



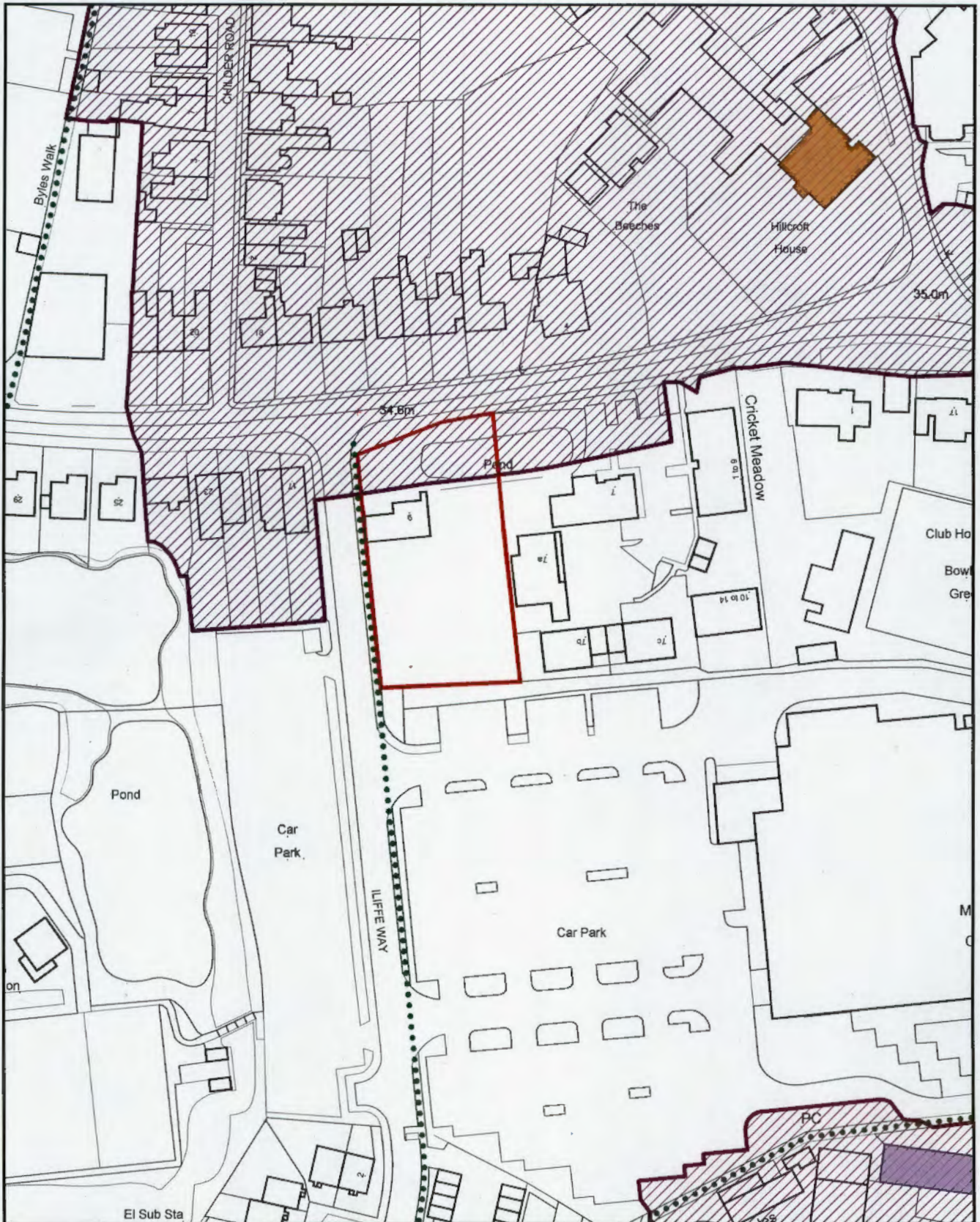
**Title:** Site Location Plan  
**Reference:** 0958/16  
**Site:** 9 Finborough Road  
 Stowmarket



**MID SUFFOLK DISTRICT COUNCIL**  
 131, High Street, Needham Market, IP6 8DL  
 Telephone : 01449 724500  
 email: customerservice@csduk.com  
 www.midsuffolk.gov.uk




↑ N  
 SCALE 1:1250  
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**Title:** Constraints Map  
**Reference:** 0958/16  
**Site:** 9 Finborough Road  
 Stowmarket

**Public rights of way**

-  Footpath
-  Restricted Byway
-  Bridleway

**Conservation area**

-  Conservation area



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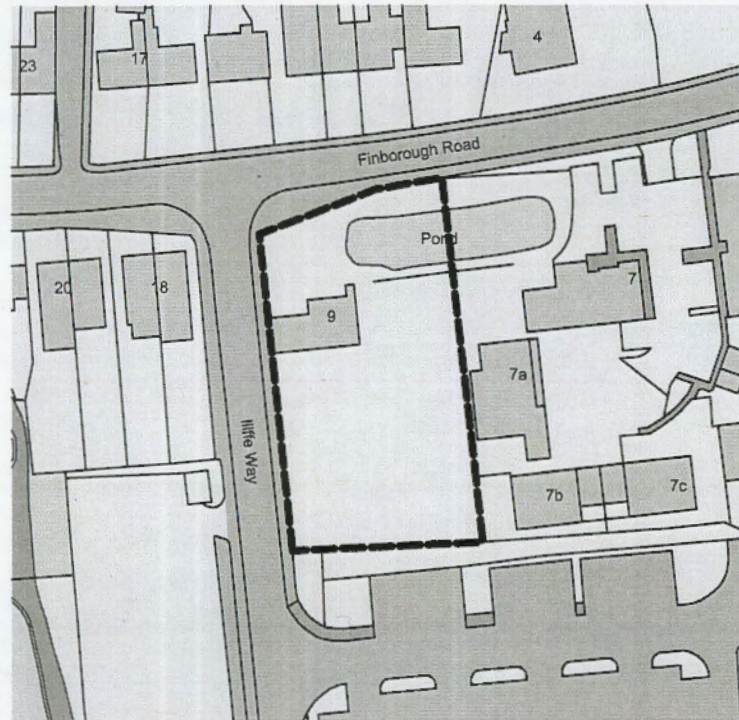


SCALE 1:1250

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Site Location Plan

1:1250

Rev	Comment	Issued	Check	Approve

44 SILVER STREET, ELY, CAMBRIDGESHIRE, CB7 4JF  
 TEL : +44(0)1353 665374  
 E-MAIL : info@johnsarchitects.co.uk  
 WEB : www.johnsarchitects.co.uk

CLIENT

Havebury Housing Partnership

PROJECT

Finborough Road, Stowmarket

DRAWING TITLE

Site Location Plan

SCALE @ A4

1:1250

STATUS

DRAWN

CHECKED

DATE

SR

GJ

Jan 2015

DRAWING NUMBER

15-288

REVISION

001

Gary Johns Architects  
 18



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Proposed Block Plan

1:500

19

Rev	Comment	Issued	Check	Approve

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 WEB : www.johnsarchitects.co.uk

CLIENT  
 Havebury Housing Partnership

PROJECT  
 Finborough Road, Stowmarket

DRAWING TITLE  
 Proposed Block Plan

SCALE @ A3 1:500	STATUS Preliminary
---------------------	-----------------------

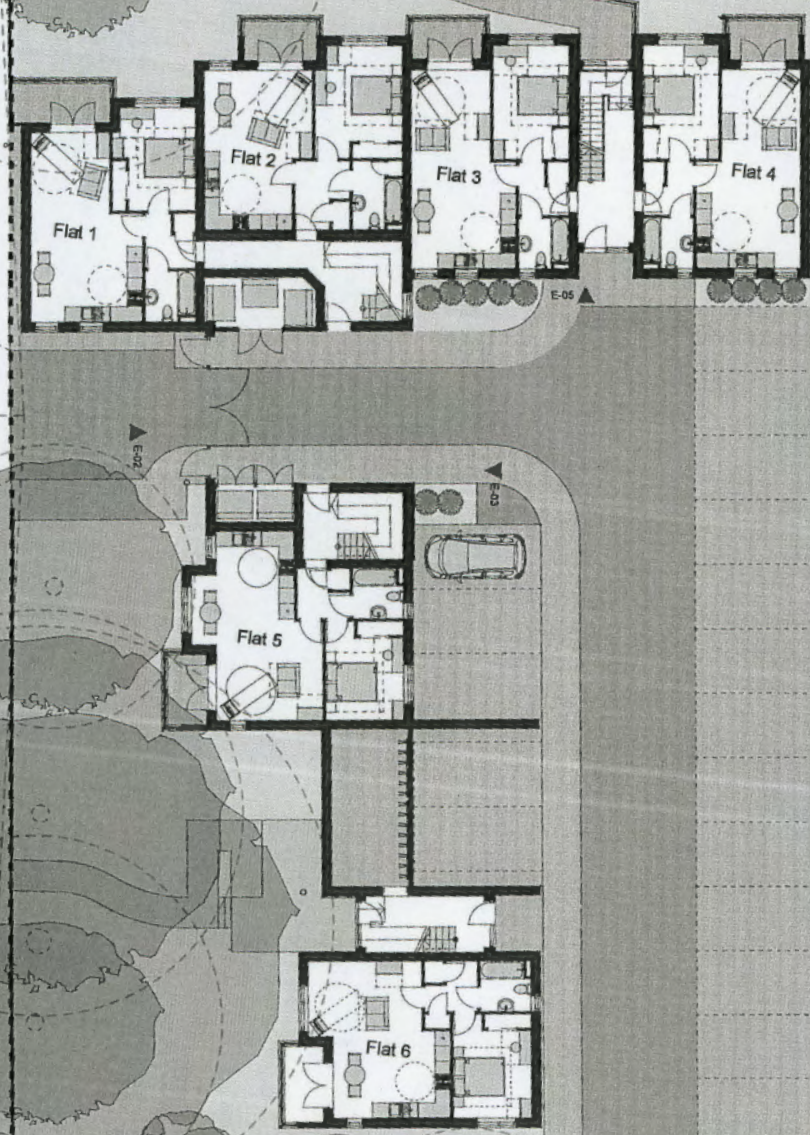
DRAWN	CHECKED	DATE
SR	GJ	Jan 2015

DRAWING NUMBER	REVISION
15-288   002	A

Gary Johns Architects



▼ E-01



Proposed Site - Ground Floor Plan

44 SILVER STREET, ELY, CAMBRIDGESHIRE CB7 4JF  
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 E-MAIL: info@johnsarchitects.co.uk  
 WEB: www.johnsarchitects.co.uk

CLIENT  
 Havebury Housing Partnership

PROJECT  
 Finborough Road, Stowmarket

DRAWING REF  
 15-288 Finborough - Planning Phase

DRAWING TITLE  
 Proposed Site Plan

SCALE 4x1  
 1:100

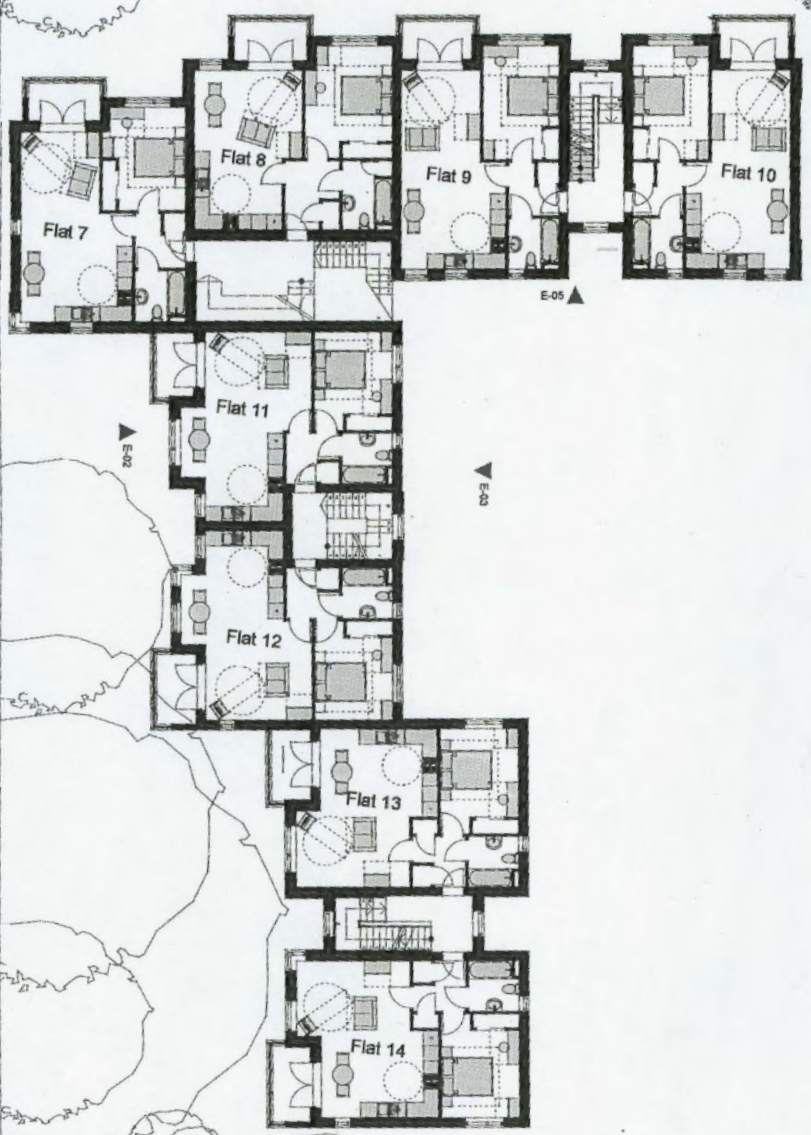
DRAWN: DJD  
 CHECKED: DNE  
 DATE: Dec 2018

1:100 | 15-288 | 020 | A

Gary Johns Architects



E-01



44 SILVER STREET, ELY, CAMBRIDGESHIRE, CB7 4JF  
 TEL: +44(0)1353 665374  
 E-MAIL: info@johnsarchitects.co.uk  
 WEB: www.johnsarchitects.co.uk

CLIENT  
 Hovebury Housing Partnership

PROJECT  
 Finborough Road, Stowmarket

DRAWING FILE  
 15-288 Finborough - Planning Phase

DRAWING TITLE  
 Proposed First Floor Plan

SCALE 1:100

DATE 02/09/15

DRAWING NUMBER 15-288 021

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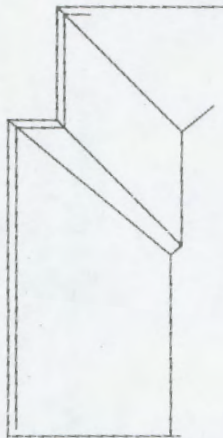
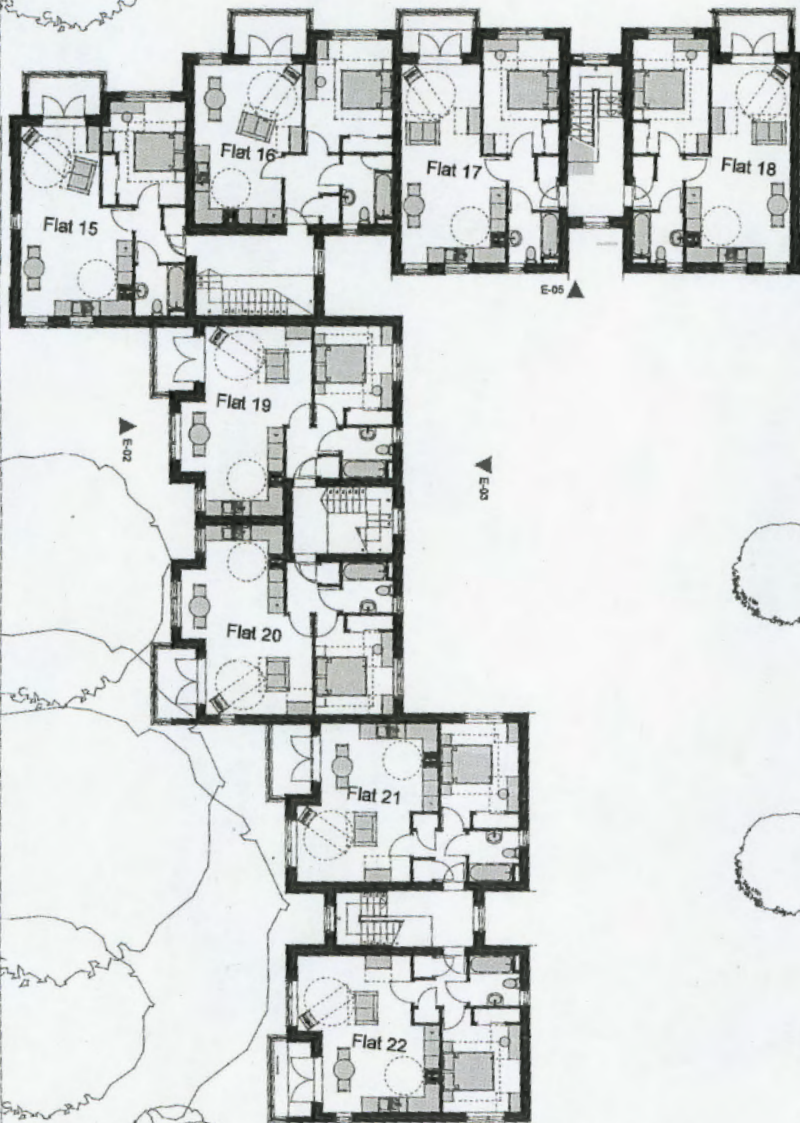
ed First Floor

1:100

A



E-01



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 TEL : +44(0)1353 463374  
 E-MAIL : info@johnsarchitect.co.uk  
 WEB : www.johnsarchitect.co.uk

CLIENT  
 Havsbury Housing Partnership

PROJECT  
 Finborough Road, Stowmarket

DRAWING FILE  
 15-288 Finborough - Planning Phase

DRAWING TITLE  
 Proposed Second Floor Plan

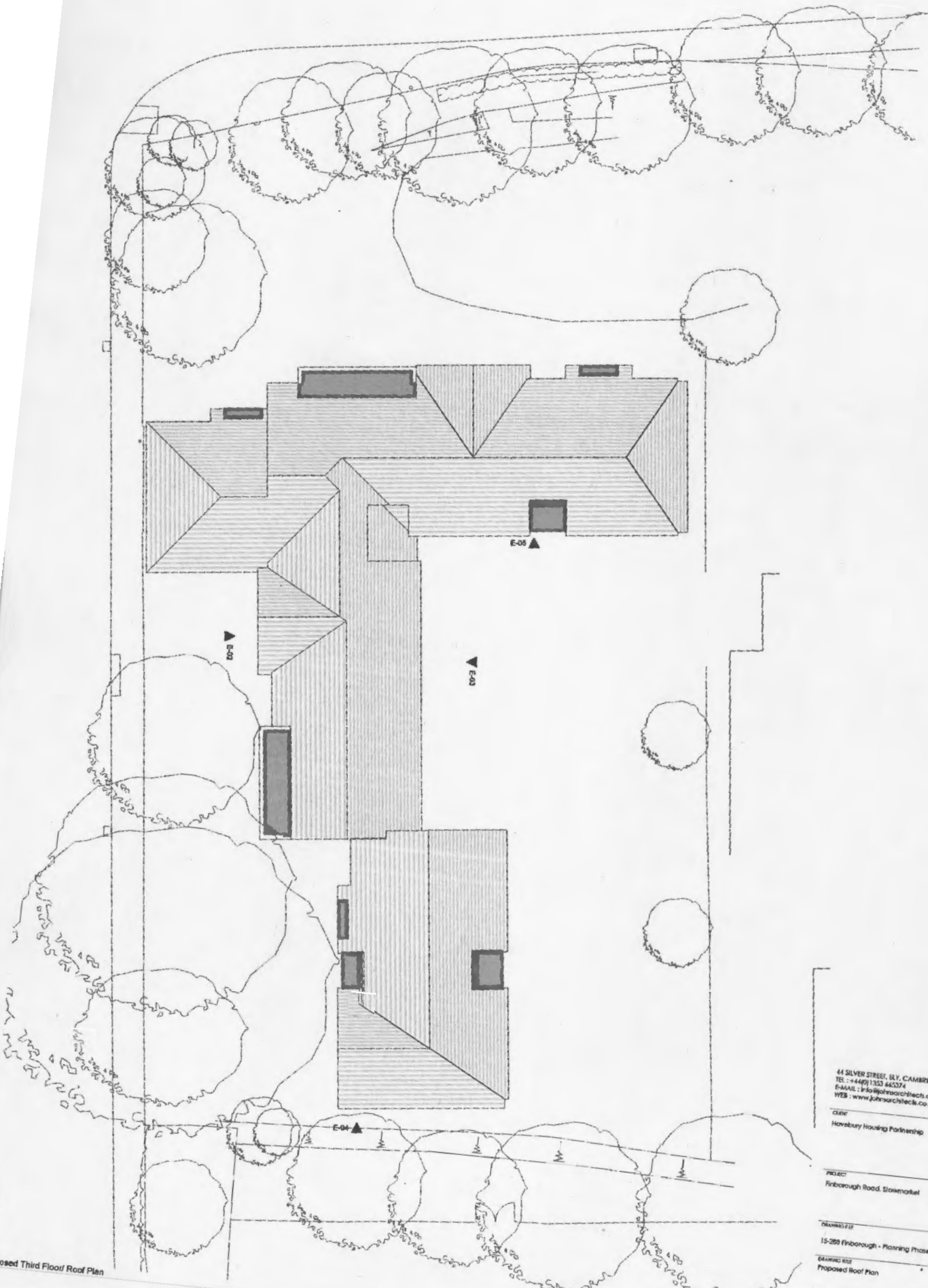
SCALE @ A1 1:100	DATE
DESIGN	CHECKED
BY BJ	DATE Dec 2015
DRAWING NUMBER 15-288	REVISION 022
	A

1:100

Gary Johns Architects



E-01



Proposed Third Floor/ Roof Plan

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 TEL : +44(0)1353 463374  
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CLIENT  
 Harebury Housing Partnership

PROJECT  
 Finborough Road, Stowmarket

DRAWING FILE  
 15-288 Finborough - Planning Phase

DRAWING TITLE  
 Proposed Roof Plan

SCALE	DATE	BY	CHECKED
1:100			
DESIGN	DATE	BY	CHECKED
SR	Dec 2015	GJ	
DRAWING NUMBER	REV	BY	DATE
15-288	A	SR	

1:100

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EMAIL: info@johnsarchitects.co.uk  
WEB: www.johnsarchitects.co.uk

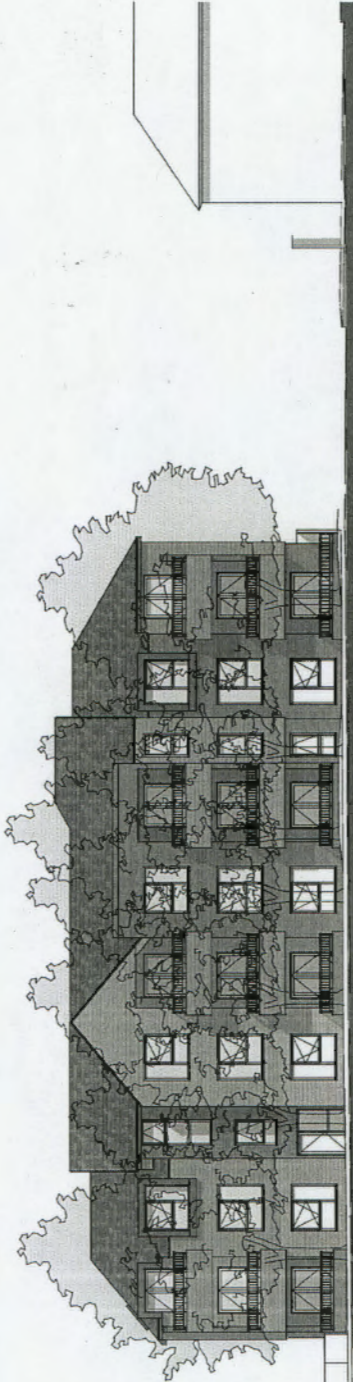
Gary Johns Architects

CLIENT  
Hortensy Housing Partnership

PROJECT  
Fenborough Road, Stowmarket

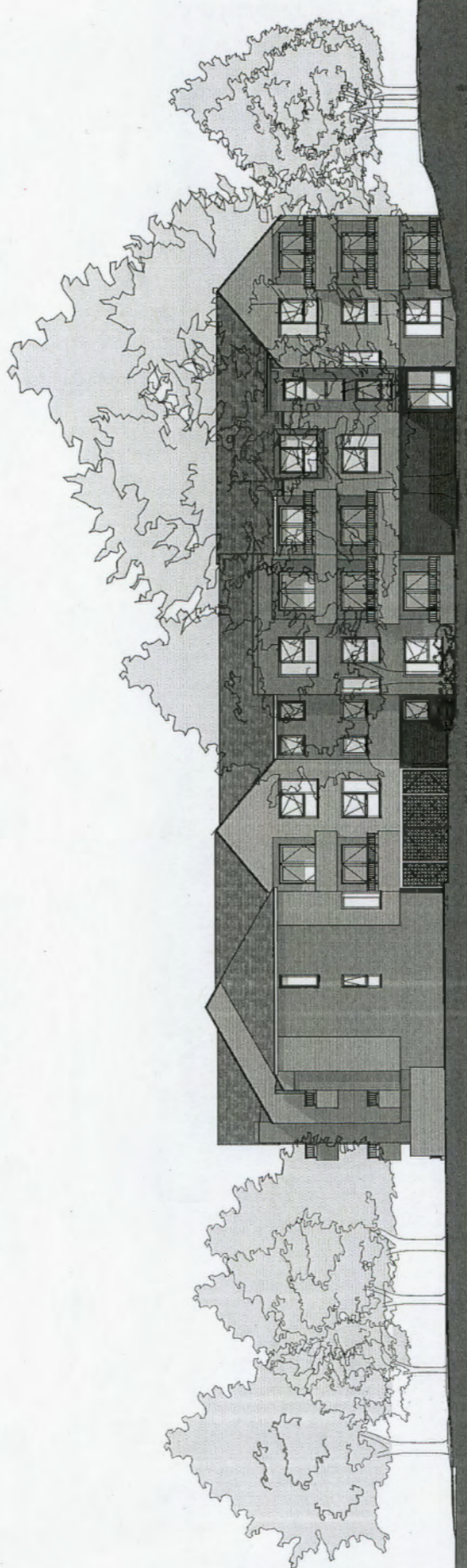
DATE  
15-288 Fenborough - Planning Phase  
Stowmarket

SCALE #1	SCALE
1:100	
DRAWN	CHECKED
SH	GU
DATE	DATE
15-288	025
REVISION	
	C



1:100

Elevation 01



1:100

Elevation 02



44 SILVER STREET, ELY, CAMBRIDGESHIRE, CB7 4JF  
 TEL: 01328 443000  
 EMAIL: info@gjohnsarchitects.co.uk  
 WEB: www.gjohnsarchitects.co.uk

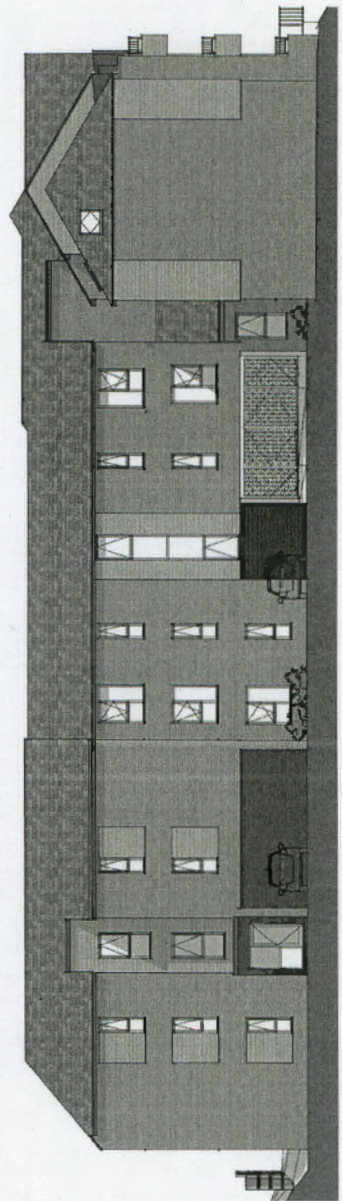
**Gary Johns Architects**

CASE: Hornsbury Housing Partnership

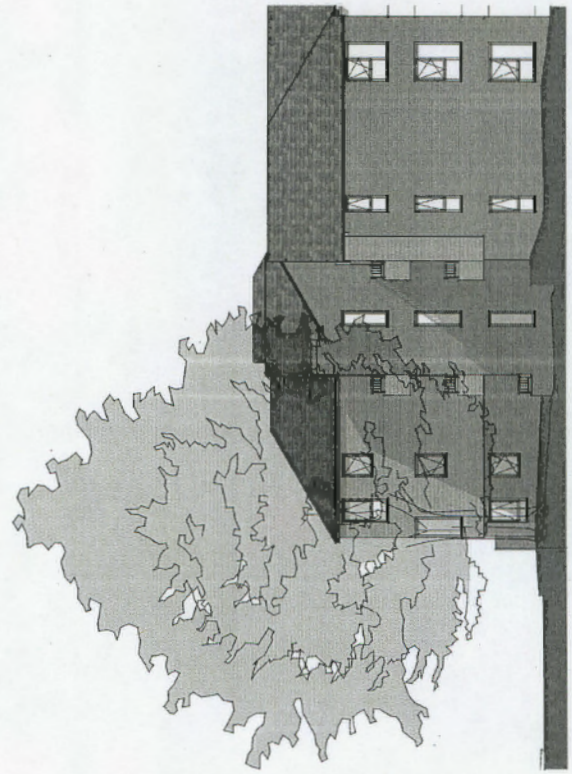
PROJECT: Hornborough Road, Hornmarket

DRAWING NO: 15-208 Hornborough - Planning Phase

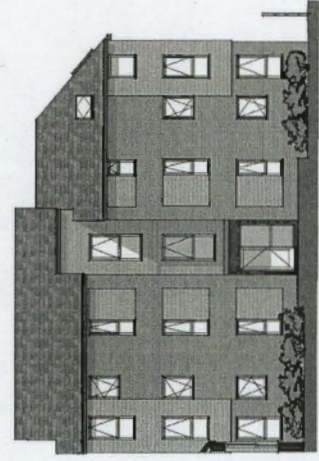
REVISION NO: 001  
 DRAWN BY: GJ  
 CHECKED BY: GJ  
 DATE: 08/10/15  
 SCALE: 1:100  
 STATUS: C



Elevation 03 1:100



Elevation 04 1:100

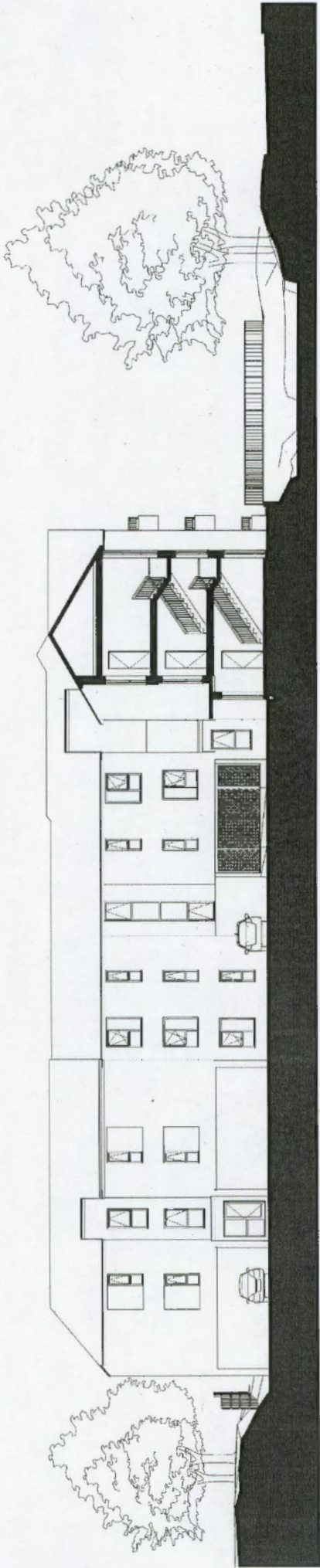


Elevation 05 1:100



26

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1:100

Site Section

B-2

Author	Drawn	Checked	Date

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 TEL: 01223 510000  
 EMAIL: info@garyjohnsarchitects.co.uk  
 WEB: www.garyjohnsarchitects.co.uk

Gary Johns Architects

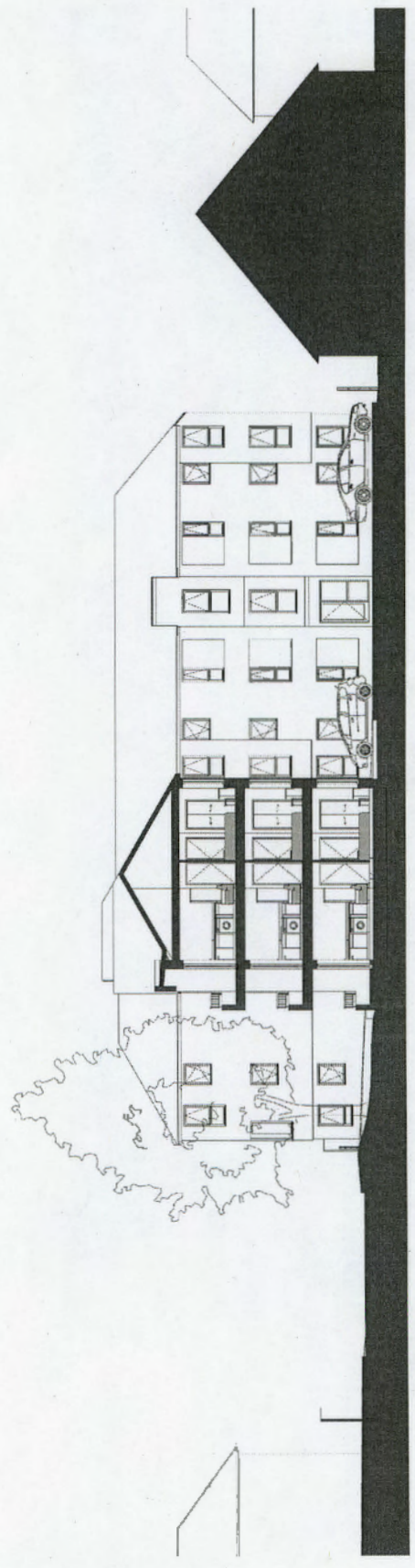
Client  
 Hereford Housing Partnership

Project  
 Hereford Road, Stourton

Drawings No.  
 15-208 Planning Phase

Revision No.  
 Site Section

Scale	Date
1:100	
Checked	Date
Drawn	Date
Drawn	Date
15-208	030



1:100

Site Section

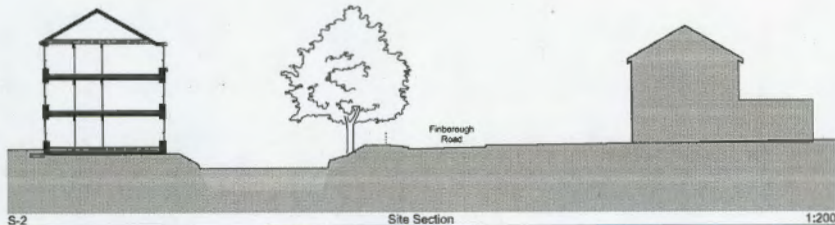
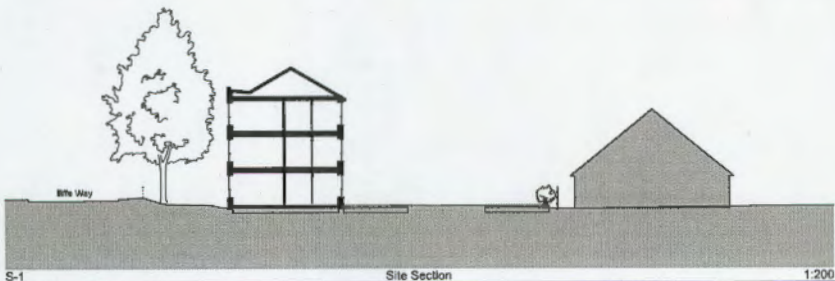
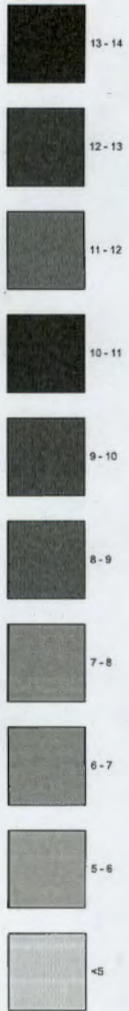
B-01



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Building Height in Metres



1	Drawn	15/06/16	SR
2	Checked	15/06/16	MS
3	Approved	15/06/16	MS
4	Final	15/06/16	MS

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 EMAIL: info@johnsarchitects.co.uk  
 WEB: www.johnsarchitects.co.uk

Gary Johns Architects

Client: Haverbury Housing Partnership

PROJECT: Finborough Road, Slawmorket

DRAWING FILE: 15-288 Finborough - Planning Phase

DRAWING TITLE: Figure Ground Plan and Site Sections

SCALE(S):	STATUS:
1:500, 1:200	Preliminary
DESIGN:	CHECKED:
MS	SR
DATE:	03.06.16
DRAWING NUMBER:	REVISION:
15-288	031

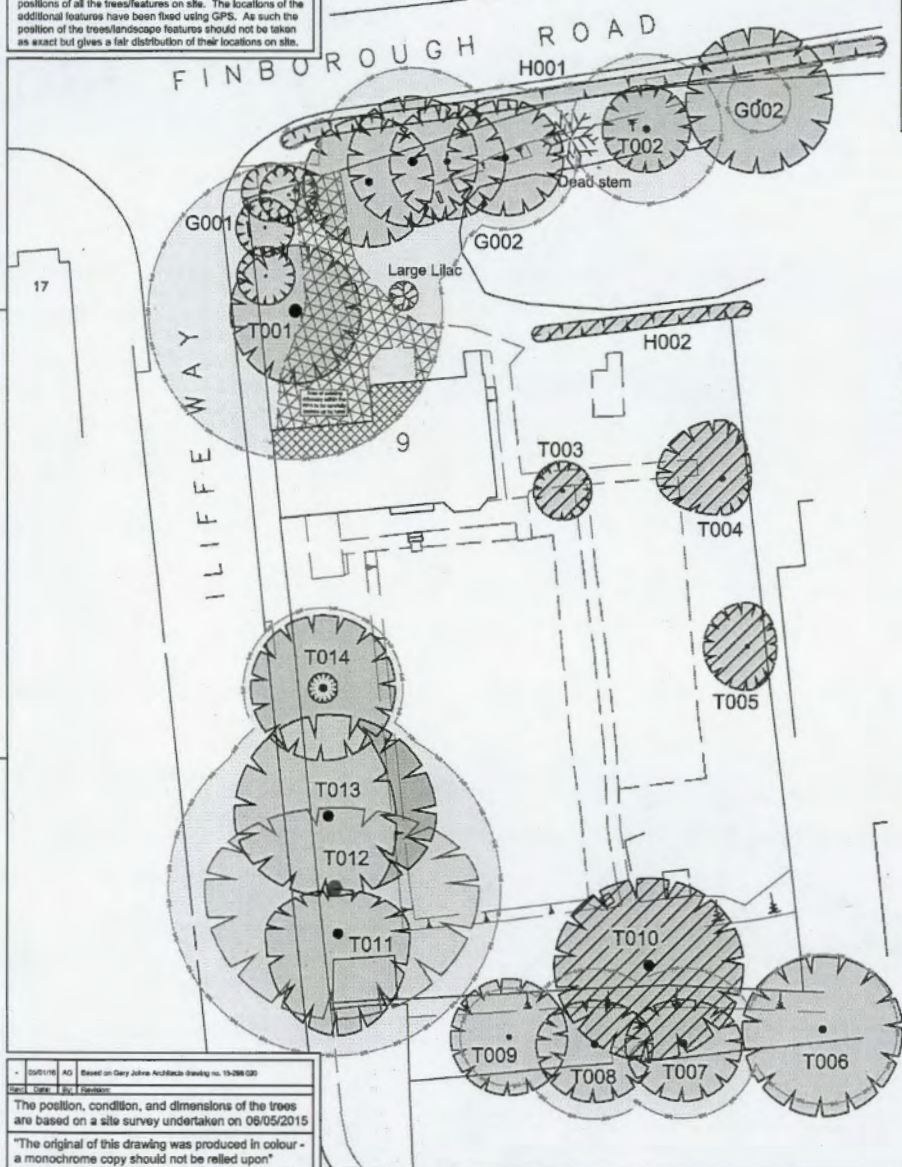
C



**NOTE:**

Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of the additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.

**Existing Site Plan**



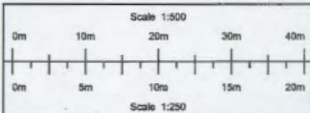
**CATEGORY AND DEFINITION**

Trees unsuitable for retention	
Category U	Trees in such condition that they cannot realistically be retained as living trees in the current BSZ or for longer than 10 years
Trees to be considered for retention	
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
Category C	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 100mm

**LEGEND**

- Existing Tree/Hedge BS 5837:2012 Category A
- Existing Tree/Hedge BS 5837:2012 Category B
- Existing Tree/Hedge BS 5837:2012 Category C
- Existing Tree/Hedge BS 5837:2012 Category CU
- Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
- Additional features which do not meet BS 5837:2012 categorisation but is included for reference
- Dead or Dying Tree
- Trees which require crown reduction to facilitate the prospective development
- Trees which require pollarding to facilitate the prospective development
- Existing Tree/Hedge to be removed to allow for development BS 5837:2012 Category B
- Existing Tree/Hedge to be removed to allow for development BS 5837:2012 Category C
- Area of existing driveway within the RPA to be carefully broken up by hand and returned to soft landscaping
- Area where significant rooting is unlikely due to presence of existing structure
- Line of proposed temporary protective barrier (see appendix F.3)
- Line of proposed Root Pruning
- Area of temporary Ground Protection
- Proposed development which is close to the RPA to be constructed following the 'No Dig' Specification

**Proposed Site Plan**



05/01/16 AG Based on Gary Johns Architects drawing no. 15-088-020  
 Date: 05/01/16  
 The position, condition, and dimensions of the trees are based on a site survey undertaken on 08/05/2015  
 "The original of this drawing was produced in colour - a monochrome copy should not be relied upon"

**HAYDEN'S**  
Arboricultural Consultants

5 Mosleys Farm Business Centre  
Fornham All Saints  
Bury St Edmunds  
Suffolk, IP28 6JY  
Tel: 01284 765391  
Mobile: 07850 167400  
Twitter: @treesurveyors  
Email: info@treesurveys.co.uk  
© HAYDEN'S 2015  
Web Page: www.treesurveys.co.uk

Client:  
**Gary Johns Architects**

Site:  
**Land off Iliffe Way, Stowmarket**

Drawing File:  
**4726-D**

CAD File Ref:  
**C:\InPro\4726-D-IliffeWay-TS&AIA.dwg**

Drawing Title:  
**TS & AIA**

Drawn By:  
**AG**

Date:  
**05/01/16**

Created by:  
**PH**

Scale:  
**1:250**

© A2



29

**Gemma Walker**

---

**From:** Nathan Pittam  
**Sent:** 06 July 2016 08:57  
**To:** Planning Admin; Gemma Walker  
**Subject:** 0958/16/FUL. EH - Land Contamination.

**M3 : 176224**

**0958/16/FUL. EH - Land Contamination.**

**9 Finborough Road, STOWMARKET, Suffolk, IP14 1PN.**

**Demolition of existing dwelling and construction of 22no. new dwellings**

Many thanks for your request for comments in relation to the above application. I have reviewed the application and can confirm that I have no objection to the application based on the findings of the Delta Simons report dated January 2015. I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD  
Senior Environmental Management Officer  
Babergh and Mid Suffolk District Councils – Working Together  
t: 01449 724715 or 01473 826637  
w: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)



30

**From:** Greg McSorley  
**Sent:** 18 March 2016 11:47  
**To:** Planning Admin  
**Subject:** Re 0958/16 9 Finborough Road Stowmarket

Good morning,

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

**Greg McSorley**  
Business Support Officer  
Suffolk County Council Archaeological Service  
6 The Churchyard  
Shire Hall  
Bury St Edmunds  
Suffolk IP33 1RX  
Tel.: 01284 741230  
Email: [greg.mcsorley@suffolk.gov.uk](mailto:greg.mcsorley@suffolk.gov.uk)

Website: <http://www.suffolk.gov.uk/archaeology>  
Search the Suffolk HER online at: <http://heritage.suffolk.gov.uk>  
Follow us on Twitter at: <https://twitter.com/SCCArchaeology>



## Consultation Response Pro forma

1	<b>Application Number</b>	0958/16/FUL	
2	<b>Date of Response</b>	24.03.2016	
3	<b>Responding Officer</b>	Name:	Julie Abbey-Taylor
		Job Title:	Corporate Manager – Strategic Housing
		Responding on behalf of...	Strategic Housing service
4	<b>Recommendation</b> (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>The development proposes 22 new dwellings – all of which are to be affordable homes thus provides 100% affordable housing.</p> <p>From a housing delivery point of view this application proposes much needed housing single and childless couples on the Council's housing register.</p> <p>Recommendation – <b>Approve</b> subject to a planning condition to ensure that allocations to the "affordable units" are in accordance with the agreed allocations policy as attached.</p>	
5	<b>Discussion</b> 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>We have had extensive discussions with the housing association developer to develop this scheme in a very sustainable location within Stowmarket.</p> <p>The Council will receive 100% nominations to this scheme using Gateway to Homechoice choice based lettings system.</p> <p>See Housing Needs evidence attached.</p>	
6	<b>Amendments, Clarification or Additional Information Required</b> (if holding objection)  If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	None	
7	<b>Recommended conditions</b>	Scheme to meet Housing standards as agreed by the Homes & Communities Agency.	

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: RM PROW Planning  
Sent: 29 March 2016 14:00  
To: Planning Admin  
Subject: RE: Consultation on Planning Application 0958/16

For The Attention Of: Gemma Walker

Rights of Way Response

Thank you for your consultation regarding the above planning application.

Please accept this email as confirmation that we have no comments or observations to make in respect of this application affecting public footpath 24

Please note, there may also be public rights of way that exist over this land that have not been registered on the Definitive Map. These paths are either historical paths that were never claimed under the National Parks and Access to the Countryside Act 1949, or paths that have been created by public use giving the presumption of dedication by the land owner whether under the Highways Act 1980 or by Common Law. This office is not aware of any such claims.

Regards

Jennifer Green  
Rights of Way and Access  
Part Time - Office hours Wednesdays and Thursday  
Resource Management, Suffolk County Council  
Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

☎ (01473) 264266 | ✉ PROWPlanning@suffolk.gov.uk | 🌐 <http://publicrightsofway.onesuffolk.net/>  
| Report A Public Right of Way Problem Here

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

The 2016 Suffolk Walking Festival is between the 14th May and 5th June. For more information please visit [www.suffolkwalkingfestival.co.uk](http://www.suffolkwalkingfestival.co.uk)



**Suffolk Fire and Rescue Service**

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

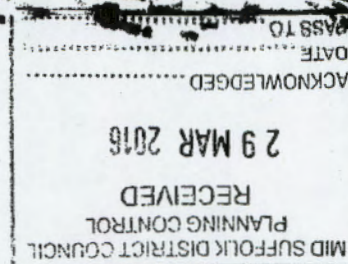
Mid Suffolk District Council  
Planning Department  
131 High Street  
Needham Market  
Ipswich  
IP6 8DL

Your Ref: 0958/16  
Our Ref: FS/F221335  
Enquiries to: Angela Kempen  
Direct Line: 01473 260588  
E-mail: Fire.BusinessSupport@suffolk.gov.uk  
Web Address: <http://www.suffolk.gov.uk>

Date: 23/03/2016

Dear Sirs

**9 Finborough Road, Stowmarket IP14 1PN**  
**Planning Application No: 0958/16**



I refer to the above application.

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

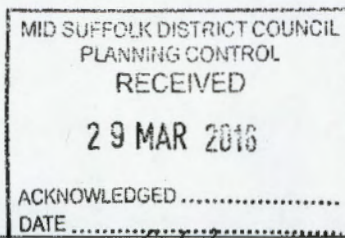
Access and Fire Fighting Facilities

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

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

Water Supplies

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



Continued/



34 OFFICIAL

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

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

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

Yours faithfully

A large, dark, irregular redacted area covering the signature of Mrs A Kempen.

Mrs A Kempen  
Water Officer

Copy: Mr S Robinson, Gary Johns Architects, 44 Silver Street, Ely, Cambs CB7 4JF  
Enc: Sprinkler information



35



## Consultation Response Pro forma

1	<b>Application Number</b>	0958/16	
2	<b>Date of Response</b>	1/04/2016	
3	<b>Responding Officer</b>	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	<b>Recommendation</b> (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 the bin store increasing in size to accommodate four 1100l refuse bins and four 1100l recycling bins and a glass 240l bin. A mix of five 1100l bins is not sufficient and there will be overflowing bins. It is not clear if the bin store will have a pin code entry but this is advised to stop non-residents utilising the bins.	
5	<b>Discussion</b> 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.	Provision of bins to flats is calculated at six flats per set of 1100l bins consisting of 1 x 1100l refuse bin and 1 x 1100l recycling bin which is noted in the Waste Management Guidance for Developers.	
6	<b>Amendments, Clarification or Additional Information Required</b> (if holding objection)  If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	<b>Recommended conditions</b>	Resize the bin store accordingly to accommodate four sets of 1100l bins but keep it located near to the road so that access can be gained by the dustcart.	

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.



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Historic England

EAST OF ENGLAND OFFICE

Ms Gemma Walker  
Mid Suffolk District Council  
131 High Street  
Needham Market  
Suffolk  
IP6 8DL

Direct Dial: 01223 582749

Our ref: P00504955

31 May 2016

Dear Ms Walker

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

**9 FINBOROUGH ROAD, STOWMARKET IP14 1PN  
Application No 0958/16**

Thank you for your letter of 14 March 2016 notifying Historic England of the above application.

**Historic England Advice**

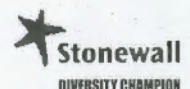
We note that a Heritage Statement has now been provided which considers the significance of the site and its surroundings and assesses the impact of the proposed development on the character and appearance of the conservation area. The statement assesses the conservation area as a whole but notes that the western section of Finborough Road is predominantly residential in character with most buildings being set back from the road with large planted front gardens, generally of two storeys and built of brick, occasionally painted, with slate roofs. In assessing the impact of the development, the statement acknowledges that the proposal increases the density of residential accommodation on the site and that it is larger in scale than the existing building. Although the statement concludes that the high quality design will conserve and enhance the setting of the conservation area and that its setting will therefore not be harmed, it does go on to say that *'.....should a level of harm be ascribed to the proposals, it would fall at the lower end of the 'less than substantial harm category'*.

As stated in our previous letter of 4 April 2016, there is a distinctive character to the part of the conservation which forms the immediate context of the site. This is predominantly a linear pattern of development plots facing the road, with a range of Victorian and early 20th century semi-detached and terraced brick dwellings which are mostly of two storeys in height, with pitched and hipped slate roofs. The distinctive grain, pattern, scale and form of existing development make a positive contribution to the character of the conservation area and development which does not follow this has the potential to erode these historic characteristics and therefore have a negative impact on the heritage asset.



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We acknowledge that there are elements of the proposed development which will enhance the current appearance of the site such as the landscaping treatment to the Finborough Road frontage and we also have no objections to the principle of a more contemporary design approach. Although the Heritage Statement draws attention to other residential redevelopment of a higher density, elsewhere within and adjacent to the conservation area, these are predominantly two storey buildings. We therefore remain concerned that the scale and height of the proposed development at three storeys will introduce an over dominant feature into the street scene and further erode the distinctive historic character of two storey, residential semis and terraces of simple form, with pitched and hipped roofs, in this part of the conservation area.

We have considered the development in relation to the National Planning Policy Framework (NPPF) and have concluded that it would result in harm to the significance and setting of the conservation area, the character and appearance of which would neither be preserved nor enhanced, in terms of NPPF paragraphs 132 and 134. We are therefore unable to support the application and would recommend refusal.

However, should the Council decide to approve the application in its present form, you should be satisfied that it can be demonstrated that any harm caused to the significance of the conservation area is outweighed by the public benefits of providing housing in accordance with paragraph 134 of the NPPF. Please advise us of the date of the committee and send us a copy of your report at the earliest opportunity.

**Recommendation**

However, should the Council decide to approve the application in its present form, you should be satisfied that it can be demonstrated that any harm caused to the significance of the conservation area is outweighed by the public benefits of providing housing in accordance with paragraph 134 of the NPPF. Please advise us of the date of the committee and send us a copy of your report at the earliest opportunity.

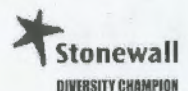
Yours sincerely

David Edleston  
Consultant  
e-east@HistoricEngland.org.uk



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## EAST OF ENGLAND OFFICE

Ms Gemma Walker  
Mid Suffolk District Council  
131 High Street  
Needham Market  
Suffolk  
IP6 8DL

Direct Dial: 01223 582749

Our ref: P00504955

4 April 2016

Dear Ms Walker

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

**9 FINBOROUGH ROAD, STOWMARKET IP14 1PN  
Application No 0958/16**

Thank you for your letter of 14 March 2016 notifying Historic England of the above application.

**Summary**

The application proposes the redevelopment of the site at 9 Finborough Road, Stowmarket to provide 22 new dwellings following the demolition of the existing dwelling. We are concerned that the development will cause a degree of harm to the character of the conservation area and would therefore be unable to support the application in its present form.

**Historic England Advice**

The proposed development is for the demolition of the existing dwelling and the construction of 22 new dwellings, in an L-shaped block of three storeys, with associated parking and the provision of new vehicular access. The application site lies partly within and adjacent to the Stowmarket Conservation Area.

The immediate context of the application site, which includes the conservation area to the north and west, is predominantly characterised by a linear pattern of development plots facing the road, with a range of Victorian and early 20th century semi-detached and terraced dwellings which are mostly of two storeys with pitched and hipped roofs.

Whilst we have no objections to the principle of redevelopment of the site and a more contemporary approach to the design, as an opportunity to enhance the character and appearance of the conservation area, in accordance with paragraph 137 of the National Planning Policy Framework (NPPF), we have a number of concerns with the potential impact of the development. Although the application is supported by a Design and Access Statement, there is no Heritage Statement or analysis of the



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character of the conservation area and the impact of the proposed development on its significance, as required by NPPF paragraph 128. The distinctive grain, pattern and form of existing development make a positive contribution to the character of the conservation area and development which does not follow this has the potential to erode these historic characteristics and therefore have a negative impact on the heritage asset.

The National Planning Policy Framework (NPPF) identifies protection and enhancement of the historic environment as an important element of sustainable development and establishes a presumption in favour of sustainable development in the planning system (paragraphs 6, 7 and 14). The NPPF also states that the significance of a heritage asset can be harmed or lost through development within its setting (paragraph 132) and that the conservation of heritage assets is a core principle of the planning process (paragraph 17).

We have considered the development in terms this policy and whilst we would not object to the principle redevelopment of the site, we are concerned that the scale, form, height and pattern of development proposed will result in a degree of harm to the character and appearance of the conservation area in terms of NPPF paragraphs 132 and 134 and would therefore not support the application.

#### **Recommendation**

Whilst we have no objections to the principle of redevelopment of the site and would support the aim of enhancing the character of the area, we would recommend that the scheme is reviewed and informed by a detailed understanding of the character of the area and the significance of heritage assets affected in accordance with the principles set out in the NPPF.

We would welcome the opportunity of advising further. Please consult us again if any additional information or amendments are submitted. However, should the Council decide to approve the application in its present form, you should be satisfied that it can be demonstrated that any harm caused to the significance of the conservation area is outweighed by the public benefits of providing housing in accordance with paragraph 134 of the NPPF. Please advise us of the date of the committee and send us a copy of your report at the earliest opportunity.

Yours sincerely

**David Edleston**

Consultant

E-mail: [e-east@HistoricEngland.org.uk](mailto:e-east@HistoricEngland.org.uk)



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**From:** Michelle Marshall [mailto:Michellelm@stowmarket.org]  
**Sent:** 07 April 2016 12:23  
**To:** Planning Admin  
**Subject:** Planning applications

Please see comments from Stowmarket Town Council regarding recent planning applications:

**0679/16**

No objection be raised to the grant of planning consent.

**0958/16**

The Town Council opposes the planning application on the following grounds:

- i) That, contrary to planning policy **ENV03**, the design and layout does not respect the characteristic of the sites and the surroundings;
- ii) That, contrary to planning policy **GP1**, the proposal will not maintain or enhance the character and appearance of its surroundings, and will not respect the scale and density of surrounding development;
- iii) That the scale of the housing development will not be consistent with protecting the character of the settlement and landscape setting of the town, contrary to planning policy **H02**;
- iv) That, contrary to planning policy **H13**, the design and layout will not respect the character of the proposal site and the relationship of the proposed development to its surroundings;
- v) That, contrary to planning policy **H13**, the amenity of neighbouring residents would be unduly affected by reason of overlooking and loss of daylight;
- vi) That the proposed new housing will not be consistent with the pattern and form of development in the neighbouring area, contrary to planning policy **H15**;
- vii) That, contrary to planning policy **SB2**, the proposed development will adversely affect the character and appearance of the settlement;
- viii) That planning policy **SB2** states 'The district planning authority will refuse development which does not have a form, scale or character in keeping with the surrounding development'; and
- ix) That planning policy **SB2** states 'inappropriate forms of development will be refused'.



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**From:** RM Floods Planning  
**Sent:** 08 April 2016 11:25  
**To:** Planning Admin  
**Subject:** RE: Consultation on Planning Application 0958/16

FAO Gemma Walker

**Demolition of existing dwelling and construction of 22no. new dwellings with 18no. parking spaces to the rear. Creation of new vehicle access from Iliffe Way. 9 Finborough Road, Stowmarket IP14 1PN**

SCC Position

We have no objections to this drainage strategy in principle.

However could the applicant please confirm that in the MicroDriange calcs; the contributing imp. area (0.11ha) includes both the roof area and all the private driveway and parking areas. If not, they should be given the low permeability of the subsoil.

Advisory Notes – the corridor between flats 3 and 4 will be used as an exceedance route towards the local pond – this corridor should remain open at all times. Ideally other flow paths should be allowed through this northern block of flats.

Otherwise the drainage strategy is sound, however I would advise that Anglian Water are consulted regarding the permitted discharge off this site.

Kind Regards

***Steven Halls***

Flood and Water Engineer  
Flood and Water Management  
Resource Management  
Suffolk County Council  
Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX



Your Ref: MS/0958/16  
Our Ref: 570\CON\0861\16  
Date: 11<sup>th</sup> April 2016  
Highways Enquiries to: martin.egan@suffolk.gov.uk

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

Email: Planning.Control@baberghmidsuffolk.gov.uk

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

**For the Attention of:** Gemma Walker

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/0958/16**

**PROPOSAL:** Demolition of existing dwelling and construction of 22no. new dwellings with 18no. parking spaces to the rear. Creation of new vehicle access from Iliffe Way

**LOCATION:** 9, Finborough Road, Stowmarket

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:

The proposed location for the new vehicular access on Iliffe Way conflicts with the existing pedestrian crossing which allows pedestrians to cross Iliffe Way. The applicant will therefore need to remove the existing crossing and provide a replacement crossing point onto Iliffe Way. This will require works to both sides of Iliffe Way to drop the kerbs and to provide the hazard warning tactile paving.

1 AL 1

Condition: The access shall be completed in all respects in accordance with Drawing Number 15-288/020/A as submitted; with an entrance width of 5.0 metres (as shown on the submitted drawing) and be available for use before any dwelling is first occupied. Thereafter it shall be retained in its approved form. At this time all other means of access within the frontage of the application site shall be permanently and effectively "stopped up" in a manner which previously shall have been approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety to ensure the approved layout is properly constructed and laid out and to avoid multiple accesses which would be detrimental to highway safety.

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CONDITION: Before any other development commences the existing dropped kerbs and tactile paving on Iliffe Way associated with the pedestrian crossing shall be relocated to avoid the proposed new vehicular access. The replacement pedestrian crossing point shall be laid out and constructed in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a replacement pedestrian crossing is provided due to the existing crossing conflicting with the new vehicular access location.



## 3 AL 8

Condition: Prior to the new dwellings hereby permitted being first occupied, the new vehicular access onto the Iliffe Way shall be properly surfaced with a bound material for a minimum distance of 20 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.

Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety.

## 4 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.

## 5 G1

Condition: Gates shall be set back a minimum distance of 10 metres from the edge of the carriageway and shall open only into the site and not over any area of the highway.

Reason: In the interests of road safety.

## 6 GPDO 1

Condition: Notwithstanding the provisions of Part 2 Class B of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the access to the site shall be from Iliffe Way only.

Reason: In the interests of highway safety to ensure accesses are located at an appropriate position and/or to avoid multiple accesses which would be detrimental to highway safety.

## 7 P 1

Condition: The use shall not commence until the area(s) within the site shown on Drawing Number 15-288/020/A as submitted for the purposes of 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.

## 8 NOTE 02

Note 2: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense. The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: [www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/](http://www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/)

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

## 9 NOTE 05

Note: Public Utility apparatus may be affected by this proposal. The appropriate utility service should be contacted to reach agreement on any necessary alterations which have to be carried out at the expense of the developer. Those that appear to be affected are all utilities.



## 10 NOTE 12

Note: The existing street lighting system may be affected by this proposal.

The applicant must contact the Street Lighting Engineer of Suffolk County Council, telephone 01284 758859, in order to agree any necessary alterations/additions to be carried out at the expense of the developer.

## 11 NOTE 16

Note: The proposed new access, new pedestrian crossing points and stopping up of the existing site access will be situated within the public highway. Before any works are carried out the applicant will need to enter into a legal agreement with Suffolk County Council as Highway Authority. Suffolk County Council's Area Manager must be contacted at Phoenix House, telephone 01473 341477..

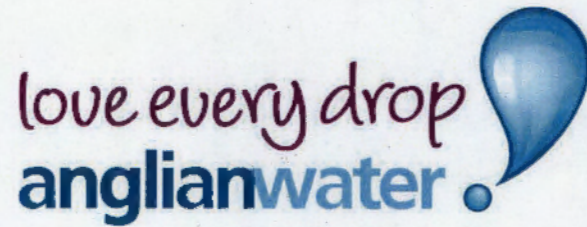
## 12 NOTE 23

Note: A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

Yours faithfully

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





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

AW Reference:	00012686
Local Planning Authority:	Mid Suffolk District
Site:	9 Finborough Road, Stowmarket
Proposal:	Creation of 22 x C3 Dwellings
Planning Application:	0958/16

**Prepared by Alex Thirtle**

**Date 26 April 2016**

If you would like to discuss any of the points in this document please contact me on 01733 414690 or email [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)

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**ASSETS****Section 1 – Assets Affected**

- 1.1 Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

**WASTEWATER SERVICES****Section 2 – Wastewater Treatment**

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

**Section 3 – Foul Sewerage Network**

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

**Section 4 – Surface Water Disposal**

- 4.1 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.

- 4.2 The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is acceptable.

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

**Section 5 – Trade Effluent**

- 5.1 Not applicable
-



**Section 6 – Suggested Planning Conditions**

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

**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.*

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**From:** David Pizzey  
**Sent:** 26 April 2016 10:15  
**To:** Gemma Walker  
**Subject:** 0958/16 9 Finborough Road, Stowmarket.

Gemma

Whilst with sensitive precautionary measures this development might be possible without significant damage to the protected trees, I am not satisfied that the relationship of these dwellings to the trees would provide for acceptable living conditions for future occupiers. The proximity, orientation and scale of the development in relation to the trees is likely to result in pressure to fell or ongoing pruning due to loss of light and nuisance from leaf fall and branch shedding. Such requests will be difficult for the Council to resist and would threaten the value and future of the trees and consequently have a detrimental impact to the character and appearance of the local area. As a result I am unable to support the application in its current form.

If you are minded to recommend approval we will require details to demonstrate the feasibility of an appropriate foundation design and no-dig construction avoiding damage to the trees.

Please let me know if you require any additional information or I can advise further.

Regards

David

**David Pizzey**  
Arboricultural Officer  
Hadleigh office: 01473 826662  
Needham Market office: 01449 724555  
[david.pizzey@baberghmidsuffolk.gov.uk](mailto:david.pizzey@baberghmidsuffolk.gov.uk)  
[www.babergh.gov.uk](http://www.babergh.gov.uk) and [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)  
Babergh and Mid Suffolk District Councils - Working Together



**From:** Kemp, Phil [mailto:Phil.Kemp@suffolk.pnn.police.uk]  
**Sent:** 16 March 2016 11:11  
**To:** 'sam@johnsarchitects.co.uk'  
**Cc:** Planning Admin  
**Subject:** RE your planning proposals for 22 flats at the junction of Finborough Road and Iliffe Way, Stowmarket

I have looked at the plans for this proposed site and I see that they have applied for SBD status, I have not got the SBD application form though, so can I ask has one been submitted and if so can I have a copy please. I take it that they are just applying for part 2 status, **which is a shame as full SBD accreditation is achievable.**

I have concerns that by making the vehicle entrance on Iliffe Way it could cause traffic problems, but as stated in the DAS it will free up any problems by no longer having an entrance/exit on the main road, (the Finborough Road) and hopefully it will bring about more people driving slower in the area, as there is a lot of pedestrian footfall in this area too either to use Asda or as a short cut to go into town.

I see from the DAS that the area to the rear bordering Asda and the rear of the properties looks like it will be fenced off, **I would strongly advise that**, as historically this area by Asda car park has had its fair share of Anti-Social Behaviour (ASB), so if it is not enclosed with 1.8 metre boarded fencing and if there is an access way leading to Asda that would very well lead to problems with ASB recurring. (NH Homes 2014 "**Dwelling Boundaries**" at "**side and rear boundaries**", page 17, para 10.6 refers).

From my point of view, as some of the car parking it states will be underground (in an undercroft) I would like to know what the lighting will be like and how the residents will then go from this parking area to access their homes? Walls and ceilings should have a light colour finish maximising the effectiveness of the lighting, as this will reduce the luminaries required to achieve an acceptable light level. (NH Homes 2014 "**Underground Car parking standards**" page 51, paras 38.1.1 – 38.1.2-4 refers)

I would also like to know more about the main entrance point for vehicles and how it will be secured, will it be via an electronic gate system, with a key fob? (NH Homes 2014 "**External Garage doorsets**" page 51, paras 37.1 – 38.1.3 refers) and that the length of the gate opening and closing period, whilst sufficient is not too long that it would allow an outside offender to tail gate entry.

I would also like to know about the entrance system for the four entrance/exits for the flats. As I say I do not know if this is full or part SBD, however, I would have grave concerns over access, as once in an offender would have all the time in the world to access a number of flats. I would strongly recommend that each communal entrance is secured by an electronic/magnetic locking system that can provide access via each occupant's property, covered by an integral remote camera again linked to each property to provide colour images of the person requesting access, which could either be transmitted via a mobile GSM or Wi-Fi based signal. The Secure by Design



New Homes (NH) 2014, pages 36-38 "**Communal Door Set standards**" at para 24.1-24.13 refers. **I strongly advise against a communal tradesman's button and feel that each occupant should be responsible for allowing restricted access into these main internal areas.**

I would also like to see Twenty-four hour lighting (switched using a photoelectric cell) to communal parts of the flats. To cover the communal entrances, halls, lobbies, landings, corridors, stairwells, underground car parking and entrance/exit points. (NH Homes 2014 "**Dwelling Security lighting**" page 46, para 30.5 refers)

I would also like to see internal communal bin and bicycle stores within the flats having no windows and a securely fitted doorset that meets the same physical specification as 'a front door'. An internal thumb turn mechanism is also recommended to prevent residents being accidentally locked in. (NH Homes 2014 "**Internal Communal Bins and Bicycle Stores**" page 54, para 43.1 refers)

I would also like to see all internal entry doors for each individual apartment have standards independently certified to the same level as that of front doors and that the locking hardware should be operable from both sides of an unlocked door without the use of a key to enable occupants to investigate any emergencies, such as a fire and be able to return to their dwelling to raise the alarm. (NH Homes 2014 "**Flat Entrance Doorsets served off a shared corridor or stairway**" page 39, para 25.1 refers)

All glazing in and adjacent to doors shall be installed with a fire rated laminated glass meeting the requirements of BS EN 356:2000, securely fixed in accordance with the manufacturer's specifications. (NH Homes 2014 "**Glazing in Flat Entrance Doorsets**" page 39, para 25.4 refers)

I would like to see French windows and external glazed double doorsets, meet the same standards as a front door,. (NH Homes 2014 "**French windows and External glazed double doorsets**", page 40 paras 26.1 – 26.2 refers)

I would like to see all ground floor windows incorporating key lockable hardware unless designated as emergency egress routes. (NH Homes 2014 "**Windows**" page 40, paras 28.1 refers)

I would also like to see 13 amp non switched fused spurs, suitable for an alarm system installed in each flat to allow occupants the opportunity to have an alarm fitted. (NH Homes 2014 "**Intruder alarms**" page 47, paras 32.1 – 32.2 refers)

In order to reduce the opportunities for theft by "Bogus Officials", utility metres should where possible be placed on the outside of dwellings where they can't be overlooked. In Multi-occupancy developments the metres should be located on the ground floor between access controlled doors (air-lock system) so that access can be restricted to the meters. . (NH Homes 2014 "**Utilities**" page 47, paras 33.1 – 33.3 refers)

Dusk to dawn energy efficient Luminaries should be incorporated to all outside lighting and access points. All fittings including wiring should be vandal resistant and



located in accessible positions mounted as high as possible to deter criminal attack. (2.4 metres is the preferred minimum height)

I realise that the trees at the front on Finborough Road have a preservation order on them, however, planting of natural vegetation should not impede the opportunity for natural surveillance and must avoid the creation of potential hiding places. I would like to see that these mature trees, have a crown lift with clear stem to a 2 metre height. Similarly, shrubbery should be selected so that, when mature, the height does not exceed 1 metre, thereby ensuring a 1 metre window of surveillance upon approach whether on foot or using a vehicle. (NH Homes 2014 "Planting" page 24, paras 18.1 – 18.4 refers)

On a positive note I like what you have done with the entrance/porchway in putting windows at the sides so that it will allow natural surveillance and not allow an offender to be hidden from view

Phil Kemp  
Designing Out Crime Officer  
Suffolk Coastal  
Felixstowe Police Station  
Suffolk Police  
Suffolk Police via 101 Ext 3313