



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

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

10 November 2017

For the attention of James Platt

Dear Sirs,

Application number: 1884/16  
Proposal: Re-consultation: Revised layout plan 4115-01B received 19.10.17  
Location: Land on the South East of, Church Road, Stowupland

Stowupland Parish Council OBJECTS to to the revised layout plan 4115-01B.

Highway Issues

1. Concerns over the how the road narrows
2. The warning signs are not adequate. The Parish Council would like to see flashing amber warning lights with a 20 mph speed limit at school start and finish times

Yours faithfully  
**On behalf of Stowupland Parish Council**

Mrs Claire Pizzey  
Parish Clerk

Your Ref: 1884/16  
Our Ref: 570\CON\3622\17  
Date: 24<sup>th</sup> October 2017  
Highways Enquiries to: martin.egan@suffolk.gov.uk



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

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

**For the Attention of:** James Platt

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990  
CONSULTATION RETURN 1884/16**

**PROPOSAL:** Application for Outline Planning Permission for the erection of 18 dwellings,  
parking for primary school and extension to cemetery.  
**LOCATION:** Land On The South East Side Of, Church Road, Stowupland  
**ROAD CLASS:** A1120

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

Drawing Number 014/2016/01/P4

Whilst many of the updated access details are considered acceptable as shown on the submitted drawing the proposed junction visibility splays are not acceptable or appropriate for this location on Church Road.

Visibility splays of 90 metres in each direction at a 4.5m set back are appropriate for this new access and need to be indicated on the drawing.

The Agent has already been advised of this requirement (correspondence of 21st August 2017) so I assume the current submission, with incorrect splays, is an oversight.

Yours faithfully,

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

**From:** RM PROW Planning  
**Sent:** 01 July 2016 09:43  
**To:** Planning Admin  
**Cc:** Martin Egan  
**Subject:** RE: Consultation on Planning Application 1884/16

**Our Ref: W499/019/ROW389/16**

**For The Attention of: Gemma Walker**

### **Public Rights of Way Response**

Thank you for your consultation concerning the above application.

Public footpath 19 is recorded through the proposed development area.

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

**Informative Notes:** "Public Rights of Way Planning Application Response - Applicant Responsibility" attached.

Regards

**Jennifer Green**

**Rights of Way and Access**

**Part Time - Office hours Wednesdays and Thursday**

Resource Management, Suffolk County Council

Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

 (01473) 264266 |  [PROWPlanning@suffolk.gov.uk](mailto:PROWPlanning@suffolk.gov.uk) |

 <http://publicrightsofway.onesuffolk.net/> | [Report A Public Right of Way Problem Here](#)

**For great ideas on visiting Suffolk's countryside visit [www.discoversuffolk.org.uk](http://www.discoversuffolk.org.uk)**

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

**Sent:** 14 June 2016 11:08

**To:** RM PROW Planning

**Subject:** Consultation on Planning Application 1884/16

Correspondence from MSDC Planning Services.

Location: Land on the South East side of, Church Road, Stowupland

Proposal: Application for Outline Planning Permission for the erection of 18 dwellings, parking for primary school and extension to cemetery.

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, CL6, H17, CL8, HB13, RT12, CSFR-FC1, CSFR-FC1.1, CSFR-FC2, SB3, Cor1, Cor2, Cor5, Cor6, Cor9, H13, H14, which can

be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

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Resource Management  
6 The Churchyard, Shire Hall  
Bury St Edmunds  
Suffolk  
IP33 1RX

Philip Isbell  
Corporate Manager - Development Manager  
Planning Services  
Mid Suffolk District Council  
131 High Street  
Needham Market  
Ipswich IP6 8DL

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

Our Ref: 2016\_1884  
Date: 21 June 2016

For the Attention of Gemma Walker

Dear Mr Isbell

**Planning Application 1884/16 – Land on the south east side of Church Road, Stowupland: Archaeology**

This large site lies in an area of archaeological potential recorded on the County Historic Environment Record, opposite to the medieval Holy Trinity Church (SUP 011). A medieval moated site is also recorded to the west (SUP 002). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and 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, an 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

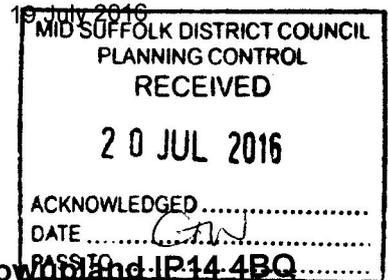
Senior Archaeological Officer  
Conservation Team

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

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

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

Date:



**Planning Ref: 1884/16**

Dear Sirs

**RE: PROVISION OF WATER FOR FIRE FIGHTING**  
**ADDRESS: Land on the south east side of Church Road, Stowmarket, IP14 4BQ**  
**DESCRIPTION: Proposed 18 Dwellings**  
**NO: HYDRANTS POSSIBLY REQUIRED: Required**

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

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

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

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

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

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

Continued/

OFFICIAL

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

Yours faithfully



Mrs A Kempen  
Water Officer

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

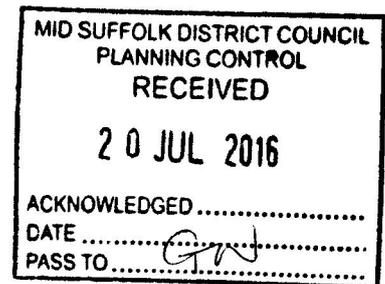
Fire Business Support Team  
Floor 3, Block 2  
Endeavour House  
8 Russell Road  
Ipswich, Suffolk  
IP1 2BX

Your Ref: 1884/16  
Our Ref: FS/F221350  
Enquiries to: Angela Kempen  
Direct Line: 01473 260588  
E-mail: Fire.BusinessSupport@suffolk.gov.uk  
Web Address: <http://www.suffolk.gov.uk>

Date: 19/07/2016

Dear Sirs

**Land on the south east side of Church Road, Stowupland**  
**Planning Application No: 1884/16**



I refer to the above application.

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

**Access and Fire Fighting Facilities**

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

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

**Water Supplies**

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 P Cobbold, Philip Cobbold Planning Ltd, 42 Beatrice Avenue, Felixstowe  
IP11 9HB

Enc: Sprinkler information

**From:** RM Floods Planning  
**Sent:** 29 June 2016 14:27  
**To:** Planning Admin  
**Subject:** JS reply Consultation 1884/16 - Land on the South East side of, Church Road, Stowupland

Suffolk County Council, Flood & Water management can offer the following initial comments

The submitted FRA is not complete and is missing significant information about the predicted and recorded surface water flood risk held by the local lead flood authority

Insufficient information has been given as to how they propose to drainage the site in accordance with the NPPF hierarchy i.e. infiltration, discharge to a watercourse or discharge to a surface water sewer. They have made an assumption in relation to infiltration not being possible without conducting test on site (BRE365). They have indicated that they proposed to discharge into a “ditch” at a rate of 5l/s, but they is no indication or evidence that suitable watercourse (none shown on OS Mapping) within their side boundary exists.

Calculation to support the greenfield run off rate have not been supplied.

No reference or supporting calculation have been submitted on the proposed surface water system have been submitted i.e. how they propose to attenuate surface water during 1:30 and 1:100+40%CC rainfall events and no indicative surface water drainage plan has been submitted.

I also note the reference Ciria SuDs manual is out of date.

Applicant needs to submit documents in accordance with append A Suffolk surface water drainage guidance, standard and information.

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) [<mailto:planningadmin@midsuffolk.gov.uk>]  
**Sent:** 14 June 2016 11:07  
**To:** RM Floods Planning  
**Subject:** Consultation on Planning Application 1884/16

Correspondence from MSDC Planning Services.

Location: Land on the South East side of, Church Road, Stowupland

Proposal: Application for Outline Planning Permission for the erection of 18 dwellings, parking for primary school and extension to cemetery.

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, CL6, H17, CL8, HB13, RT12, CSFR-FC1, CSFR-FC1.1, CSFR-FC2, SB3, Cor1, Cor2, Cor5, Cor6, Cor9, H13, H14, which can

be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

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Your ref: 1884/16  
Our ref: 00045508  
Date: 01 December 2017  
Enquiries to: Peter Freer  
Tel: 01473 264801  
Email: [peter.freer@suffolk.gov.uk](mailto:peter.freer@suffolk.gov.uk)

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

Dear Jack,

**Re: Stowupland, Land on the South East side of, Church Road. Application for Outline Planning Permission for the erection of 18 dwellings, parking for primary school and extension to cemetery.**

I refer to the above application in Mid Suffolk.

Proposed number of dwellings from development:	1 Bedroom apartments	2 bedroom+ Houses	Total
		18	18
Approximate persons generated from proposal		41	41

I set out below an updated response due to the determination period extending beyond the six months time-limit of my original letter of 5<sup>th</sup> July 2016. Our infrastructure requirements associated with this application are provided below and this will need to be considered by the Council.

The National Planning Policy Framework (NPPF) 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.

The County and District Councils have a shared approach to calculating infrastructure needs, in the adopted [Developers Guide to Infrastructure Contributions in Suffolk](#).

Mid Suffolk District Council adopted their Core Strategy in September 2008 and Focused Review in December 2012. The Core Strategy includes the following objectives and policies

relevant to providing infrastructure:

Objective 6 seeks to ensure provision of adequate infrastructure to support new development; this is implemented through Policy CS6: Services and Infrastructure.

Policy FC1 and FC1.1 apply the presumption in favour of sustainable development in Mid Suffolk.

### **Community Infrastructure Levy**

Mid Suffolk District Council adopted a CIL Charging Schedule On 21st January 2016 and will charge CIL on planning permissions granted from 11th April 2016. Mid Suffolk are required by Regulation 123 to publish a list of infrastructure projects or types of infrastructure that it intends will be, or may be, wholly or partly funded by CIL.

The current Mid Suffolk 123 List, dated January 2016, 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

As of 6th April 2015, the 123 Regulations restrict the use of pooled contributions towards items that may be funded through the levy. The requirements being sought here would be requested through CIL, and therefore would meet the new legal test. It is anticipated that the District Council is responsible for monitoring infrastructure contributions being sought.

### **Site specific mitigation will be covered by a planning obligation and/or planning conditions.**

The details of specific contribution requirements related to the proposed scheme are set out below:

- 1. Education.** NPPF paragraph 72 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.'

School level	Minimum pupil yield:	Required:	Cost per place £ (2015/16):
Primary school age range, 5-11:	5	5	12,181
Secondary school age range, 11-16:	3	3	18,355
Secondary school age range, 16+:	1	1	19,907

Total education contributions:	<b>£135,877.00</b>
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The local catchment schools are Stowupland Freeman Community Primary School and Stowupland High School. We currently forecast to have no surplus places at the catchment schools to accommodate children arising. SCC will seek CIL funding for the above pupils forecast to arise from the development should planning permission be granted and the development commence.

The scale of contributions is based on cost multipliers for the capital cost of providing a school place, which are reviewed annually to reflect changes in construction costs. The figures quoted will apply during the financial year 2015/16 only and have been provided to give a general indication of the scale of contributions required should residential development go ahead. The sum will be reviewed at key stages of the application process to reflect the projected forecasts of pupil numbers and the capacity of the schools concerned at these times.

### **Additional Car Parking for School and Church**

SCC has contacted the Headteacher at Stowupland Freeman Community Primary School who are aware of the proposal. If a car park was available they have confirmed it would be of use to the school during school hours but its use should be restricted to staff and only then if it was able to be restricted access so that parents could not use it. It is not possible for SCC or the school to control use of the park area when the applicant retains ownership. The layout is a reserved matter and the car park position has been repositioned based on the new and existing footways and the probable desire lines for crossing the road. It is therefore not considered a safety risk. Mid Suffolk should secure the use of the car park by a planning obligation.

- 2. Pre-school provision.** Education for early years should be considered as part of addressing the requirements of 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. The Childcare Act in Section 7 sets out a duty to secure free early years provision and all children in England receive 15 free hours free childcare. Through

the Childcare Act 2016, from September 2017 families of 3 and 4 year olds may now be able to claim up to 30 hours a week of free childcare. This new challenge has increased the assumptions on the overall need for full-time equivalent (FTE) places.

Through the Childcare Act 2016, the Government will be rolling out an additional 15 hours free childcare to eligible households from September 2017.

From this development proposal, currently we would anticipate the following pre-school pupils:

	Minimum number of expected eligible children:	Required places:	Cost per place £ (2015/16):
Pre-School age range, 2-4:	2	0	6,091

Required pre-school contributions:	<b>£ 0.00</b>
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There are 5 settings in this locality with sufficient spaces available to accommodate all of the children arising from the development.

3. **Play space provision.** Consideration will need to be given to adequate play space provision. A key document is the 'Quality in Play' document fifth edition published in 2016 by Play England.
4. **Transport issues.** The NPPF at Section 4 promotes sustainable transport. A comprehensive assessment of highways and transport issues is required as part of any planning application. This will include travel plan, pedestrian and 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 agreements as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. If an application for planning permission is submitted this has been co-ordinated by Martin Egan of Transport Strategy, Strategic Development, SCC.

In its role as Highway Authority, Suffolk County Council has worked with the local planning authorities to develop county-wide technical guidance on parking in light of new national policy and local research. This was adopted by the County Council in November 2014 and replaces the Suffolk Advisory Parking Standards (2002). The guidance can be viewed at <http://www.suffolk.gov.uk/assets/suffolk.gov.uk/Environment%20and%20Transport/Planning/2014-11-27%20Suffolk%20Guidance%20for%20Parking.pdf>

5. **Libraries.** Refer to the NPPF 'Section 8 Promoting healthy communities'. 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.

Using established methodology, the capital contribution towards libraries arising sought from this scheme is stated below and would be spent at the local catchment library and allows for improvements and enhancements to be made to library services and facilities.

Libraries contribution:
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<b>£3,888.00</b>
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- 6. Waste.** All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management.

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

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

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

Waste Contribution:
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<b>£ 918.00</b>
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- 7. Supported Housing.** Section 6 of the NPPF seeks to deliver a wide choice of high quality homes. Supported Housing provision, including Extra Care/Very Sheltered Housing providing accommodation for those in need of care, including the elderly and people with learning disabilities, may need to be considered as part of the overall affordable housing requirement. We would encourage all homes to be built to the 'Lifetime Homes' standard.
- 8. 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. Additionally, and more widely, when considering major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate.

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:

“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 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.

- 9. Fire Service.** The Suffolk Fire and Rescue Service requests that early consideration is given to access for fire vehicles and provision of water for fire-fighting. The provision of any necessary fire hydrants will need to be covered by appropriate planning conditions.

Suffolk Fire and Rescue Service (SFRS) seek higher standards of fires safety in dwelling houses and promote the installation of sprinkler systems and can provide support and advice on their installation.

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

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

- 11. Archaeology.** Please refer to the letter sent from Rachael Abraham, SCC Senior Archaeological Officer, on 21 June 2016.
- 12. Legal costs.** SCC will require an undertaking for the reimbursement of its own legal costs, whether or not the matter proceeds to completion.
- 13. Time Limits.** The above information is time-limited for 6 months only from the date of this letter and/or will need to be reassessed if a planning application is submitted.

## 14. Summary Table

<b>Service Requirement</b>	<b>Contribution per dwelling</b>	<b>Capital Contribution</b>
Education - Primary	£3,383.61	£60,905.00
Education – Secondary	£3,059.17	£55,065.00
Education – Sixth Form	£1,105.94	£19,907.00
Pre-School Provision	£0.00	£0.00
Libraries	£216.00	£3,888.00
Waste	£51.00	£ 918.00
<b>Total</b>	<b>£7,815.72</b>	<b>£140,683.00</b>

The above will form the basis of a future bid to the District Council for CIL funds if planning permission is granted and implemented.

Yours sincerely,

*P J Freer*

Peter Freer  
Senior Planning and Infrastructure Officer  
Planning Section, Strategic Development, Resource Management

cc Neil McManus, SCC  
Pete Mumford, SCC  
Martin Egan, SCC  
Headteacher, Freeman Community Primary School

## **MID SUFFOLK DISTRICT COUNCIL**

TO: Jack Wilkinson

From: Julie Abbey-Taylor, Professional Lead – Housing Enabling

Date: 12<sup>th</sup> December 2017

SUBJECT: DC/16/1884

**Proposal: Land South East of Church Road, Stowupland**

Submission of Outline planning application for the development of 18 dwellings

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### **Consultation Response on Affordable Housing Requirement**

#### **Key Points**

##### **1. Background Information**

- A development of 18 dwellings has been submitted for outline planning permission.
- 35% affordable housing is required to make the scheme policy compliant which equates to 6 dwellings. The planning statement includes 6 affordable homes within the indicative layout.

##### **2. Housing Need Information:**

2.1 The Babergh and Mid Suffolk District Strategic Housing Market Assessment confirms a continuing need for housing across all tenures and a growing need for affordable housing. The most recent update of the Strategic Housing Market Assessment, completed in 2017 confirms **a minimum need of 94 affordable homes per annum.**

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

2.3 The Council's Choice Based Lettings system currently has circa. 900 applicants registered for the Mid Suffolk area. This scheme would contribute to meeting district wide housing need from the Councils housing register.

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

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

profile for Stowupland it would be hoped that some 2 and 3 bed bungalows could be included within the open market mix.

**3. Affordable Housing Requirement for Stowupland:**

Affordable Housing Requirement	<p>35 % of units = 6 affordable units</p> <p>The affordable housing will be made available to meet district wide need.</p>
<p>Tenure Split - 75% Rent &amp; 25 % Intermediate e.g. New Build Homebuy accommodation, intermediate rent or shared ownership.</p>	<p>Affordable Rent =4 units All rented units will be let as Affordable Rent Tenancies</p> <p>Shared ownership = 2 units</p>
Detailed Breakdown Rented Units	<p>General Needs <b>affordable rented</b> in the form of:</p> <p>2 x 1 bed 2-person houses @ 58 sqm 2 x 2 bed 4-person houses @ 79sqm</p>
Detailed Breakdown Intermediate Units	<p>General Needs <b>Shared Ownership</b> dwellings:</p> <p>1 x 2 bedroom 4-person houses @ 79sqm 1 x 3 bedroom 5-person houses @ 93 sqm 2 in Total</p>

Other requirements

- Properties must be built to current Homes and Communities Agency Housing Technical Standards as published March 2015.
- The council is granted 100% nomination rights to all the affordable units for initial lets and 75% on relets.
- The Shared Ownership properties must have a 80% staircasing bar, to ensure they are available to successive occupiers as affordable housing in perpetuity
- The Council will not support a bid for Homes & Communities Agency grant funding on the affordable homes delivered as part of an open market development. Therefore, the affordable units on that part of the site must be delivered grant free.
- The location and phasing of the affordable housing units must be agreed with the Council to ensure they are integrated within the proposed development according to current best practice and are tenure blind.
- On larger sites, the affordable housing should not be placed in groups of more than 15 units and should not be accessed off separate roads or cul-de-sacs.
- Adequate parking provision is made for the affordable housing units
- It is required that the affordable units are transferred to one of OUR partner Registered Providers

#### **4. Comments on the Open Market Mix proposed**

The planning statement advises that the open market mix consists of 2,3 and 4 bed houses.

We would like to see at least 20% of the open market mix made up of 2 bed roomed houses to enable first time buyers access to housing, and the inclusion of some bungalows or chalet bungalows to accommodate older people wishing to downsize but stay in the locality.

Julie Abbey-Taylor – Professional Lead – Housing Enabling

**From:** Nathan Pittam  
**Sent:** 13 December 2017 08:49  
**To:** Jack Wilkinson  
**Cc:** BMSDC Planning Area Team Blue  
**Subject:** FW: 1884/16/OUT. EH - Land Contamination.

Dear Jack

Dear Jack

**M3 ; 179931**

**1884/16/OUT. EH - Land Contamination.**

**Land on the south east side of, Church Road, Stowupland, STOWMARKET, Suffolk.**

**Application for Outline Planning Permission for the erection of 18 dwellings, parking for primary school and extension to cemetery.**

Many thanks for your request for additional comments in relation to the above application in light of the newly submitted Phase I report. My comments are based on the report by the Nott Group (reference : 72573/R/001) dated 10<sup>th</sup> October 2016. The report concludes that the risks to the future users of the site are low but recommends that further investigations are advisory. I think that the balance of evidence presented would mean that it would be neither necessary or defensible to require these by means of condition and as such I have no objection to the proposed development but 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.

Should the applicant wish to undertake the advisory investigations then we would be willing to advise on these matters but this would be outside of the planning system.

Kind regards

Nathan

**Nathan Pittam** BSc. (Hons.) PhD  
Senior Environmental Management Officer

**Babergh and Mid Suffolk District Councils – Working Together**

Email: [Nathan.pittam@baberghmidsuffolk.gov.uk](mailto:Nathan.pittam@baberghmidsuffolk.gov.uk)

Work: 07769 566988

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

**From:** Philippa Stroud  
**Sent:** 17 June 2016 14:19  
**To:** Planning Admin  
**Cc:** Gemma Walker  
**Subject:** 1884/16/OUT Land on the South East side of, Church Road, Stowupland - Other Issues

WK/179928

**Ref: 1884/16/OUT – Other Issues**

**Location: Land on the South East side of, Church Road, Stowupland**

**Proposal: Application for Outline Planning Permission for the erection of 18 dwellings, parking for primary school and extension to cemetery.**

Thank you for the opportunity to comment on the above planning application.

I have no objection to the proposed development.

Regards,

Philippa Stroud  
Senior Environmental Protection Officer  
**Babergh and Mid Suffolk District Councils - Working Together**



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

AW Reference: 00014370  
Local Planning Authority: Mid Suffolk District  
Site: Land on the South East side of, Church Road,, Stowupland  
Proposal: Creation of 18 x C3 Dwellings  
Planning Application: 1884 / 16

**Prepared by: Mark Rhodes**

**Date: 06 July 2016**

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

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## **ASSETS**

### **Section 1 – Assets Affected**

- 1.1 There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

*"Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence."*

- 1.2 The development site is within the 15 metre cordon sanitaire of a sewage pumping station of this type. This is a significant asset both in itself and in terms of the sewerage infrastructure leading to it. For practical reasons therefore it cannot be easily relocated.

We request a condition requiring the drainage strategy covering the issue(s) to be agreed.

## **WASTEWATER SERVICES**

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

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

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

- 3.1 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

### **Section 4 – Surface Water Disposal**

- 4.1 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.
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Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

## **Section 5 – Trade Effluent**

5.1 Not applicable

## **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.

### **Assets Affected (Section 1)**

#### **CONDITION**

*The development site is within 15 metres of a sewage pumping station. Whilst Anglian Water takes all reasonably practicable steps to prevent any nuisance arising from the site, there should be no development within 15 metres from the boundary of a sewage pumping station of this type if the development is potentially sensitive to noise or other disturbance or which might give rise to complaint from the occupiers regarding the location of the pumping station.*

#### **REASON**

*To avoid causing future amenity problems.*

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# Consultee Comments for application 1884/16

## Application Summary

Application Number: 1884/16

Address: Land on the South East side of, Church Road, Stowupland

Proposal: Application for Outline Planning Permission for the erection of 18 dwellings, parking for primary school and extension to cemetery.

Case Officer: Gemma Walker

## Consultee Details

Name: Mr Robert Boardman (Stowmarket Ramblers)

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

Email: bob@gardeners8.plus.com

On Behalf Of: Ramblers Association - Bob Boardman (temp cover)

## Comments

I have viewed this application and although this development will not affect the existing public footpath as such it will spoil ones enjoyment of walking in this area with another piece of urban sprawl.

**From:** Consultations (NE) [mailto:consultations@naturalengland.org.uk]

**Sent:** 21 June 2016 14:06

**To:** Planning Admin

**Subject:** 188491 1884/16 - the erection of 18 dwellings, parking for primary school and extension to cemetery

Dear Sir / Madam

Application ref: 1884/16

Our Ref: 188491

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

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



**Defence  
Infrastructure  
Organisation**

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

**Safeguarding  
Statutory**

Defence Infrastructure Organisation  
Kingstone Road  
Sutton Coldfield  
West Midlands  
B75 7RL

**Tel:** +44 (0)121 311 2025 **Tel (MOD):** 94421 2025

**Fax:** +44 (0)121 311 2218

**Email:** [DIO-safeguarding-statutory@mod.uk](mailto:DIO-safeguarding-statutory@mod.uk)

[www.mod.uk/DIO](http://www.mod.uk/DIO)

12 Jul 2016

Dear Ms Gemma Walker ,

**Your Reference:** 1884/16

**Our Reference:** 10036488

**MOD Safeguarding**

**Proposal:** 1884/16 - Erection of 18 dwellings, parking for primary school and extension to cemetery

**Location:** South East side of Church Road, Stowupland  
Suffolk

England

**Planning Reference:** 1884/16

Thank you for consulting the Ministry of Defence (MOD) on the above proposed development which was received by this office on 14/06/2016.

The proposed application falls within the statutory aerodrome and birdstrike safeguarding consultation zones surrounding RAF Wattisham.

On reviewing the above referenced application, 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

Mr Michael Billings  
Safeguarding Assistant

James Platt  
Mid Suffolk District Council  
Planning Department  
131, Council Offices High Street  
Needham Market  
Ipswich  
IP6 8DL

**Our ref:** AE/2016/120560/05-L01  
**Your ref:** 1884/16  
**Date:** 11 October 2017

Dear Mr Platt

**APPLICATION FOR OUTLINE PLANNING PERMISSION FOR THE ERECTION OF 18 DWELLINGS, PARKING FOR PRIMARY SCHOOL AND EXTENSION TO CEMETERY.**

**LAND ON THE SOUTH EAST SIDE OF, CHURCH ROAD, STOWUPLAND**

We have reviewed the email from Phil Cobbold of Phil Cobbold Planning Ltd from 22 September 2017 which stated that the estimated number of number of ashes spread/buried “would be no more than 12 per year”. On this basis, we find the overall risk acceptable given the environmental sensitivity of the site and on this occasion do not require a Tier 1 risk assessment to be completed. We are therefore removing our objection to this application.

It should be noted that if this proposal, or any future proposals, were to include burials of human remains instead of ashes from cremations, a greater number of ashes spread per year, or a more environmentally sensitive location, we would require such an assessment to be completed. Please bear this in mind for future applications. We would be happy to provide pre-application advice on this subject.

We trust this advice is useful.

Yours sincerely

**Miss Charlie Christensen**  
**Planning Adviser**

Direct dial 02084 745593

Direct e-mail [charlie.christensen@environment-agency.gov.uk](mailto:charlie.christensen@environment-agency.gov.uk)

cc Philip Cobbold Planning Consultancy



## 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](mailto:planningee@highwaysengland.co.uk)

To: Mid Suffolk District Council

CC: [transportplanning@dft.gsi.gov.uk](mailto:transportplanning@dft.gsi.gov.uk)  
[growthandplanning@highwaysengland.co.uk](mailto:growthandplanning@highwaysengland.co.uk)

Council's Reference: 1884/16

Referring to the planning application referenced above, dated 17 June 2016, application for the outline permission for the erection of 18 dwellings, parking for primary school and extension to cemetery, Land on the south east side of, Church Road, Stowupland, notice is hereby given that Highways England's formal recommendation is that we:

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

Highways Act Section 175B ~~is~~ is not relevant to this application.<sup>1</sup>

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<sup>1</sup> Where relevant, further information will be provided within Annex A.

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

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

<b>Signature:</b>	<b>Date:</b> 28 June 2016
<b>Name:</b> Lorraine Willis	<b>Position:</b> Asset Manager
<b>Highways England:</b> Woodlands, Manton Lane Bedford MK41 7LW  lorraine.willis@highwaysengland.co.uk	