



STOWUPLAND PARISH COUNCIL
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Clerk: Claire Pizzey
☎ 01449 677005 (10am-noon Tuesdays-Thursdays)
✉ parishclerk@stowuplandpc.co.uk

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

Planningyellow@baberghmidsuffolk.gov.uk

15 May 2020

Dear Vincent,

APPLICATION FOR OUTLINE PLANNING PERMISSION - DC/20/01435

Proposal: Outline Planning Application (All matters reserved) Erection of up to 80 dwellings. **Location:** Land to the South of, Gipping Road, Stowupland, IP14 4AX
Location: Land to the West Of, Thorney Green Road, Stowupland, Stowmarket Suffolk IP14 4BY

The Council recognise that there are benefits for residents of Stowupland which would be very welcome should the Council have full control of Thradstones Meadow.

However, having regard to policies contained within the adopted Stowupland Neighbourhood Plan and to the NPPF both these documents have much greater weight than the future draft Joint Local Plan mentioned by Gladman, whose publication date has been further delayed.

The Council must **OBJECT** to this application for the following reasons:-

- This site is not an allocated site for development in the current Mid Suffolk 5 year housing plan. Nor in the Stowupland Neighbourhood Development Plan 2019. Mid Suffolk currently have in excess of 8000 approved planning applications for new homes as yet to be delivered.
- The proposal is not small scale development and lies outside the settlement boundaries of the Stowupland Neighbourhood Development Plan 2019. The proposal would fail to deliver safe and suitable access for all persons to village services and facilities given its separation from those and its poor service by public transport failing to provide good access for wheelchair users. The proposal would be contrary to policies SNP1 and SNP14 of the Stowupland Neighbourhood Development Plan 2019.
- The proposal would fail to preserve and enhance the quality of the Local Green Space and its setting and would be contrary to policies SNP6 and SNP12 of the Stowupland Neighbourhood Development Plan 2019.
- The cumulative impact of recent and yet to be commenced developments and this application will have a detrimental impact on the village character and landscape setting. As a primary village within an Ancient Plateau Claylands landscape character type, it would be expected that any emerging development should preserve or enhance these landscape characteristics. However, a proposal in this location will negatively impact the rural settlement fringe character.
- It is further development outside of the village settlement boundary in the countryside and using high quality agricultural land.
- This development will further erode the setting of listed building Columbine Hall.
- Concerns that unless the ancient Thradstones Meadow which is part of this application is transferred on suitable terms to the Parish Council, it will lose its character by being over managed which would cause loss of the wildlife and nesting place of skylarks. This Meadow is highlighted in the Neighbourhood Plan as being an important feature that should be protected.

- Whilst the single access onto the A1120 may be considered by the applicant's highway consultant to be adequate for up to 300 homes, the Parish Council has great concerns that there will be long tail backs through the estate at busy times of the day as the A1120 is a very busy road, also most of the vehicles leaving the site will be turning right across a traffic flow. This could lead to a highway hazard as impatient drivers chance getting into a small gap in the traffic. Congestion on A1120 may result in drivers avoiding use of that road by turning left and finding rat runs through unsuitable country lanes.
- Shortage of school places and lack of capacity at Health Centres to accept new patients. Whilst the developers would put money into CIL for further improvements to these facilities, lack of capacity is not being addressed fast enough to keep up with the demand that all the current new housing in the area is placing on the education and health services.
- The Council cannot comment at this time about on the suitability of the informal crossing point at Coop PFS Church Road proposed by Gladman. This is because the Parish Council have employed Suffolk Highways to conduct a feasibility report and recommendation of location and crossing type somewhere in the location of the Coop PFS. We have not as yet received this report.

Yours sincerely

On behalf of Stowupland Parish Council

Claire Pizzey

Mrs Claire Pizzey, Parish Clerk



Historic England

Mr Vincent Pearce
Babergh and Mid Suffolk Councils
Endeavour House
8 Russell Road
IPSWICH
Suffolk
IP1 2BX

Direct Dial: 01223 582738

Our ref: P

15 April 2020

Dear Mr Pearce

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND SOUTH OF GIPPING ROAD, STOWUPLAND, SUFFOLK, IP14 4AX
Application No. DC/20/01435**

Thank you for your letter of 3 October 2018 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

This application seeks outline consent for a residential development of up to 80 dwellings with access, landscape, open space and associated infrastructure on land between to the south of Gipping Road. It would be an extension of the recent development on the east side of Stowupland. The site lies to the south of Columbine Hall, a grade II* listed manor house.

Similar proposals formed the substance of application number DC/18/04357 on which we advised the Council in our letter of 15 October 2018. In that letter we raised concerns that the proposed development could erode the wider rural setting and significance of Columbine Hall and we outlined the significances of the Hall and its setting.

Columbine Hall is the surviving part of a manor house dating from c.1400 and c.1600. A picturesque house it is attractively sited on a moated platform and constructed with a mixture of vernacular materials including rubble flint walling with a



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU
Telephone 01223 58 2749 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



timber framed upper storey and tiled roof. It lies outside the village of Stowupland in a rural setting with a small group of farm buildings and houses to the south. It is reasonable to assume that historically the land around it supported the manor house and so the surviving rural setting is a reminder of how it functioned and contributes to the aesthetic and historic values of the property.

The residential development now under development adjacent to the application site is immediately south of Columbine Hall, opposite the drive to the Hall which leads off Gipping Road. That site and the one now under consideration contribute to the sense of having left the historic settlement and being within the rural landscape which forms the wider setting to the Hall and, as described above, contributes to its significance. The construction of a large residential development on this land would change its character from a rural field to part of the modern village. This would further erode the rural setting of the Hall and the impact of changing the use of the land and visual effect of the development are of concern.

The landscaping belt at the northern edge of the site is important in mitigating this impact, but will only be successful if it effectively screens the housing when approaching the entrance to Columbine Hall along Gipping Road and in views from the north. The belt of landscaping proposed is fairly deep, but we would wish to see an area deep enough that when planted with appropriate native species it is effective even in winter. The current design shows a dense belt of planting fronting the road but a single line of trees behind. We think the depth of planting area should be increased or this whole area used more effectively to create a planting screen.

The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to achieve sustainable development and that protection and enhancement of the historic environment is an overarching objective in this (paragraphs 7 and 8). The significance of listed buildings can be harmed or lost by alteration to them or development in their setting. The NPPF states that clear and convincing justification should be made for any such harm and that 'great weight' should be given to the conservation of listed buildings irrespective of the level of harm caused (paragraphs 193 and 194). This weight and the justification for harm should be especially convincing where harm to buildings of a high grade of listing is concerned. Paragraph 200 also states that the Council should favour those proposals for development which preserve those elements of setting that make a positive contribution to the heritage asset or better reveal its significance.

We have reviewed this application in terms of this policy and consider that development of the application site could result in harm to significance of Columbine Hall through further erosion of its rural setting. We would not, on balance wish to object to the principle of development and paragraph 196 requires the Council to consider any public benefit which might be delivered by the proposals and weigh this against any harmful impact. We leave this matter to the Council but would suggest that the Council carefully consider if the landscaping belt to the northern edge of the site will effectively screen the housing as described above and seek amendment of this detail to achieve this.



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Telephone 01223 58 2749 HistoricEngland.org.uk

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Recommendation

Historic England has concerns regarding the application on heritage grounds. We would not, on balance, wish to object to the principle of development but would suggest that the Council also consider if the landscaping belt to the northern edge of the site will be effective in screening the development, and seek amendments as appropriate.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 7, 8, 193 and 194 of the NPPF. In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

David Eve
Inspector of Historic Buildings and Areas
e-mail: david.eve@historicengland.org.uk



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Telephone 01223 58 2749 HistoricEngland.org.uk

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Developments Affecting Trunk Roads and Special Roads
Highways England Planning Response (HEPR 16-01)
Formal Recommendation to an Application for Planning Permission

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

To: Mid Suffolk District Council

CC: growthandplanning@highwaysengland.co.uk

Council's Reference: DC/20/01435

Referring to the planning application referenced above, dated 9 April 2020, application for the erection of up to 80 dwellings, Land to the south of Gipping Road, Stowupland, Stowmarket, Suffolk, notice is hereby given that Highways England's formal recommendation is that we:

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

Highways Act Section 175B ~~is~~ is not relevant to this application.¹

¹ Where relevant, further information will be provided within Annex A.

Date: 28 April 2020

Signature:

Name: Mark Norman

Position: Spatial Planning Manager

Highways England:

Woodlands, Manton Lane
Bedford MK41 7LW

mark.norman@highwaysengland.co.uk

Annex A Highways England recommended no objection

HIGHWAYS ENGLAND has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

This response represents our formal recommendations with regards to DC/20/01435 and has been prepared by Simon Wilison.

Highways England have reviewed the Transport Assessment (dated April 2020) which has been prepared by Transport Planning Associates and a Framework Travel Plan (not dated), both of which have been prepared on behalf of Gladman for a proposed 80 dwellings on Land South of Gipping Road, Stowupland.

Highways England is aware of a previous planning application for 70 dwellings on the same site which was refused planning permission and for which we did not raise any objection to. The Transport Assessment which has been prepared for the new planning application sufficiently demonstrates the differences between the old and new applications. We note the assessment is limited to the local road network however the trip generation and trip assignment assumptions are considered reasonable. Therefore the estimated number of development trips predicted to route on the A1120 via A14 Junction 50 is very low and therefore unlikely to result in any adverse impact on the SRN.

The Framework Travel Plan provides a reasonable basis for encouraging more sustainable travel, building upon the measures brought forward as part of the adjoining Trinity Meadows site.

On this basis, Highways England therefore offers a No Objection response to this planning application.



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: 157794/1/0081852

Local Planning Authority: Mid Suffolk District

Site: Land To The South Of Gipping Road
Stowupland Stowmarket Suffolk IP14 4AX

Proposal: Outline Planning Application (All matters reserved) Erection of up to 80 dwellings

Planning application: DC/20/01435

Prepared by: Pre-Development Team

Date: 14 April 2020

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

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

Section 4 - Surface Water Disposal

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

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

From: GHI Floods Planning

Sent: 29 June 2020 14:38

To: BMSDC Planning Area Team Yellow

Cc: Vincent Pearce

Subject: 2020-06-29 JS reply Land To The South Of , Gipping Road, Stowupland, IP14 4AX Ref DC/20/01435

Dear Vincent Pearce,

Subject: Land To The South Of , Gipping Road, Stowupland, IP14 4AX Ref DC/20/01435

Suffolk County Council, Flood and Water Management have reviewed application ref DC/20/01435.

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

- Location Plan Ref 8193-L-01
- Phase I Geo-Environmental Report Ref SHF.1132.157.GE.R.001.A
- Flood Risk Assessment (FRA) Ref SHF.1132.157.HY.R.001.C
- Indicative Qbar Basin Ref SHF.1132.157 rev P03

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

1. Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be in accordance with the approved FRA and include:
 - a. Dimensioned plans and drawings of the surface water drainage scheme;
 - b. Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
 - c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Qbar or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
 - d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
 - e. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
 - f. Topographical plans depicting all exceedance flow paths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;
 - g. Details of the implementation, maintenance and management of the strategy for the disposal of surface water on the site;
 - h. 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:

- i. Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-
 1. Temporary drainage systems
 2. Measures for managing pollution / water quality and protecting controlled waters and watercourses
 3. Measures for managing any on or offsite flood risk associated with construction
- i. Details of the maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority.

The scheme shall be fully implemented as approved.

Reasons: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development. To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater. To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-development-and-flood-risk/construction-surface-water-management-plan/>

2. Within 28 days of completion of the last dwelling hereby permitted, details of all Sustainable Urban Drainage System components and piped networks have been 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 that the Sustainable Drainage System has been implemented as permitted and that 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/>

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 may be 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
Suffolk County Council
Growth, Highway & Infrastructure

Your ref: DC/20/01435/OUT
Our ref: Stowupland, Land South of
Gipping Road, IP14 4AX. Matter No:
60030



Date: 4 May 2020
Enquiries to: Ruby Shepperson
Tel: 01473 265063
Email: Ruby.Shepperson@suffolk.gov.uk

By e-mail only:
planningyellow@baberghmidsuffolk.gov.uk

Dear Vincent,

Stowupland: land south of Gipping Road, IP14 4AX – developer contributions

I refer to the proposal: outline planning application – (all matters reserved) Erection of up to 80 dwellings.

I set out below Suffolk County Council's position, which provides our infrastructure requirements associated with the development proposed.

Summary of infrastructure requirements:

	Education	Capital Contribution
CIL	- Secondary school expansion	£318,332.00
CIL	- Sixth form expansion	£68,214.00
CIL	Libraries improvements	£17,280.00
CIL	Waste improvements	£8,800.00
	Education	
S106	- Primary new build	£392,220.00
S106	Pre-School new build	£137,277.00
S106	Transport	Tbc by Sam Harvey – SCC Senior Development Management Engineer

This letter sets out the infrastructure requirements which arise, most of which will be covered by the district's CIL funding apart from pre-school and primary school contributions to be secured by S106.

Paragraph 56 of the National Planning Policy Framework (NPPF) 2019 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 council 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.

Community Infrastructure Levy

Mid Suffolk District Council adopted a CIL Charging Schedule on 21st January 2016 and will charge CIL on planning permissions granted from 11th April 2016.

New CIL Regulations were laid before Parliament on 4 June 2019. These Regulations (Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019) came into force on 1 September 2019 (“the commencement date”). Regulation 11 removes regulation 123 (pooling restriction and the CIL 123 List in respect of ‘relevant infrastructure’).

This consultation response mainly deals with the need to address pre-school and primary school mitigation directly arising from the cumulative impacts of developer-led housing growth in the locality. The County Council’s view is that appropriate mitigation should be secured by way of a Section 106 planning obligation.

Ideally, the County Council would like to see a plan-led approach to housing growth in the Stowupland locality, which would also identify the infrastructure requirements based on cumulative growth. The risk here is that individual developer-led applications are granted planning permission without proper consideration being given to the cumulative impacts on essential infrastructure including pre-school and primary school provision. To not consider and address the cumulative impacts of growth will result in a sub-optimal outcome for education provision in the Stowupland locality – this would be contrary to the principles of delivering sustainable development, which is the golden thread running through the NPPF. There are numerous ‘hooks’ within the NPPF which support the county council’s position.

The Babergh and Mid Suffolk Joint Local Plan Preferred Options document was published in July 2019. The merits of this development proposal must be considered against this emerging document, plus other local planning policies and the NPPF.

In paragraph 187 of the NPPF it states *“Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to*

approve applications for sustainable development where possible. Local planning authorities should

work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.” The county council’s positive solution to addressing the unacceptable impacts of the proposed development on education infrastructure is to secure a planning obligation to mitigate the harm arising in respect of pre-school and primary education provision.

And in paragraph 17 of the NPPF it states, “*Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking.*” One of these 12 principles say that planning should “*take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.*” The strategy of delivering a new pre-school and primary school in the Stowupland locality to meet local needs ensures that housing growth, including this proposed development, is sustainable in respect of the NPPF and local plan policies.

The current planning applications and schemes in the Stowupland locality currently on our radar include:

- a) Reference DC/20/01435, site allocation (LA079) – this scheme – application for 80 dwellings.
- b) Stowupland, Land at Church Road – approved scheme of 10 dwellings.
- c) Stowupland, Land West of Thorney Green Road – approved scheme of 160 dwellings.
- d) Stowupland, Church Road, site allocation (LA077)– approved scheme of 18 dwellings.
- e) Land between Gipping Road and Church Road– approved scheme of 175 dwellings.
- f) Stowupland, Land South of Stowmarket Road – site allocation (LA078) for 300 dwellings.
- g) Stowupland, Land North of B1115 – site allocation (LA100) for 143 dwellings.
- h) Refer to the Joint Local Plan Preferred Options, Part 3 – Mid Suffolk Settlement Maps P – Z.
- i) The above gives a cumulative total of at least 886 dwellings in the locality. Based on our standard methodology of 25 primary-age pupils for every 100 dwellings that generates the need for a 210-place primary school.

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

- 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 (DfE) publication 'Securing developer contributions for education' (November 2019), which should be read in conjunction with the Planning Practice Guidance (PPG) advice on planning obligations [revised September 2019]. Paragraph 19 of the DfE guidance 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 and temporary school provision before a permanent new school opens within a development site".

In paragraph 15 of the DfE guidance 'Securing developer contributions for education' it says, "We advise that you base the assumed cost of mainstream school places on national average costs published annually in the DfE school place scorecards. This allows you to differentiate between the average per pupil costs of a new school, permanent expansion or temporary expansion, ensuring developer contributions are fairly and reasonably related in scale and kind to the development. You should adjust the national average to reflect the costs in your region, using BCIS location factors".

The most recent scorecard is 2018 and the national average new build cost per pupil for primary schools is £19,611. The most recent (March 2019) BCIS location factor for the East of England, which includes Suffolk, is 100. When applied to the national new build cost (£19,611 x 1.00) produces a total of £19,611 per pupil for new build primary schools.

The most recent scorecard is 2018 and the national average school expansion build cost per pupil for secondary schools is £22,738. The most recent (March 2019) BCIS location factor for the East of England, which includes Suffolk, is 100. When applied to the national expansion build cost (£22,738 x 1.00) produces a total of £22,738 per pupil for permanent expansion of secondary schools. The DfE guidance in paragraph 16 says, "further education places provided within

secondary school sixth forms will cost broadly the same as a secondary school place”.

School level	Minimum pupil yield:	Required:	Cost per place £ (2020/21):
Primary school age range, 5-11:	20	20	£19,611
High school age range, 11-16:	14	14	£22,738
Sixth school age range, 16+:	3	3	£22,738

Total education contributions:	£778,766.00
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The local schools are Freeman CP and Stowupland High School (ages 11-18).

Due to the current uncertainty over the scale, location, and distribution of housing growth in the locality it is presently not clear what the most sustainable approach for primary school provision is, but nonetheless:

- a) Freeman CP is the catchment and nearest Primary school. The provision is already exceeding capacity and future pressures on the school are likely to increasingly continue with the forthcoming growth in the area. Thus, there are no available surplus places for the 20 pupils set to arise from this matter. There are plans for expansion to Freeman CP, though a clear strategy for this is not identified at this moment in time.
- b) Space for this provision has been reserved in accordance with another site, referenced in the Joint Local Plan’s ‘Preferred Options’ as site allocation LA078. On the basis of cumulative housing growth coming forward in Stowupland, contributions for a new primary school provision are necessary.
- c) Section 106 developer funds will be sought to pay for the above.
Therefore, a **S106** contribution of $(20 \text{ pupils} \times £19,611) = £392,220$.

Stowupland High School is the catchment secondary and sixth. There is a project currently on site which involves rebuilding the main high school building and refurbishment of the sixth form, which is anticipated to be completed this year. The pupil numbers at Stowupland High School are already exceeding permanent and 95% capacity for provisional net capacity numbers. In addition to this, there is an increasing forecast trend. Therefore, there are no available surplus places for the 17 pupils arising from this proposed matter. On this basis, at Secondary level a CIL contribution of $(14 \text{ pupils} \times £22,738) = £318,332$ is sought. At Sixth level a CIL contribution of $(3 \text{ pupils} \times £22,738) = £68,214$ is sought.

2. **Pre-school provision.** Provision 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.

This matter is in the Stowupland Ward. When approved planning applications are considered, there is a deficit of places in the ward. The need for provision in the area is identified in the BMSDC Joint Local Plan. Site allocations in Stowupland (including sites, LA077, LA078 and LA100) reference the requirement for contributions towards pre-school. The strategy is to deliver a new Early Years setting collocated with the new primary school in accordance with site allocation LA078. Section 106 developer funds will be sought to pay for the above. On this basis, an Early Years **S106** new build cost contribution of (7 FTEs x £19,611) = £137,277 would be sought to go towards the new Early Years setting.

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 further 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 and cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 agreements as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278.

Suffolk County Council FAO Sam Harvey will coordinate a response.

Suffolk County Council, in its role as a 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 2019).

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. £17,280 which will be spent on improving services and outreach at Stowmarket 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 (3 x £3,000) = £90,000 per 1,000 people or £90 per person for library space. Assumes average of 2.4 persons per dwelling.

Libraries CIL contribution:	£17,280.00
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6. Waste. All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government’s ambition to work towards a more sustainable and efficient approach to resource use and management.

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

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

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

Every additional dwelling potentially accessing already busy Stowmarket Recycling Centre is exacerbating the need for a new Recycling Centre. This is becoming a more urgent priority for the Waste Service as the likely cost of a new Recycling Centre is £3.35m. This is a priority site in the Waste Infrastructure Strategy and budget will be identified for this purpose. However, the Waste Service would expect contributions of £110 per household from any significant development in this area.

- 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.** A consultation response will be coordinated by Suffolk County Council FAO Jason Skilton.
- 9. 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 for the reimbursement of its own legal costs, whether or not the matter proceeds to completion.
- 13. Monitoring Fee.** The new CIL Regs allow for charging of monitoring fees. In this respect the county council charges £412 for each trigger point in a planning obligation, payable upon commencement.

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

This development will mitigate its impact by contributing via both s106 and CIL as per the summary table on page 1. Site-specific matters identified by SCC services directly will also need to be secured by way of a planning obligation or planning conditions.

Yours sincerely,

Ruby Shepperson
Planning Officer
Growth, Highways & Infrastructure Directorate – Strategic Development

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

Your Ref:DC/20/01435
Our Ref: SCC/CON/2020/20
Date: 3 June 2020
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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: Vincent Pearce

Dear Vincent,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/20/01435

PROPOSAL: Outline Planning Application (All matters reserved) Erection of up to 80 dwellings.

LOCATION: Land To The South Of , Gipping Road, Stowupland, Stowmarket Suffolk IP14 4AX

ROAD CLASS:

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:

We have reviewed the technical note recently supplied with this application, the summary of our findings are as follows:

- We acknowledge the comment regarding the 'inconsistent approach' from SCC regarding trip rates; we want to ensure we have robust evidence and be assured the junctions will operate within capacity. Also, the Ashes Farm development mentioned in previous response is part of an allocated site so will be part of TEMPRO growth so will not need to be included as committed development. By applying the SCC trip rate for rural areas, there is only a difference of 6 vehicles in the peak period so these are unlikely to change the modelling results.
- We note the RFC of 0.88 occurs only within two fifteen minute time periods during the AM peak hour at A1120/B1115 junction and the result isn't for the entire peak hour so not a capacity concern. However, we understand the developer is willing to contribute towards improvements at the junction to improve capacity, reduce delays and improve pedestrian/cycle facilities.
- The developer has indicated they are willing to improve the footway where possible on A1120 between the site access and B1115 junction and supply a controlled crossing point adjacent to the shop near Thorney Green; these works will be completed as part of the s278 agreement with SCC.

With the proposed mitigation and contributions for highway improvements, we consider the proposal would not have an adverse impact on the public highway with regard to congestion, safety or parking. Therefore, the County Council as Highways Authority, does not wish to restrict the grant of permission.

Taking all the above into account, it is our opinion that this development would not have a severe impact (NPPF para 109) therefore we do not object to the proposal.

CONDITIONS

Should the Planning Authority be minded to grant planning approval the Highway Authority in Suffolk would recommend they include the following conditions and obligations:

HW 1 - Condition: Prior to commencement of any works (save for site clearance and technical investigations) details of the controlled pedestrian crossing and highway improvements (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing to the Local Planning Authority in consultation with Local Highway Authority. The details as agreed shall be delivered in accordance with a timetable for improvement which shall have been submitted to and agreed in writing by the LPA concurrent with the said details.

Reason: To ensure that design highway improvements/footways are constructed to an acceptable standard.

ER 1 - Condition: Prior to commencement of any works, (save for site clearance and technical investigations) 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 in consultation with Local Highway Authority.

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

To ensure the main Travel Plan measures are secured the following conditions are required:

TP1 Condition: Within one month of the first occupation of any dwelling, the occupiers of each of the dwellings shall be provided with a Residents Travel Pack (RTP). Not less than 3 months prior to the first occupation of any dwelling, the contents of the RTP shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and shall include walking, cycling and bus maps, latest relevant bus and rail timetable information, car sharing information, home working information, personalised Travel Planning and a multi-modal travel voucher.

Reason: In the interest of sustainable development as set out in the NPPF, and core strategy objectives SO3 and SO6 of the Mid Suffolk Core Strategy Development Plan Document (2008) and Core Strategy Focused Review (2012).

TP2 Condition: Before the development hereby permitted is occupied full details of the electric vehicle charging points to be installed in the development shall have been submitted to the Local Planning Authority and approved in writing.

Reason: To ensure that the development makes adequate provision for electric vehicle charging points to encourage the use of electric vehicles in accordance with paragraph 3.4.2 of the Suffolk Guidance for Parking and paragraph 110 of the National Planning Policy Framework.

P 2 - Condition: Before the development is commenced details of the areas to be provided for the manoeuvring and parking of vehicles including electric vehicle charging units and secure cycle storage 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 and used for no other purpose.

Reason: To enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety.

B 2 - Condition: Before the development is commenced details of the areas to be provided for storage and presentation 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.

S106 CONTRIBUTIONS

A contribution of £50,000 is requested from the developer for highway mitigation scheme for improvements to A1120/B1115 to increase capacity and reduce delays for traffic and improve footways at this junction.

NOTES

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.

The Resident Travel Pack should be produced in accordance with Suffolk County Council's Travel Plan Guidance - (www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/information-for-developers)

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.

Yours sincerely,

Samantha Harvey
Senior Development Management Engineer
Growth, Highways and Infrastructure

From: Highways PROW Planning
Sent: 18 May 2020 15:17
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Cc: Highways PROW Planning
MSDC Planning Consultation Request - DC/20/01435

PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE

REF: DC/20/01435

Thank you for your consultation concerning the above application.

The proposed site does contain public rights of way (PROW): Stowupland Public Footpath 54A, Public Footpath 54 and Public Footpath 53. The Definitive Map for Stowupland can be seen at: <https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Stowupland.pdf> A more detailed plot of public rights of way can be provided. Please contact DefinitiveMaps@suffolk.gov.uk for more information. Note, there is a fee for this service.

We accept this proposal and ask that the following is taken into account:

1. PROW are divided into the following classifications:

- Public Footpath – only for use on foot or with a mobility vehicle
- Public Bridleway – use as per a public footpath, and on horseback or by bicycle
- Restricted Byway – use as per a bridleway, and by a ‘non-motorised vehicle’, e.g. a horse and carriage
- Byway Open to All Traffic (BOAT) – can be used by all vehicles, in addition to people on foot, mobility vehicle, horseback and bicycle

All currently recorded PROW are shown on the Definitive Map and described in the Definitive Statement (together forming the legal record of all currently recorded PROW). There may be other PROW that exist which have not been registered on the Definitive Map. These paths are either historical paths that were not claimed under the National Parks and Access to the Countryside Act 1949 or since, or paths that have been created by years of public use. To check for any unrecorded rights or anomalies, please contact DefinitiveMaps@suffolk.gov.uk.

2. The applicant, and any future owners, residents etc, must have private rights to take motorised vehicles over a PROW other than a BOAT. To do so without lawful authority is an offence under the Road Traffic Act 1988. Any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy. We do not keep records of private rights and suggest that a solicitor is contacted.

3. The granting of planning permission IS SEPARATE to any consents that may be required in relation to PROW. It DOES NOT give authorisation for structures such as gates to be erected on a PROW, or the temporary or permanent closure or diversion of a PROW. Nothing may be done to close, alter the alignment, width, surface or condition of a PROW, or to create a structure such as a gate upon a PROW, without the due legal process being followed, and permission being granted from the Rights of Way & Access Team as appropriate. Permission may or may not be granted depending on all the

circumstances. To apply for permission from Suffolk County Council (as the highway authority for Suffolk) please see below:

- To apply for permission to carry out work on a PROW, or seek a temporary closure – <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/rights-and-responsibilities/> or telephone 0345 606 6071. PLEASE NOTE that any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy.
- To apply for permission for structures such as gates to be constructed on a PROW – contact the relevant Area Rights of Way Team - contact the relevant Area Rights of Way Team <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> or telephone 0345 606 6071.
- To apply for permission for a PROW to be stopped up or diverted within a development site, the officer at the appropriate borough or district council should be contacted at as early an opportunity as possible to discuss the making of an order under s257 of the Town and Country Planning Act 1990 - <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> PLEASE NOTE that nothing may be done to stop up or divert the legal alignment of a PROW until the due legal process has been completed and the order has come into force.

4. Under Section 167 of the Highways Act 1980 any structural retaining wall within 3.66 metres of a PROW with a retained height in excess of 1.37 metres, must not be constructed without the prior written approval of drawings and specifications by Suffolk County Council. The process to be followed to gain approval will depend on the nature and complexity of the proposals. Construction of any retaining wall or structure that supports a PROW or is likely to affect the stability of the PROW may also need prior approval at the discretion of Suffolk County Council. Applicants are strongly encouraged to discuss preliminary proposals at an early stage.

5. Any hedges adjacent to PROW must be planted a minimum of 1 metre from the edge of the path in order to allow for annual growth and cutting, and should not be allowed to obstruct the PROW. Some hedge types may need more space, and this should be taken into account by the applicant. In addition, any fencing should be positioned a minimum of 0.5 metres from the edge of the path in order to allow for cutting and maintenance of the path, and should not be allowed to obstruct the PROW.

6. There may be a requirement to enhance the PROW network relating to this development. If this is the case, a separate response will contain any further information.

In the experience of the County Council, early contact with the relevant PROW officer avoids problems later on, when they may be more time consuming and expensive for the applicant to address. More information about Public Rights of Way can be found at www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/.

Thank you for taking the time to consider this response.

Public Rights of Way Team
Growth, Highways and Infrastructure
Suffolk County Council

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

Philip Isbell
Corporate Manager - Development Manager
Planning Services
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich IP1 2BX

Enquiries to: Gemma Stewart
Direct Line: 01284 741242
Email: Gemma.Stewart@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2020_01435
Date: 16th April 2020

For the Attention of Vincent Pearce

Dear Mr Isbell

**Planning Application DC/20/01435 - Land to the South of Gipping Road, Stowupland:
Archaeology**

This site lies in an area of known archaeology, recorded in the County Historic Environment Record. Recent archaeological investigations on the adjacent development site have identified the remains of medieval settlement activity including a ditched enclosure, pits and ditches, shown to be continuing into the proposed new development area (SUP 035). As a result, there is high potential for encountering additional below ground heritage assets of medieval date at this location. However, as this site has never been the subject of systematic archaeological investigation, there is also high potential for previously unidentified archaeological remains of other dates to be present. The proposed development would cause significant ground disturbance that has potential to damage or destroy any below ground heritage assets that exist.

We have commented on this application area in recent years. We would recommend that the same archaeological condition is placed on the development as was recommended for prior application (DC/18/04357) within the same bounds, that is:

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 199), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

In this case the following two conditions would be appropriate:

1. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment
- c. Provision to be made for analysis of the site investigation and recording
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

2. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

REASON:

To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2018).

INFORMATIVE:

The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.

I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Mid Suffolk District Council, the Conservation Team of SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological mitigation. In this case, an archaeological evaluation will be required to establish the potential of the site and decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation.

Further details on our advisory services and charges can be found on our website: <http://www.suffolk.gov.uk/archaeology/>

Please do get in touch if there is anything that you would like to discuss or you require any further information.

Yours sincerely,

Gemma Stewart

Senior Archaeological Officer
Conservation Team

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: DC/20/01435
Our Ref: FS/F221422
Enquiries to: Water Officer
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 28/04/2020

Dear Sirs

Land south east of Gipping Road, Stowupland IP14 4AX
Planning Application No: DC/20/01435
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

Water Officer

Suffolk Fire and Rescue Service

Enc: Hydrant requirement letter

Copy: Gladman Developments Ltd, Gladman House, Alexandria Way, Congleton
CW12 1LB

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: DC/20/01435
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: 28 April 2020

Planning Ref: DC/20/01435

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land south east of Gipping Road, Stowuplands IP14 4AX
DESCRIPTION: 80 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

Water Officer

Suffolk Fire and Rescue Service

OFFICIAL

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Vincent Pearce – Principal Planning Officer

From: Sacha Tiller - Housing Enabling Officer – Strategic Housing

Date: 20th April 2020

Application Ref: DC/20/01435

Proposal: Outline Planning Application (All matters reserved) - Erection of up to 80 dwellings.

Location: Land to The South Of, Gipping Road, Stowupland, Stowmarket, Suffolk, IP14 4AX.

Key Points

1. Background Information

An outline development proposal for up to 80 residential dwellings. Previous outline application DC/18/04357 was for up to 70 dwellings and refused on the 6/2/2020.
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This is an open market development and based on 80 units should offer 28 affordable housing dwellings = 35% policy compliant position.
--

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.
- 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. 690 applicants registered for affordable housing in Mid Suffolk as at January 2020.

3. Preferred Mix for Open Market homes.

3.1 There is a strong need for homes more suited to the over 55 age bracket within the district and supply of single storey bungalows or 1.5 storey chalet bungalows has been very limited over the last 10 years in the locality.

3.2 There is growing evidence that housebuilders need to address the demand from older people who are looking to downsize or right size and still remain in their local communities. Currently 1 in 5 people in Suffolk are aged 65 or over, by 2030 this figure would have increased to 1 in 3 people.

3.3 The 2019 SHMA sets out the supply of owner-occupied sector housing needed to meet household needs over the emerging Joint Local Plan Period. Table 4.4e shows the number of different sized homes required:

Size of home	Current size profile	Size profile 2036	Change required	% of change required
One bedroom	707	1,221	515	7.2%
Two bedrooms	5,908	8,380	2,472	34.4%
Three bedrooms	13,680	15,784	2,104	29.3%
Four + bedrooms	12,208	14,303	2,096	29.2%
Total	32,502	39,688	7,186	100.0%

3.4 Furthermore, the **2014 Suffolk Housing Survey** shows that, across Mid Suffolk district:

- 12% of all existing households contain someone looking for their own property over the next 3 years (mainly single adults without children). The types of properties they are interested in are flats / apartments, and smaller terraced or semi-detached houses.
- Although this is not their first preference, many accept that the private rented sector is their most realistic option.
- 25% of households think their current property will not be suitable for their needs in 10 years' time.
- 2 & 3 bed properties are most sought after by existing households wishing to move.
- Suitable housing options for more elderly people are less available within the current housing stock. 6% of all households have elderly relatives who may need to move to Suffolk within the next 3 years.
- It is recommended that a broad mix of dwellings are provided incorporating 2, 3 and 4 bedrooms.

- It would be preferable if a minimum of 10% of the proposed developed comprised of 2 bedroomed 3-4 person bungalows in the areas of open market and affordable housing to meet the current housing need.

4. Preferred mix for Affordable Housing

4.1 This site is a S106 planning obligation site so the affordable housing provided will be to meet district wide need hence the **690** applicants registered is the important number.

4.2 The Stowupland neighbourhood Plan adopted in June 2019 includes housing policies within the document. Section 9.5 seeks 35% and 10% home ownership products, which is consistent with the 2019 NPPF and the Council's position.

4.3 In line with current local policy, affordable rented and shared ownership units are the preferred affordable housing options to meet local housing needs. SNP5 refers to Local Lettings policy in regard to rural exception sites. This application is not a RES but there is an acknowledged local need for housing within the parish of Stowupland, therefore in the event this application is approved it is proposed that a proportion of the 28 affordable dwellings are prioritised for those with a qualifying local connection to Stowupland. The proportion to be agreed based on the number of applicants registered with a housing need at the time the application is considered by the Planning Committee.

4.4 The following affordable housing mix is recommended:

Affordable Rent:

- 4 x 1b x 2p houses @ 58sqm
- 2 x 2b x 4p bungalows @ 70sqm
- 10 x 2b x 4p houses @ 79sqm
- 4 x 3b x 5p houses @ 93sqm

Total: 20

Shared Ownership:

- 5 x 2b x 4p houses @ 79sqm
- 3 x 3b x 5p houses @ 93sqm

Total: 8

It is recommended that no flats are built for affordable rent or shared ownership on this site. This decision has been made in light of the adjoining site APP/W3520/W/15/3139543 where permission has been granted via appeal for 34 flats – (16 x 1b2p flats and 8 x 2b4p flats 'open market' and (10 x 1b2p 'affordable

rent' flats). From a housing management point of view, it is not good practise to have high numbers of 1 bed flats on any development.

5. Other requirements for affordable homes:

- Properties must be built to the Housing Standards Technical guidance NDSS March 2015.
- The Council is granted 100% nomination rights to all the affordable units on first lets and 100% of relets in perpetuity.
- For all shared ownership dwellings applicants must be registered with the Suffolk Homebuy agency (Radian Housing Association).
- **Standard trigger points for the delivery of the affordable housing – this will then be included automatically in the instruction from planning to shared legal services that it needs to be in the S106 agreement as a matter of course.**
- **(a)** not Occupy or permit Occupation of more than fifty per cent (50%) (rounded up to the nearest whole Dwelling) Market Housing Units in each Phase until fifty per cent (50%) of the Affordable Housing Units for that Phase have been constructed and are ready for Occupation and have been transferred to the Registered Provider; and
- **(b)** not Occupy or permit Occupation of more than eighty per cent (80%) (rounded up to the nearest whole Dwelling) Market Housing Units in each Phase until all of the Affordable Housing Units for that Phase have been constructed and are ready for Occupation and have been transferred to the Registered Provider
- Initial share purchases for shared ownership dwellings to be capped at 70%.
- The affordable units to be constructed 'tenure blind' and must not be in clusters of more than 15 dwellings. The affordable homes should be distributed across the different phases of the development.
- Adequate parking provision is made for the affordable housing units and cycle storage/sheds.

Julie Abbey-Taylor, Strategic Housing Team Manager.

Consultation Response Pro forma

1	Application Number	DC/20/01435 Land to the South of Gipping Road, Stowupland	
2	Date of Response	04/05/2020	
3	Responding Officer	Name:	Karolien Yperman
		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>Based on the limited amount of information submitted with this outline application, the proposed development would likely be considered to cause a</p> <ul style="list-style-type: none"> • Very low level of less than substantial harm to a designated heritage asset because the development would further erode the wider rural setting of Columbine Hall. <p>This harm should be weighed up against public benefits as per para. 196 of the NPPF.</p>	
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>This is an outline application for up to 80 dwellings in the wider setting of the Grade II* listed Columbine Hall. The site is also within the wider setting of the Grade II listed Holy Trinity Church, Appleton Pendle Cottage, The Thatch and Two Flanking Cottages, Barn Cottages and Foxglove Barn, and Stowupland Hall. The heritage concern relates to the impact of the proposal on the setting of Columbine Hall, as it is unlikely to impact the settings of the other above-mentioned heritage assets.</p> <p>This application follows a previous application (DC/18/04357). Note the Heritage Team's comments on that application:</p> <p><i>The impact of the residential development of the agricultural land between Gipping Road and Church Road was the subject of a recent application on the land to the west of the application site (3112/15). During the subsequent appeal, the field in question was considered to make a minor contribution to the setting of Columbine Hall by the Appeal Inspector. The Inspector concluded that with the proposed green buffer zone between the proposed dwellings and Gipping Road, the degree of harm of the development on the setting and therefore the significance of the listed building would be very low.</i></p> <p><i>Residential development of the current application site would continue the spread of suburban development on</i></p>	

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		<p><i>the rural edge of Stowupland. In terms of impact of heritage assets, the Heritage Team agree with Historic England that the cumulative impact of the loss of more agricultural land would lead to the erosion of the rural character of the area, which forms a part of the setting of Columbine Hall.</i></p> <p><i>Based on the available information and the previous assessment of the adjacent site, we would consider that the proposed development has the potential to cause a low level of less than substantial harm to the significance of Columbine Hall, by diminishing the rural character of its wider setting.</i></p> <p><i>Should the potential harm be considered outweighed by public benefits in the planning balance, we would expect special consideration to be given to the boundary treatment of the site, in order to minimise the impact of the development on the rural character of the area. We would recommend that the landscaped zone on the northern edge of the site is increased in depth, as was required on the adjacent site.</i></p> <p>This current application has increased the maximum number of dwellings from 70 to 80, however the previous comments regarding boundary treatment appear to have been taken into account. The Development Framework drawing shows that the landscaped border on the northern boundary of the site has been increased in depth, and a landscaped edge is now also shown on the eastern boundary. The harm previously identified has therefore been reduced.</p> <p>In conclusion, the proposed development would likely be considered to cause a very low level of less than substantial harm to the significance of Columbine Hall, as it would further erode its wider rural setting. The proposal would therefore not meet the requirements of section 66 of the P(LBCA)A 1990, nor the policies within the NPPF or the Local Plan. The harm identified should be weighed up against public benefits as per para. 196 of the NPPF.</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</p>	<p><i>Decision-takers should be mindful of the specific legal duties of the local planning authority with respect to the special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, as set out in section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</i></p>

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	any requests are proportionate	
7	Recommended conditions	

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

From: BMSDC Public Realm Consultation Mailbox Sent: 16 April 2020 10:20

To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>

Subject: RE: MSDC Planning Consultation Request - DC/20/01435

The Public Realm Team do not object to this development. The protection of Thradstones Meadow as public open space and its transfer to public ownership is welcomed. It would be anticipated that this open space be transferred to the Parish Council as its value is predominantly local. Further comments on the more detailed plans would be anticipated.

Regards

Dave Hughes
Public Realm Officer

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@baberghmidsuffolk.gov.uk>

Sent: 21 April 2020 15:17

To: Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>; BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>

Subject: DC/20/01435

Environmental Health -

Noise/Odour/Light/Smoke

APPLICATION FOR OUTLINE PLANNING PERMISSION - DC/20/01435

Proposal: Outline Planning Application (All matters reserved) Erection of up to 80 dwellings.

Location: Land To The South Of , Gipping Road, Stowupland, Stowmarket Suffolk IP14 4AX

Thank you for consulting me on the above application.

Having studied the submitted documents Environmental Protection have no objections in principle. However as the acoustic assessment was a desktop screening report where the conclusion in section 6 of the Miller Goodhall Ltd report: 101818_V4 is that a noise assessment is not necessary and the existing nearby noise sources are not likely to have a significant impact on the development, I ask that the following is conditioned.

- The Final layout of the scheme should be designed to ensure that the internal and external noise levels of all residential premises are within the BS 8233:2014 criterion for both internal ambient noise levels and those for outdoor amenity spaces. I would suggest that a condition requiring pre-occupation independent testing would be required to ensure that the WHO and BS8233 internal values, as described within sections 4.5 and 4.6 of the Miller Goodhall Ltd report: 101818_V4 are met.

I would also require a Construction method statement to be submitted by way of condition as follows:

- No development shall commence until a Construction and Environmental Management Plan (CEMP), to cover both site clearance and construction phases of the development, has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall be undertaken in accordance with best practice guidelines and BS: 5228:2009 + A1:2014 (and any revisions thereof). The plan shall include details of:
 - the timing of development for the overall construction period,

- means of access, traffic routes, vehicle parking and manoeuvring areas (site operatives and visitors),
- loading and unloading of plant and materials,
- location and management of wheel washing facilities,
- external lighting,
- waste removal,
- location and nature of temporary buildings and boundary treatments,
- dust management,
- noise management (in terms of protecting local residents), and
- waste/litter management during the construction phases of the development.

Thereafter, the approved construction plan shall be fully implemented and adhered to during the construction phases of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason – To minimise detriment to nearby existing residential amenity

I shall also require the following to be conditioned:

- No burning shall take place on site during the site clearance/demolition or construction phases of the development.

Reason – To minimise detriment to nearby existing residential amenity

- Operating hours of the site during construction of units and houses
- Noise intrusive construction/ground works to the site shall be limited to the following hours: Monday to Friday between 08:00 hrs and 18:00 hrs Saturday between 08:00 hrs and 13:00 hrs. No noise intrusive work to be undertaken on a Sunday, Bank, or Public Holiday.

Reason – To minimise detriment to nearby existing residential amenity.

Regards

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724727

Email andy.rutson-edwards@baberghmidsuffolk.gov.uk

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

From: Peter Chisnall <Peter.Chisnall@babberghmidsuffolk.gov.uk>
Sent: 27 April 2020 15:03
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/20/01435

Dear Vincent,

Proposal: Outline Planning Application (All matters reserved) Erection of up to 80 dwellings.

Location: Land To The South Of , Gipping Road, Stowupland, Stowmarket Suffolk IP14 4AX

Many thanks for your request to comment on the sustainability aspects of this application.

I have no objection to the application and should the Planning Dept approve it I would suggest the following condition.

Prior to the commencement of development a scheme for the provision and implementation of water, energy and resource efficiency measures, during the construction and operational phases of the development shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include a clear timetable for the implementation of the measures in relation to the construction and occupancy of the development. The scheme shall be constructed and the measures provided and made available for use in accordance with such timetable as may be agreed.

The Sustainability & Energy Strategy must be provided detailing how the development will minimise the environmental impact during construction and occupation (as per policy CS3, and NPPF) including details on environmentally friendly materials, construction techniques minimisation of carbon emissions and running costs and reduced use of potable water (suggested maximum of 105ltr per person per day).

Details as to the provision for electric vehicles should also be included please see the Suffolk Guidance for Parking, published on the SCC website on the link below:

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/parking-guidance/>

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

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

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

Reason – To enhance the sustainability of the development through better use of water, energy and resources. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, has the potential to include energy and resource efficiency measures that may improve or reduce harm to the environment and result in wider public benefit in accordance with the NPPF.

Guidance can be found at the following locations:

<https://www.midsuffolk.gov.uk/environment/environmental-management/planning-requirements/>

Regards,

Peter

Peter Chisnall, CEnv, MIEMA, CEnvH, MCIEH

Environmental Management Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724611

Email: peter.chisnall@baberghmidsuffolk.gov.uk

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

Consultation Response Pro forma

1	Application Number	DC/20/01435	
2	Date of Response	30/04/2020	
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>See the latest waste guidance on new developments.</p> <div style="text-align: center;">  SWP Waste Guidance v.21.docx </div> <p>The road surface and construction must be suitable for an RCV to drive on.</p> <p>To provide scale drawing of site to ensure that access around the development is suitable for refuse collection vehicles.</p> <p>Please provide plans with each of the properties bin presentations plotted, these should be at edge of the curtilage or at the end of private drive and there are suitable collection presentation points.</p>	

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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>	<p>Meet the conditions in the discussion.</p>

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16 April 2020

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

By email only

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

Application: DC/20/01435
Location: Outline Planning Application (All matters reserved) Erection of up to 80 dwellings.
Proposal: Land To The South Of Gipping Road Stowupland Stowmarket Suffolk IP14 4AX

Dear Vincent,

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 Ecological Appraisal & Bat Activity Survey (FPCR Ltd, March 2020), provided by the applicant, relating to the likely impacts of development on designated sites, Protected Species and Priority Species / Habitats.

We are still satisfied that there is sufficient ecological information available for determination. This provides certainty for the LPA of the likely impacts on designated sites, Protected and Priority species/habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

Therefore, the measures identified in Ecological Appraisal & Bat Activity Survey (FPCR Ltd, March 2020) should be secured and implemented. However, we recommend that a Construction Environmental Management Plan (CEMP: Biodiversity) should be implemented for this application, to ensure general precautionary measures are implemented to avoid any potential impacts to Protected and Priority Species during the construction phase. This should include mitigation measures for nesting birds, reptiles, Badgers (including a pre-commencement survey) and Hedgehogs.

We also have the following comments regarding the proposed development:



Protected Species – Bats:

A wildlife friendly lighting scheme will need to be provided for this application as Ecological Appraisal & Bat Activity Survey (FPCR Ltd, March 2020). This will need to be secured as a condition of any consent at reserved matters stage to ensure finalised designs avoid impacts to roosting, foraging and commuting light sensitive bat species. The lighting scheme must follow [Guidance Note 8 Bats and artificial lighting](#) (The Institute of Lighting Professionals & Bat Conservation Trust, 2018). Therefore, the professional ecologist must be consulted to advise on the finalised landscape design and inform the lighting strategy for this scheme. As a result, the following measures should be demonstrated to avoid impacts to bats for this application:

- Light levels should be as low as possible as required to fulfil the lighting need.
- Environmentally Sensitive Zones should be established within the development, where lighting could potentially impact important foraging and commuting routes for bats.
- Warm White lights should be used near Environmentally Sensitive Zones, preferably at <3000k. This is necessary as lighting which emit an ultraviolet component or that have a blue spectral content have a high attraction effects on insects. This may lead in a reduction in prey availability for some light sensitive bat species.
- Light columns should be as short as possible, as light at a low level reduces the ecological impact. However, if taller columns (>8m) are required, the use of cowls, hoods, reflector skirts or shields should be used to prevent horizontal spill.
- Lux levels should be directed away from boundary edges and Environmentally Sensitive Zones. This should preferably demonstrate that the boundary features and Environmentally Sensitive Zones are not exposed to lighting levels of approximately 1 lux. This is necessary to ensure that light sensitive bat species, will not be affected by the development.

Priority Species – Skylarks:

The Ecological Appraisal (FPCR Ltd, March 2020) confirms that the habitat on site could be suitable for Skylark (depending on the crop regime during the year), as well as other priority farmland bird assemblage. As a result, there is a likelihood that Skylark breeding territories could be present and affected within the application site. Consequently, we recommend that a Breeding Bird Survey is conducted for this application, following the BTO Census Methodology. This will identify whether any further measures are required for Farmland Birds and will also determine whether a Skylark Mitigation Strategy is required.

We also recommend that the provision of a Skylark Mitigation Strategy should include the following measures, to ensure appropriate implementation:

- a) Purpose and conservation objectives for the proposed Skylark nest plots;
- b) detailed methodology for the Skylark nest plots following Agri-Environment Scheme option: '[AB4 Skylark Plots](#);
- c) locations of the Skylark plots by appropriate maps and/or plans; and
- d) persons responsible for implementing the compensation measure.

Therefore, two Skylark plots per breeding territory lost should be secured on nearby agricultural land via a period of 10 years under a legal agreement. Alternatively, the implementation of the skylark plots



could be secured via a condition of any consent, if the identification of appropriate nearby agricultural land in the applicant's control can be provided for the Skylarks plots.

It is indicated that an Appeal was partially dismissed due to appropriate mitigation not being provided for Skylarks. This determined that evidence must be delivered to demonstrate that on-site biodiversity interests, including species protected by s41 of NERC, should be conserved or adequately mitigated or compensated (*Gladman Developments Ltd and the Trustees of the Pattle Will Trust (Appellant) v Tendring District Council [2019] - APP/P1560/W/18/3201067*).

Biodiversity Enhancements:

We approve of the ecological enhancement measures proposed within the Ecological Appraisal (FPCR Ltd, March 2020). This is necessary to secure measurable net gains for biodiversity, as outlined under Paragraph 170d of the National Planning Policy Framework 2019. The reasonable biodiversity enhancement measures should be outlined within a Biodiversity Enhancement Strategy, which could be submitted in a separate document to the Landscape Ecological Management Plan. It is highlighted that both of these documents should be outlined at Reserved Matters Stage.

Recommended conditions

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.

2. CONCURRENT WITH RESERVED MATTERS: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

"A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.*
- b) Identification of "biodiversity protection zones".*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
- d) The location and timing of sensitive works to avoid harm to biodiversity features.*
- e) The times during construction when specialist ecologists need to be present on site to oversee works.*
- f) Responsible persons and lines of communication.*
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
- h) Use of protective fences, exclusion barriers and warning signs.*



- i) *Containment, control and removal of any Invasive non-native species present on site.*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority”

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

- 3. CONCURRENT WITH RESERVED MATTERS: BREEDING BIRD SURVEY & MITIGATION STRATEGY**
“A Breeding Bird Survey, following the Common Bird Census Methodology, shall be submitted to and approved by the local planning authority. If priority farmland birds are found to be present and affected as a result of the Breeding Bird Survey, then a mitigation strategy should be submitted to avoid potential impacts to Priority Farmland Birds.

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

Reason: To allow the LPA to discharge its duties under the NERC Act 2006 (Priority habitats & species)

- 4. CONCURRENT WITH RESERVED MATTERS: LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN**

“A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior occupation of the development.

The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.*
- b) Ecological trends and constraints on site that might influence management.*
- c) Aims and objectives of management.*
- d) Appropriate management options for achieving aims and objectives.*
- e) Prescriptions for management actions.*
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).*
- g) Details of the body or organization responsible for implementation of the plan.*
- h) Ongoing monitoring and remedial measures.*

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally



approved scheme. The approved plan will be implemented in accordance with the approved details.”

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)

5. CONCURRENT WITH RESERVED MATTERS: BIODIVERSITY ENHANCEMENT STRATEGY

“A Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;*
- b) detailed designs to achieve stated objectives;*
- c) locations of proposed enhancement measures by appropriate maps and plans;*
- d) 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).

6. CONCURRENT WITH RESERVED MATTERS: 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 lighting contour plans, Isolux drawings and 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 me with any queries.



Regards,

Hamish Jackson GradCIEEM BSc (Hons)
Ecological Consultant
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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



Planning Services
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
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24/04/2020

For the attention of: Vincent Pearce

Ref: DC/20/01435; Land to the South of Gipping Road, Stowupland, Stowmarket, IP14 4AX

Thank you for consulting us on outline planning permission (all matters reserved) for a development of up to 80 dwellings. This letter sets out our consultation response on the landscape impact of the planning application and how the proposals relate and respond to the landscape setting and context of the site.

The main development constraint (as demonstrated in Policy CS 5 of the Mid Suffolk Core Strategy (MSDC) Development Plan document (Adopted 2008)) is the requirement to “protect and conserve landscape qualities” and ensure the development will “conserve and enhance the character” of the area. Currently, the cumulative impact of past developments and this application will have a detrimental impact on the village character and the landscape setting and therefore based on the current proposal we cannot be supportive of this application.

Review on the submitted information

Relevant to this landscape review, the submitted application includes an Development Framework Plan, Design and Access Statement (DAS) and Landscape and Visual Appraisal (LVA).

The LVA has been carried out by FPCR and was conducted in accordance with the Landscape Institute’s Guidelines for Landscape and Visual Impact Assessment 3rd Edition. The appraisal assesses the likely visual effects of the proposal and impact on the landscape character and setting. It states that the effect on the site and immediate settlement edge context landscape character will be ‘major/moderate adverse’, which means the proposal will be incongruous to the current characteristics and setting. Although the impact of the proposal has been reviewed against the landscape baseline, more information is sort to understand the cumulative impact of the proposal in conjunction with the adjacent development with planning consent and the impact this will have on the landscape and visual amenity. Visual representations of the proposal sited within the landscape would help to visualise the degree the proposal affects the existing landscape.

Furthermore, all visual representation with any submitted Landscape and Visual Impact Assessment (LVIA) should be in line with The Visual Representation of Development Proposals Technical Guidance Note (TGN) 06/19 (Landscape Institute, September 2019) to ensure the assessment of visual impact is accurate and in turn an appropriate judgement of the assessed impacts can be made. For this reason, viewpoint photographs should be formatted accordingly. For instance, visuals should be presented as a single image (390x260mm) with panoramic images for baseline/context information only. This is because panoramas on an A3 sheet are too small to provide a representation of the proposed development.

The development framework (Drawing no. 8193-L-03) and DAS provide a detailed narrative of what is being proposed, including plot sizes, landscape enhancements and indicative road layouts. However,

although scattered tree and shrub planting on the north eastern boundary will be beneficial, this will take a minimum of 20 years to offer suitable screening. It would also contradict the purpose of the landscape buffer on the adjacent development scheme, which was proposed to mitigate the impact the development would have on the rural edge setting and character of Stowupland.

Likely impact on the surrounding landscape

According to the Mid Suffolk Core Strategy Development Plan (2008) Stowupland is defined as a 'key Service Centre', which means it has the 'potential to accommodate development which is sympathetic to local character and of an appropriate scale and nature in relation to local housing and employment needs.' The application site however sits outside the existing settlement boundary, as well as the revised settlement boundary proposed in the Submission version of the Stowupland Neighbourhood Development Plan (Sep 2018). Therefore, according to the Mid Suffolk Core Strategy Development Plan document (Adopted 2008) Policy CS2 is classed a countryside development and should be restricted to defined categories of development such as; agriculture and forestry, rural exception housing, recreation and tourism and community services.

The Suffolk Landscape Character Assessment defines the site and the surrounding area as part of the Ancient Plateau Claylands landscape character type. Some of the key characteristics for the Ancient Plateau Claylands landscape character type are flat or gently rolling arable landscape dissected by small river valleys, field pattern of ancient enclosure, loosely clustered villages, scattered ancient woodland parcels and hedgerow with hedgerow trees. As a primary village within this landscape character area, it would be expected that the any emerging development should preserve or enhance these landscape characteristics. However, a proposal in this location will negatively impact the rural settlement fringe character.

The Stowupland Neighbourhood Plan Landscape Appraisal (SNPLA) (2017) produced by Alison Farmer Associates identifies the site as falling within the Walnut Tree Farm Plateau local landscape character area (LLCA). It states the following:

"There are a number of detractors in this landscape (large barns associated with Walnut Tree Farm, pylons and urban edge of linear development in Saxham Street) and landscape elements such as road verges, field boundaries and parkland are in places in poor condition or have been lost. This, combined with the location of this area adjacent to the edge of Stowupland village leaves it vulnerable to future housing development pressure. Nevertheless, this area contains a number of features which are of value such as the pasture field on the southwestern edge, listed buildings, and remnant parkland associated with Stowupland Hall. Its open agricultural character and public footpaths give it a valued role in providing a rural setting to Stowupland village and Saxham Street, and an important transition from village to open countryside."

The SNPLA also expresses that the site falls within an area of environment initiative for retention of rural farmland setting. This is proposed in areas where the land is under pressure from development and the rural setting of settlement could potentially become squeezed. Therefore, there is a requirement to retain the open agricultural use of this land for arable or pasture and reinforce and continue management of hedgerows.

Therefore, it is thought that this application development will have a detrimental impact on the rural setting of the village and will be encroaching further into the countryside.

If you have any queries regarding the matters raised above, please let me know.

Yours sincerely,

Ryan Mills BSc (Hons) MSc CMLI
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Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.