road Stowmarket
Sustainability Statement AK/CC/P17-1202/01 March 2017 feedback

The following text highlights specific areas of the sustainability report that would benefit from additional attention and improvement. This department is seeking commitments to standards that will help ensure the most environmentally friendly dwellings are constructed.

3.3 The main facades of most of the buildings on the development site are orientated south/north, south-east/north-west or south-west/north-east permitting maximum daylight penetration into the new dwellings. What %?

3.4 Good levels of natural daylight will be achieved for the majority of the scheme. This will reduce reliance on artificial lighting and thus limit energy consumption. What %?

3.5 Overheating will be avoided due to moderate overshadowing created by existing and new trees, and by adopting a shading control systems in the form of occupier controlled interior blinds/curtains.

New trees will take a long time to grow and therefore ineffective for the first few years. Occupant controlled blinds require homes to be occupied during the day – most people are not at home during the day.

New trees and occupant blinds should not be considered as measures for controlling overheating, good design should deal with this issue.

3.9 The following table details the proposed fabric efficiency standards for this development U values proposed are average and very similar to the notional dwelling suggested max values, further improvements are encouraged.

3.10 Due to the proposed residential use, there is limited opportunity to exploit thermal mass directly; this is because the internal finishes such as carpets and dry-lining will reduce the effectiveness of the building's structure as an energy store.

This is new build, the design can be changed to take advantage of thermal mass.

3.14 All the dwellings will utilise natural ventilation with trickle vents and extractor fans to all kitchens and wet rooms, unless further measures are necessary to reduce the risk of overheating, in which case the incorporation of mechanical ventilation with heat recovery (MVHR) will be considered.

This is poor design. If mechanical items are needed to control overheating something is wrong. MVHR is not for combatting overheating it is an air extract system for air changes (health) and removal of dampness.

3.22 Although, Code for Sustainable Homes assessment is no longer a planning requirement, the

development at Union Road will incorporate sustainability features encouraged by the Code but not forming part of the Building Regulations, such as internal and external drying space. What other features? the one listed is very basic and likely to be included anyway.

3.23 The building systems and plants will be selected to optimise the efficiency of the systems by matching installed capacity to anticipated building demand. Items of equipment, which make up the building's mechanical building services installation, will be specified to achieve high annual energy efficiency in operation and will be regularly serviced to maintain their performance.

This paragraph is simply saying equipment will be sized correctly which is good practice. In addition regular servicing will not be in the control of the developer and so cannot be claimed as part of the energy saving.

3.24 Additionally, some of the houses will be provided with woodburning stoves, fitted in living areas. They will be HETAS approved, with minimum 65% efficiency.

This is not a good energy efficiency, 75% would be much better

3.33 Wood burners, specified for some of the dwellings, are also considered renewable technology

as they generate energy that comes from renewable sources (wood logs). They have been considered to act as secondary heating systems in larger houses on the site.

The reduced gas use cannot be measured, in a modern home the addition of a log burner is not actually required for heating and the heating system will be designed as if the log burner is not in place. The use of the burner cannot be quantified and so should not form part of the renewable or energy saving claims.

4.3 The dwellings will achieve a potable water use target of less than 125 litres per person per day

through the use of water efficient fittings alone. This will meet the requirements of Part G of the Building Regulations.

What actual use per day will be achieved? 105 or less is required.

4.6 aspirational indoor water use.

Are you aspiring or committing to 105ltrs? a commitment is required.

6.1 Preference has been given to the selection of sustainable materials with a low environmental

impact over their life cycle, as well as sustainable procurement and waste disposal.

What is meant by this? please elaborate using items such as BRE Green Guide Ratings to indicate levels of commitment and minimum standards that will be achieved.

6.4 The following sustainable construction practices will be considered within the development

at Union Road.

Considered or definitely incorporated? This council seeks commitments.

6.5 As part of achieving a sustainable approach to construction, the main contractor will be encouraged to commit

Encouraged or required to commit? This council seeks commitments.

6.6 Where feasible timber used on site will be reclaimed, re-used or responsibly sourced.

It is very easy to commit to this as the vast majority of timber is certified, rather than say 'where feasible'

6.7 The proposed development will give preference to the selection of sustainable materials and

the minimisation of waste. The following measures will be considered to demonstrate that the materials specified are sourced, managed and used in a sustainable manner.

The use of locally sourced materials will be prioritised, where feasible to reduce transport related emissions and to support local supply chains;

Responsible sourcing of materials from suppliers that operate an Environmental Management System will be prioritised. 100% of all timber included in the construction of floors, roofs, walls and staircase will be legally sourced;

The use of recyclable materials, such as aggregate will be considered;

The use of insulation materials with low Global Warming Potential (GWP) will be prioritised;

The use of high VOC content paints, sealants and all ozone depleting materials including insulation will be avoided. Specific consideration will be given to embodied energy and durability and strength of materials selected for the scheme.

Again use of the phrase considered, commitments are required.

Define locally sourced

Timber will be legally sourced, good, what about FSC certified?

Recyclable materials considered, why not commit to their use?

6.8 On-site waste will be minimised, and a high proportion of the waste that is produced will be

diverted from landfill.

Commit to a % please

8.4 The scheme has been designed to further encourage sustainable modes of travel

Could EV charging 'readiness' (ie suitable wiring to a fused spur) be created in garages/car ports etc

We are concerned that properties in later phases will not be as efficient as they could be.

Within the Development brief S3.15 phasing, it states:

The delivery of the site will be approached in a phase way, commencing in 2018 and completed at a rate of approximately 45 dwellings per annum.

Housing standards will continue to be improved during the lifetime of this site and with the potential for the final dwelling to be completed in 2024 it is not acceptable to have a property still being built to 2016 standards.

As a minimum we would request that the applicant commits to each phase being built to the regulations in force at the time. To avoid plots being partly constructed but completed at a later date (and hence deemed started and under 'old' regulations) construction cannot/will not be deemed started purely by the installation of items such as, but not limited to, drainage/footings etc.

We would seek that prior to the commencement of each phase, a scheme of works be submitted to the planning authority for their approval demonstrating the improvement in environmental performance of the dwellings in that phase above and beyond the regulations in force at that time.

Iain Farquharson

Senior Environmental Management Officer
Babergh Mid Suffolk Council

☎ 01449 724878

✉ iain.farquharson@babberghmidsuffolk.gov.uk

Your Ref: MS/4455/16
Our Ref: 570\CON\1153\17
Date: 10th April 2017
Highways Enquiries to: julia.elliott@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.
Email: planningadmin@babberghmidsuffolk.gov.uk

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

For the Attention of: Kathryn Oelman

Dear Kathryn

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/4455/16**

PROPOSAL: Erection of 300 dwellings, access, internal roads, garages, fences, walls, parking, landscaping, public open space, ecological enhancement works, drainage infrastructure and associated works

LOCATION: Land To The South Of, Union Road, Onehouse, IP14 3EH

ROAD CLASS: C440

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

With reference to the letter dated 9th March 2017 from Savills, it is our understanding that a Stage 1 Road Safety Audit is currently being prepared to be submitted and a revised version of the Transport Assessment is to be submitted in due course. Subject to these items being provided and giving a satisfying conclusion we will then submit our conditioned response. For your information below is a list of planning obligations to be included (but not limited to the following topic areas).

Public Rights of Way Response

This response deals only with the onsite protection of affected PROW, and 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, SCC may be seeking a contribution for improvements to the network. These requirements will be submitted with Highways Development Management response in due course.

Government guidance considers that the effect of development on a public right of way is a material consideration in the determination of applications for planning permission and local planning authorities should ensure that the potential consequences are taken into account whenever such applications are considered (Rights of Way Circular 1/09 – Defra October 2009, para 7.2) and that public rights of way should be protected.

Public Footpath 22 is recorded through the proposed development area; we comment as follows:

Previously this service requested the upgrade of the public footpath to bridleway status with a 3m width, as part of these works, which will legally permit walking and cycling, as well as equestrian use along the route. This will feed in to the bridleway network north of Union Road. This requirement is still relevant.

The realignment of the southern section of FP22 will require a legal order.

We have no objection to the proposed ramp providing visibility is good. The surface of which should be unsealed and non-slip.

We have no objection to this proposal.

Informative Notes:

Please note that the granting of planning permission is separate to any consents that may be required in relation to Public Rights of Way.

Nothing should be done to stop up or divert the Public Right of Way without following the due legal process including confirmation of any orders and the provision of any new path. In order to avoid delays with the application this should be considered at an early opportunity.

The alignment, width, and condition of Public Rights of Way providing for their safe and convenient use shall remain unaffected by the development unless otherwise agreed in writing by the Rights of Way & Access Team.

Nothing in this decision notice shall be taken as granting consent for alterations to Public Rights of Way without the due legal process being followed. Details of the process can be obtained from the Rights of Way & Access Team.

"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 for the applicant.

Travel Plan response

The Interim Travel Plan (dated October 2016) is not sufficient and will require further work before it can be formally accepted by Suffolk Highways. The main issue with the Travel Plan is that it fails to acknowledge the "Travel Plans, Transport Assessments and Statements in Decision-taking" section of the 2014 Planning Practice Guidance. According to this guidance both the Travel Plan and Transport Assessment must overarch to identify opportunities to mitigate the vehicular impact on the existing highway network. In reviewing the supporting Transport Assessment (dated October 2016) there is also no reference to the Planning Practice Guidance either. To comply with the overarching principles any vehicular reduction identified in the Travel Plan will need to be included as part of the highway mitigation in the Transport Assessment. Ideally by discounting the Travel Plan reduction to the proposed trip generation identified in the Transport Assessment. Therefore, both documents are not fully compliant of the current national planning guidance, and will need to be amended to take this into account.

The Travel Plan has identified a 10% reduction over a five-year period for the "driving by car" mode of the 2011 Census. The 10% reduction target is reasonable given the edge of town location of the proposed development, however the Travel Plan does not include a plan of effectively monitoring the target. The monitoring methodology identified in the Travel Plan is focused on using iTrace compliant surveys. The use of these surveys can provide the Travel Plan Coordinator and Highway Authority some suitable qualitative data, however by experience these surveys tend to be unrepresentative of the development, as most Residential Travel Plan surveys achieve a response rate of less than 20%, which would be hard to justify as being representative of the development. Therefore, the Travel Plan should include some monitoring through the use of traffic counts on all the vehicular access points to the site for a two-week period during a neutral month. This should act as the primary form of Travel Plan monitoring, as it can

easily be compared to the estimated trip rates in the Transport Assessment that is used to measure the impact on the existing highways. These results can help inform and justify further Travel Plan measures to mitigate the highway impact when the site is occupied. The resident surveys should still be used to provide some supporting qualitative data to inform the developments Travel Plan Coordinator or Highway Authority if there are any specific issues that can be resolved (i.e. damage to foot/cycleways, inadequate public transport services, etc).

The measures identified in the Travel Plan will need some further clarification, as there is no evidence included in the Travel Plan that a bus operator will be willing to divert their services through the site, to demonstrate that the measure will be effective. Also if a bus operator is willing to provide a bus service that serves the site; the service must be suitable for commuting, as some of the existing bus services that serve close to the site would not be suitable for a resident working a typical 9am-5pm job. Also the Travel Plan identified that First Buses provide a frequent service from Chilton Way. On reviewing the bus times on Traveline; I noticed that the First Bus services (88/88A/89/89A) that stop closest to the site terminate at the Kipling Way bus stop a two-minute journey away. Looking at the actual timetable for the services it appears that the bus continues from that stop back towards Stowmarket and then towards Ipswich. Therefore, some further clarification would be needed in the Travel Plan to see if the residents only need to pay one fare to travel beyond the Kipling Way bus stop, as paying two fares would act as a disincentive to use the bus as an alternative form of travel.

Other measures that need to be included is the provision of a multi-modal voucher (ideally through the resident welcome packs) for each dwelling to the value of two monthly bus tickets for travel between Stowmarket and Ipswich. According to the 2011 Census Origin-Destination data the majority of residents of Stowmarket (Mid-Suffolk 009 middle layer) usually commute between the two towns. If the resident does not want to redeem two bus vouchers; a cycle or rail voucher of equivalent value should be offered as an alternative. Another measure that was included in the Action Plan (Appendix 5) was the provision of a car club. The Travel Plan did not include any evidence of discussions with any car club operators to confirm if such measure will be deemed viable by an operator for a development of this size and nature. The Action Plan also mentioned some Travel Plan measures involving the local schools. Some further evidence of when these measures were agreed with the schools in question need to be included in the Travel Plan. Also there will need to be some further remedial measures identified in the Travel Plan in the event the agreed Travel Plan targets are not achieved.

In regards to the monitoring there is no commitment in the Interim Travel Plan to produce a revised Travel Plan (Full Travel Plan) after the baseline monitoring has been conducted on occupation of the 100th dwelling. The Full Travel Plan is should be based on the actual travel habits of the residents that live on the development and include site specific measures to primarily reduce single-occupancy vehicle travel throughout the lifetime of the Travel Plan.

A revised Travel Plan that takes into account the comments raised above, should be submitted for approval prior to the determination on the application.

These revisions need to comply with National Planning Policy Framework paragraph 32, which sets out that plans and decisions should take account of whether:

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people.
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.

Other relevant paragraphs include 34, 35, 36 and 37 as well as the "Travel Plans, Transport Assessments and Statements in Decision-taking" section of the 2014 Planning Practice Guidance.

In addition, a decent quality travel plan will also support Core Strategy Objectives SO3 and SO6 of the Mid Suffolk Core Strategy Development Plan Document (2008) and Core Strategy Focused Review (2012).

To ensure there is sufficient resource for Suffolk County Council to engage with the Travel Plan and there are certainties that the Travel Plan will be implemented in full; the following Section 106 contributions are required:

- Travel Plan Evaluation and Support Contribution - £1,000 per annum from occupation of the 100th dwelling for a minimum of five years, or one year after occupation of the final dwelling, whichever is longest. This is to cover Suffolk County Council officer time working with the Travel Plan Coordinator and agreeing new targets and objectives throughout the full duration of the travel plan. If the contribution is not paid Suffolk County Council may not be able to provide sufficient resource to assisting the ongoing implementation and monitoring of the travel plan, which may result in the failure of the Travel Plan to mitigate the highway impact of this development.
- Travel Plan Implementation Bond, or cash deposit - £196,531 (£655 per dwelling – based on the estimated cost calculated by Suffolk County Council of fully implementing the travel plan). This is to cover the cost of implementing the travel plan on behalf of the developer if they fail to deliver it themselves.

I would require the implementation of the travel plan to be secured solely by Section 106 obligations. A planning condition will be insufficient due to the size and possible phasing of the development. Therefore, I would require the following elements of the Travel Plan to be secured by Section 106 obligations:

- Implementation of the Interim Residential Travel Plan (when approved)
- Provision of an approved welcome pack to each dwelling on first occupation
- Approval and full implementation of the Full Residential Travel Plan
- Monitoring the Travel Plan for a minimum of five years, or one year after occupation of the final dwelling, whichever is longest
- Securing and implementing remedial Travel Plan measures if the minimum 10% vehicular reduction target is not achieved

All the contributions and obligations have taken into account CIL regulation 122 and are:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development

Full wording for the proposed Section 106 obligations can be supplied at a later date if planning permission is granted.

More detailed Travel Plan comments can be provided on request by the applicant if needed.

Bus Infrastructure team response

The Bus Infrastructure Team has made a request for all new stops to have raised kerbs (£2,500 each), shelters (£5,000 each) and for Real Time Passenger Information (RTPI) screens (£10,000 each) to be provided by a S106 Planning Obligation. Clearway signs and associated TRO are essential for the bus lay-bys so they are not abused by parked cars. A through route to Finborough Road, would be very useful (especially if there was a bus-gate). Service provision along Finborough Road is minimal at present and such a link would give the opportunity for a dramatic reorganisation of services in Stowmarket.

Chapter 4 of the NPPF focuses on the importance of promoting sustainable transport. Paragraph 29 says "The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel." Paragraph 30 says "Encouragement should be given to solutions which support reductions in greenhouse emissions and reduce congestion." The NPPF in paragraph 35 says "plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people." It goes on to say "give priority to pedestrian and cycle movements, and have access to high quality public transport" and "to consider the needs of people with disabilities by all modes of transport."

These improvements directly relate to the development as the new residents will need to be able to have close and easy access to the public transport network combined with accurate and up to date information on the destinations served from the nearest bus stops and the punctuality / frequency of services, in order to encourage sustainable transport modes.

Yours sincerely,

Ms Julia Elliott
Development Management Engineer
Strategic Development – Resource Management

From: Paula Gladwell
Sent: 11 April 2017 09:17
To: Planning Admin
Subject: Re: Reconsultation on Planning Application 4455/16

Hi

Please can Great Finborough Parish Council's comments be reiterated for the re consultation on this application as below.

Kind regards

Paula Gladwell
Great Finborough Parish Clerk

"Great Finborough Parish Council have concerns about the impact on the existing infrastructure that the scale of this development will cause. The level of traffic using Star House Lane in particular will be increased; this single track in places lane will need to be significantly improved if traffic is to flow well enough not to cause congestion. Council have considerable concerns about Combs Lane, this is at present an unclassified road that already takes a large amount of traffic including HGV and buses that wish to avoid the town centre of Stowmarket especially since the introduction of traffic lights within the town and the need of drivers to reach the Ipswich bound A14. It has proved almost impossible to get any maintenance or improvements to the lane which are desperately needed now because of the high levels of traffic and the obvious increase in traffic resulting from this proposal to build 300 properties will only compound the issues already present. Combs Lane needs urgent attention to improve safety by regular cutting of hedges and verges and maintenance of the "step up" so that pedestrians can use it safely; reclassification as a 'B' road is essential if this development is to go ahead. The provision of medical facilities in the area is under considerable strain; Combs Ford Surgery has closed its list to new patients, Violet Hill Medical Centre has very little parking available which causes considerable difficulties not only for patients but also passing traffic. It is essential that provision of additional Health Centre facilities are considered as well as additional school places.

The Proposed footpath links between Onehouse and Stowmarket are commendable however the Parish Council would like to see some consideration given to linking this network for cyclists and pedestrians to Great Finborough."

From: Peggy Fuller
Sent: 11 April 2017 10:27
To: Planning Admin
Cc: Penny Otton; John Matthissen
Subject: Re: Reconsultation on Planning Application 4455/16

Councillors have considered the further information/revised plans. Nothing within these changes our concerns and Onehouse Parish Council continues to object to the proposals as per the comments show on your planning portal.

Regards

Peggy Fuller
Clerk to Onehouse PC

From: planningadmin@midsuffolk.gov.uk
Sent: Monday, March 27, 2017 3:40 PM
To: Peggy Fuller
Subject: Reconsultation on Planning Application 4455/16

Correspondence from MSDC Planning Services.

We recently sent you a consultation in respect of the above application.

We have recently received further information/revised plans in respect of this and would ask you to take this additional information into account when replying.

Please ensure that we receive your reply by **17/04/2017** at the latest.

To view details of the planning application online please click [here](#)

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.

Your ref: 4455/16
Our ref: Stowmarket – land south of Union
Road 00039505
Date: 12 April 2017
Enquiries to: Neil McManus
Tel: 01473 264121 or 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

Ms Kathryn Oelman,
Planning Services,
Mid Suffolk District Council,
Council Offices,
131 High Street,
Needham Market,
Ipswich,
Suffolk,
IP6 8DL

Dear Kathryn,

Stowmarket: land south of Union Road – developer contributions

I refer to the planning application for the erection of 300 dwellings, access, internal roads, garages, fences, walls, parking, landscaping, public open space, ecological enhancement works, drainage infrastructure and associated works. I submitted a consultation response by way of letter dated 22 January 2017. In respect of the re-consultation I have no further comments to add to those already submitted.

I have copied this letter to colleagues who may have additional comments in respect of highways, drainage and archaeology matters.

Yours sincerely,



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

cc Steve Merry/Christopher Fish, Suffolk County Council
Floods Planning, Suffolk County Council
Archaeology Services, Suffolk County Council

From: RM PROW Planning
Sent: 12 April 2017 10:06
To: Planning Admin
Cc: Kevin Verlander; wlusty@savills.com
Subject: RE: Reconsultation on Planning Application 4455/16

For The Attention of: Kathryn Oelman

Public Rights of Way Response

Thank you for the additional correspondence in relation to the above planning application.

Our request, as submitted in our response dated 13/12/2016 is all still applicable, in particular the requirement to upgrade of Public Footpath 22 to bridleway status.

Please contact Kevin Verlander, Area Rights of Way Officer should you require any further information or clarification on kevin.verlander@suffolk.gov.uk.

Jackie Gillis
Green Access Officer
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

🌐 <http://www.suffolkpublicrightsofway.org.uk/> | [Report A Public Right of Way Problem Here](#)

From: Hannah Bridges
Sent: 15 April 2017 10:22
To: Planning Admin
Subject: RE: Reconsultation on Planning Application 4455/16

Dear Sir/Madam,

My comments still stand for this planning application 4455-16 and I have attached them for your reference, I have no further comments to my original reply.

Kind regards

Hannah

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

From: Adkins, Connor [mailto:Connor.Adkins@highwaysengland.co.uk]
Sent: 18 April 2017 13:47
To: Planning Admin
Cc: growthandplanning
Subject: planning application 4455/16
Importance: High

Dear Sir/Madam

The changes to the applications are unlikely to result in further detrimental impact on the strategic road network. Our earlier formal recommendation may therefore remain unchanged in this instance.

Yours Faithfully
Connor Adkins

Connor Adkins

Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW

Tel: +44 (0) 300 4704744

Web: <http://www.highways.gov.uk>

GTN: 0300 470 4744

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**Highways England Company Limited | General enquiries: 0300 123 5000
|National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park,
Birmingham B32 1AF |**

The Stowmarket Society

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

18 April 2017

Dear Sirs

4455/16 | Erection of 300 dwellings, access, internal roads, garages, fences, walls, parking, landscaping, public open space, ecological enhancement works, drainage infrastructure and associated works | Land to the south of Union Road, Onehouse IP14 3EH

I refer to your email of 27 March concerning the reconsultation on this application.

Having examined the further information/revised plans we can see that there has been no significant change to the proposals, and consequently our previous objection to the application still applies.

Yours faithfully



J Pattle
Secretary

The Stowmarket Society, 19 Bond Street, Stowmarket, IP14 1HR
A Founder Member of Civic Voice



From: Philippa Stroud
Sent: 30 May 2017 15:19
To: Kathryn Oelman
Subject: 4455/16/FUL Land to the south of Union Rad, Onehouse IP14 3EH - Other Issues

WK/191818

Dear Kathryn

Ref: 4455/16/FUL AMENDED PLANS EH – Other Issues
Location: Land to the south of Union Road, Onehouse IP14 3EH
Proposal: Erection of 300 dwellings, access, internal roads, garages, fences, walls, parking, landscaping, public open space, ecological enhancement works, drainage infrastructure and associated works

Thank you for your further consultation.

The Noise Impact Assessment, dated 20/02/2017, with regard to the pumping station is satisfactory.

The application site is close to a number of existing residential dwellings and for this reason there is a risk of loss of amenity during the construction phase of the development, from noise, dust etc. I would, therefore, recommend that a construction management plan be required by means of condition.

I also recommend that the hours of noise intrusive work during construction of the development be limited to:

Monday to Friday between 08:00 hrs and 18:00 hrs
Saturday between 09:00 hrs and 13:00 hrs
No work to be undertaken on a Sunday, Bank or Public Holiday.

The above should apply to deliveries too.

Reason – To minimise detriment to nearby residential amenity.

Regards,

Philippa Stroud
Senior Environmental Protection Officer
Babergh and Mid Suffolk District Councils - Working Together

Telephone: 01449 724724

Email: Philippa.Stroud@baberghmidsuffolk.gov.uk
Websites: www.babergh.gov.uk www.midsuffolk.gov.uk

Your Ref: MS/4455/16
Our Ref: 570\CON\1153\17
Date: 26th June 2017
Highways Enquiries to: julia.elliott@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.
Email: planningadmin@babberghmidsuffolk.gov.uk

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

For the Attention of: Kathryn Oelman

Dear Kathryn

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/4455/16**

PROPOSAL: Erection of 300 dwellings, access, internal roads, garages, fences, walls, parking, landscaping, public open space, ecological enhancement works, drainage infrastructure and associated works

LOCATION: Land To The South Of, Union Road, Onehouse, IP14 3EH

ROAD CLASS: C440

Further to revised details given, regarding the addendum to the Transport Assessment dated May 2017 the Highways Authority has comments as follows with the relevant conditions added below.

Regarding the traffic calming shown on the site layout, this has not been agreed with the Highways authority and as such will need to be reviewed and agreed within the Section 278 agreement. As shown on the supplied site layout plans the 30 mph roundels are not compliant with standards and alternative traffic calming measures may be required.

For the shared facility of the cycle/footway to the south it needs to remain 3m through the whole section, as drawn the cycle provision is a cul de sac, which is not acceptable, the cycle path will need to link to a suitable access point to the B1115, Finborough Road along the southern boundary of the site. The other link not upgraded for cycle use can however remain as drawn. The tactile paving details at the south needs to be extended to warn any pedestrians they are joining a shared facility, and this can also be reviewed and agreed within the detailed design review, and Section 278 agreement.

Concerning the trees, the Highways Authority restricts the planting of trees in or near the carriageway, it is likely that the areas containing trees will not be adopted, and root barrier details will be required as part of the detailed design to ensure they will not damage footways or carriageways. Please refer to the notes for further details.

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

Condition 1: Before the accesses are first used visibility splays shall be provided as shown on Drawing No. 617766/SK17 (Eastern Access junction) with an X dimension of 4.5m and a Y dimension of 90m and (Western Access junction) with an X dimension of 4.5m and a Y dimension of 120m and both thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

Condition 2: The use shall not commence until the areas within the site shown on project no. ST01 drawing number 005 Rev F for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that areas shall be retained and used for no other purposes.

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

Condition 3: The areas to be provided for storage of Refuse/Recycling bins as shown on project no. ST01 drawing number 003 Rev F shall be provided in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

Condition 4: Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway.

Condition 5: Before the development is commenced, details of the estate roads and footpaths/cycleways, (including layout, levels, gradients, surfacing, traffic calming, Lighting and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

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

Condition 6: No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.

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

Condition 7: The new estate road junction with Union Road inclusive of cleared land within the sight splays to this junction must be formed prior to any other works commencing or delivery of any other materials.

Reason: To ensure a safe access to the site is provided before other works and to facilitate off street parking for site workers in the interests of highway safety.

Condition 8: The definitive line of the public footpath must be physically marked out on site at the start of the development, and remain open, unobstructed and undisturbed for as much of the construction phase as possible. If crossed by construction traffic, then that crossing point must be maintained in a good state of repair and be safe and fit for use at all times.

Reason: In the interests of the amenity of the public.

Planning Obligations

Public Rights of Way Response

This response deals only with the onsite protection of affected PROW, and 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, SCC may be seeking a contribution for improvements to the network. These requirements will be submitted with Highways Development Management response in due course.

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The realignment of the southern section of FP22 will require a legal order.

We have no objection to the proposed ramp providing visibility is good. The surface of which should be unsealed and non-slip.

We have no objection to this proposal.

Informative Notes:

Please note that the granting of planning permission is separate to any consents that may be required in relation to Public Rights of Way.

Nothing should be done to stop up or divert the Public Right of Way without following the due legal process including confirmation of any orders and the provision of any new path. In order to avoid delays with the application this should be considered at an early opportunity.

The alignment, width, and condition of Public Rights of Way providing for their safe and convenient use shall remain unaffected by the development unless otherwise agreed in writing by the Rights of Way & Access Team.

Nothing in this decision notice shall be taken as granting consent for alterations to Public Rights of Way without the due legal process being followed. Details of the process can be obtained from the Rights of Way & Access Team.

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The Travel Plan has identified a 10% reduction over a five-year period for the "driving by car" mode of the 2011 Census. The 10% reduction target is reasonable given the edge of town location of the proposed development, however the Travel Plan does not include a plan of effectively monitoring the target. The monitoring methodology identified in the Travel Plan is focused on using iTrace compliant surveys. The use of these surveys can provide the Travel Plan Coordinator and Highway Authority some suitable qualitative data, however by experience these surveys tend to be unrepresentative of the development, as most Residential Travel Plan surveys achieve a response rate of less than 20%, which would be hard to justify as being representative of the development. Therefore, the Travel Plan should include some monitoring through the use of traffic counts on all the vehicular access points to the site for a two-week period during a neutral month. This should act as the primary form of Travel Plan monitoring, as it can easily be compared to the estimated trip rates in the Transport Assessment that is used to measure the impact on the existing highways. These results can help inform and justify further Travel Plan measures to mitigate the highway impact when the site is occupied. The resident surveys should still be used to provide some supporting qualitative data to inform the developments Travel Plan Coordinator or Highway Authority if there are any specific issues that can be resolved (i.e. damage to foot/cycleways, inadequate public transport services, etc).

The measures identified in the Travel Plan will need some further clarification, as there is no evidence included in the Travel Plan that a bus operator will be willing to divert their services through the site, to demonstrate that the measure will be effective. Also if a bus operator is willing to provide a bus service that serves the site; the service must be suitable for commuting, as some of the existing bus services that serve close to the site would not be suitable for a resident working a typical 9am-5pm job. Also the Travel Plan identified that First Buses provide a frequent service from Chilton Way. On reviewing the bus times on Travelline; I noticed that the First Bus services (88/88A/89/89A) that stop closest to the site terminate at the Kipling Way bus stop a two-minute journey away. Looking at the actual timetable for the services it appears that the bus continues from that stop back towards Stowmarket and then towards Ipswich. Therefore, some further clarification would be needed in the Travel Plan to see if the residents only need to pay one fare to travel beyond the Kipling Way bus stop, as paying two fares would act as a disincentive to use the bus as an alternative form of travel.

Other measures that need to be included is the provision of a multi-modal voucher (ideally through the resident welcome packs) for each dwelling to the value of two monthly bus tickets for travel between Stowmarket and Ipswich. According to the 2011 Census Origin-Destination data the majority of residents of Stowmarket (Mid-Suffolk 009 middle layer) usually commute between the two towns. If the resident does not want to redeem two bus vouchers; a cycle or rail voucher of equivalent value should be offered as an alternative. Another measure that was included in the Action Plan (Appendix 5) was the provision of a car club. The Travel Plan did not include any evidence of discussions with any car club operators to confirm if such measure will be deemed viable by an operator for a development of this size and nature. The Action Plan also mentioned some Travel Plan measures involving the local schools. Some further evidence of when these measures were agreed with the schools in question need to be included in

the Travel Plan. Also there will need to be some further remedial measures identified in the Travel Plan in the event the agreed Travel Plan targets are not achieved.

In regards to the monitoring there is no commitment in the Interim Travel Plan to produce a revised Travel Plan (Full Travel Plan) after the baseline monitoring has been conducted on occupation of the 100th dwelling. The Full Travel Plan is should be based on the actual travel habits of the residents that live on the development and include site specific measures to primarily reduce single-occupancy vehicle travel throughout the lifetime of the Travel Plan.

A revised Travel Plan that takes into account the comments raised above, should be submitted for approval prior to the determination on the application.

These revisions need to comply with National Planning Policy Framework paragraph 32, which sets out that plans and decisions should take account of whether:

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people.
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.

Other relevant paragraphs include 34, 35, 36 and 37 as well as the "Travel Plans, Transport Assessments and Statements in Decision-taking" section of the 2014 Planning Practice Guidance.

In addition, a decent quality travel plan will also support Core Strategy Objectives SO3 and SO6 of the Mid Suffolk Core Strategy Development Plan Document (2008) and Core Strategy Focused Review (2012).

To ensure there is sufficient resource for Suffolk County Council to engage with the Travel Plan and there are certainties that the Travel Plan will be implemented in full; the following Section 106 contributions are required:

- Travel Plan Travel Plan Evaluation and Support Contribution - £1,000 per annum from occupation of the 100th dwelling for a minimum of five years, or one year after occupation of the final dwelling, whichever is longest. This is to cover Suffolk County Council officer time working with the Travel Plan Coordinator and agreeing new targets and objectives throughout the full duration of the travel plan. If the contribution is not paid Suffolk County Council may not be able to provide sufficient resource to assisting the ongoing implementation and monitoring of the travel plan, which may result in the failure of the Travel Plan to mitigate the highway impact of this development.
- Travel Plan Implementation Bond, or cash deposit - £196,531 (£655 per dwelling – based on the estimated cost calculated by Suffolk County Council of fully implementing the travel plan). This is to cover the cost of implementing the travel plan on behalf of the developer if they fail to deliver it themselves.

I would require the implementation of the travel plan to be secured solely by Section 106 obligations. A planning condition will be insufficient due to the size and possible phasing of the development. Therefore, I would require the following elements of the Travel Plan to be secured by Section 106 obligations:

- Implementation of the Interim Residential Travel Plan (when approved)
- Provision of an approved welcome pack to each dwelling on first occupation
- Approval and full implementation of the Full Residential Travel Plan
- Monitoring the Travel Plan for a minimum of five years, or one year after occupation of the final dwelling, whichever is longest
- Securing and implementing remedial Travel Plan measures if the minimum 10% vehicular reduction target is not achieved

All the contributions and obligations have taken into account CIL regulation 122 and are:

- necessary to make the development acceptable in planning terms;

- directly related to the development; and
- fairly and reasonably related in scale and kind to the development

Full wording for the proposed Section 106 obligations can be supplied at a later date if planning permission is granted.

More detailed Travel Plan comments can be provided on request by the applicant if needed.

Bus Infrastructure team response

The Bus Infrastructure Team has made a request for all new stops to have raised kerbs (£2,500 each), shelters (£5,000 each) and for Real Time Passenger Information (RTPI) screens (£10,000 each) to be provided by a S106 Planning Obligation. Clearway signs and associated TRO are essential for the bus lay-bys so they are not abused by parked cars. A through route to Finborough Road, would be very useful (especially if there was a bus-gate). Service provision along Finborough Road is minimal at present and such a link would give the opportunity for a dramatic reorganisation of services in Stowmarket.

Chapter 4 of the NPPF focuses on the importance of promoting sustainable transport. Paragraph 29 says "The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel." Paragraph 30 says "Encouragement should be given to solutions which support reductions in greenhouse emissions and reduce congestion." The NPPF in paragraph 35 says "plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people." It goes on to say "give priority to pedestrian and cycle movements, and have access to high quality public transport" and "to consider the needs of people with disabilities by all modes of transport."

These improvements directly relate to the development as the new residents will need to be able to have close and easy access to the public transport network combined with accurate and up to date information on the destinations served from the nearest bus stops and the punctuality / frequency of services, in order to encourage sustainable transport modes.

Notes:

Note: Section 141 Highways Act restricts planting of trees etc., in or near the carriageway. The Highway Authority recommends new trees planted close to new roads have an approved root direction system to prevent damage to the highway. Suffolk County Council, can supply further information on approved root direction systems.

Note: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

Further information can be found at: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>

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

Note: The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads.

Note: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Note: The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification.

Note: The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims and commuted sums.

Yours sincerely,

Ms Julia Elliott
Development Management Engineer
Strategic Development – Resource Management

Agenda Item 9c

Committee Report

Item No: 3

Reference: DC/17/02630

Case Officer: Philip Isbell

Ward: Eye

Ward Member/s: Cllr Michael Burke

Description of Development

Planning Application for a change of use from former sheltered accommodation common room to local authority office use.

Location

Common Room, Tacon Close, Eye, Suffolk IP23 7AU

Parish: Eye

Conservation Area: No

Listed Building: No

Received: 08/06/2017

Expiry Date: 09/08/2017

Application Type: FUL - Full Planning Application

Development Type: Change of Use

Environmental Impact Assessment:

Applicant: Mid Suffolk District Council

DOCUMENTS SUBMITTED FOR CONSIDERATION

The application, plans and documents submitted by the Applicant can be viewed online at www.midsuffolk.gov.uk. Alternatively, a copy is available to view at the Mid Suffolk and Babergh District Council Offices.

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

This application is reported to committee as the applicant is the District Council. The Monitoring Officer has reviewed the application file and is satisfied that the application has been processed properly and correctly in accordance with all established procedures and requirements.

PART TWO – APPLICATION BACKGROUND

All Policies Identified as Relevant

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. Highlighted local and national policies are listed below. Detailed assessment of policies in relation to the recommendation and issues highlighted in this case will be carried out within the assessment:

List of other relevant legislation

- Human Rights Act 1998
- Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990
- Natural Environment and Rural Communities (NERC) Act 2006 (any rural site)
- The Conservation of Habitats and Species Regulations 2010
- Localism Act
- Consideration has been given to the provisions of Section 17 of the Crime and Disorder Act, 1998, in the assessment of this application but the proposal does not raise any significant issues.

Details of Previous Committee / Resolutions and any member site visit

None

Details of any Pre Application Advice

None

Consultations and Representations

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

A: Summary of Consultations

Environmental Health - Noise/Odour/Light/Smoke

Environmental Health

No objection in respect of environmental health issues.

SCC - Highways And Rights Of Way

Suffolk County Council Highways

The current proposal would not have any severe impact on the highway network in terms of vehicle volume or highway safety. Therefore, Suffolk County Council does not wish to restrict the grant of permission.

Eye Parish Clerk

Eye Parish Council

No reply received.

B: Representations

Three letters of objection have been received. All refer to loss of parking, traffic and highway safety concerns.

PART THREE – ASSESSMENT OF APPLICATION

From an assessment of relevant planning policy and guidance, representations received, the planning designations and other material issues the main planning considerations considered relevant to this case are set out including the reason/s for the decision, any alternative options considered and rejected. Where a decision is taken under a specific express authorisation, the names of any Member of the Council or local government body who has declared a conflict of interest are recorded.

1. The Site and Surroundings

1.1. The proposal site comprises a vacant underused single storey building as part of a cul de sac of sheltered bungalows.

2. The Proposal

2.1 This application seeks full planning permission for the change of use of the former common room building to a local authority office use. The application forms part of the evolution in the provision of local government services by Babergh and Mid Suffolk District Councils and provides new opportunities to work closer with the communities that the Councils serve.

2.2 The intention is that the proposal building will be used as a ‘touchdown point’ for local authority employees, providing a short term office location for employees who are working in the community around the Districts and need access to some office facilities during the course of a working day. Given the nature of this use, it is expected that employees would normally be present at a touchdown point for circa 2-3 hours. It is anticipated that a total of 3-6 employees would be able “touch down” at the site at any one time. The applicant has indicated the proposed hours of operation are between 08:00- 18:00 Monday – Friday.

3. National Planning Policy Framework

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

- Para 6: Achieving sustainable development
- Para 7: Three dimensions to sustainable development
- Paras 11 – 15: The presumption in favour of sustainable development
- Para 17: Core planning principles
- Paras 56 & 60: Requiring good design
- Para 64: Development of poor design must not be supported.
- Para 186: Approaching decision taking in a positive way.
- Para 187: Local Planning Authorities should find solutions rather than problems in decision taking.

- Para 197: Assessing and determining application applying the presumption in favour of sustainable development.
- Paras 203 -206 – Planning conditions and obligations.

4. Core Strategy

4.1. Summary of relevant policies Core Strategy 2008 and Core Strategy Focused Review:

- Policy FC1: Presumption in favour of sustainable development.
- Policy FC1.1: Mid Suffolk's approach to delivering sustainable development
- Policy CS1: Settlement hierarchy
- Policy CS4: Adapting to climate change.
- Policy CS5: Mid Suffolk's environment

5. Neighbourhood Plan/Supplementary Planning Documents/Area Action Plan

5.1. None

6. Saved Policies in the Local Plans

6.1. Summary of saved policies in the Mid-Suffolk Local Plan adopted June 1998:

- Policy GP1: Design and layout of new developments
- Policy H16: Protecting existing residential amenity
- Policy T9: Parking standards
- Policy T10: Highway consideration in developments

7. The Principle of Development

- 7.1. The development would be within the settlement boundary of the Town and policies encourage economic growth subject to there being no detrimental material impact to warrant refusal. As described above the proposal will provide office facilities for local authority employees who are working around the district, including employees undertaking visits in the surrounding communities. This represents a new way of delivering local government services closer to the communities the Council supports.
- 7.2 Officers consider the proposal would give rise to clear public and social benefits, enabling local authority employees to work more effectively, with greater access to support the social and cultural well-being of communities. Further public benefits are considered to include economic benefits, albeit limited, arising from local authority employees utilising services and facilities in those localities and some environmental benefits can be envisaged by reducing the need for local authority employees to have to travel longer distances by car to access office facilities as required. By working closer in the community it is also likely that there will be greater opportunity to reduce requirements for the public travelling to meet officers at a more traditional central office location.
- 7.3 Given the wider concept and public benefits inherent in the touchdown concept approach to delivering the Councils services Officers consider the proposal would amount to sustainable development for the purposes of the Framework, whilst remaining consistent with Policy CS1 of the Core Strategy. Officers therefore consider the proposal is thereby acceptable in principle.

8. Site Access, Parking and Highway Safety Considerations

- 8.1 Policy T10 of the Local Plan requires the Local Planning Authority to consider a number of highway matters when determining planning applications, including; the provision of safe access, the safe and free flow of traffic and pedestrian safety, safe capacity of the road network and the provision of adequate parking and turning for vehicles. The Policy is supplemented by Policy T9 of the Local Plan, requiring proposals to provide areas of parking and manoeuvring in accordance with the parking standards adopted by the district.
- 8.2 The Suffolk County Council adopted parking guidance sets out that B1 uses, which include offices, would be expected to provide a maximum of 1 space per 30m². A development of that nature would therefore be expected to provide a maximum of 3 parking spaces.
- 8.3 There are three spaces potentially available, but it is acknowledged that there are concerns regarding residential amenity in terms of parking. The associated traffic disturbance has been considered and given the amenity benefits of keeping traffic out of Tacon Close it is considered that it would not be appropriate to require the provision of on site parking and to manage parking offsite. This is within the applicants gift as principal user for local government purposes.
- 8.4 Given the availability of public car parking within the town it is considered appropriate to rely upon public car parking to support this office.
- 8.5 In all the circumstances it is considered that the absence of on-site car parking would not cause unacceptable harm having regard to the planning merits in the round.
- 8.6 Officers consider that the proposal will inevitably result in some modest change to the existing activity within the environment of this space, attributed to the introduction of an office use in a largely residential area. Considering the nature of the use, with no noise intrusive operations or public visitors, and limited vehicular and pedestrian movements expected due to the limited number of employees attending the premises and with controlled hours of operation, the development proposed would not have a significant or unacceptable detrimental impact on the residential amenity of neighbouring properties. In broad terms the use would be similar, but as a local government office not completely alike, to a Class B1a office use which can be carried out in any residential area without detriment to the amenity of that area.
- 8.7 To ensure an acceptable safeguard of residential amenity for those neighbouring properties, Officers recommend conditions ensuring hours of operation be restricted to 08:00- 18:00 Monday – Friday and that the site be permitted for local authority office use only without public access.

9. Design and Layout [Impact On Street Scene]

- 9.1. No change to the external building is proposed.

10. Landscape Impact

- 10.1. None

11. Impact On Residential Amenity

- 11.1. Policy H16 of the Local Plan seeks to protect the existing amenity of residential areas. Paragraph 17 of the NPPF sets out several core planning principles as to underpin decision-taking, including, seeking to secure a good standard of amenity for all existing and future occupants of land and buildings.

- 11.2. The Councils Environmental Protection Team raises no objection to the proposal with respect to noise, odour, light and smoke. However, your officers do consider that the proposal will inevitably result in a change to the existing environment, attributed to the introduction of an office use in a largely residential area and it is acknowledged that objections have been received which highlight the impact upon residential amenity in Tacon Close.
- 11.3. It is appropriate to ensure a proper safeguard of residential amenity in delivering a “touchdown point” within available existing premises in close proximity to homes. To achieve this your Officers consider that parking in public car parking in the town would allow officers to attend with relative convenience and without undue disturbance to residents of Tacon Close. Furthermore the operating hours of the touchdown facility can be controlled to 0900 – 1800 hours which would help to safeguard morning amenity for residents to traditional office hours. Lastly it is appropriate to control the use to that “touchdown activity” described so that residents may have certainty that the use will operate as expected.
- 11.4. Whilst the touchdown office use will be evident to residents in the immediate vicinity it is considered that this local government use would be limited in nature, manageable by planning condition, and of clear public benefit to the wider community whilst effectively reusing an existing local authority asset. There would not be an unacceptable harm to local amenity having regard to the foregoing.

12. Details of Financial Benefits / Implications (S155 Housing and Planning Act 2016)

- 12.1. The change of use would alter business rates and the development is for Mid Suffolk. However, there are no material planning considerations in respect of these matters.

PART FOUR – CONCLUSION

13. Identification of any Legal Implications and/or Equality Implications (The Equalities Act 2012)

- 13.1. None

14. Planning Balance

- 14.1. When taken as a whole and as a matter of planning judgement, the proposal is considered to adhere to the development plan and represent sustainable development for the purposes of the NPPF. The NPPF states that development that complies with an up to date development plan should be approved unless material considerations indicate otherwise. In this case there are no material considerations that would indicate otherwise, the application is therefore recommended for approval, subject to conditions. The application is therefore recommended for approval.

RECOMMENDATION

That the Corporate Manager for Growth and Sustainable Planning be authorised to grant Planning Permission subject to conditions including: -

- Time limit for commencement of development
- Approved plans
- Hours of operation to be 09:00 to 18:00 Monday to Friday only.
- The development permitted shall be used solely as Local Authority office (without public access) and for no other use.



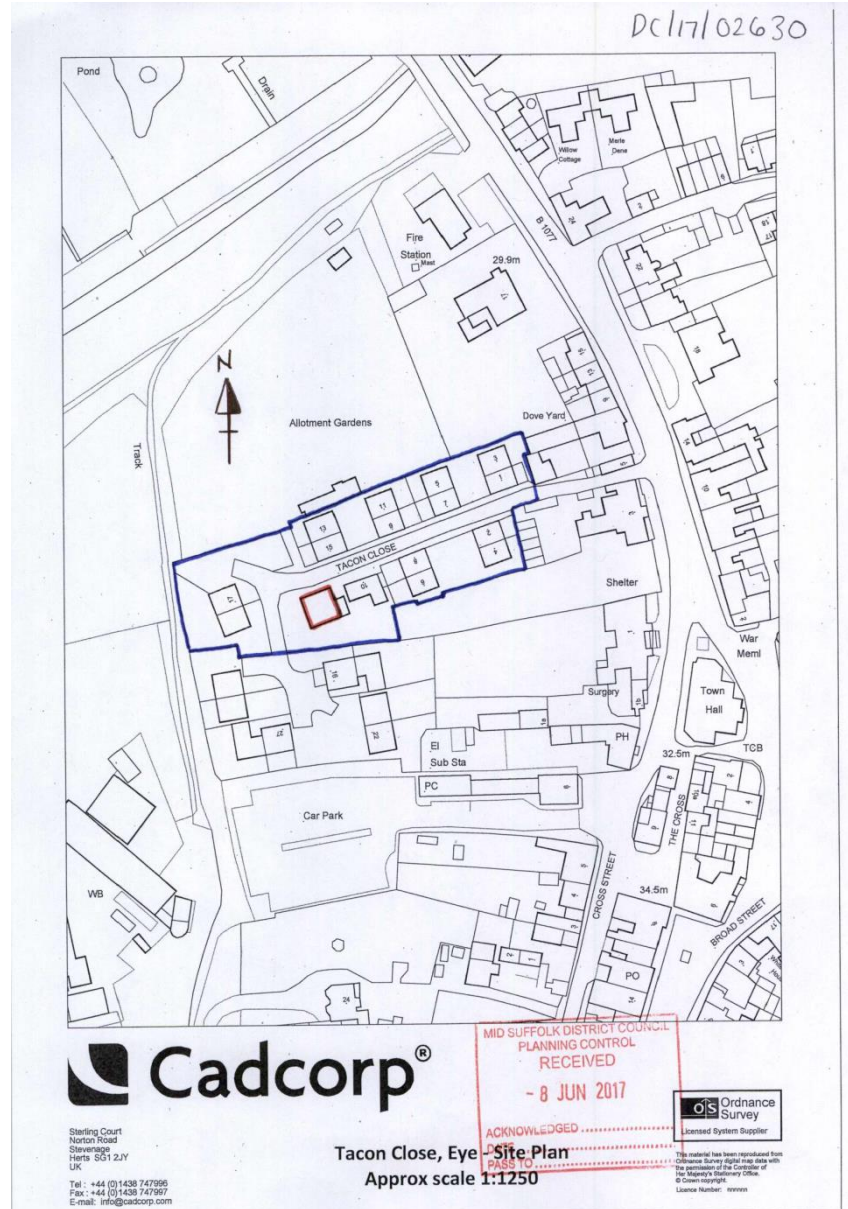
Verbal Updates:

- Confirmation and summary of any 3rd Party representations received not previously issued to members.
- Confirmation and summary of any consultee responses received not previously issued to members
- Confirmation of any changes to recommendation, conditions or reasons.

Site Location Plan

Slide 3

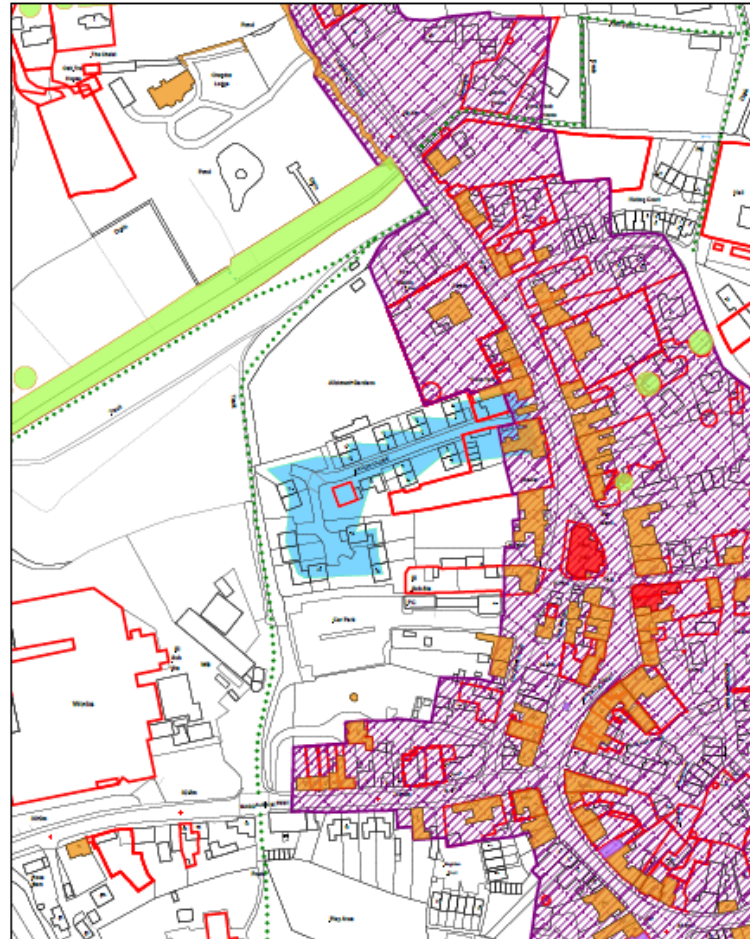
Page 209



Constraints Map

Slide 4

Page 210



Title:
Reference:
Site:



MID SUFFOLK DISTRICT COUNCIL
131, High Street, Needham Market, IP9 6DL
Telephone : 01449 724500
email: customerservice@csduk.com
www.mid.suffolk.gov.uk



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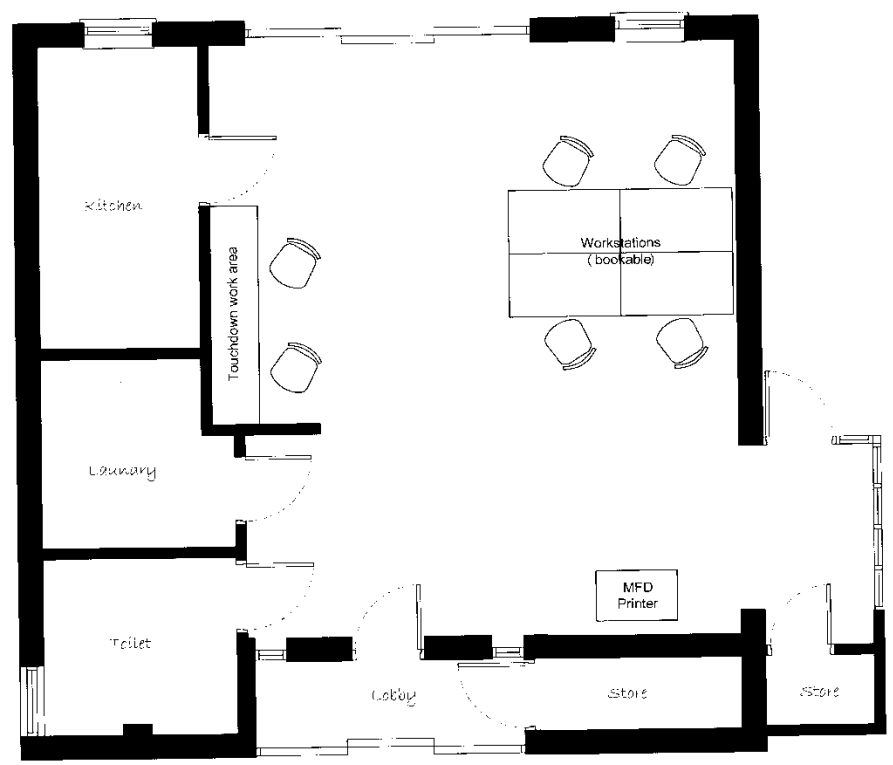
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Proposed floor plan

Slide 6

pc 17/02630

NOTE
This drawing must not be copied, altered or copied without the written consent of the originator. All errors, omissions, discrepancies, etc. to be reported to the originator immediately. All dimensions to be checked before use in position by the contractor, his subcontractor or agent. Do not scale plans - use figure or grid dimensions where given. Any deviation from the drawing to be reported to the originator immediately.



MID SUFFOLK DISTRICT COUNCIL
PLANNING CONTROL
RECEIVED
- 8 JUN 2017
ACKNOWLEDGED
DATE
PASS TO

REV	DATE	REVISION/OK	BY/DATE
PROJECT		DRAWING	
Proposed floor plan			
SHEET		DATE	SCALE
Tacon Close		May 2017	1:50
Eye			@ A3
PROJECT NO	DSM WORK	REV	ISSUE
	01		01/02

Babergh & Mid Suffolk District Council



PROPERTY SERVICES
Council Lane, Hadleigh
Suffolk, IP7 6SJ
Tel. No: 01473 822601

DC/

Your Ref: B/17/02630
Our Ref: 570\CON\2130\17
Date: 26/06/2017
Highways Enquiries to: kyle.porter@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.
Email: planningadmin@babberghmidsuffolk.gov.uk

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

For the Attention of: James Platt

Dear James

TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN B/17/02630

PROPOSAL: Planning Application for a change of use from former sheltered accommodation common room to local authority office use.
LOCATION: Common Room, Tacon Close, Eye, IP23 7AU

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

The current proposal would not have any severe impact on the highway network in terms of vehicle volume or highway safety. Therefore, Suffolk County Council does not wish to restrict the grant of permission.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management

From: David Harrold
Sent: 14 June 2017 14:02
To: X Delete Aug 17 - Planning Admin
Cc: James Platt
Subject: Plan ref DC/17/02630 Sheltered Accomodation, Tacon Close, Eye. EH -
Noise/Odour/Light/Smoke

Thank you for consulting me on the above application for a change of use.

I can confirm with respect to the above environmental health issues I have no objection to the proposed development.

David Harrold MCIEH

Senior Environmental Health Officer
Babergh and Mid Suffolk Council

Agenda Item 9d

Committee Report

Committee Date: 26 July 2017

Item No: 4

Reference: DC/17/02636
Case Officer: James Platt

Description of Development: Planning Application for a change of use from former sheltered accommodation common room to local authority office use.

Location: 1-8 School Close, Norton, Bury St Edmunds

Parish: Norton

Ward: Elmswell & Norton

Ward Member/s: Cllr Levantis & Cllr Mansel

Site Area: 0.0074 Hectares

Received: 08/06/2017

Expiry Date: 09/08/2017

Application Type: Full Planning Permission

Development Type: Change of Use

Environmental Impact Assessment: N/A

Applicant: Mid Suffolk District Council

Agent: N/A

DOCUMENTS SUBMITTED FOR CONSIDERATION

Defined Red Line Plan:

The defined Red Line Plan for this application is Site Plan received 8th June 2017. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Plans and Documents:

The application, plans and documents submitted by the Applicant can be viewed online at www.midsuffolk.gov.uk via the following link:

<http://planningpages.midsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal= MSUFF DCAPR 109833>

Alternatively, a copy is available to view at the Mid Suffolk and Babergh District Council Offices.

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

This application is reported to committee as the application is on behalf of Mid Suffolk District Council. The Monitoring Officer has reviewed the application file and is satisfied that the application has been processed properly and correctly in accordance with all established procedures and requirements.

PART TWO – APPLICATION BACKGROUND

This section details history, policies, advice provided, other legalisation and events that form the background in terms of both material considerations and procedural background.

History

1. None

Details of Previous Committee / Resolutions

2. None

Details of Member site visit

3. None

Details of any Pre Application Advice

4. Pre-application advice has been sought from the local authority, with Officers providing advice on validation requirements and the possible material planning considerations relevant to the proposal.

PART THREE – ASSESSMENT OF APPLICATION

Consultations

5. **This is a summary of the consultation responses received.**

Norton Parish Council- Make the following comments;

- The Parish Council has concern about parking that continues to be an issue in School Close, particularly with school buses using the Close.

Environmental Protection – Noise/Odour/Light/Smoke – No objection

Suffolk County Council – Highways – No objection

Representations

6. A third party representation has been received, comments are summarised below;
 - Building work at Norton Primary School will be undertaken between July – December 2017, it is expected that contractors will be using School Close to access the site.

The Site and Surroundings

7. The proposal site comprises a vacant common room building at School Close, Norton. The building was previously used in association with a 'category 1' sheltered housing scheme, however, the scheme has been reclassified as general needs housing, with the common room becoming redundant.
8. The proposal building is of single storey scale, with an approximate floor area of 74 square metres. An area of car parking lies to the immediate west of the proposal building.
9. The site is located within the Norton Settlement Boundary.

The Proposal

10. This application seeks full planning permission for the change of use of the former common room building to a local authority office use. The application forms part of the evolution in the provision of local government services by Babergh and Mid Suffolk District Councils and provides new opportunities to work closer with the communities that the Councils serve.
11. The intention is that the proposal building will be used as a 'touchdown point' for local authority employees, providing a short term office location for employees who are working in the community around the Districts and need access to some office facilities during the course of a working day. Given the nature of this use, it is expected that employees would normally be present at a touchdown point for circa 2-3 hours. It is anticipated that a total of 3-6 employees would be able "touch down" at the site at any one time. The applicant has indicated the proposed hours of operation are between 08:00- 18:00 Monday – Friday.
12. The applicant has confirmed that the touchdown points will not be available for meetings or appointments with the public and there will be no requirement for deliveries to be made to the site. Office peripherals will be taken to site as part of normal office operations.

NATIONAL PLANNING POLICY FRAMEWORK

13. The National Planning Policy Framework (NPPF) contains the Government's planning policies for England and sets out how these are expected to be applied. Planning law continues to require that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policies contained within the NPPF are a material consideration and should be taken into account for decision-making purposes.
- Para 6: Achieving sustainable development
 - Para 7: Three dimensions to sustainable development
 - Paras 11 – 15: The presumption in favour of sustainable development
 - Para 17: Core planning principles
 - Paras 56 & 60: Requiring good design
 - Para 64: Development of poor design must not be supported.
 - Para 186: Approaching decision taking in a positive way.
 - Para 187: Local Planning Authorities should find solutions rather than problems in decision taking.
 - Para 197: Assessing and determining application applying the presumption in favour of sustainable development.
 - Paras 203 -206 – Planning conditions and obligations.

CORE STRATEGY

14. Summary of relevant policies Core Strategy 2008 and Core Strategy Focused Review:
- Policy FC1: Presumption in favour of sustainable development.
 - Policy FC1.1: Mid Suffolk's approach to delivering sustainable development
 - Policy CS1: Settlement hierarchy
 - Policy CS4: Adapting to climate change.
 - Policy CS5: Mid Suffolk's environment

SAVED POLICIES IN THE LOCAL PLAN

15. Summary of saved policies in the Mid-Suffolk Local Plan adopted June 1998:
- Policy GP1: Design and layout of new developments
 - Policy H16: Protecting existing residential amenity
 - Policy T9: Parking standards
 - Policy T10: Highway consideration in developments

Officer's Assessment

16. From an assessment of relevant planning policy and guidance, representations received, the planning designations and other material issues the main planning considerations considered relevant to this case are set out including the reason/s for the decision, any alternative options considered and rejected. Where a decision is taken under an express authorisation, the names of any Member of the Council or local government body who has declared a conflict of interest are recorded.

Sustainability of the Proposal

17. Paragraph 197 of the NPPF states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development, as outlined in paragraph 14 of the Framework, which should be seen as a golden thread that runs through the planning system.
18. Paragraph 7 of the NPPF identifies three dimensions to sustainable development: economic, social and environmental considerations and indicates that planning should seek gains in relation to each element. These dimensions give rise to the need for the planning system to perform a number of roles:
19. **economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy
20. The overall thrust of the policies contained within the development plan, when taken as a whole, present a presumption in favour of sustainable development (see Policy FC1 and Objectives of the Core Strategy Focussed Review).
21. Policy CS1 of the Core Strategy identifies a settlement hierarchy as to sequentially direct development, forming part of a strategy to provide for a sustainable level of growth. The Policy identifies categories of settlement within the district, with Towns representing the most preferable location for development, followed by the Key Service Centres, Primary then Secondary Villages.
22. Norton, for the purposes of Policy CS1, is identified as a Primary Village. The supporting Policy text identifies that Primary Villages are capable of limited growth where local need has been established, including employment, amenity, and community facilities.
23. As described above the proposal will provide office facilities for local authority employees who are working around the district, including employees undertaking visits in the surrounding communities. This represents a new way of delivering local government services closer to the communities the Council supports.
24. Officers consider the proposal would give rise to clear public and social benefits, enabling local authority employees to work more effectively, with greater access to support the social and cultural well-being of communities. Further public benefits are considered to include economic benefits, albeit limited, arising from local authority employees utilising services and facilities in those localities and some environmental

benefits can be envisaged by reducing the need for local authority employees to have to travel longer distances by car to access office facilities as required. By working closer in the community it is also likely that there will be greater opportunity to reduce requirements for the public travelling to meet officers at a more traditional central office location.

25. Given the wider concept and public benefits inherent in the touchdown concept approach to delivering the Council's Service Officers consider the proposal would amount to sustainable development for the purposes of the Framework, whilst remaining consistent with Policy CS1 of the Core Strategy. Officers therefore consider the proposal is thereby acceptable in principle.

Design and Impact upon the Character and Appearance of the Area

26. Policy CS5 requires development to be of a high quality design that respects the local distinctiveness and the built heritage of Mid Suffolk, enhancing the character and appearance of the district.
27. Policy GP1 of the Local Plan states that proposals comprising poor design and layout will be refused, requiring proposals to meet a number of design criteria including maintenance or enhancement of the surroundings and use of compatible materials.
28. Paragraph 56 of the NPPF attaches great importance to the design of the built environment, stating that good design is a key aspect of sustainable development
29. The proposal comprises a change of use of the existing common room, with no external alterations proposed as part of the application. Officers thereby consider the contribution of the building to the character and appearance of the area would remain as existing. Furthermore, Officers consider the design of the proposal building appears suitable to accommodate the proposed use.
30. In conclusion, the proposal is considered to accord with the above policies.

Residential Amenity

31. Policy H16 of the Local Plan seeks to protect the existing amenity of residential areas.
32. Paragraph 17 of the NPPF sets out several core planning principles as to underpin decision-taking, including, seeking to secure a good standard of amenity for all existing and future occupants of land and buildings.
33. The Councils Environmental Protection Team raises no objection to the proposal with respect to noise, odour, light and smoke.
34. Officers consider that the proposal will inevitably result in some modest change to the existing activity within the environment of this space, attributed to the introduction of an office use in a largely residential area. Considering the nature of the use, with no noise intrusive operations or public visitors, and limited vehicular and pedestrian movements expected due to the limited number of employees attending the premises and with controlled hours of operation, the development proposed would not have a significant or unacceptable detrimental impact on the residential amenity of neighbouring properties. In broad terms the use would be similar, but as a local government office not completely alike, to a Class B1a office use which can be carried out in any residential

area without detriment to the amenity of that area.

35. To ensure an acceptable safeguard of residential amenity or those neighbouring properties, Officers recommend conditions ensuring hours of operation be restricted to 08:00- 18:00 Monday – Friday and that the site be permitted for local authority office use only without public access.

Highway Safety

36. Policy T10 of the Local Plan requires the Local Planning Authority to consider a number of highway matters when determining planning applications, including; the provision of safe access, the safe and free flow of traffic and pedestrian safety, safe capacity of the road network and the provision of adequate parking and turning for vehicles.
37. The Policy is supplemented by Policy T9 of the Local Plan, requiring proposals to provide areas of parking and manoeuvring in accordance with the parking standards adopted by the district.
38. The Suffolk County Council adopted parking guidance sets out that B1 uses, which include offices, would be expected to provide a maximum of 1 space per 30m². The development would therefore be expected to provide a maximum of 3 parking spaces. The applicant has indicated that a total of 4 parking spaces will be available to serve the proposal, furthermore there appears some opportunity, albeit limited, for vehicles to park at points along School Close.
39. Officers consider that whilst the parking spaces proposed to serve the development exceed the maximum requirements set out in the County parking guidance, the number of parking spaces is sufficient to serve the intended short term “touchdown” nature of the operation of the site, having regard to the number of employees expected to occupy the site at any one time.
40. The Local Highway Authority raises no objection to the proposal.

PART FOUR – CONCLUSION

Planning Balance

41. When taken as a whole and as a matter of planning judgement, the proposal is considered to accord with the development plan and represent sustainable development for the purposes of the NPPF subject to suitable conditions. The NPPF states that development that complies with an up to date development plan should be approved unless material considerations indicate otherwise. In this case there are no material considerations that would indicate otherwise, the application is therefore recommended for approval, subject to conditions.
42. The application is therefore recommended for approval.

Statement Required By Article 35 Of The Town And Country Planning (Development Management Procedure) Order 2015.

43. When determining planning applications, The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising.
44. In this case the Local Planning Authority have worked constructively with the applicant to address and resolve relevant planning issues.

Identification of any Legal Implications of the decision

45. It is not considered that there will be any adverse Legal Implications for planning consideration should the decision be made as recommended.
46. The application has been considered in respect of the current development plan policies and relevant planning legalisation. Other legislation including the following have been considered in respect of the proposed development.
 - Human Rights Act 1998
 - The Equalities Act 2012
 - Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990
 - Natural Environment and Rural Communities (NERC) Act 2006 (any rural site)
 - The Conservation of Habitats and Species Regulations 2010
 - Localism Act
 - Consideration has been given to the provisions of Section 17 of the Crime and Disorder Act, 1998, in the assessment of this application but the proposal does not raise any significant issues.

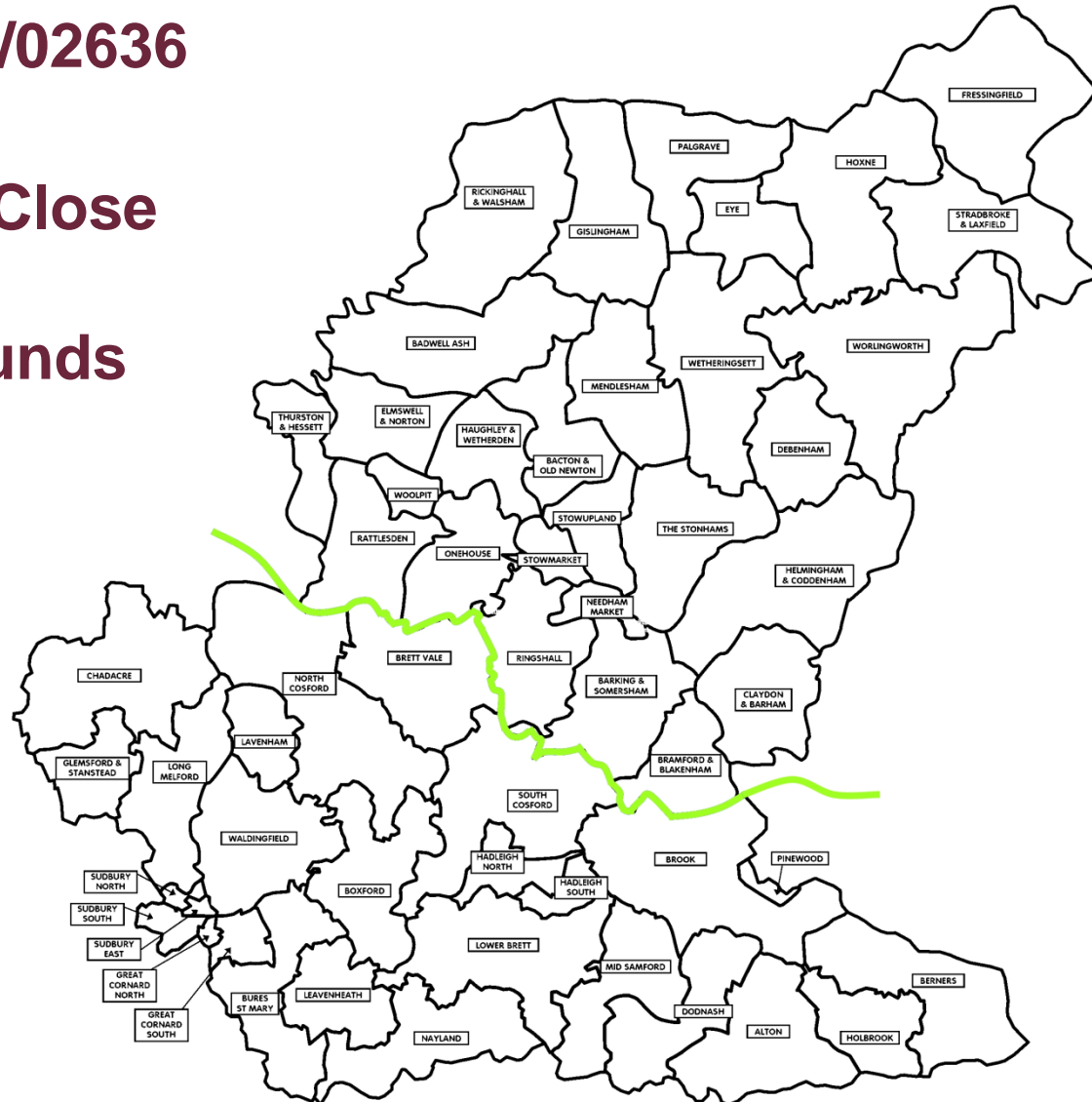
RECOMMENDATION

- (1) That the Corporate Manager for Growth and Sustainable Planning be authorised to grant Planning Permission subject to conditions including: -
 - Time limit for commencement of development
 - Approved plans
 - Hours of operation to be 08:00 to 18:00 Monday to Friday only.
 - The development permitted shall be used solely as local government office (without public access) and for no other use.
 - Prior to the commencement of the use, four parking spaces as located on the parking plan in blue shall be made available and thereafter maintained free of obstruction except for parking for sole use of the office use approved.

Application No: DC/17/02636

**Address: 1 - 8 School Close
Norton
Bury St Edmunds
Suffolk
IP31 3LZ**

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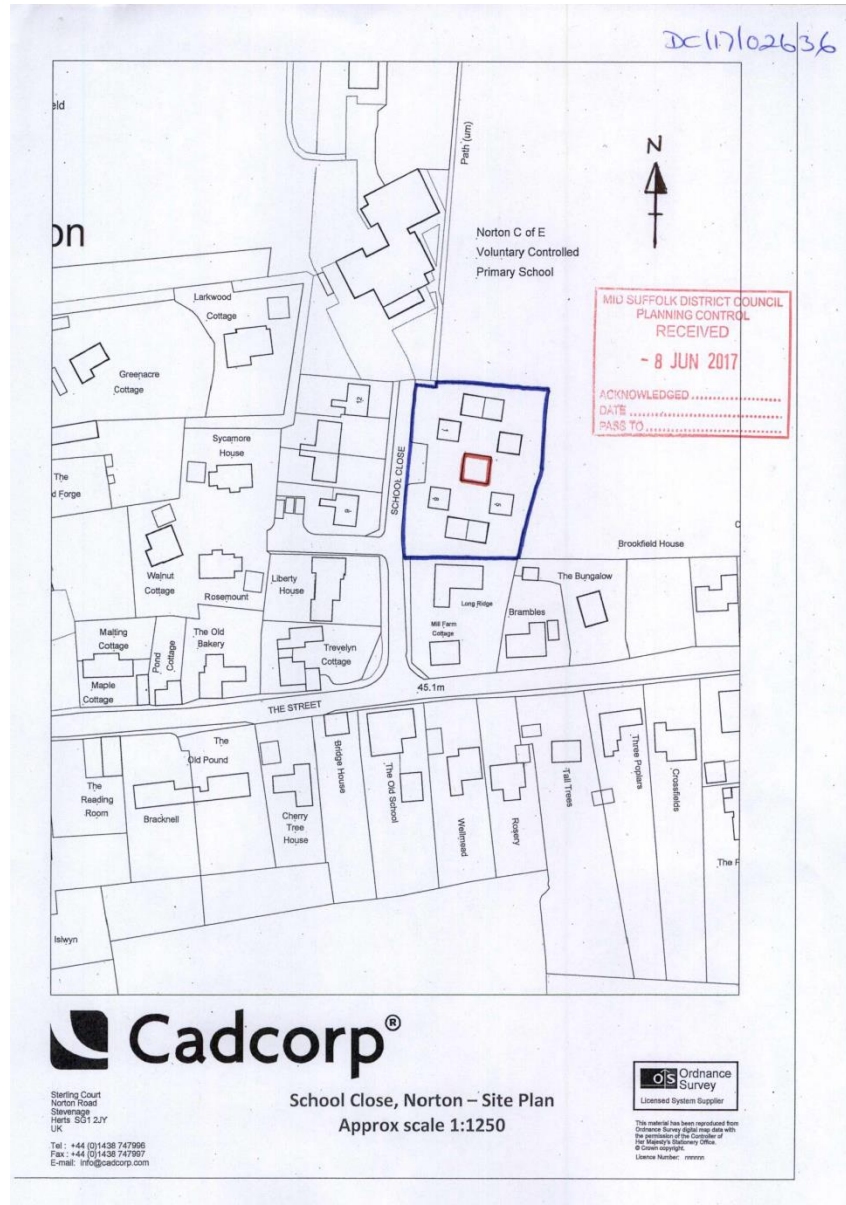


Verbal Updates:

- Confirmation and summary of any 3rd Party representations received not previously issued to members.
- Confirmation and summary of any consultee responses received not previously issued to members
- Confirmation of any changes to recommendation, conditions or reasons.

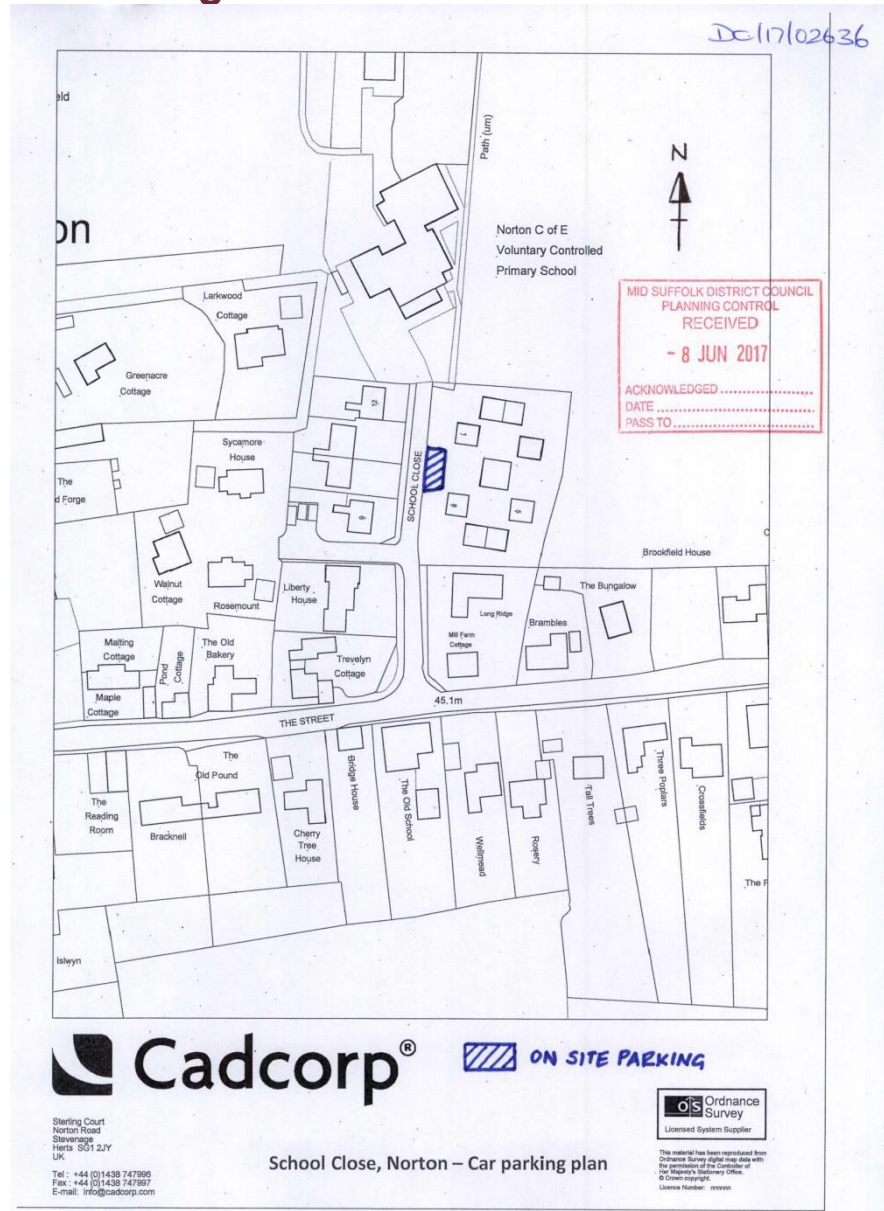
Site Location Plan

Page 225



Car Parking Plan

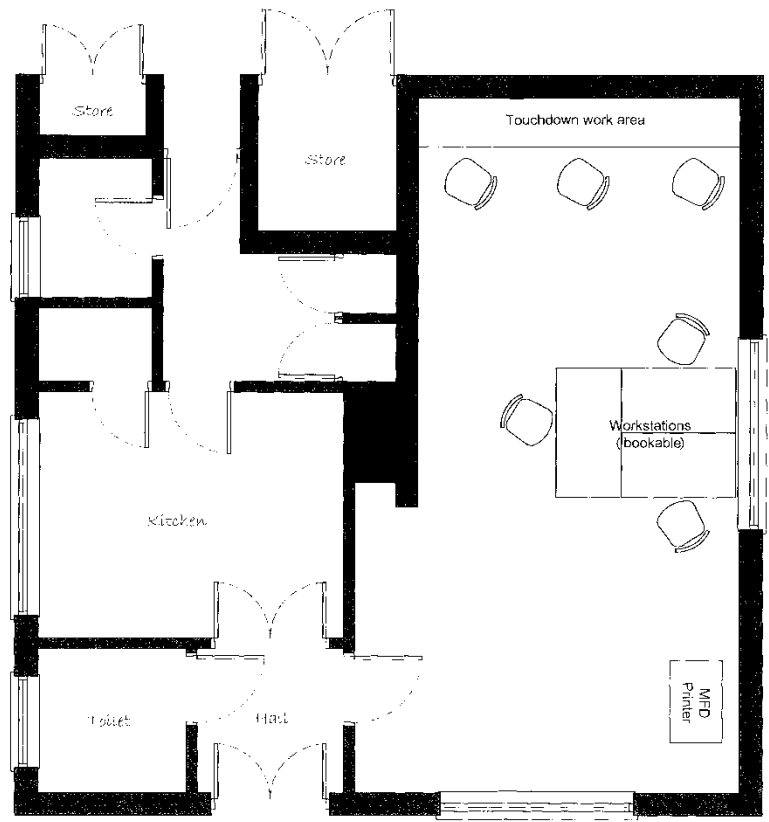
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Proposed floor plan

Dr 10/026/16

NOTE
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MID SUFFOLK DISTRICT COUNCIL
PLANNING CONTROL
RECEIVED
- 8 JUN 2017
ACKNOWLEDGED
DATE
CASE NO.

REV	DATE	DESCRIPTION
PROJ TITLE Proposed floor plan		
SUBJECT	DATE	SCALE
Sched Close Norton	May 2017	1:50 @ A3
PROJ NO	ROAD NO	W/P
01		

Babergh & Mid Suffolk
District Council
PROPERTY SERVICES
Corks Lane, Hadleigh
Suffolk, IP7 6SJ
Tel: No. 01473 822601



Consultee Comments for Planning Application DC/17/02636

Application Summary

Application Number: DC/17/02636

Address: 1 - 8 School Close Norton Bury St Edmunds Suffolk IP31 3LZ

Proposal: Planning Application for a change of use from former sheltered accommodation common room to local authority office use.

Case Officer: James Platt

Consultee Details

Name: Mrs Jillian rowland

Address: Willow Brook Cottage, Ashfield Road, Norton Bury St Edmunds, Suffolk IP31 3NN

Email: rowland@talk21.com

On Behalf Of: Norton Parish Clerk

Comments

Parish Council has concern about parking that continues to be an issue in School Close, particularly with school buses using the Close.

Your Ref: DC/17/02636
Our Ref: 570\CON\2131\17
Date: 27/06/2017
Highways Enquiries to: kyle.porter@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.
Email: planning.help@westsuffolk.gov.uk

The Planning Officer
St Edmundsbury Borough Council
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YU

For the Attention of: James Platt

Dear James

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN DC/17/02636**

PROPOSAL: Planning Application for a change of use from former sheltered accommodation common room to local authority office use.
LOCATION: 1-8, School Close, Norton, Bury St Edmunds, IP31 3LZ

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

The current proposal would not have any severe impact on the highway network in terms of vehicle volume or highway safety. Therefore, Suffolk County Council does not wish to restrict the grant of permission.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management

Agenda Item 9e

Committee Report

Item No: 5

Reference: DC/17/02640

Case Officer: James Platt

Ward: Bramford & Blakenham.

Ward Member/s: Cllr John Field. Cllr Kevin Welsby.

Description of Development

Full Planning Application for change of use of sheltered accommodation staff room to local authority office use.

Location

1 Cherryfields, Bramford, Ipswich, Suffolk IP8 4DS

Parish: Bramford

Conservation Area: No

Listed Building: No

Application Type: FUL - Full Planning Application

Development Type: Change of Use

Environmental Impact Assessment:

Applicant: Mid Suffolk District Council

DOCUMENTS SUBMITTED FOR CONSIDERATION

The application, plans and documents submitted by the Applicant can be viewed online at www.midsuffolk.gov.uk. Alternatively a copy is available to view at the Mid Suffolk and Babergh District Council Offices.

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

This application is reported to committee as the applicant is the District Council. The Monitoring Officer has reviewed the application file and is satisfied that the application has been processed properly and correctly in accordance with all established procedures and requirements.

PART TWO – APPLICATION BACKGROUND

All Policies Identified as Relevant

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations.

Highlighted local and national policies are listed below. Detailed assessment of policies in relation to the recommendation and issues highlighted in this case will be carried out within the assessment:

List of other relevant legislation

- Human Rights Act 1998
- Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990
- Natural Environment and Rural Communities (NERC) Act 2006 (any rural site)
- The Conservation of Habitats and Species Regulations 2010
- Localism Act
- Consideration has been given to the provisions of Section 17 of the Crime and Disorder Act, 1998, in the assessment of this application but the proposal does not raise any significant issues.

Details of Previous Committee / Resolutions and any member site visit

None

Details of any Pre Application Advice

None

Consultations and Representations

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

A: Summary of Consultations

Bramford Parish Council

No response received

Environment Health

No objections

B: Representations

No neighbour comments received.

PART THREE – ASSESSMENT OF APPLICATION

From an assessment of relevant planning policy and guidance, representations received, the planning designations and other material issues the main planning considerations considered relevant to this case are set out including the reason/s for the decision, any alternative options considered and rejected. Where a decision is taken under a specific express authorisation, the names of any Member of the Council or local government body who has declared a conflict of interest are recorded.

1. The Site and Surroundings

1.1. The proposal site comprises a vacant underused room as part of the main two storey flat accommodation building. The main building is would remain in use as sheltered housing.

2. The Proposal

8. This application seeks full planning permission for the change of use of the former common room building to a local authority office use. The application forms part of the evolution in the provision of local government services by Babergh and Mid Suffolk District Councils and provides new opportunities to work closer with the communities that the Councils serve.
9. The intention is that the proposal building will be used as a 'touchdown point' for local authority employees, providing a short term office location for employees who are working in the community around the Districts and need access to some office facilities during the course of a working day. Given the nature of this use, it is expected that employees would normally be present at a touchdown point for circa 2-3 hours. It is anticipated that a total of 3-6 employees would be able "touch down" at the site at any one time. The applicant has indicated the proposed hours of operation are between 08:00- 18:00 Monday – Friday.

3. National Planning Policy Framework

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

- Para 6: Achieving sustainable development
- Para 7: Three dimensions to sustainable development
- Paras 11 – 15: The presumption in favour of sustainable development
- Para 17: Core planning principles
- Paras 56 & 60: Requiring good design
- Para 64: Development of poor design must not be supported.
- Para 186: Approaching decision taking in a positive way.
- Para 187: Local Planning Authorities should find solutions rather than problems in decision taking.
- Para 197: Assessing and determining application applying the presumption in favour of sustainable development.
- Paras 203 -206 – Planning conditions and obligations.

4. Core Strategy

4.1. Summary of relevant policies Core Strategy 2008 and Core Strategy Focused Review:

- Policy FC1: Presumption in favour of sustainable development.
- Policy FC1.1: Mid Suffolk's approach to delivering sustainable development
- Policy CS1: Settlement hierarchy
- Policy CS4: Adapting to climate change.
- Policy CS5: Mid Suffolk's environment

5. Neighbourhood Plan/Supplementary Planning Documents/Area Action Plan

5.1. None

6. Saved Policies in the Local Plans

6.1. Summary of saved policies in the Mid-Suffolk Local Plan adopted June 1998:

- Policy GP1: Design and layout of new developments
- Policy H16: Protecting existing residential amenity
- Policy T9: Parking standards
- Policy T10: Highway consideration in developments

7. The Principle Of Development

- 7.1. The development would be within the settlement boundary of the village and policies encourage economic growth subject to there being no detrimental material impact to warrant refusal. As described above the proposal will provide office facilities for local authority employees who are working around the district, including employees undertaking visits in the surrounding communities. This represents a new way of delivering local government services closer to the communities the Council supports.
- 7.2. Officers consider the proposal would give rise to clear public and social benefits, enabling local authority employees to work more effectively, with greater access to support the social and cultural well-being of communities. Further public benefits are considered to include economic benefits, albeit limited, arising from local authority employees utilising services and facilities in those localities and some environmental benefits can be envisaged by reducing the need for local authority employees to have to travel longer distances by car to access office facilities as required. By working closer in the community it is also likely that there will be greater opportunity to reduce requirements for the public travelling to meet officers at a more traditional central office location.
- 7.3. Given the wider concept and public benefits inherent in the touchdown concept approach to delivering the Councils services Officers consider the proposal would amount to sustainable development for the purposes of the Framework, whilst remaining consistent with Policy CS1 of the Core Strategy. Officers therefore consider the proposal is thereby acceptable in principle.

8. Site Access, Parking And Highway Safety Considerations

- 8.1. Policy T10 of the Local Plan requires the Local Planning Authority to consider a number of highway matters when determining planning applications, including; the provision of safe access, the safe and free flow of traffic and pedestrian safety, safe capacity of the road network and the provision of adequate parking and turning for vehicles. The Policy is supplemented by Policy T9 of the Local Plan, requiring proposals to provide areas of parking and manoeuvring in accordance with the parking standards adopted by the district.
- 8.2. The Suffolk County Council adopted parking guidance sets out that B1 uses, which include offices, would be expected to provide a maximum of 1 space per 30m². The development would therefore be expected to provide a maximum of 3 parking spaces. In this case the applicant would share the parking for the sheltered accommodation and public parking available close by. The parking area is a significant area for the sheltered accommodation and is understood to be underused. Given the availability of nearby public car parking and extent of proposed use, it is not considered that staff car parking would be an issue to cause material harm.

8.3 Officers consider that whilst the parking spaces proposed to serve the development exceed the maximum requirements set out in the County parking guidance, the number of parking spaces is sufficient to serve the intended short term “touchdown” nature of the operation of the site, having regard to the number of employees expected to occupy the site at any one time.

9. Design And Layout [Impact On Street Scene]

9.1. No change to the external building is proposed.

10. Landscape Impact

10.1. None

11.. Impact On Residential Amenity

11.1. Policy H16 of the Local Plan seeks to protect the existing amenity of residential areas. Paragraph 17 of the NPPF sets out several core planning principles as to underpin decision-taking, including, seeking to secure a good standard of amenity for all existing and future occupants of land and buildings.

11.2 Officers consider that the proposal will inevitably result in some modest change to the existing activity within the environment of this space, attributed to the introduction of an office use in a largely residential area. Considering the nature of the use, with no noise intrusive operations or public visitors, and limited vehicular and pedestrian movements expected due to the limited number of employees attending the premises and with controlled hours of operation, the development proposed would not have a significant or unacceptable detrimental impact on the residential amenity of neighbouring properties. In broad terms the use would be similar, but as a local government office not completely alike, to a Class B1a office use which can be carried out in any residential area without detriment to the amenity of that area.

11.3 To ensure an acceptable safeguard of residential amenity for those neighbouring properties, Officers recommend conditions ensuring hours of operation be restricted to 08:00- 18:00 Monday – Friday and that the site be permitted for local authority office use only without public access.

12. Details of Financial Benefits / Implications (S155 Housing and Planning Act 2016)

12.1. The change of use would alter business rates and the development is for Mid Suffolk. However, there are no material planning considerations in respect of these matters.

PART FOUR – CONCLUSION

13. Identification of any Legal Implications and/or Equality Implications (The Equalities Act 2012)

13.1. None

14. Planning Balance

14.1. When taken as a whole and as a matter of planning judgement, the proposal is considered to accord with the development plan and represent sustainable development for the purposes of the NPPF subject to suitable conditions. The NPPF states that development that complies with an up to date development plan should be approved unless material considerations indicate otherwise. In this case there are no material considerations that would indicate otherwise, the application is therefore recommended for approval, subject to conditions. The application is therefore recommended for approval.

RECOMMENDATION

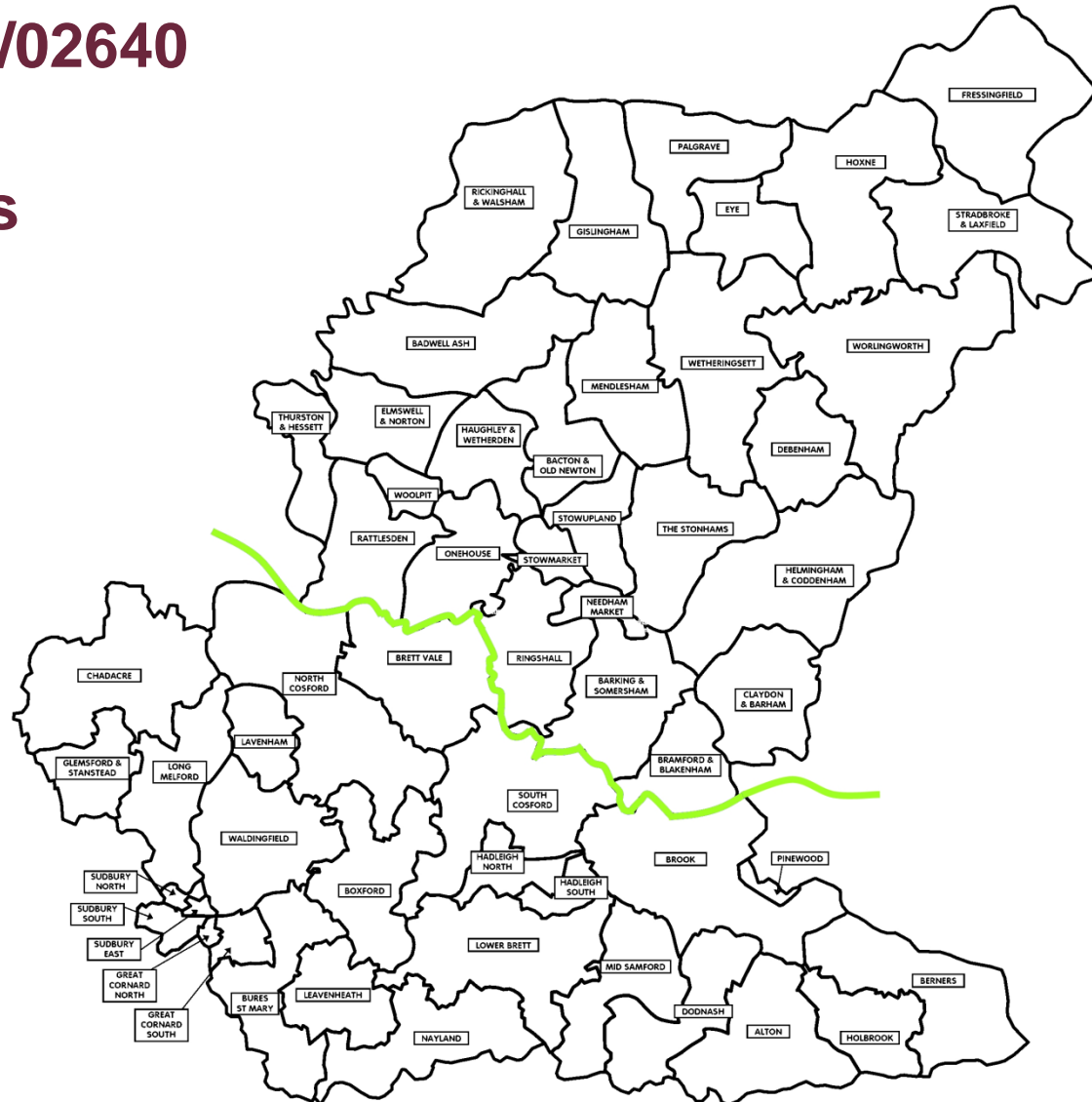
That the Corporate Manager for Growth and Sustainable Planning be authorised to grant Planning Permission subject to conditions including: -

- Time limit for commencement of development
- Approved plans
- Hours of operation to be 08:00 to 18:00 Monday to Friday only.
- The development permitted shall be used solely as a local government office (without public access) and for no other use.

Application No: DC/17/02640

**Address: 1 Cherryfields
Bramford
Ipswich
Suffolk
IP8 4DS**

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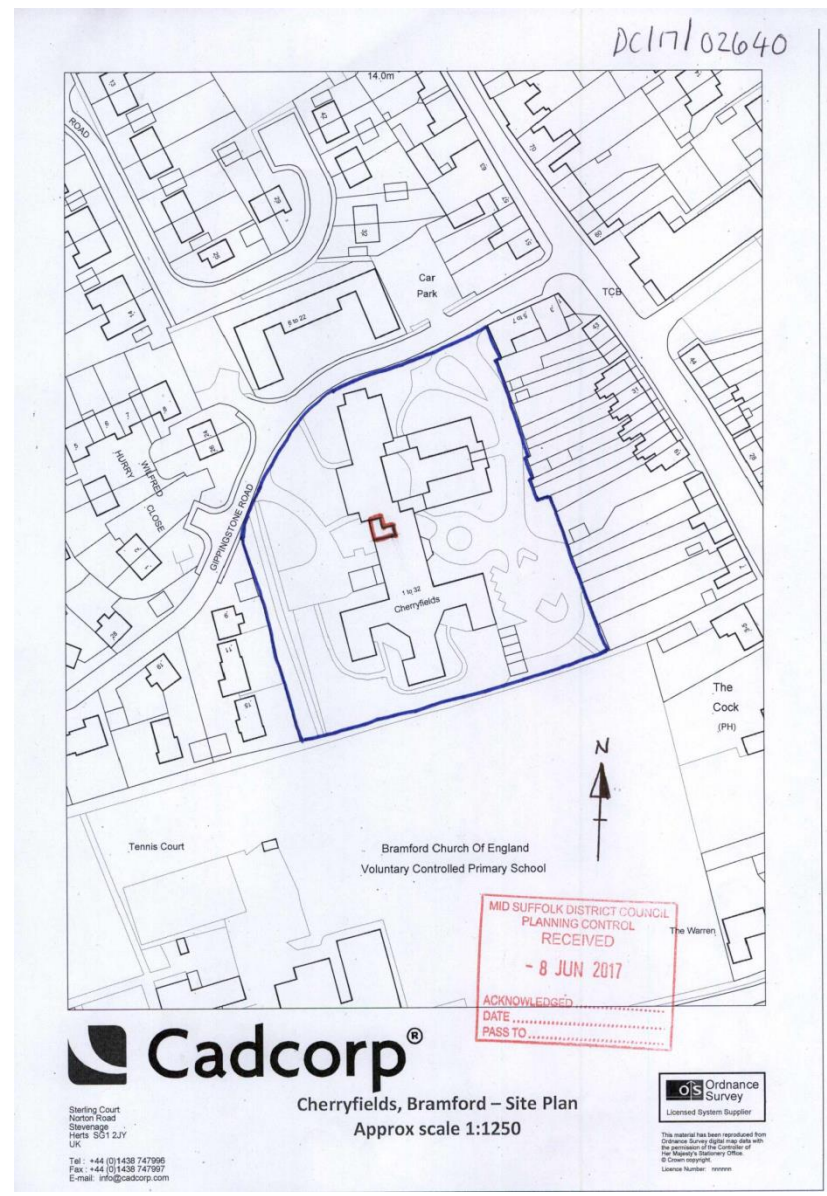
Verbal Updates:

- Confirmation and summary of any 3rd Party representations received not previously issued to members.
- Confirmation and summary of any consultee responses received not previously issued to members
- Confirmation of any changes to recommendation, conditions or reasons.

Site Location Plan

Slide 3

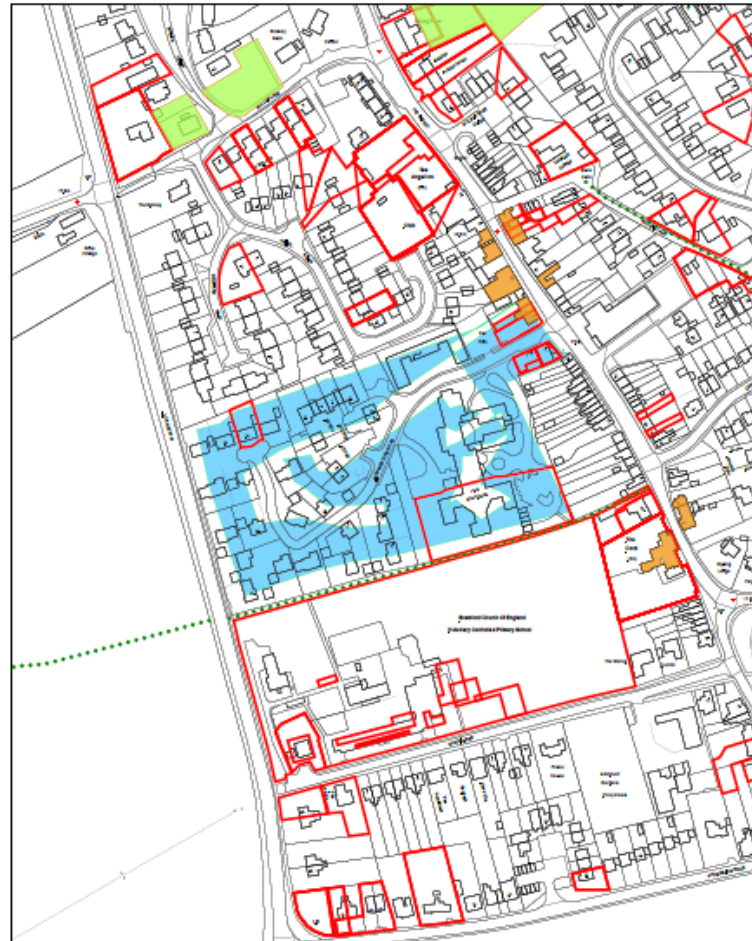
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Constraints Map

Slide 4

Page 240



Title:
Reference:
Site:



MID SUFFOLK DISTRICT COUNCIL
131, High Street, Needham Market, IP6 8DL
Telephone : 01449 724550
email: customerservice@msdc.gov.uk
www.mid.suffolk.gov.uk



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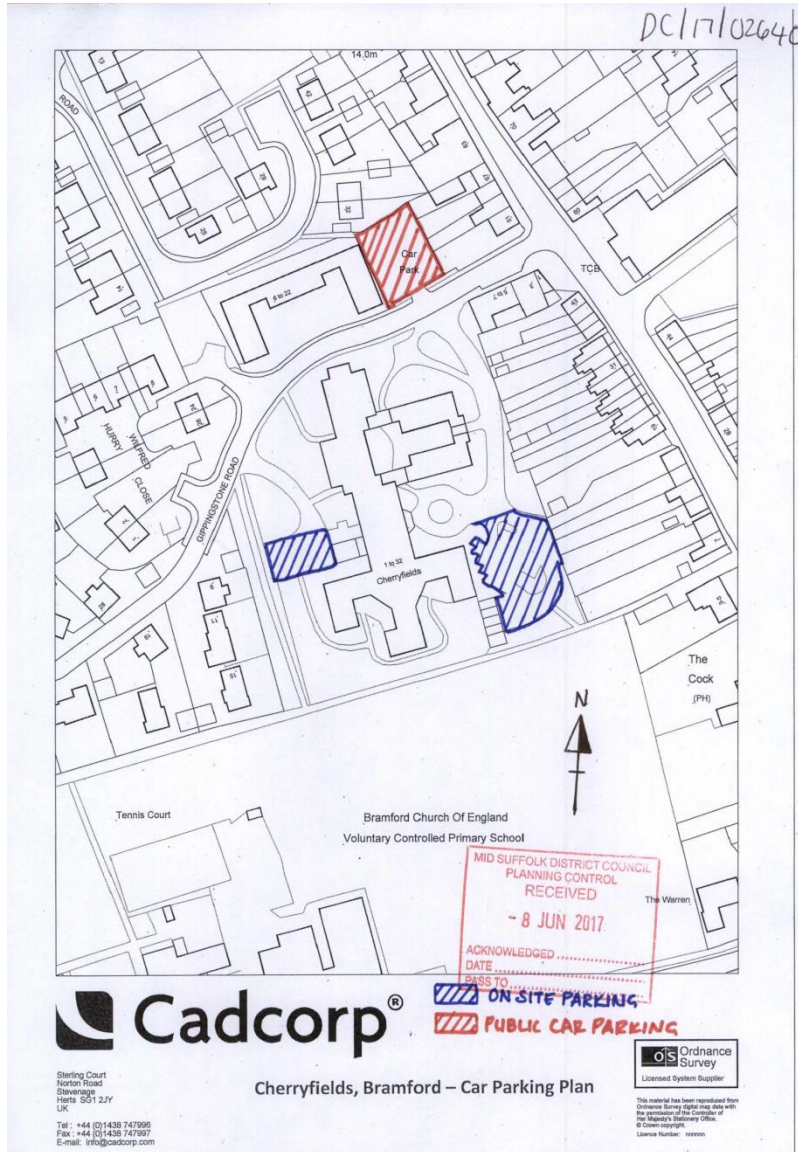
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Date Printed : 13/06/2017

Car Parking Plan

Slide 5

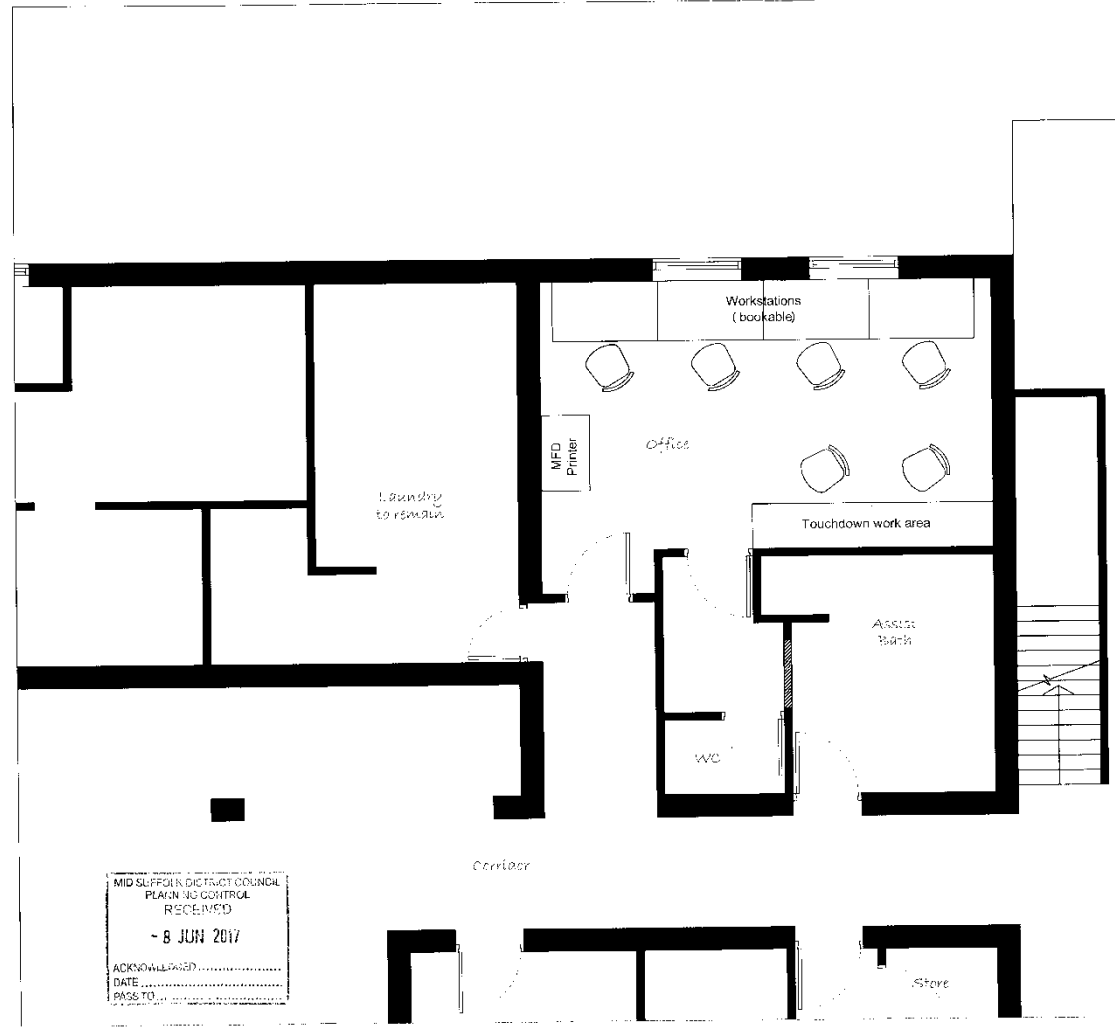
Page 241



Proposed floor plan


00117102640

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If errors, omissions, duplication or fault be reported to the original author.
All dimensions to be checked before printing and by a qualified surveyor or architect to the satisfaction of the client.
Any detail or item the drawing to be specific to the original drawing only.



MID SUFFOLK DISTRICT COUNCIL
PLANNING CONTROL
RECEIVED
- 8 JUN 2017
ACKNOWLEDGED
DATE
PASS TO

NO.	01	REVISION	
Proposed floor plan		DATE	
SUBJECT	Cherryfields Bamford	SCALE	1:50 @ A3
PROJECT	01	DATE	
Babergh & Mid Suffolk District Council			
PROPERTY SERVICES			
Chris Lane, Haddleigh, Suffolk, IP7 6SL Tel. 01473 522801			



From:David Harrold

Sent:14 Jun 2017 14:18:14 +0100

To:X Delete Aug 17 - Planning Admin

Cc:James Platt

Subject:Plan ref DC/17/02640 1 Cherryfields, Bramford. EH - Noise/Odour/Light/Smoke.

Thank you for consulting me on the above application for a change of use.

I can confirm with respect to the above environmental health issues that I have no objection to the proposed development.

David Harrold MCIEH

Senior Environmental Health Officer

Babergh and Mid Suffolk Council

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