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

DC/18/02380
The Town Council opposes the grant of planning consent due to the following:
  i) That, contrary to planning policy HB1, the site is within the setting of the Grade I listed Church of St Mary and the proposal would have a negative impact on the setting of the church;
  ii) That, contrary to planning policy HB1, The Church of St Mary would be made more isolated from the parish which it serves if the proposed development were to be approved;
  iii) That, contrary to planning policy HB1, the proposed development would detract from the view of the Church of St Mary from the parish of Combs;
  iv) That contrary to planning policy T10, the increase in traffic movements along Poplar Hill at Combs Ford will have a detrimental impact upon highway movements and safety.

DC/18/02398
No objection be raised to the grant of planning consent, however, the Town Council wishes to record its disappointment that the number of pupils which will the new school building will cater for, has not been increased from the number of pupils which the existing building caters for.

DC/18/02568
No objection be raised to the grant of planning consent.

DC/18/02632
No objection be raised to the grant of planning consent.

Kind regards,
Michelle
Deputy Town Clerk

Stowmarket Town Council
Milton House | Milton Road South | Stowmarket | Suffolk | IP14 1EZ
01449 612060 | michellelm@stowmarket.org | www.stowmarket.org
@stowmarketTC
All planning enquiries should be sent to the Local Planning Authority.
Email: planning.control@baberghmidsuffolk.gov.uk

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

For the Attention of: Jack Wilkinson

Dear Jack

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN DC/18/02398

PROPOSAL: Planning Application. Demolition of existing school buildings and
construction of new teaching building and refurbishment of current 6th Form
building, together with associated landscaping.

LOCATION: Stowmarket High School, Onehouse Road, Stowmarket, IP14 1QR

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:

1 P 1
Condition: The use shall not commence until the area(s) within the site shown on 432-alx-00-xx-dr-l-0002
S2-P06 for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles and suitable
cycle storage been provided and thereafter that area(s) shall be retained and used for no other purposes.
Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in
order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles
where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

2 B1
Condition: The areas to be provided for storage of Refuse/Recycling bins as shown on drawing number
432-alx-00-xx-dr-l-0002 S2-P06 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.

3 HGV1
Condition: All HGV traffic movements to and from the site over the duration of the construction period
shall be subject to a Deliveries Management Plan which shall be submitted to the planning authority for
approval a minimum of 28 days before any deliveries of materials commence. No HGV movements shall
be permitted to and from the site other than in accordance with the routes defined in the Plan. The site
operator shall maintain a register of complaints and record of actions taken to deal with such complaints at
the site office as specified in the Plan throughout the period of occupation of the site.
Reason: To reduce and/or remove as far as is reasonably possible the effects of HGV traffic in sensitive areas.

At present, the School Travel Plan is being discussed and further conditions are to follow regarding this.

Yours sincerely,

Sam Harvey
Senior Development Management Engineer
Strategic Development
Good morning,

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

Greg McSorley

Business Support Officer

Suffolk County Council Archaeological Service

Bury Resource Centre

Hollow Road

Bury St Edmunds

Suffolk IP32 7AY

Tel.: 01284 741230

Email: greg.mcsorley@suffolk.gov.uk

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

Search the Suffolk HER online at: http://heritage.suffolk.gov.uk

Follow us on Twitter at: https://twitter.com/SCCArchaeology
APPLICATION FOR PLANNING PERMISSION - DC/18/02398
EH – Noise/Odour/Light/Smoke
Location: Stowmarket High School, Onehouse Road, Stowmarket, Suffolk IP14 1QR

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

I have no objection to the proposed development.

The application site is close to residential property and for this reason there is a risk of loss of amenity during the demolition and construction phase of the development. I would, therefore, recommend that a construction management plan be required by means of condition.

Such a plan shall include details of operating hours (which shall be limited to 08.00hrs – 18.00hrs Monday – Friday, 09.00hrs – 13.00hrs on Saturdays, with no working to take place on Sundays, Public or Bank Holidays. Deliveries should also be limited to these hours), loading and unloading of plant and materials, wheel washing facilities, location and nature of compounds and storage areas, waste removal, temporary buildings and boundary treatments, dust management and noise management during the construction phase of the development. Thereafter, the approved construction plan shall be fully implemented and adhered to during the construction phase, unless otherwise agreed in writing by the Local Planning Authority.

Note: the Construction Management Plan shall cover both the demolition and the construction phase of the above development and there shall be no burning of waste.

Reason – To minimise detriment to nearby residential amenity.

Regards,

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

t: 01449 724724
e: Philippa.Stroud@baberghmidsuffolk.gov.uk
Dear Jack

EP Reference : 248255
DC/18/02398. Land Contamination
Stowmarket High School, Onehouse Road, STOWMARKET, Suffolk, IP14 1QR.
Re-consultation; Demolition of existing school buildings and construction of new teaching building and refurbishment of current 6th Form building, together with associated landscaping.

Many thanks for your request for comments in relation to the newly submitted Phase I and Phase II assessments by Arcadis. The reports are broadly thorough but neither reaches a conclusion as to the risks at the site which is the whole purpose of such reports – I would request that the appointed consultant reviews their assessments in light of the risks posed by the site and provides a clear indication that the risks as regarded as acceptable. Should Arcadis provide this then I would have no objection to the proposed development provided 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.

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
Work: 07769 566988 / 01449 724715
websites: www.babergh.gov.uk  www.midsuffolk.gov.uk
Dear Jack

EP Reference : 243678
DC/18/02398. Air Quality
Stowmarket High School, Onehouse Road, STOWMARKET, Suffolk, IP14 1QR.
Demolition of existing school buildings and construction of new teaching
ing building and refurbishment of current 6th Form building, together with
associated landscaping.

Many thanks for your request for comments in relation to the above application from
the perspective of air quality. I can confirm that the likely increase in emissions from
the school premises is low and as such I have no objection to the proposal from the
perspective of local air quality management.

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
Work: 07769 566988
websites: www.babergh.gov.uk  www.midsuffolk.gov.uk
Dear Jack

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN DC/18/02398

PROPOSAL: Demolition of existing school buildings and construction of new teaching building and refurbishment of current 6th Form building, together with associated landscaping.

LOCATION: Stowmarket High School, Onehouse Road, Stowmarket, Suffolk, IP14 1QR

Following on from the Suffolk County Council formal Highway response (dated 19th September 2018) which identified that Travel Plan comments will follow, the following condition will be required to ensure the submitted Travel Plan is implemented in accordance with Suffolk County Council's School Travel Plan Guidance:

- Condition: Prior to first occupation of the development a revised Travel Plan must be submitted and approved in writing by the Local Planning Authority in accordance with the commitments identified in the submitted 2018 Stowmarket High School Travel Plan submitted as part of the planning application to the satisfaction of the Local Planning Authority in consultation with Suffolk County Council (as Highway Authority). The Travel Plan must include the following:
  a. to upload the Travel Plan to Modeshift STARS and achieve formal sign-off by Suffolk County Council prior to first occupation of the development
  b. a commitment to undertake a survey for travel to and from the site for employees, pupils and visitors within six months of occupation;
  c. targets for the shift of transport modes into sustainable modes, for all users of the site, with an aspiration to achieve a Modeshift STARS Bronze accreditation;
  d. proposals for rectifying failures to meet modal shift targets for a period of five years following the occupation of the building;
  e. the proposed arrangements for the monitoring of the Travel Plan for a minimum period of five years.

The Travel Plan shall be kept up to date through regular review and shall be available for examination by the Local Planning Authority at any time.

Note: The School Travel Plan must be produced, implemented and monitored in accordance with Suffolk County Council’s School Travel Plan Guidance (www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/school-travel-plans/)

If this condition is agreed SCC as Highway Authority will have no further comment to make, as it will ensure the submitted Travel Plan is revised implemented in accordance with the Suffolk County Council School Travel Plan Guidance (www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/school-travel-plans/) and other highway comments prior to first occupation of the new development.

Yours sincerely

Chris Ward
Travel Plan Officer
Transport Strategy
Strategic Development - Growth, Highways and Infrastructure
Dear Sirs

Stowmarket High School, Onehouse Road, Stowmarket IP14 1QR
Planning Application No: DC/18/02398

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.


Water Supplies

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

Continued/
OFFICIAL

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

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

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

Yours faithfully

Water Officer

Suffolk Fire and Rescue Service

Copy: a.gunnejones@plandev.co.uk
Enc: Sprinkler information
Dear Sir/Madam

Suffolk Fire and Rescue Service – Automatic Fire Sprinklers in your Building Development

We understand from local Council planning you are considering undertaking building work.

The purpose of this letter is to encourage you to consider the benefits of installing automatic fire sprinklers in your house or commercial premises.

In the event of a fire in your premises an automatic fire sprinkler system is proven to save lives, help you to recover from the effects of a fire sooner and help get businesses back on their feet faster.

Many different features can be included within building design to enhance safety and security and promote business continuity. Too often consideration to incorporate such features is too late to for them to be easily incorporated into building work.

Dispelling the Myths of Automatic Fire Sprinklers

- Automatic fire sprinklers are relatively inexpensive to install, accounting for approximately 1-3% of the cost of a new build.
- Fire sprinkler heads will only operate in the vicinity of a fire, they do not all operate at once.
- An automatic fire sprinkler head discharges between 40-60 litres of water per minute and will cause considerably less water damage than would be necessary for Firefighters tackling a fully developed fire.
- Statistics show that the likelihood of automatic fire sprinklers activating accidentally is negligible – they operate differently to smoke alarms.

Promoting the Benefits of Automatic Fire Sprinklers

- They detect a fire in its incipient stage – this will potentially save lives in your premises.
- Sprinklers will control if not extinguish a fire reducing building damage.
- Automatic sprinklers protect the environment; reducing water damage and airborne pollution from smoke and toxic fumes.
- They potentially allow design freedoms in building plans, such as increased compartment size and travel distances.
- They may reduce insurance premiums.
- Automatic fire sprinklers enhance Firefighter safety.
Domestic sprinkler heads are recessed into ceilings and pipe work concealed so you won’t even know they’re there.

They support business continuity – insurers report 80% of businesses experiencing a fire will not recover.

Properly installed and maintained automatic fire sprinklers can provide the safest of environments for you, your family or your employees.

A desirable safety feature, they may enhance the value of your property and provide an additional sales feature.

The Next Step
Suffolk Fire and Rescue Service is working to make Suffolk a safer place to live. Part of this ambition is as champion for the increased installation of automatic fire sprinklers in commercial and domestic premises.

Any information you require to assist you to decide can be found on the following web pages:

Suffolk Fire and Rescue Service
http://www.suffolk.gov.uk/emergency-and-rescue/

Residential Sprinkler Association
http://www.firesprinklers.info/

British Automatic Fire Sprinkler Association
http://www.bafsa.org.uk/

Fire Protection Association
http://www.thefpa.co.uk/

Business Sprinkler Alliance
http://www.business-sprinkler-alliance.org/

I hope adopting automatic fire sprinklers in your build can help our aim of making ‘Suffolk a safer place to live’.

Yours faithfully

Mark Hardingham
Chief Fire Officer
Suffolk Fire and Rescue Service
21 September 2018

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

By email only

Dear Jack,

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

Application: DC/18/02398
Location: Stowmarket High School Onehouse Road Stowmarket Suffolk IP14 1QR

Thank you for re-consulting Place Services on the above application.

No objection subject to mitigation and enhancement measures

Summary
We have reviewed the Preliminary Ecological Appraisal (Arcadis, December 2016), The Great Crested Newt eDNA Survey (Thompson Ecology, May 2018), Preliminary Bat Roost Assessment (Thompson Ecology, May 2018) and Further Bat Surveys (Thompson Ecology, September 2018), provided by the applicant, relating to the likely impacts of development on Protected & Priority species.

We are satisfied that there is sufficient ecological information available for determination.

This provides certainty for the LPA of the likely impacts on Protected and Priority species/habitats and, with appropriate mitigation measures secured, the development can be made acceptable. We support the reasonable biodiversity enhancements that should also be secured by a condition of any consent.

This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006.
The ecological mitigation and enhancement measures identified in the Preliminary Ecological Appraisal (Arcadis, December 2016) should be secured and implemented in full. This is necessary to conserve Protected and Priority species.

Impacts will be minimised such that the proposal is acceptable subject to the conditions below based on BS42020:2013.

Submission for approval and implementation of the details below should be a condition of any planning consent.

Recommended Conditions:

1. PRIOR TO COMMENCEMENT: ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS
   “All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Arcadis, December 2016), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

   This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.”

   Reason: To conserve Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

2. PRIOR TO OCCUPATION: BIODIVERSITY ENHANCEMENT STRATEGY
   “A Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority.

   The content of the Biodiversity Enhancement Strategy shall include the following:
   a) Purpose and conservation objectives for the proposed enhancement measures;
   b) detailed designs to achieve stated objectives;
   c) locations of proposed enhancement measures by appropriate maps and plans;
   d) timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
   e) details of initial aftercare and long-term maintenance (where relevant).

   The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.”

   Reason: To enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).
Please contact us with any queries.

Yours sincerely,

Hamish Jackson GradCIEEM BSc (Hons)
Junior Ecological Consultant
Place Services at Essex County Council
Hamish.Jackson@essex.gov.uk

Place Services provide ecological advice on behalf of Mid Suffolk District Council
Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.
From: Philip Raiswell [mailto:Philip.Raiswell@sportengland.org]
Sent: 22 June 2018 17:09
To: BMSCC Planning Area Team Blue
Subject: App Ref: DC/18/02398 - Stowmarket High School

Sport England Ref: PA/18/E/MS/49202

FAO Jack Wilkinson

Dear Jack,

Thank you for consulting Sport England on the above application.

Summary: Sport England raises **no objection** to this application which is considered to meet exception 4 of our adopted Playing Fields Policy, subject to conditions relating to playing field site survey and implementation, community use agreement and details of replacement cricket wicket.

Sport England –Statutory Role and Policy

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (in particular Para. 74), and against its own playing fields policy, which states:

‘Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.’

Sport England’s Playing Fields Policy and Guidance document can be viewed via the below link:
www.sportengland.org/playingfieldspolicy

The Proposal and Impact on Playing Field

The proposal relates to the rebuilding of this secondary school, as part of the Priority Schools Building Programme. The new school will be built on existing playing field land, but it is proposed to re-provide the playing field to be lost on the site of the existing buildings to be demolished.

Assessment against Sport England Policy
This application relates to the loss of existing playing fields and/or the provision of replacement playing fields. It therefore needs to be considered against exception E4 of the above policy, which states:

'The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- of equivalent or better quality, and
- of equivalent or greater quantity, and
- in a suitable location, and
- subject to equivalent or better accessibility and management arrangements.'

I have therefore assessed the existing and proposed playing fields against the above policy to determine whether the proposals meet exception 4.

Assessment against Sport England policy

The existing usable playing field (including the hard play area and small multi use pitch) covers an area of approximately 6.03 hectares, and the applicant has submitted existing winter/summer sports pitch layouts to show a typical sports pitch layout on the existing playing field.

The proposed new educational block will be sited on the existing playing field, and will result in the loss of approximately 0.59 hectares of playing field land to accommodate it. The applicants have submitted a plan to indicate that 0.59 ha of land currently occupied by school buildings to be demolished, will be converted into new playing fields to compensate for the playing fields to be lost. The new school will therefore have the same playing field provision as the existing school in terms of quantity (approximately 6.03 hectares). The details in terms of the specification and construction of the new areas of playing field will need to be covered by planning condition, to ensure they are constructed to meet Sport England technical standards.

The existing pitches have community use, therefore it is essential that this community use is retained on the new site. Sport England would wish to see a Community Use Agreement signed to ensure both outdoor and new indoor facilities are made available to the local community. The applicants have indicated that the school are willing to enter into such an agreement. This requirement can be covered by a planning condition.

The new educational block will result in the existing artificial cricket wicket being lost, as there will no longer be sufficient space to play cricket on this part of the playing field. Sport England’s support is subject to a planning condition requiring the re-provision of an artificial cricket wicket on the playing field unaffected by the proposals.

Subject to the above requirements and planning conditions, Sport England are satisfied that the proposal will meet exception E4 of our adopted playing fields policy.

With regard to indoor sporting provision, the existing school is listed as containing a 180m² gym/activity hall, with sports hall provision being met through the use of the adjoining leisure centre, which contains a 594m² four court hall. It is stated in the supporting documentation that this arrangement with the adjoining leisure centre will remain. The new school will contain a main hall, which will be primarily for assemblies, presentations, events etc, and an activity studio which can be used for PE, keep fit, dance classes, martial arts, yoga etc, and will be made available to the local community through the proposed CUA. The ground floor plans do not give the dimensions of the activity studio, but it appears to be at least equivalent in size to the existing hall/gym to be lost.
Sport England's assessment of indoor provision is that it is roughly comparable to existing provision in terms of quantity, but with a qualitative improvement due to the new provision, therefore we do not wish to object to the proposed indoor provision for sport, subject to the activity studio being made available for community use, and the school retaining access to the sports hall and other facilities in the adjoining leisure centre.

Conclusions and Recommendation

Given the above assessment, Sport England does not wish to raise an objection to this application as it is considered to meet exception E4 of the above policy. The absence of an objection is subject to the following three conditions being attached to the decision notice should the local planning authority be minded to approve the application:

(a) No development shall commence [or other specified time period] until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:

(i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the replacement playing field which identifies constraints which could adversely affect playing field quality; and

(ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

(b) The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Development Plan Policy **.

Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to proposed new indoor sports facilities and include details of pricing policy, hours of use, access by non-school users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy **.

No development shall commence until details of the design and layout of a replacement artificial cricket wicket have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The facility shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy **.

If you wish to amend the wording of the recommended condition(s), or use another mechanism in lieu of the condition(s), please discuss the details with the undersigned. Sport England does not object to amendments to conditions, provided they achieve the same outcome and we are involved in any amendments.

Sport England would also like to be notified of the outcome of the application through the receipt of a copy of the decision notice.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

If you would like any further information or advice please contact me at the address below.

Yours sincerely,

Philip Raiswell
Planning Manager
Planning Applications – Suggested Informative Statements and Conditions Report

AW Reference: 00028812
Local Planning Authority: Mid Suffolk District
Site: Onehouse Road, Stowmarket
Proposal: Demolition of existing school buildings and construction of new teaching building and refurbishment of current 6th Form building, together with associated landscaping.
Planning Application: DC/18/02398

Prepared by: Pre-Development Team
Date: 26 June 2018

If you would like to discuss any of the points in this document please contact me on 0345 606 6087 or email planningliaison@anglianwater.co.uk
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."

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

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

Section 3 – Foul Sewerage Network

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

Section 4 – Surface Water Disposal

4.1 The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. No evidence has been provided to show that the surface water hierarchy has been followed as stipulated in Building Regulations Part H. This encompasses the trial pit logs from the infiltration tests and the investigations into discharging to a watercourse. If these methods are deemed to be unfeasible for the site, we require confirmation of the intended manhole connection point and discharge rate proposed before a connection to the public surface water sewer is permitted. We would therefore recommend that the applicant needs to consult with Anglian Water and the Environment Agency.

We request that the agreed strategy is reflected in the planning approval
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.

Surface Water Disposal (Section 4)

CONDITION
No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

REASON
To prevent environmental and amenity problems arising from flooding.

FOR THE ATTENTION OF THE APPLICANT:

Next steps
Desktop analysis has suggested that the proposed development will lead to an unacceptable risk of flooding downstream. We therefore highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with us a feasible drainage strategy.
If you have not done so already, we recommend that you submit a Pre-planning enquiry with our Pre-Development team. This can be completed online at our website http://www.anglianwater.co.uk/developers/pre-development.aspx

Once submitted, we will work with you in developing a feasible mitigation solution.

If a foul or surface water condition is applied by the Local Planning Authority to the Decision Notice, we will require a copy of the following information prior to recommending discharging the condition:

Foul water:

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution including:
  - Development size
  - Proposed discharge rate (Should you require a pumped connection, please note that our minimum pumped discharge rate is 3.8l/s)
  - Connecting manhole discharge location (No connections can be made into a public rising main)
- Notification of intention to connect to the public sewer under S106 of the Water Industry Act (More information can be found on our website)
- Feasible mitigation strategy in agreement with Anglian Water (if required)

Surface water:

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution, including:
  - Development hectare size
  - Proposed discharge rate (Our minimum discharge rate is 5l/s. The applicant can verify the site’s existing 1 in 1 year greenfield run off rate on the following HR Wallingford website - http://www.uksuds.com/drainage-calculation-tools/greenfield-runoff-rate-estimation. For Brownfield sites being demolished, the site should be treated as Greenfield. Where this is not practical Anglian Water would assess the roof area of the former development site and subject to capacity, permit the 1 in 1 year calculated rate)
  - Connecting manhole discharge location
- Sufficient evidence to prove that all surface water disposal routes have been explored as detailed in the surface water hierarchy, stipulated in Building Regulations Part H (Our Surface Water Policy can be found on our website)
From: Consultations (NE) [mailto:consultations@naturalengland.org.uk]
Sent: 22 June 2018 16:09
To: BMSDC Planning Area Team Blue
Subject: Planning Consultation: DC/18/02398 - NE RESPONSE

Dear Mr Wilkinson,

Application ref: DC/18/02398
Our ref: 249173

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
Thank you for your email.

We are returning this consultation without comment because we have checked the application and it is not clear why we have been consulted. Please find attached a consultation checklist which explains when to consult us.

If, after reconsideration, you still need us to comment on this planning application, please specify why.

If you confirm why we have been appropriately consulted, our 21 day statutory consultation period will start. If not, we will take no further action.

We have adopted this approach because we are currently receiving large numbers of inappropriate consultations. These significantly reduce the time and staff resources we have to provide you with timely statutory consultation responses.

Kind Regards

Charlie Christensen
Sustainable Places Planning Advisor – East Anglia Area (East)
Environment Agency | Iceni House, Cobham Road, Ipswich, Suffolk, IP3 9JD

(charlie.christensen@environment-agency.gov.uk
External: 020 847 45593 | Internal: 45593

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.)
Do your future plans have environmental issues or opportunities? Speak to us early!

If you are planning a new project or development, we want to work with you to make the process as smooth as possible. We offer a tailored advice service with an assigned project manager giving you detailed and timely specialist advice. Early engagement can improve subsequent planning and permitting applications to you and your clients’ benefit. More information can be found on our website here.

-----Original Message-----
From: planningblue@baberghmidsuffolk.gov.uk [mailto:planningblue@baberghmidsuffolk.gov.uk]
Sent: 06 June 2018 11:04
To: Ipswich, Planning <planning.ipswich@environment-agency.gov.uk>
Subject: MSDC Planning Consultation Request - DC/18/02398

Please find attached planning consultation request letter relating to planning application - DC/18/02398 - Stowmarket High School, Onehouse Road, Stowmarket, Suffolk IP14 1QR

Kind Regards

Planning Support Team

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Babergh District Council and Mid Suffolk District Council (BMSDC) will be Data Controllers of the information you are providing. As required by the Data Protection Act 2018 the information will be kept safe, secure, processed and only shared for those purposes or where it is allowed by law. In some
From: RM Floods Planning  
Sent: 18 September 2018 09:29  
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>  
Cc: Jack Wilkinson <Jack.Wilkinson@baberghmidsuffolk.gov.uk>  
Subject: 2018-09-18 JS Reply Stowmarket High School, Onehouse Road, Stowmarket, Suffolk IP14 1QR Ref DC/18/02398

Dear Jack Wilkinson,

Subject; Stowmarket High School, Onehouse Road, Stowmarket, Suffolk IP14 1QR Ref DC/18/02398

Suffolk County Council, Flood and Water Management have reviewed application ref DC/18/02398.

The following submitted documents have been reviewed and we recommend maintaining our holding objection at this time:

- Application document
- Landscape Illustrative Masterplan Ref 432-ALA-00-XX-DR-L-0002 S2 Rev P06
- Block Plan Ref PS2435-JWA-C1-ZZ-DR-A-0002 Rev P01
- Site Location Plan Ref 432-ALA-00-XX-DR-L-0014 Rev P01
- Existing Site Plan Ref 432-ALA-00-XX-DR-L-0013 S2 Rev P01
- Flood Risk Assessment Ref: B062229.001 Rev 0
- Drainage Strategy Ref: B062229.001

The reason why we are recommending a holding objection is because the proposal to use a pumped surface water system is contrary to the following local and national policies:

- MSDC Core Strategy Policy CS 4 Adapting to Climate Change
- Suffolk County Council’s Local Surface Water Drainage (SuDs) Guidance, Standards and Information regarding designing for maintenance considerations; Ref: Ciria – SuDS Manual 2016 p.165 – “SuDs schemes...pumping stations....should be a last resort and only allowable in situations where guaranteed a maintenance of the pumps can be ensured”.
- S12 of the Department for the Environment, Food and Rural Affairs (DEFRA) Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems (March 2015) – “S12: Pumping should only be used to facilitate drainage for those parts of the site where it is not reasonably practicable to drain water by gravity”.
- House of Commons: Written Statement (HCWS161), Department for Communities and Local Government - Written Statement made by: The Secretary of State for Communities and Local Government (Mr Eric Pickles) on 18 December 2014 (Sustainable Drainage Systems) which states that “the sustainable drainage system should be designed to ensure that the maintenance and operation requirements are economically proportionate”. Suffolk County Council does not consider the pumped drainage system to be designed so as to ensure the maintenance and operations requirements are economically proportionate because the applicant has failed to provide sufficient evidence as to the future maintenance and operation of the proposed system and how the cost of such will be secured and met.
- National Planning Policy Framework (July 2018) para 165. Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:
  a) take account of advice from the lead local flood authority;
  b) have appropriate proposed minimum operational standards;
c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
d) where possible, provide multifunctional benefits.”

Pumping of surface water has significant ongoing costs with regard to running and maintaining them, there is also the associated cost required to ensure that a pump system is resilience e.g. there will need to be a duty/standby arrangement and additional storage in the event of power failure.

The points below detail the action required in order to overcome our current objection:-

1. Submit a revised surface water drainage strategy and development layout for a gravity system using the site topography
2. Submit detailed design of the surface water drainage system and each drainage assets type

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council
Growth, Highway & Infrastructure
Endeavour House, 8 Russell Rd, Ipswich, Suffolk IP1 2BX
Tel 01473 260411
28 June 2018

Dear Sirs

DC18/02398 | Demolition of existing school buildings and construction of new teaching building and refurbishment of current 6th Form building, together with associated landscaping | Stowmarket High School Onehouse Road Stowmarket

Schools need to have a presence, an aura of quality, a sense of place, an environment that inspires learning. Schools play an important role in widening our outlook and life chances - these environments can affect our self-esteem, performance and friendships - which in turn shape us into the adults we become. All of this seems utterly lacking in this dull, lumpen scheme, with its boring block of a building dumped seemingly randomly on a largely open featureless site.

The Planning Statement appears to be intended to point out all the reasons why the council have an obligation to approve a school application, no matter how hideous it might be. That the applicant has submitted this document demonstrates to us that they are actually embarrassed by the quality of their scheme and know it can’t stand on its own merits.

Please ensure that planning permission is refused, our town’s children deserve much better.

Yours faithfully

J Pattle - Secretary
The Stowmarket Society, 19 Bond Street, Stowmarket, IP14 1HR