Consultee Comments for Planning Application DC/19/01947

Application Summary
Application Number: DC/19/01947
Address: Land At Church Road And Gipping Road Stowupland Stowmarket IP14 4BG
Proposal: Planning Application - Erection of 53no. dwellings with associated parking, landscaping and access arrangements (Amendment to scheme approved under Outline 3112/15 and Reserved Matters DC/18/00097)
Case Officer: Vincent Pearce

Consultee Details
Name: Mrs Claire Pizzey
Address: 2 Broomspath Road, Stowupland, Stowmarket, Suffolk IP14 4DB
Email: parishclerk@stowuplandpc.co.uk
On Behalf Of: Stowupland Parish Clerk

Comments
Stowupland Parish Council OBJECTS to the application on the following reasons:

The application is contrary to condition 5 placed on the development by the Government Planning Inspector when he allowed the appeal. (Condition 5 The development hereby permitted shall comprise no more than 175 dwellings.) The Inspector states that the reason for the condition is A restriction is placed on the total number of dwellings in the interests of maintaining a reasonable density similar to other parts of Stowupland.

These additional 19 dwellings are not included the Mid Suffolk 5 year housing supply. Delete and replace by MSDC now has a 5 year supply of housing land and these additional 19 dwellings are not needed.

This is contrary to the Stowupland Neighbourhood Plan which is at an advanced stage and goes to referendum on 6th June 2019.

The Parish objects to the number of bungalows being reduced from 40 to 33. We feel it is necessary to have new bungalows in the village for older people to downsize to or move to somewhere with no stairs.
Dear Sir/Madam

It is acknowledged that the application is for outline permission but considering the number of dwellings proposed some consideration of this topic area is expected. This council is keen to encourage consideration of sustainability issues at an early stage so that the most environmentally friendly buildings are constructed and the inclusion of sustainable techniques, materials, technology etc can be incorporated into the scheme without compromising the overall viability.

We request a condition is added should permission be granted and offer the following wording:

Before works extend beyond foundation level a Sustainability & Energy Strategy must be provided detailing how the development will minimise the environmental impact during construction and occupation (as per policy CS3 SO8 and NPPF) including details on environmentally friendly materials, construction techniques minimisation of carbon emissions and running costs and reduced use of potable water (suggested maximum of 105ltr per person per day). Details as to the provision for electric vehicles should also be included. This document shall be submitted to, and approved in writing by, the Local Planning Authority before works extend beyond foundation level.

The document should clearly set out the unqualified commitments the applicant is willing to undertake on the topics of energy and water conservation, CO2 reduction, resource conservation, use of sustainable materials and provision for electric vehicles.

Clear commitments and minimum standards should be declared and phrases such as ‘where possible, subject to, where feasible’ must not be used.

Evidence should be included where appropriate demonstrating the applicants previous good work and standards achieved in areas such as site waste management, eg what recycling rate has the applicant achieved in recent projects to show that their % recycling rate commitment is likely.

Guidance can be found at the following locations:
https://www.midsuffolk.gov.uk/environment/environmental-management/planning-requirements/
https://www.babergh.gov.uk/environment/environmental-management/planning-requirements/

Iain Farquharson
Senior Environmental Management Officer
Babergh Mid Suffolk Council
BB01449 724878 / 07860 827027
//iain.farquharson@baberghmidsuffolk.gov.uk

-----Original Message-----
From: planningblue@baberghmidsuffolk.gov.uk <planningblue@baberghmidsuffolk.gov.uk>
Sent: 30 April 2019 10:09
To: Environmental Health <Environmental@baberghmidsuffolk.gov.uk>
Subject: MSDC Planning Consultation Request - DC/19/01947

Please find attached planning consultation request letter relating to planning application - DC/19/01947 - Land At Church Road And Gipping Road, Stowupland, Stowmarket, IP14 4BG

Kind Regards
Planning Support Team

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District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council.

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 circumstances however we may need to disclose your personal details to a third party so that they can provide a service you have requested, or fulfil a request for information. Any information about you that we pass to a third party will be held securely by that party, in accordance with the Data Protection Act 2018 and used only to provide the services or information you have requested.

For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.
Dear Vincent,

EP Reference : 262499
DC/19/01947. Land Contamination
Land between Gipping Road and Church Road, Gipping Road, Stowupland, STOWMARKET, Suffolk.
Re-consultation: Erection of 53no. dwellings with associated parking, landscaping and access arrangements. (This application represents an amendment to the part of the development approved etc (see remarks)

Many thanks for your request for comments in relation to the above application. Having reviewed the application I can confirm that I have no comments to make with respect to land contamination.

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
Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please contact us on 03456 066087, Option 1 or email planningliaison@anglianwater.co.uk.

AW Site Reference: 146882/1/0057890

Local Planning Authority: Mid Suffolk District

Site: Land At Church Road And Gipping Road Stowupland Stowmarket IP14 4BG

Proposal: Erection of 53no. dwellings with associated parking, landscaping and access arrangements (Amendment to scheme approved under Outline 3112/15 and Reserved Matters DC/18/00097)

Planning application: DC/19/01947

Prepared by: Pre-Development Team
Date: 21 May 2019

ASSETS

Section 1 - Assets Affected

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

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 - Used Water Network

The sewerage system at present has available capacity for these flows via a gravity connection regime. 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. (1) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (3) INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (4) INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (5) INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water’s requirements.

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.
FOR THE ATTENTION OF THE APPLICANT - if Section 3 or Section 4 condition has been recommended above, please see below information:

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.aksuds.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: David Pizzey <David.Pizzey@baberghmidsuffolk.gov.uk>
Sent: 20 May 2019 10:31
To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: RE: Expiring Planning Consultations

The information I required for outline app 3112/15 was provided as part of reserved matters DC/18/00097 and therefore I have no further comments to add for DC/19/01947.

Regards

David Pizzey
Arboricultural Officer
Tel: 01449 724555
david.pizzey@baberghmidsuffolk.gov.uk
www.babergh.gov.uk and www.midsuffolk.gov.uk
Babergh and Mid Suffolk District Councils – Working Together
24 July 2019

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

By email only

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/19/01947
Location: Land At Church Road And Gipping Road Stowupland Stowmarket IP14 4BG
Proposal: Planning Application - Erection of 53no. dwellings with associated parking, landscaping and access arrangements (Amendment to scheme approved under Outline 3112/15 and Reserved Matters DC/18/00097)

Dear Vincent,

Thank you consulting Place Services on the above application.

Holding objection to secure further ecological information

Summary
We have reviewed the Soft Landscape Plans (CSA Environmental, June 2019), the proposed ecological mitigation and enhancement measures (CSA Environmental, February 2018), and the Street Lighting Layout EA132-EN-910 (Bloor Homes, March 2018), submitted by the applicant in support of the above application.

We have also reassessed the following documents submitted for the associated application under Outline 3112/15 and Reserved Matters DC/18/00097:

- Ecological Appraisal (FPCR, August 2015);
- Great Crested Newt Survey Report (FPCR, December 2014);
- The Landscape and Environmental Management Plan – Phase 2 (CSA Environmental, December 2017); and
- The Lighting Layout - E3657/951/A (Wormald Burrows Partnership Ltd, February 2018)
As a result, we are happy with the proposed ecological enhancement measures, but still have a holding objection due to the following reasons:

**Ecological Appraisal Update**
The Ecological Appraisal (FPCR, August 2015) submitted under the Outline application (3112/15) is considered out of date to support this application, following the Chartered Institute of Ecology and Environmental Management (CIEEM) - Advice note on the Lifespan of Ecological Reports and Surveys (April 2019). However, we acknowledge that site may have been cleared due to planning permission previously being granted.

Therefore, it is recommended that an ecological addendum should be provided for this application, which shall be submitted to identify any further ecological constraints to Protected and Priority species on site and validate the original Ecological Appraisal. If required, the ecological addendum should also determine the need for any further ecological mitigation requirements for this application.

**Lighting Layout**
The submitted Lighting Layout EA132-EN-910 (Bloor Homes, March 2018) does not include an isolux drawing indicating that streetlights will not cause lighting levels above 1 lux, onto existing or new trees/shrubs within the development. The Lighting Layout - E3657/951/A (Wormald Burrows Partnership Ltd, February 2018) was previously agreed at Reserved Matters (DC/18/0009) as it demonstrated this appropriately. Therefore, we recommend that an appropriate lighting layout is also demonstrated for this application. However, it is highlighted that this could be secured via a suitably worded condition, prior to slab level.

Therefore, this further information is required to allow the LPA to have certainty of impacts on Protected and Priority species and demonstrate its compliance with its statutory duties, including its biodiversity duty under s40 NERC Act 2006.

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

Please contact us with any queries.

Yours sincerely,

Hamish Jackson  BSc (Hons) GradCIEEM MRSB  
Junior Ecological Consultant  
ecology.placeservices@essex.gov.uk

Place Services provide ecological advice on behalf of Mid Suffolk  
Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.
Dear Vincent Pearce,

Subject: Land At Church Road And Gipping Road, Stowupland, Stowmarket, IP14 4BG Ref DC/19/01947

Suffolk County Council, Flood and Water Management have reviewed application ref DC/19/01947.

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

- Site Location Plan Ref EA132-PD-031A
- Technical Note No 3 Ref E3657/TN3/LGH/27032019

The reason why we are recommending a holding objection is because the proposal to increasing the number of dwellings has not been suitably assessed. If the applicant is proposing to increase the amount of dwellings, then this will increase the amount of impermeable area of the site. Therefore, the increase in dwellings will have an impact on the volume of surface water that needs to be stored for all events up to the 1:100+CC.

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

1. Provide hydraulic calculations for the surface water drainage system including the storage basins sizing for both the existing approved impermeable area and the proposed impermeable area
   a. Existing should be from the approved documents for application ref Outline 3112/15 and Reserved Matters DC/18/00097

Kind Regards

Jason Skilton
Flood & Water Engineer
Flood & Water Management
Growth, Highways & Infrastructure
Vincent

In May we commented on this proposal when it was submitted as a Reserved Matters application. We expressed concern at the inclusion of an access onto Gipping Road. We note that the layout plan now shows the landscaping around that access adjusted to create a baffle effect as we recommended. However we are deeply disappointed that a new opening in the tree belt on this frontage is now proposed, not apparently serving an access. This too appears to conflict with the substance and the spirit of the scheme allowed at appeal and I can only repeat my earlier comments:

At paras 27-28 the Inspector summarised the detailed Inquiry proceedings on the impact of the proposal on the approaches to Columbine Hall (listed GII*). His conclusions rest on the continuous green planted buffer along the northern boundary of the site as shown in layout revision Q, to which he gave considerable weight. The impact of the wide gap now shown would undermine the mitigating effect of the buffer as shown in rev Q, making the presence of the housing obvious and intrusive at this point, contrary to the approved scheme.

Earlier schemes at application stage included a vehicle access on Gipping Road which was ruled out on various grounds not related to heritage. We would query whether the openings in the green belt are in fact necessary, and if they are, we would ask for the layout of both to be amended to give a baffle effect, not giving direct views of the built development from the road.

Please treat this email as the Heritage consultation response.

Paul

Paul Harrison
Heritage and Design Officer
T 01449 724677 | 07798 781360
E paul.harrison@baberghmidsuffolk.gov.uk
E heritage@baberghmidsuffolk.gov.uk
W www.babergh.gov.uk | www.midsuffolk.gov.uk
Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

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

To: Mid Suffolk District Council

CC: growthandplanning@highwaysengland.co.uk

Council's Reference: DC/19/01947

Referring to the planning application referenced above, dated 01 May 2019, erection of 53no. dwellings with associated parking, landscaping and access arrangements (Amendment to scheme approved under outline 3112/15 and reserved matters DC/18/00097), land at Church Road and Gipping Road, Stowupland, Stowmarket, IP14 4BG, 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 not relevant to this application.¹

¹ Where relevant, further information will be provided within Annex A.
This proposal is unlikely to have a severe affect upon the Strategic Road Network
Mr Vincent Pearce  
Babergh Mid Suffolk  
Endeavour House  
8 Russell Road  
Ipswich  
Suffolk  
IP1 2BX

Direct Dial: 01223 582740
Our ref: W: P01067695

1 May 2019

Dear Mr Pearce

& Planning (Listed Buildings & Conservation Areas) Regulations 1990

LAND AT CHURCH ROAD AND GIPPING ROAD, STOWUPLAND, STOWMARKET, 
IP14 4BG  
Application No. DC/19/01947

Thank you for your letter of 30 April 2019 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

Sophie Cattier  
Assistant Inspector of Historic Buildings and Areas  
E-mail: sophie.cattier@HistoricEngland.org.uk
Dear Sir or Madam

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 http://magic.defra.gov.uk/ 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 faithfully

Alice Watson
Consultations Team
Operations Delivery
Natural England
Electra Way
Crewe Business Park
Crewe
Cheshire
CW1 6GJ
Tel: 0300 060 3900
consultations@naturalengland.org.uk
www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England’s traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England’s carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.
Hello Planning Support

The Public Realm Team welcomes the addition of a play area within this phase of development.

The landscaping and provision of open space appears to be on the edge of this development and serves the purpose of screening the development. As these areas only serve the people living in the new development it is expected that the District Council would not be responsible for the future maintenance of these areas. A local solution for future maintenance is expected.

Regards

Dave Hughes
Countryside and Public Realm Officer
Dear Shereen,

We won’t be responding to DC/19/01947 as archaeological work has been completed under previous permissions.

Best wishes,
Rachael

Rachael Abraham B.A. (Hons), M.A.
Senior Archaeological Officer

Suffolk County Council Archaeological Service,
Bury Resource Centre,
Hollow Road,
Bury St Edmunds,
IP32 7AY

Tel.:01284 741232
Mob: 07595 089516
Email: rachael.abraham@suffolk.gov.uk
Dear Sirs

**Land at Church Road and Gipping Road, Stowupland, Stowmarket IP14 4BG**
**Planning Application No: DC/19/10947**

**Hydrants are required for this development**
*(see our required conditions)*

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**

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.

**Sprinklers Advised**

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

Enc: Hydrant requirement letter

Copy: Jamie.roberts@pegasusgroup.co.uk

Enc: Sprinkler information
Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land at Church road and Gipping Road, Stowupland, Stowmarket IP14 4BG
DESCRIPTION: 53 Dwellings
HYDRANTS REQUIRED

If the Planning Authority is minded to grant approval, the Fire Authority require 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, or consulted and the conditions not applied, the Fire Authority will require that fire hydrants be installed retrospectively by the developer if the Planning Authority has not submitted a reason for the non-implementation of the required condition in the first instance.

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

Yours faithfully

*Water Officer*

Suffolk Fire and Rescue Service
TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN: DC/19/01947
APPLICATION REF: DC/19/01947

PROPOSAL: Planning Application - Erection of 53no. dwellings with associated parking, landscaping and access arrangements (Amendment to scheme approved under Outline 3112/15 and Reserved Matters DC/18/00097)

LOCATION: Land At Church Road And Gipping Road Stowupland Stowmarket IP14 4BG

I have examined the highways technical note and accept that the additional traffic generated will have a minimal effect on the highway. The revised layout conforms with the SCC Guidance for Parking.

However, I feel the additional residential population will exacerbate an issue where pedestrians cross Gipping Road to utilise the new footway, provided in accordance with the previous permission. Due to existing vegetation at the crossing point it has not been possible to achieve the minimum recommended visibility for a 60 mph speed limit. Therefore, we request a S106 contribution of £10,000 to allow an extension of the 30mph speed limit, to include this crossing point, in the interest of highway safety.

Provided this additional S106 contribution is acceptable we have no objection to the application.

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:
P 1 - Condition: The use shall not commence until the area(s) within the site shown on EA 132-PD-955C for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has 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.

Further comments from our Travel Plan Officer are given below

The full planning application (DC/19/01947) is likely to have a negative impact on the Travel Plan that was submitted, and currently being implemented for the original outline planning application (3112/15). This is due to the fact that the applicant has not submitted any information as part of the planning application to provide assurances that the dwellings within the red line will still benefit from the existing Travel Plan. If consent is granted for this application, the measures and monitoring secured for the outline planning application would be extremely difficult to implement, due to the red line annexing a part of the original site, as the full application will supersede the outline application. If two separate Travel Plans are implemented it is likely to cause confusion and extra work for Suffolk County Council (as Highway Authority) to oversee as required with the current Travel Plan.

If consent is granted and to ensure there is no impact on the live Travel Plan, it is recommended that there are Section 106 obligations secured for all the dwellings identified in the red line plan of the full application to continue to be part of the live Travel Plan secured for the outline application, with the additional 19 dwellings also benefiting from the Travel Plan measures being funded by the applicant.

Formal confirmation will need to be provided by the applicant prior to the determination of the application, ideally in the format of a Highways Technical Note so some suitable Section 106 obligations can be drafted to ensure the Travel Plan mitigation secured through the original outline application for the full application site remains. Failure to do so could potentially have a negative impact on the existing highway infrastructure by making the smarter choices measures secured as part of the outline application less effective, in addition to failing to comply with paragraphs 108 and 111 of the NPPF and Mid-Suffolk District Council Strategic Objectives SO3 and SO6.

Yours sincerely,

Mr Colin Bird
Development Management Engineer
Growth, Highways and Infrastructure
Dear Sirs,

Proposal: Planning Application - Erection of 53no. dwellings with associated parking, landscaping and access arrangements (Amendment to scheme approved under Outline 3112/15 and Reserved Matters DC/18/00097)

Location: Land At Church Road And Gipping Road, Stowupland, Stowmarket, IP14 4BG

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

Background

2. The proposal comprises a development of up to 53 residential dwellings, which is likely to have an impact of the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. NHS England would therefore expect these impacts to be fully assessed and mitigated by way of a developer contribution secured through the Community Infrastructure Levy (CIL).

Review of Planning Application

3. There is 1 GP practice within a 2km radius of the proposed development, this practice does not have sufficient capacity for the additional growth resulting from this development and cumulative development growth in the area. Therefore a developer contribution, via CIL processes, towards the capital funding to increase capacity within the GP Catchment Area would be sought to mitigate the impact.

Healthcare Impact Assessment
4. The intention of NHS England is to promote Primary Healthcare Hubs with co-ordinated mixed professionals. This is encapsulated in the strategy document: The NHS Five Year Forward View.

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

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

<table>
<thead>
<tr>
<th>Premises</th>
<th>Weighted List Size</th>
<th>NIA (m²)</th>
<th>Capacity</th>
<th>Spare Capacity (NIA m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stowhealth Surgery</td>
<td>17,780</td>
<td>1000.00</td>
<td>14,583</td>
<td>-219</td>
</tr>
<tr>
<td>Total</td>
<td>17,780</td>
<td>1000.00</td>
<td>14,583</td>
<td>-219</td>
</tr>
</tbody>
</table>

**Notes:**

1. The weighted list size of the GP Practice based on the Carr-Hill formula, this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list.
2. Current Net Internal Area occupied by the Practice.
3. Based on 120m² per 1750 patients (this is considered the current optimal list size for a single GP within the East DCO) Space requirement aligned to DH guidance within “Health Building Note 11-01: facilities for Primary and Community Care Services”
4. Based on existing weighted list size.

6. This development is not of a size and nature that would attract a specific Section 106 planning obligation. Therefore, a proportion of the required funding for the provision of increased capacity by way of extension, refurbishment or reconfiguration at Stowhealth Surgery, servicing the residents of this development, would be sought from the CIL contributions collected by the District Council.

7. Although, due to the unknown quantities associated with CIL, it is difficult to identify an exact allocation of funding, it is anticipated that any funds received as a result of this development will be utilised to extend the above mentioned surgery. Should the level of growth in this area prove this to be unviable, the relocation of services would be considered and funds would contribute towards the cost of new premises, thereby increasing the capacity and service provisions for the local community.

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

8. In line with the Government’s presumption for the planning system to deliver sustainable development and specific advice within the National Planning Policy Framework and the CIL Regulations, which provide for development contributions to be secured to mitigate a development’s impact, a financial contribution is sought.

9. Assuming the above is considered in conjunction with the current application process, NHS England would not wish to raise an objection to the proposed development.

10. NHS England is satisfied that the basis of a request for CIL contributions is consistent with the Regulation 123 list produced by Mid Suffolk District Council.

*High quality care for all, now and for future generations*
NHS England and the CCG look forward to working with the applicant and the Council to satisfactorily address the issues raised in this consultation response and would appreciate acknowledgement of the safe receipt of this letter.

Yours faithfully

Chris Crisell
Estates Planning and Project Support Manager
Ipswich and East Suffolk Clinical Commissioning Group