

Ref. No.	Details	Site and Applicant	Case Officer	Resolution
DC/19/02484	Erection of 38. No affordable dwellings and associated works including demolition, access and landscaping	Stowmarket Middle School, Walnut Tree Walk for Mid Suffolk District Council	Gemma Walker	<p>The Town Council has no objection to the grant of planning consent but wishes to make the following observations:</p> <ul style="list-style-type: none"> a. The developer should be invited to enhance the relationship between the residential area and the adjacent area of green space by planting 20 trees (of appropriate height when reaching maturity) on the adjoining Recreation Ground in consultation with the Town Council; and b. The Town Council is concerned about the close proximity of the residential properties at the southern edge of the development to the nearby skate park in view of the record of anti-social behaviour that exists in this area; therefore it wishes to see the retention of a clear boundary supported by planting that will help to protect the residential amenity of those living in the dwellings (it should also be noted that the area in, and around the skate park, has been identified as a “development area” for the provision of play/recreational facilities within the context of the Recreation Ground and that other amenities may be provided in this space in the future which will further justify the need for a secure boundary on this edge of the development).



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: 148299/1/0060954

Local Planning Authority: Mid Suffolk District

Site: Stowmarket Middle School Walnut Tree Walk Stowmarket Suffolk IP14 1JP

Proposal: Full Planning Application - Erection of 38 No. Affordable dwellings and associated works including demolition, access and landscaping.

Planning application: DC/19/02484

Prepared by: Pre-Development Team

Date: 25 June 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.

The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is acceptable via a gravity discharge regime at a maximum rate of 16l/s. We request that the agreed strategy is reflected in the planning approval

Section 5 - 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 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 - 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.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)

Your ref: DC/19/02484
Our ref: Stowmarket – former middle school
site, Walnut Tree Walk 00045104
Date: 29 May 2019
Enquiries: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

Ms Gemma Walker,
Growth & Sustainable Planning,
Babergh and Mid Suffolk District Councils,
Endeavour House,
8 Russell Road,
Ipswich,
Suffolk,
IP1 2BX

Dear Gemma,

Stowmarket: former middle school site, Walnut Tree Walk – developer contributions

I refer to the proposal: full planning application – erection of 38 No. affordable dwellings and associated works including demolition, access and landscaping.

The District Council Joint Local Plan consultation document (Regulation 18) was published on 21 August 2017. The merits of this development proposal must be considered against this emerging document, plus other local planning policies and the NPPF. It is suggested that consideration should be had to the published call for sites submission document (April 2017) – with an initial consideration by the District’s planning policy team set out in the SHELAA (August 2017). The SHELAA identifies sites considered with potential capacity for future development and sites which have been discounted. Babergh and Mid Suffolk District Councils undertook a ‘Further Call for Sites Submissions – March 2018’ which will form part of the Preferred Options Stage later in 2019.

This letter sets out the infrastructure requirements which arise, most of which will be covered by CIL apart from site-specific mitigation.

Whilst some infrastructure requirements will be covered under Mid Suffolk District Council’s Regulation 123 list of the CIL charging schedule it is nonetheless the Government’s intention that all development must be sustainable as set out in the National Planning Policy Framework (NPPF). On this basis, the County Council sets out below the infrastructure implications with costs, if planning permission is granted and implemented. The National Planning Policy Framework (NPPF) paragraph 56 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 Section 106 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.

The Mid Suffolk Stowmarket Area Action Plan (SAAP) was adopted in 2013 and Policy 11.1 covers Developer Contributions to Infrastructure Delivery.

The emerging Joint Local Plan contains policy proposals that will form an important tool for the day to day determination of planning application in both districts. Infrastructure is one of the key planning issues and the Infrastructure chapter (page 65, Babergh & Mid Suffolk Joint Local Plan: Consultation Draft – August 2017) states that the Councils fully appreciate that the delivery of new homes and jobs needs to be supported by necessary infrastructure, and new development must provide for the educational needs of new residents.

The Joint Local Plan proposals include:

- a) All new development should be supported by, and have good access to, all necessary infrastructure. Planning Permission will only be granted if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet all the necessary requirements arising from the proposed development (Page 67, Babergh & Mid Suffolk Joint Local Plan: Consultation Draft – August 2017).
- b) A draft policy is similarly drafted to address education provision as follows: Development must be supported by provision of infrastructure, services and facilities that are identified to serve the needs arising from new development (Page 67, Babergh & Mid Suffolk Joint Local Plan: Consultation Draft – August 2017).

Under Strategic policies in paragraph 20 of the NPPF it says “Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision (in line with the presumption in favour of sustainable development) for:

- c) community facilities (such as health, education and cultural infrastructure).”

Under Decision-making in paragraph 38 of the NPPF it says “Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and

permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”

In determining applications paragraph 48 of the NPPF says “Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).”

Community Infrastructure Levy

Mid Suffolk District Council adopted a CIL Charging Schedule on 21 January 2016 and charges CIL on planning permissions granted after 11 April 2016. Regulation 123 requires Mid Suffolk 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

The details of the impact on local infrastructure serving the development is set out below and, apart from the school transport contribution, will form the basis of a future CIL bid for funding:

1. **Education.** Paragraph 94 of the NPPF states: ‘It is important 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. They should:
 - a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and

- b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.'

Furthermore, the NPPF at paragraph 104 states: 'Planning policies should:

- a) support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;'

The Department for Education publication 'Securing developer contributions for education' [published April 2019], which should be read in conjunction with the NPPG planning obligations [revised March 2019]. In paragraph 19 of the DfE guidance it states, "We advise local authorities with education responsibilities to work jointly with relevant local planning authorities as plans are prepared and planning applications determined, to ensure that all education needs are properly addressed, including both temporary and permanent education needs where relevant, such as school transport costs."

The recent DfE guidance advises in paragraph 15 that costs of mainstream school places be based on "national average costs published annually in the DfE school place scorecards", to differentiate between the average per pupil cost of a new school, permanent expansion or temporary expansion, and that this average should be adjusted using BCIS location factors. The most recent scorecard is 2017 and the national average expansion cost per pupil for primary schools is £16,088. The most recent (10 May 2019) BCIS location factor for the East of England, which includes Suffolk, is 104. When applied to the national expansion build cost (£16,088 x 1.04) produces a total of £16,732 per pupil for permanent expansion.

The recent DfE guidance advises in paragraph 16 that "further education places provided within secondary school sixth forms will cost broadly the same as a secondary school place". The most recent scorecard is 2017 and the national average expansion cost per pupil for secondary schools is £21,448. The most recent (10 May 2019) BCIS location factor for the East of England, which includes Suffolk, is 104. When applied to the national expansion build cost (£21,448 x 1.04) produces a total of £22,306 per pupil for permanent expansion.

SCC anticipates the following **minimum** pupil yields from a development of 38 dwellings, namely:

- a) Primary school age range, 5-11: 10 pupils. Cost per place is £16,732 (2019/20 costs).
- b) Secondary school age range, 11-16: 7 pupils. Cost per place is £22,306 (2019/20 costs).
- c) Secondary school age range, 16+: 2 pupils. Costs per place is £22,306 (2019/20 costs).

The local catchment schools are Chilton County Primary School, and Stowmarket High School.

Based on existing primary school forecasts, SCC will have no surplus places available at the catchment primary school. On this basis, at the primary school level a future CIL funding bid of at least £167,320 (2019/20 costs) will be made.

Based on existing secondary school forecasts, SCC will have no surplus places available at the catchment secondary school. On this basis, at the secondary school level a future CIL funding bid of at least £200,754 (2019/20 costs) will be made.

- 2. Pre-school provision.** Education for early years should be considered as part of addressing the requirements of the NPPF Section 8: 'Promoting healthy and safe communities'

The Childcare Act 2006 places a range of duties on local authorities regarding the provision of sufficient, sustainable and flexible childcare that is responsive to parents' needs. Local authorities are required to take a lead role in facilitating the childcare market within the broader framework of shaping children's services in partnership with the private, voluntary and independent sector. Section 7 of the Act sets out a duty to secure funded early years provision of the equivalent of 15 hours funded education per week for 38 weeks of the year for children from the term after their third birthday until they are of compulsory school age. The Education Act 2011 places a statutory duty on local authorities to ensure the provision of early education for every disadvantaged 2-year-old the equivalent of 15 hours funded education per week for 38 weeks. The Childcare Act 2016 places a duty on local authorities to secure the equivalent of 30 hours funded childcare for 38 weeks of the year for qualifying children from September 2017 – this entitlement only applies to 3 and 4 years old of working parents.

The recently published guidance from the Department for Education on Delivering schools to support housing growth states in paragraph 16: "Developer contributions for early years provision will usually be used to fund places at existing or new school sites, incorporated within primary or all-through schools. Therefore, we recommend that the per pupil cost of early years provision is assumed to be the same as for a primary school".

From these development proposals SCC would anticipate up to 4 pre-school children arising, at a cost per place of £16,732. However, there are some existing surplus places in the Stowmarket North ward.

- 3. Play space provision.** This should be considered as part of addressing the requirements of the NPPF Section 8: 'Promoting healthy and safe communities.' A key document is the 'Quality in Play' document fifth edition published in 2016 by Play England.
- 4. Transport issues.** Refer to the NPPF Section 9 'Promoting sustainable transport'. A comprehensive assessment of highways and transport issues will be required as part of a planning application. This will include travel plan, pedestrian & cycle provision, public transport, rights of way, air quality and highway provision (both on-

site and off-site). Requirements will be dealt with via planning conditions and Section 106 as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. Suffolk County Council FAO Sam Harvey will coordinate this.

A planning obligation or planning conditions will cover site specific matters.

A planning obligation contribution will be sought from this scheme for local footway improvements and highway safety, which will be used by Suffolk County Council as the Highway Authority. Work is currently underway to assess the level of the contribution required from this development proposal.

Suffolk County Council, in its role as local Highway Authority, has worked with the local planning authorities to develop county-wide technical guidance on parking which replaces the preceding Suffolk Advisory Parking Standards (2002) in light of new national policy and local research. It has been subject to public consultation and was adopted by Suffolk County Council in November 2014 (updated 2015).

5. Libraries. Refer to the NPPF Section 8: 'Promoting healthy and safe communities'.

The libraries and archive infrastructure provision topic paper sets out the detailed approach to how contributions are calculated. A CIL contribution of £216 per dwelling is sought i.e. £8,208, which will be spent on enhancing provision at the nearest library. A minimum standard of 30 square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of $(30 \times £3,000) = £90,000$ per 1,000 people or £90 per person for library space. Assumes average of 2.4 persons per dwelling.

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.

Household Waste and Recycling Centre – Old Bury Road, Stowmarket IP14 1JQ: Already at capacity and significantly challenged. Current issues are:

- Footprint (m2) is small for number of visitors and tonnages received
 - Restricted parking space for visitors to utilise and access all recyclables containers
 - Restricted number of containers on site
 - No available space to add material streams to recycle or add reuse facility
- Traffic queuing at busy times due to challenging access arrangements
 - Access off the highway is from one way only
- Complaints regarding queues and noise
- No available land around current site to expand
- Site closes for safety reasons when containers are exchanged

SCC has a project underway to identify a new HWRC site for the Stowmarket catchment area. Likely cost of a new HWRC is between £3m and £5m. This is a priority site in the Waste Infrastructure Strategy and it is hoped that budget will be identified for this purpose. However, the Waste Service would expect a contributions of £110 per household from any significant development in this area. In this case a capital contribution of £4,180 would be applicable.

- 7. Supported Housing.** Section 5 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, needs to be considered in accordance with paragraphs 61 to 64 of the NPPF.

Following the replacement of the Lifetime Homes standard, designing homes to Building Regulations Part M 'Category M4(2)' standard offers a useful way of meeting this requirement, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition, we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the LPAs housing team to identify local housing needs.

- 8. Sustainable Drainage Systems.** Section 14 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. Suffolk County Council is the lead local flood authority. Paragraphs 155 – 165 refer to planning and flood risk and paragraph 165 states: '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.'

In accordance with the NPPF, when considering a major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate.

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

9. Ecology, landscape & heritage. These are matters for Mid Suffolk District Council to consider and address. In terms of good design, it is suggested that consideration should be given to incorporating suitable roosting and nesting boxes within dwellings for birds and bats, as well as providing suitable biodiversity features including plants to attract & support insects, reptiles, birds & mammals.

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

11. Superfast broadband. This should be considered as part of the requirements of the NPPF Section 10 'Supporting high quality communication'. SCC would recommend that all development is equipped with high speed broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion; it also impacts educational attainment and social wellbeing, as well as improving property prices and saleability.

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

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

13. The above information is time-limited for 6 months only from the date of this letter.

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

Yours sincerely,

Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Growth, Highways & Infrastructure Directorate – Strategic Development

cc Carol Barber, Suffolk County Council
Sam Harvey, Suffolk County Council
Floods Planning, Suffolk County Council

From: RM Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 16 July 2019 11:37
To: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>
Cc: Gemma Walker <Gemma.Walker@babberghmidsuffolk.gov.uk>
Subject: 2019-07-16 JS Reply Stowmarket Middle School, Walnut Tree Walk, Stowmarket, IP14 1JP Ref DC/19/02484

Dear Gemma Walker,

Subject: Stowmarket Middle School, Walnut Tree Walk, Stowmarket, IP14 1JP Ref DC/19/02484

Suffolk County Council, Flood and Water Management have reviewed application ref DC/19/02484.

The following submitted documents have been reviewed and we recommend **approval of this application subject to conditions:**

- Flood Risk Assessment and Drainage Strategy RLC Ref 181176 Rev 2
- Site Location Plan Ref 500528 IW XX XX DR A 2000 P01
- Proposed Site Plan Ref 500528 IW XX XX DR A 2100 P01
- Geo-Environmental Report – Geotechnical Cat 1 Ref 18-0987.02

We propose the following condition in relation to surface water drainage for this application.

1. The strategy for the disposal of surface water and the Flood Risk Assessment (FRA) (dated July 2019, ref: RLC Ref 181176 Rev 2) shall be implemented as approved in writing by the local planning authority. The strategy shall thereafter be managed and maintained in accordance with the approved strategy.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure that the proposed development can be adequately drained

2. Within 28 days of the occupation of the last dwelling, details of all Sustainable Drainage System components and piped networks will be submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as per s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk with the county of Suffolk.

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-risk-asset-register/>

3. No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include:

- a. Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-
 - i. Temporary drainage systems
 - ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
 - iii. Measures for managing any on or offsite flood risk associated with construction

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater

Informatives

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board catchment is subject to payment of a surface water developer contribution
- Any works to lay new surface water drainage pipes underneath the public highway will need a section 50 license under the New Roads and Street Works Act 1991
- Any works to a main river may require an environmental permit

Kind Regards

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

Suffolk County Council | Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX
<https://www.suffolk.gov.uk/planning-waste-and-environment/flooding-and-drainage/>

Appendix A to the Suffolk Flood Risk Management Strategy has been updated! If you're involved in the planning, design and construction of new developments this may be of interest to you. You will be expected to comply with this new local guidance. More information can be found here; <https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-development-and-flood-risk/>

Your Ref:DC/19/02484
Our Ref: SCC/CON/2476/19
Date: 21 June 2019



All planning enquiries should be sent to the Local Planning Authority.

Email: planning@babberghmidsuffolk.gov.uk

The Planning Department
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Gemma Walker

Dear Gemma Walker,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION REF: DC/19/02484

PROPOSAL: Full Planning Application - Erection of 38 No. Affordable dwellings and associated works including demolition, access and landscaping.

LOCATION: Stowmarket Middle School, Walnut Tree Walk, Stowmarket IP14 1JP

We have reviewed the Transport Assessment and the data supplied with this application, the summary of our findings are as follows:

- The proposed visibility splays for the development are sufficient for this application.
- The proposal for 38 dwellings would create approximately 17 vehicle movements within the peak hour (1 vehicle every 3 minutes). The net traffic generation calculation shows a reduction of 261 vehicles in the morning peak therefore, the development will not have an impact on the capacity of the highway network in the area.
- The measured 85th%ile vehicle speeds on Walnut Tree Walk is 11mph and 21 vehicles recorded in the peak hour therefore, a low use and speed residential road.
- The closest bus stop is 110m from the centre of the site with minimal bus service but further bus stops and rail station in Stowmarket Town Centre (approx 15 minute walk from the site) has good public transport services.
- There are good pedestrian and cycle links to town centre amenities and to the catchment schools.

The development does not result in an intensification of the access compared to previous school use. There is also a significant reduction in the number of vehicles and there are no recorded injury accidents in the area. It is our opinion that this development would not have an unacceptable impact on highway safety (NPPF para 109) therefore we do not object to the proposal.

CONDITIONS

No aspect of this proposal warrants an objection to be raised by SCC. Therefore, 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 are as follows:

V 1 - Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. Dr-A-2100-P01 with an X dimension of 2.4m and a Y dimension of 43m and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

A10 - Condition: Before the development is commenced, details of the access and associated works, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that roads/footways are designed and constructed to an acceptable standard.

ER 1 - Condition: Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that roads/footways are constructed to an acceptable standard.

ER 2 - Condition: No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.

Reason: To ensure that satisfactory access is provided for the safety of residents and the public.

D 2 - Condition: Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway.

P 1 - Condition: The use shall not commence until the area(s) within the site shown on Dr-A-2100-P01 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.

B 2 - Condition: Before the development is commenced details of the areas to be provided for presentation and storage of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out 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.

HGV CONSTRUCTION - Condition: Before the development hereby permitted is commenced a Construction Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out other than in accordance with the approved plan. The Construction Management Plan shall include the following matters:

- haul routes for construction traffic on the highway network and monitoring and review mechanisms.
- provision of boundary hoarding and lighting
- details of proposed means of dust suppression
- details of measures to prevent mud from vehicles leaving the site during construction
- details of deliveries times to the site during construction phase
- details of provision to ensure pedestrian and cycle safety
- programme of works (including measures for traffic management and operating hours)
- parking and turning for vehicles of site personnel, operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials
- 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: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase.

NOTES

The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads.

The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification.

The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing.

Public Footpaths are recorded near the proposed development area. Whilst we do not have any objections to this proposal, the granting of planning permission is separate to any consents that may be required in relation to Public Rights of Way ,including temporary closures for construction. These consents are to be obtained from the Public Rights of Way & Access Team at Suffolk County Council, as the Highway Authority.

Yours sincerely,

Samantha Harvey
Senior Development Management Engineer
Growth, Highways and Infrastructure

Mid Suffolk District Council
Planning Department
Endeavour House
Russell Road
Ipswich
IP1 2BX

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

Your Ref:
Our Ref: FS/F220230
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 05/06/2019

Dear Sirs

Stowmarket Middle School, Walnut Tree Walk, Stowmarket IP14 1JP
Planning Application No: DC/19/02484
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.

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.

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

Suffolk Fire and Rescue Service

Enc: Hydrant requirement letter

Copy: Hannah.northrop@ingletonwood.co.uk

Enc: Sprinkler information

Mid Suffolk District Council
Planning Department
Endeavour House
Russell Road
Ipswich
IP1 2BX

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: 5 June 2019

Planning Ref: DC/19/02484

Dear Sirs

**RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Stowmarket Middle School, Walnut Tree Walk, Stowmarket IP14 1JP
DESCRIPTION: 38 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/

OFFICIAL

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

Yours faithfully

Suffolk Fire and Rescue Service

OFFICIAL

Dear Planning,

We identified the above application from the weekly list. The application submission notes that we have previously advised that the development would be unlikely to have an impact on below ground archaeological remains, and I would have no further comment on this aspect.

However, the heritage statement submitted with the application does not contain any detail or research on the history of the site and its buildings, or an assessment of fixtures and fittings (beyond the fence which is to be retained). It does not systematically consider whether there are other features or elements of the site which might be considered non-designated heritage assets, and there was no access to the site to inform the production of the heritage statement.

Should consent be granted, I would (on the basis of information available at this stage) advise a pre-commencement condition on any planning consent to secure a record of the buildings to Historic England level 2/3. This would capture information on any interesting or unique fixtures or fittings, and record detail of how the school fits in to the history of school buildings generally.

The following condition wording is recommended:

- No development shall commence on the site until the applicant or developer has secured the implementation of a programme of historic building and analysis work in accordance with a written scheme of investigation which has been submitted to and approved, in writing, by the Local Planning Authority.
- Reason - To allow proper investigation and recording of the site that is potentially of archaeological and historic significance. This condition is required to be agreed prior to the commencement of any development to ensure matters of archaeological importance are preserved and secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of loss and/damage to archaeological and historic assets.

I would be happy to talk through with the case-officer/Conservation and Design officers,

With best wishes,

Abby

Dr Abby Antrobus

Senior Archaeological Officer

Suffolk County Council Archaeological Service

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

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Gemma Walker – Area Manager Planning

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

Date: 14.07.2019

SUBJECT: - Application Reference: DC/19/02484

Proposal: Application for full Planning permission for the erection of 38 affordable homes on the site of the former Stowmarket Middle School, Walnut Tree Walk, Stowmarket.

Key Points

1. Background Information

A development proposal from Mid Suffolk DC for 38 affordable dwellings and associated parking.

2. Housing Need Information:

2.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2019, confirms a continuing need for housing across all tenures and a growing need for affordable housing. A new SHMA is currently being written but outcomes are not available at the time of this consultation.

2.2 The 2019 SHMA indicates that in Mid Suffolk there is a need for **127 new affordable homes per annum.**

2.3 The Council's 2014 Suffolk Housing Needs Survey shows that there is high demand for smaller homes, across all tenures, both for younger people, who may be newly forming households, and also for older people who are already in the property-owning market and require different, appropriate housing, enabling them to downsize. Affordability issues are the key drivers for this increased demand for smaller homes.

2.4 The Council's Choice Based Lettings system currently has circa **730** applicants registered for affordable housing in Mid Suffolk at April 2019.

2.5 The Council's Choice Based Lettings system currently has circa 216 applicants registered for affordable housing, who are seeking accommodation in

Stowmarket as at 2019. This site is a S106 planning obligation site so the affordable housing provided will be to meet district wide need hence the **730** applicants registered is the important number.

3. Preferred Mix for Open Market homes – Not Applicable

4. Preferred mix for Affordable Housing

4.1 The most recent information from the Mid Suffolk's Council's Housing Register shows circa.220 applicants registered who have a connection to Stowmarket.

4.2 The development if approved would be available to meet district housing need

4.3 100% of the proposed dwellings on the development will be for affordable housing.

The mix for a total of 38 dwellings proposed is the following: -

Social Rented 10 dwellings at plots 19-28: -

- 6 x 1Bed 2-person Flats @ 50 sqm
- 4 x 2Bed 3-person Flats @ 61 sqm – **we would normally seek all 2 bed flats to be suitable for 4 persons.**
- I welcome the inclusion of social rent within the mix.

Affordable Rented 14 dwellings at plots 15-18 and 29-38: -

- 7 x 2Bed 4-person Houses @ 79 sqm
- 2 x 3Bed 5-person Houses @ 93 sqm
- 1 x 2Bed 3-person Bungalow @ 70 sqm– **I assume this is a fully wheelchair adapted dwelling at plot 29 as it has a car port with it.**
- 4 x 2Bed 3-person Flats @ 61 sqm– **we would normally seek all 2 bed flats to be suitable for 4 persons.**

Shared ownership 14 dwellings at plots 1-14: -

- 6 x 2Bed 4-person Houses @ 79 sqm
- 6 x 3Bed 5-person Houses @ 93 sqm
- 2 x 4Bed 6-person Houses @ 106 sqm

4.4 My observations on the layout – all of the 1 and 2 bed flats are grouped together on the southern boundary of the site nearest to the hard-court play area in the recreation ground – would suggest Tenancy services in Housing are consulted on their views.

4.5 Car Parking – it would have been preferable from a design point of view for all dwellings to have had in curtilage parking however, this is only possible for 11 of the 38 dwellings which creates a car park heavy design, but I am aware of the constraints of the site with 38 dwellings.

4.6 There is also complete separation within the site between the shared ownership and rented dwellings with all shared ownership located to the west of the access road. The tenures could have been better integrated than this.

5. Other requirements for affordable homes:

- Properties must be built to current Nationally Described Space standards as published March 2015. The applicant has confirmed that all dwellings will meet these space standards.
- The council is the developer in this instance so will retain 100% nomination rights to all the affordable units on all first lets and that all allocations are made through the Choice-based lettings system known as Gateway to Homechoice
- Adequate parking provision is made for the affordable housing units and inclusion of cycle storage/sheds.
- **All ground floor 1 bed flats to be fitted with level access showers.**
- As this scheme is for 100% affordable housing a grant application to Homes England would be supported.

Recommendation – No Objection.

Julie Abbey-Taylor, Professional Lead – Strategic Housing

Consultation Response Pro forma

1	Application Number	DC/19/02484 Amended Stowmarket Middle School, Walnut Tree Walk, Stowmarket	
2	Date of Response	23/07/2019	
3	Responding Officer	Name:	Thomas Pinner
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage Team
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<p>1. The Heritage Team considers that the proposal would cause</p> <ul style="list-style-type: none"> • No harm to the designated and non-designated heritage assets because the proposed development would not harm the character and appearance of Stowmarket Conservation Area and the setting of various non-designated heritage assets, subject to conditions. 	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>The application concerns the demolition of existing school buildings and erection of 38 dwellings on the site. The heritage concern relates to the potential impact of the development on the character and appearance of Stowmarket Conservation Area and the setting of various non-designated heritage assets.</p> <p>Following the previous heritage comments, clarification and amendment has been made, to address concerns previously raised.</p> <p>Informal confirmation has been provided that the monument to Sir John Barnard Byles along Byles Walk would be retained. This is welcome, as it is considered to be a non-designated heritage asset. Its retention can further be ensured by condition (see below).</p> <p>The proposed fencing, presumed to be close boarded along the boundary between Byles Walk and plots 30 to 37, has now been replaced with a brick wall. This is welcome, as it is considered that this type of boundary treatment is more characteristic of Stowmarket Conservation Area, subject to detail (see conditions).</p> <p>Details regarding the design of Plot 38 have now been submitted and show it would be of an appropriate form</p>	

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

		<p>and of a similar design and materials as the other dwellings.</p> <p>In conclusion, the application meets the requirements of s.72 of the P(LBCA)A 1990 and the policies in the NPPF, specifically para.197, and the Local Plan. It is for these reasons that the Heritage Team does not object to this proposal, subject to conditions.</p>
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	
7	<p>Recommended conditions</p>	<ul style="list-style-type: none"> - Manufacturer's details of proposed brick(s) to be used in new dwellings and boundary walls. - Removal of PD rights regarding boundary treatments to external boundaries of the site, to ensure retention of existing railings and control additional boundaries abutting the railings. - Byles Monument to be retained in situ.

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

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 28 May 2019 10:43
To: Gemma Walker <Gemma.Walker@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: DC/19/02484. Land Contamination

Dear Gemma

EP Reference : 260223
DC/19/02484. Land Contamination.
Stowmarket Middle School, Walnut Tree Walk, STOWMARKET, Suffolk, IP14 1JP.
Full Planning Application - Erection of 38 No. Affordable dwellings and associated works including demolition, access and landscaping.

Many thanks for your request for comments in relation to the above application. Having reviewed the application I can confirm that I have no objection to the proposed development from the perspective of land contamination. I would only request that the LPA are contacted in the event of unexpected ground conditions being encountered during construction and that the below minimum precautions are undertaken until such time as the LPA responds to the notification. I would also advise 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



Minimum requirements for dealing with unexpected ground conditions being encountered during construction.

1. *All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.*
2. *A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.*
3. *The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.*
4. *The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.*
5. *The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.*
6. *Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.*
7. *Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.*
8. *Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.*
9. *Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.*
10. *A photographic record will be made of relevant observations.*
11. *The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be: • re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or • treatment of material on site to meet compliance targets so it can be re-used; or • removal from site to a suitably licensed landfill or permitted treatment facility.*
12. *A Verification Report will be produced for the work.*

-----Original Message-----

From: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>

Sent: 31 May 2019 13:55

To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>

Subject: RE: MSDC Planning Consultation Request - DC/19/02484

Hello Planning Support

The Public Realm Team accept that there is no new public open space associated with the redevelopment of the Middle School site in Stowmarket, given its location alongside the Stowmarket Recreation Ground. We have no further comments

Regards

Dave Hughes

Countryside and Public Realm

Babergh & Mid Suffolk District Councils – Working Together

Tel 01449 724639

Mob 07990 542090

Email: david.hughes@baberghmidsuffolk.gov.uk

Websites www.midsuffolk.gov.uk www.babergh.gov.uk

Consultee Comments for Planning Application DC/19/02484

Application Summary

Application Number: DC/19/02484

Address: Stowmarket Middle School Walnut Tree Walk Stowmarket Suffolk IP14 1JP

Proposal: Full Planning Application - Erection of 38 No. Affordable dwellings and associated works including demolition, access and landscaping.

Case Officer: Gemma Walker

Consultee Details

Name: Mr Tony Bass

Address: Endeavour House, Ipswich IP1 2BX

Email: tony.bass@baberghmidsuffolk.gov.uk

On Behalf Of: Communities (Major Development)

Comments

The proximity and accessibility of the site to the recreation ground adjacent provides a valuable amenity therefore not necessitating any on site open space provision. However the closure of the school and proposed redevelopment of the whole site has consequently resulted in the permanent loss of previously available community accessible sports facilities, particularly the outdoor sports (Netball) court, which warrants consideration in regard to a suitable compensatory off site contribution.



12 June 2019

Gemma Walker
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

Dear Gemma,

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/19/02484
Location: Stowmarket Middle School Walnut Tree Walk Stowmarket Suffolk IP14 1JP
Proposal: Full Planning Application - Erection of 38 No. Affordable dwellings and associated works including demolition, access and landscaping.

Thank you for consulting Place Services on the above application.

No objection subject to securing biodiversity mitigation and enhancement measures

Summary

We have reviewed the Preliminary Ecological Appraisal Report (Wild Frontier, August 2018) and the Bat Surveys (The Ecological Consultancy, 2018), submitted by the applicant, relating to the likely impacts of development on designated sites, Protected & Priority species/habitats.

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.

In addition, we also support the reasonable biodiversity enhancements, which have been recommended to secure measurable net gains for biodiversity, as highlighted within Paragraph 170d of the National Planning Policy Framework 2019. The reasonable biodiversity enhancement measures should be outlined within a Biodiversity Enhancement Strategy to be secured prior to commencement. However, this should also include the details and locations of Hedgehog Friendly



fencing, (13cm x 13cm holes at the base of boundary fencing), to allow free movement of hedgehogs throughout the site.

This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006.

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. 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 Report (Wild Frontier, August 2018) and the Bat Surveys (The Ecological Consultancy, 2018) 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 and enhance Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

2. PRIOR TO COMMENCEMENT: 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, following the recommendations of the Preliminary Ecological Appraisal Report (Wild Frontier, August 2018) and the Bat Surveys (The Ecological Consultancy, 2018).

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) persons responsible for implementing the enhancement measures;*
- 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).

3. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

“A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.”

Reason: To 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)

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 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.

Consultation Response Pro forma

1	Application Number	DC/19/02484	
2	Date of Response	14/06/19	
3	Responding Officer	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection subject to conditions	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Ensure that the development is suitable for a 32 tonne Refuse Collection Vehicle (RCV) to manoeuvre around attached are the vehicle specifications.</p> <div style="text-align: center;">  OLYMPUS - 8x4MS Wide - Euro 6 - Smo </div> <p>The road surface and construction must be suitable for an RCV to drive on.</p> <p>Bin store for the six flats must be suitable and large enough to accommodate a set of 1100l bins (1 x1100l refuse and 1 x1100 recycling bin) and a 240l glass bin. The bin store must have a flush threshold with level access to the public highway.</p> <p>Bin store for the eight flats must be suitable for two sets of 1100l bins (2 x 1100l refuse and 2 x1100 recycling bins) and a 240l glass bin. The bin store must have a flush threshold with level access to the public highway.</p> <p>Ensure all private drives are suitably constructed for a 32 tonne RCV to manoeuvre on.</p> <p>Please provide bin presentation points on curtilage on adoptable road as per drawing reference 500528-lw-xx-xx-DR-A-2100.</p>	
6	Amendments, Clarification or Additional Information Required		

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

	(if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	
7	Recommended conditions	Meet the conditions in the discussion.

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

From: David Pizzey <David.Pizzey@baberghmidsuffolk.gov.uk>
Sent: 07 August 2019 15:38
To: Gemma Walker <Gemma.Walker@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: DC/19/02484 Stowmarket Middle School, Walnut Tree Walk, Stowmarket

Gemma

I now have no objection to this application subject to it being undertaken in accordance with the protection measures outlined in the accompanying arboricultural report, an appropriate condition should be used for this purpose. Although a number of trees are proposed for removal they are generally of limited amenity and/or poor form and their loss will not have a significant adverse impact upon the character of the local area or within the wider landscape. Replanting of the walnut trees scheduled for removal should be secured as part of a soft landscaping scheme and is an opportunity to improve upon the generally poor quality of the existing trees.

Regards

David

David Pizzey FArborA
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