

**Title:** Committee Site Plan

**Reference:** 2211/16

**Site:** G R Warehousing Ltd, Old Station Road, Mendlesham, IP14 5RT

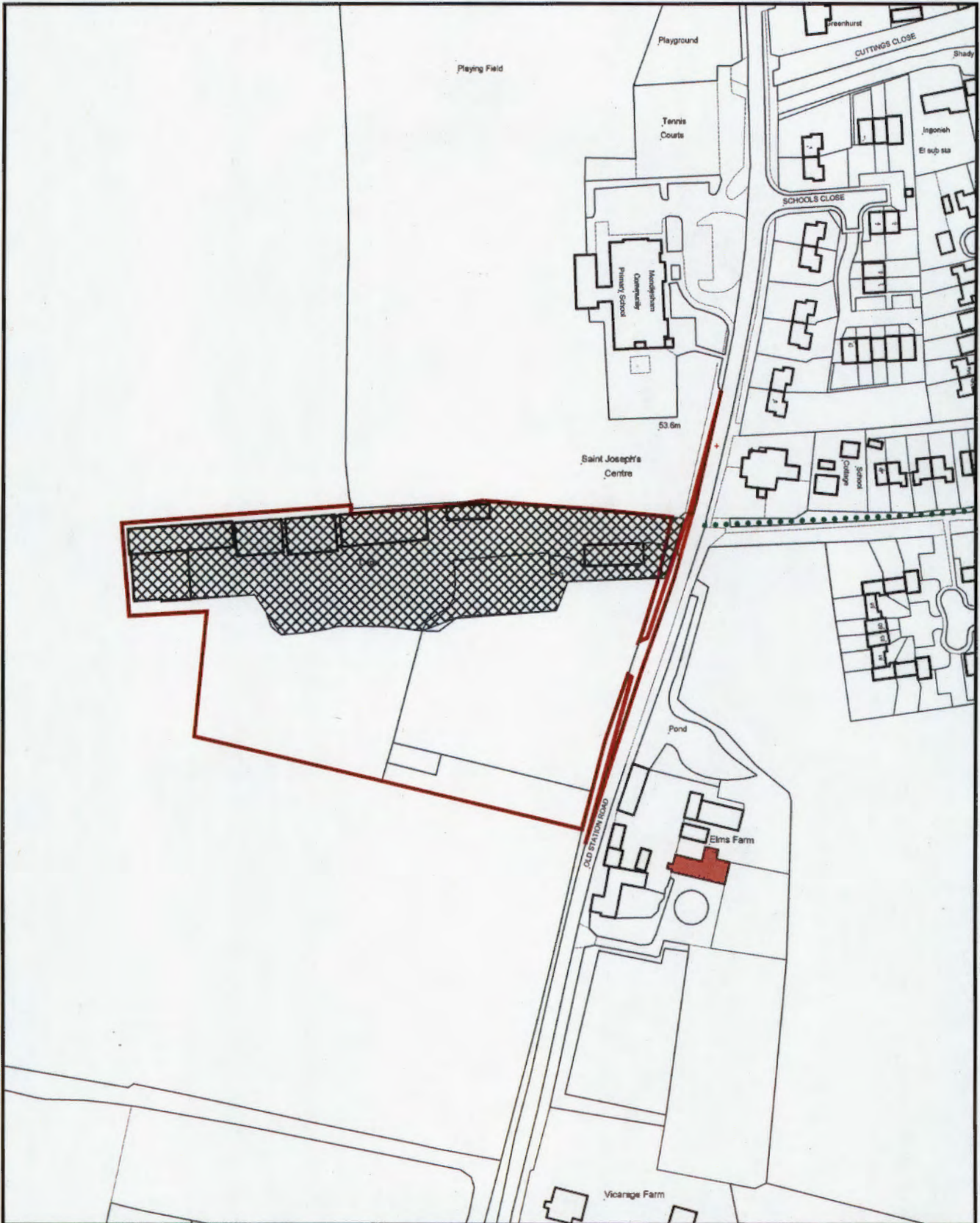


**MID SUFFOLK DISTRICT COUNCIL**  
 131, High Street, Needham Market, IP6 8DL  
 Telephone : 01449 724500  
 email: customerservice@csduk.com  
 www.midsuffolk.gov.uk



SCALE 1:2000

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**Title:** Committee Constraints Map

**Reference:** 2211/16

**Site:** G R Warehousing Ltd, Old Station Road, Mendlesham, IP14 5RT



**MID SUFFOLK DISTRICT COUNCIL**

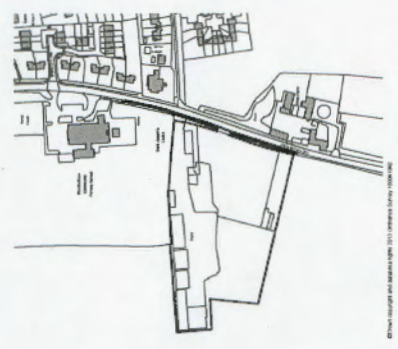
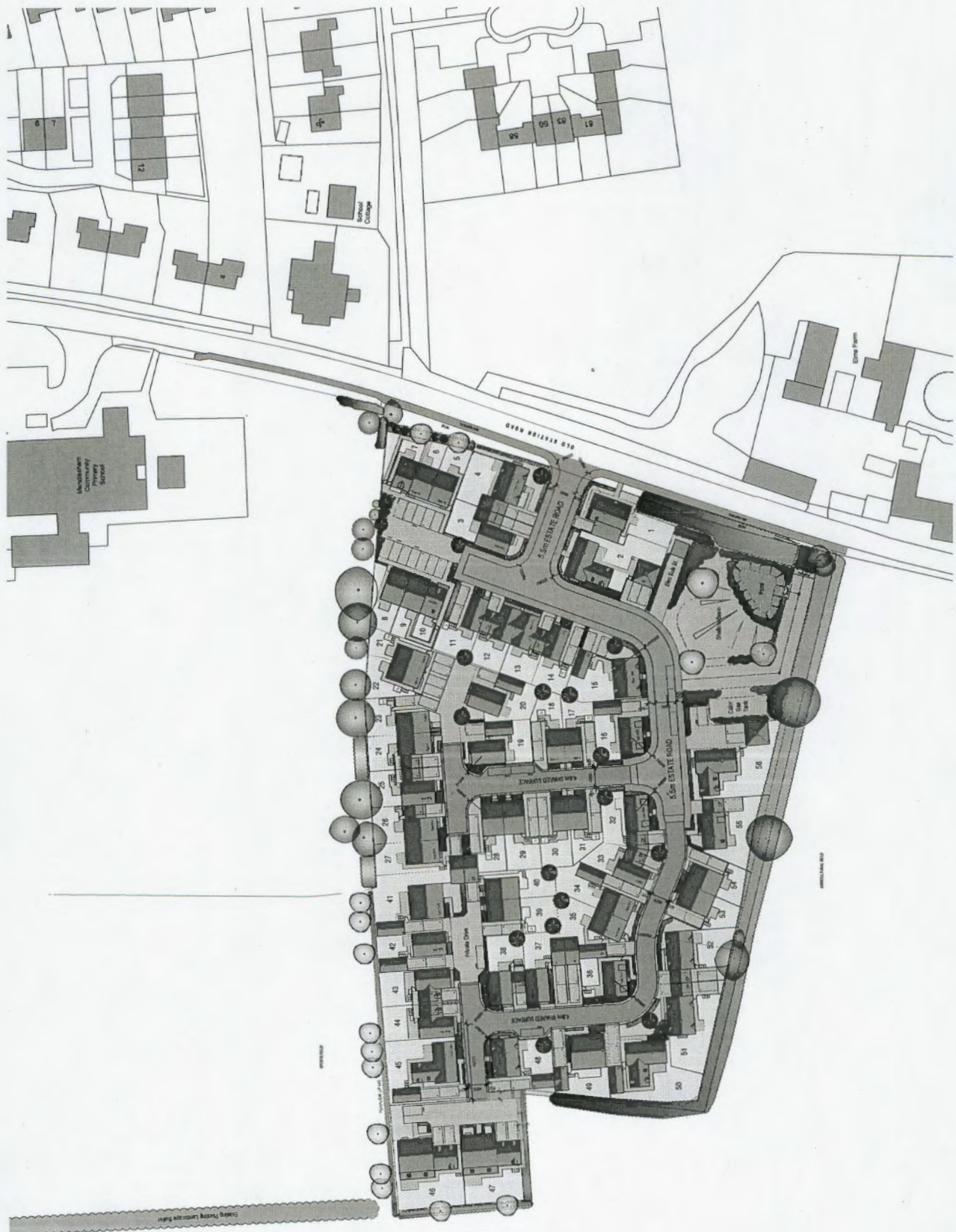
131, High Street, Needham Market, IP6 8DL  
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 email: customerservice@csduk.com  
 www.midsuffolk.gov.uk



**SCALE 1:2000**

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LOCATION PLAN  
 Scale 1:500

Rev/Issue	Date	Approved by
A	15/1/16	[Signature]
B	29/1/16	[Signature]
C	8/4/16	[Signature]

**The Design Partnership**  
 The Design Partnership (UK) Ltd  
 15 Station Road  
 Cambridge CB2 3RQ  
 Tel: 01223 482211

Job No:  
 Proposed Residential Development  
 Old Station Road, Mendham for  
 Lovell Partnerships Ltd  
 Drawing No:  
 PLANNING SUBMISSION  
 Site Plan / Location Plan

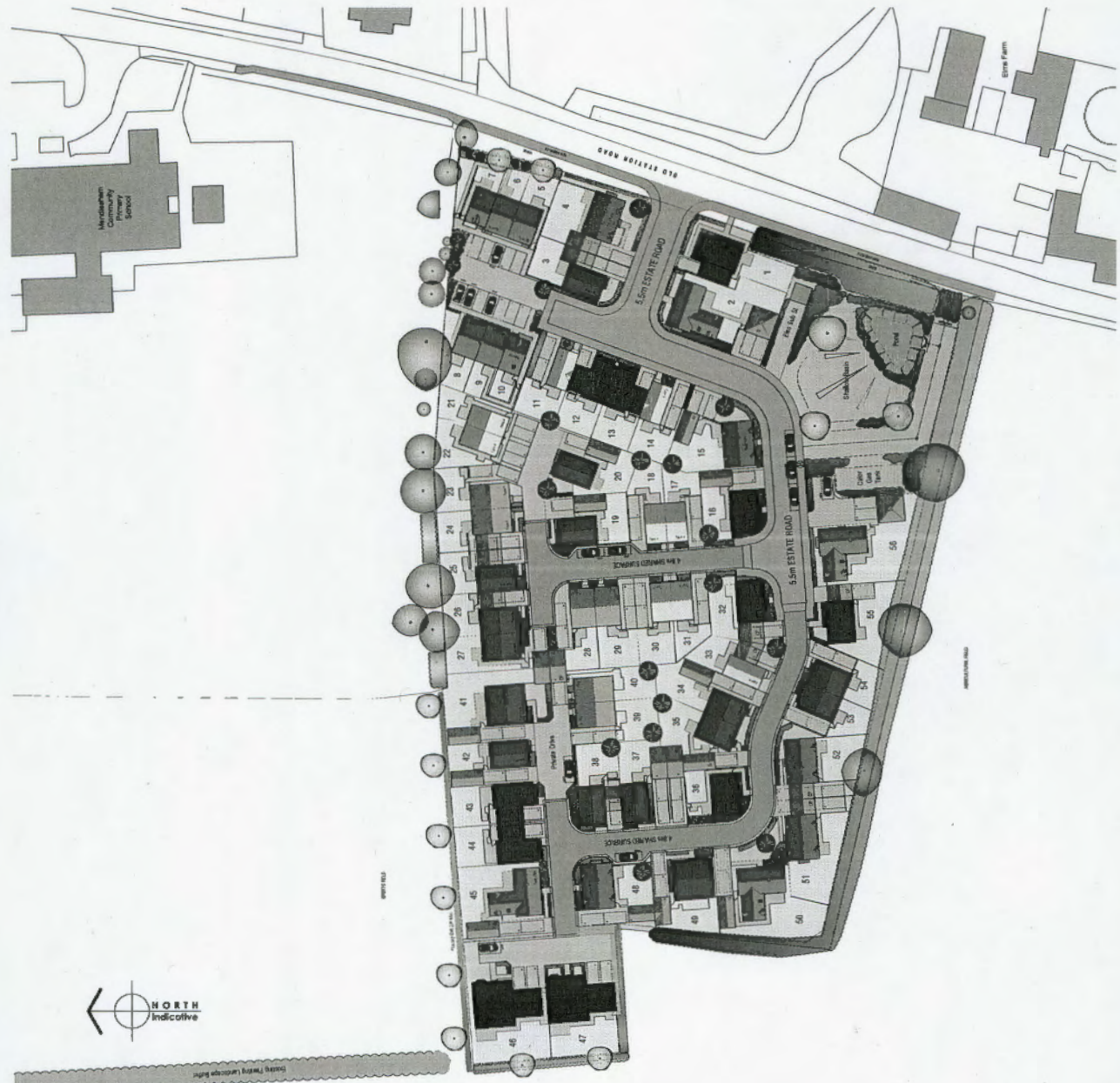
Date:	April 2016	Scale:	1:500/9A1	Drawn:	PD	Check No.:	JP-721-R01	Rev.:	C
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BLOCK PLAN  
 Scale 1:500

EXTRACTED FROM THE DRAWING  
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**DEVELOPMENT SUMMARY / KEY**

- One Bedroom - 27 /  
Type - 28 & 29
- Two Bedroom  
Type - 4
- Three Bedroom  
Type - 5 & 6
- Three Bedroom  
Type - 10/11
- Three Bedroom  
Type - F
- Three Bedroom  
Type - 10k
- Four Bedroom  
Type - 5
- Four Bedroom  
Type - 14/29
- Four Bedroom  
Type - 15/30
- Four Bedroom  
Type - 17/21
- Single Garage 3.5 x 7m
- Two Garage 3.5 x 7m (2m)
- Double Garage 6 x 6m
- Car Ports 5.5m deep



**BLOCK PLAN**

House Type	Quantity	Ratio	Spaces Required	Spaces Shown
18 Affordable	2	1:1	2	2
20 Affordable	4	1.5:1 (shared)	6	6
23 Market Sale	9	2:1 (allocated)	18	18
28 Market Sale	28	2:1 (allocated)	56	61
40 Market Sale	13	3:1 (allocated)	39	50
Motor		0.25% of 56	14	13*
<b>TOTAL</b>	<b>56</b>		<b>105</b>	<b>50</b>

13\* - Note that total includes 2x on street spaces

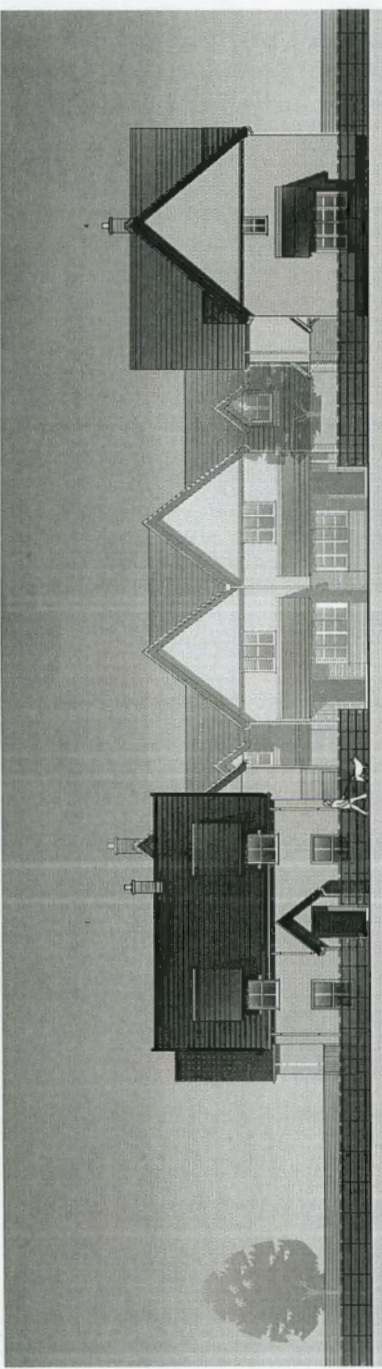
**The Design Partnership**  
 The Design Partnership (UK) Ltd  
 33 Station Road  
 Colchester, Essex CO1 1JG  
 Tel: 01204 699111

**Job No:**  
 Proposed Residential Development  
 Old Station Road, Meridianham for  
 Lovell Partnerships Ltd

**Drawn By:**  
 PLANNING SUBMISSION  
 Development Summary

**Date:** April 2016  
**Scale:** 1:5000/3:1  
**Disc:** PD  
**Eng. No.:** LP-21-002  
**Rev.:** B

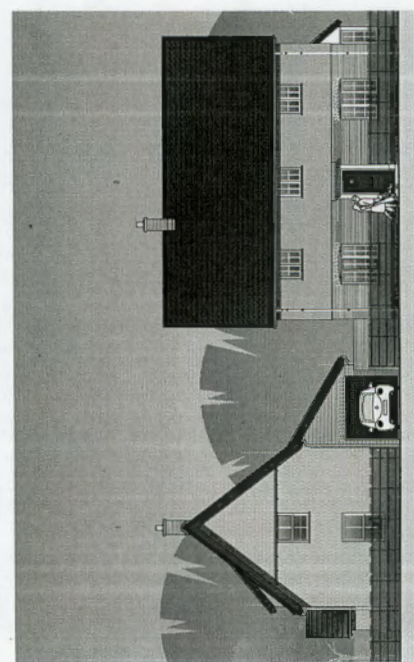
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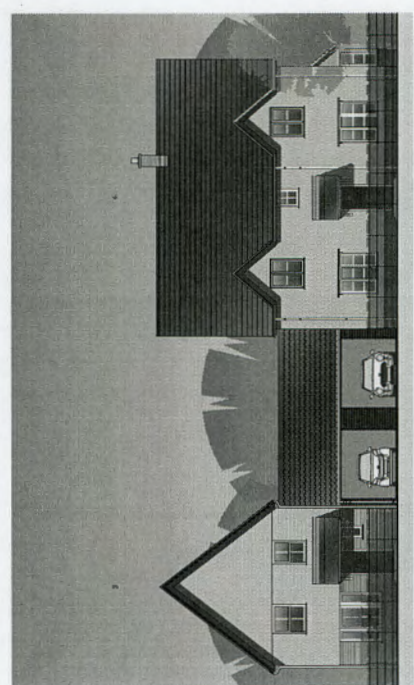
Street Elevation 1 - Plots 1 & 4 (Station Road - East)



Street Elevation 2 - Plots 8-15 (East)



Street Elevation 3 - Plots 1-2 (North)



Street Elevation 4 - Plots 3-4 (South)

Revision	Date	Author/Drawn
A	23.02.18	Architect/Architect

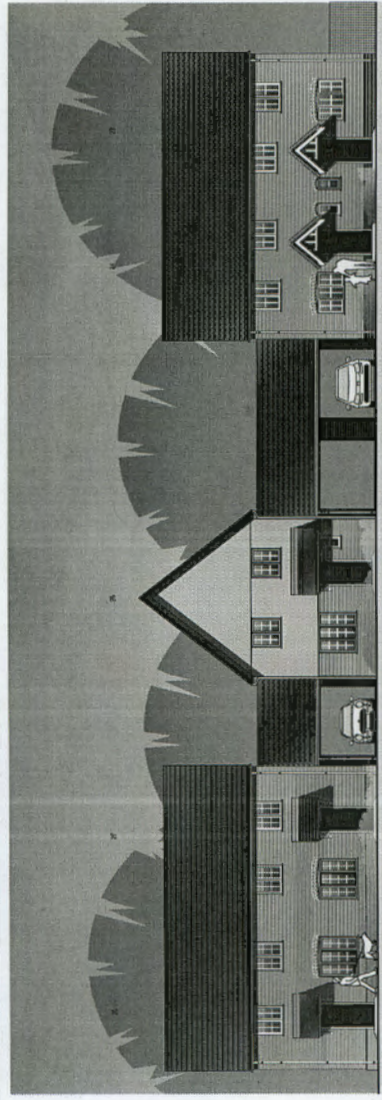
**The Design Partnership**  
 The Design Partnership (UK) Ltd  
 10 Station Road  
 Colchester, Essex CO1 1AG  
 Tel: 0204-889111

Art Title  
 Proposed 66 New Dwellings Station Road  
 Manselham for Lovells

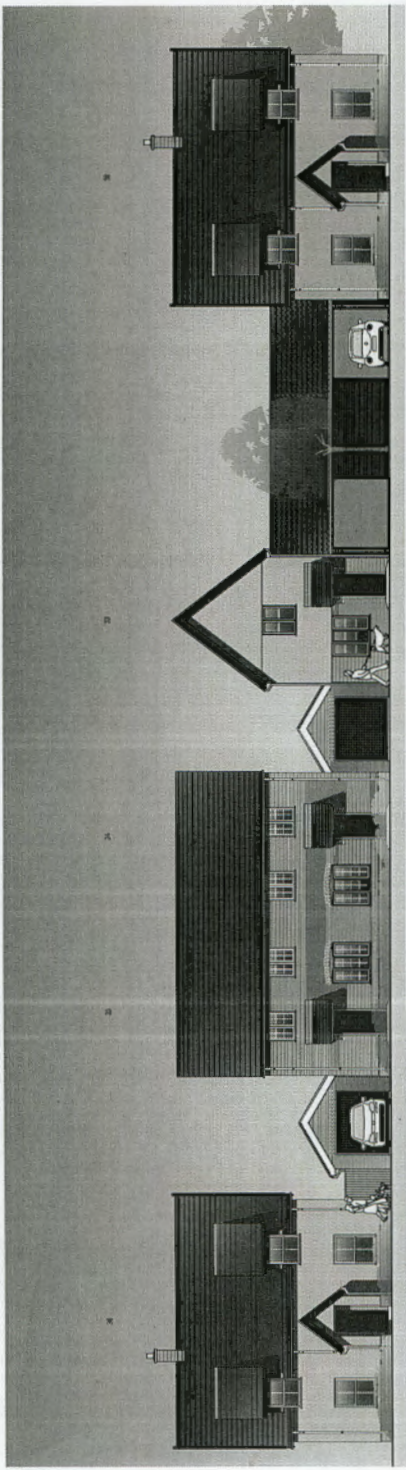
Drawing Title  
 PLANNING SUBMISSION  
 Street Elevations 1-4

Date	Scale	Plot	Sheet
March 2018	1:100 @ A1	PD	A

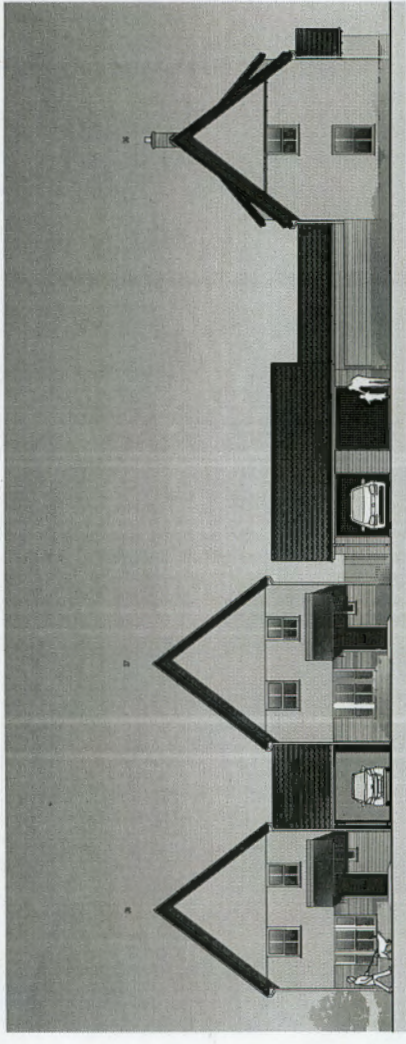
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Street Elevation 5 - Plots 23-27 (South)



Street Elevation 6 (fattened) - Plots 32-36 (South)



Street Elevation 7 - Plots 38-38 (West)

**The Design Partnership**  
 The Design Partnership (UK) Ltd  
 17 St. James Street  
 Colchester, Essex CO1 1AA, UK  
 Tel: 01206 891111

Job Title  
 Proposed 56 New Dwellings Station Road  
 Merchaitham for Lovells

Drawing Title  
 PLANNING SUBMISSION  
 Street Elevations 5-7

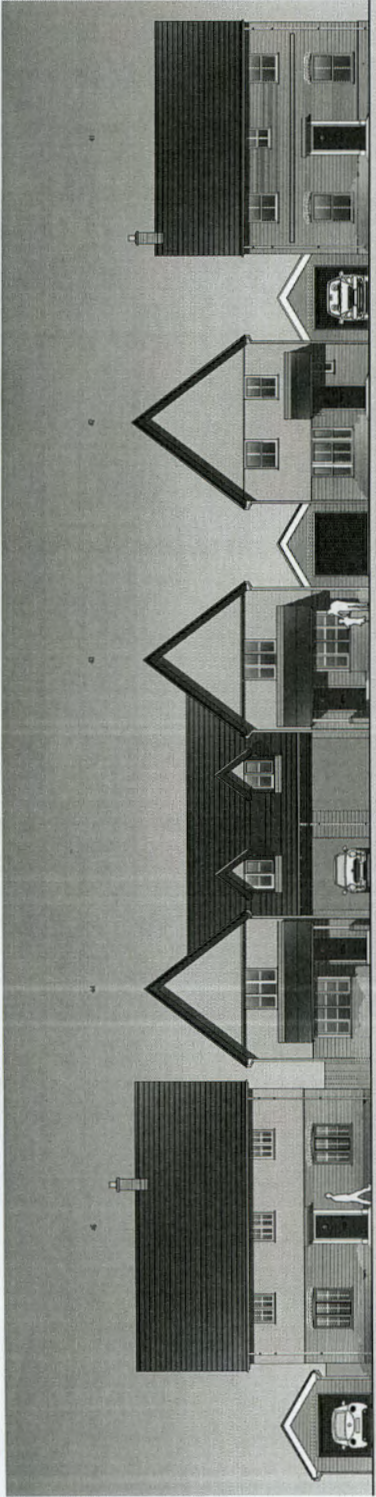
Date  
 March 2016 11:00 @ A1

Scale  
 1:100 @ A1

Drawn By  
 J.S./J.P.

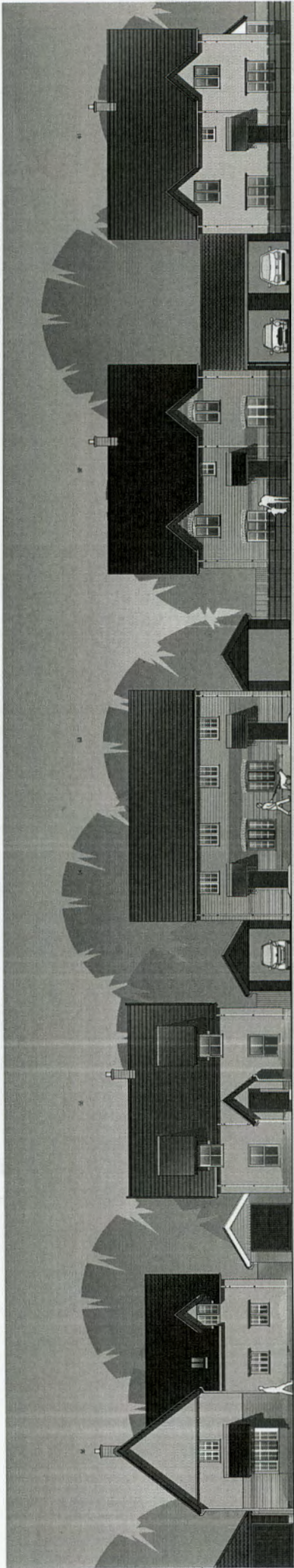
Check By  
 J.S./J.P.

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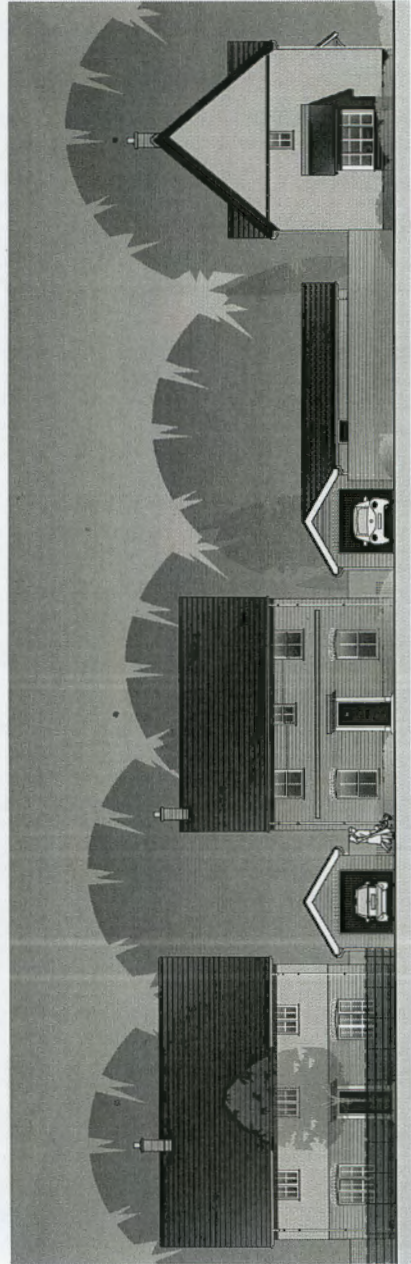
Street Elevation 8 - Plots 41-45 (South)

Scale 1:100



Street Elevation 9 (fittened) - Plots 51-56 (North)

Scale 1:100



Street Elevation 10 - Plots 46-50 (East)

Scale 1:100



The Design Partnership

The Design Partnership (UK) Ltd  
100, The Quadrant  
Bournemouth, Dorset  
BH1 1JG  
Tel: 01202 889111

Proposed 56 New Dwellings Station Road  
Mendham for Lovells

PLANNING SUBMISSION  
Street Elevations 8-10

Date	March 2016	Scale	1:100 @ A1	Drawn	PD	Rev	
				Drawn By	LP-21-P05		

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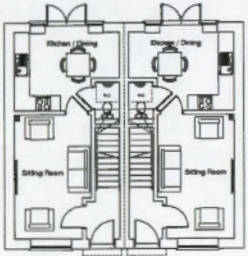


Side Elevation  
 PLOTS 17, 18, 21, 22, 30, 31 - Type 4  
 scale 1:100

Front Elevation

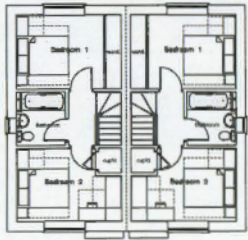
Side Elevation

Rear Elevation



Gross Internal Floor area 68.6m<sup>2</sup> / 736sqft

Ground Floor Plan  
 PLOTS 17, 18, 21, 22, 30, 31 - Type 4  
 scale 1:100



First Floor Plan

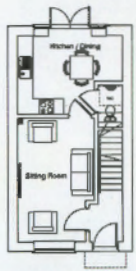


Side Elevation  
 PLOT 33 - Type 4  
 scale 1:100

Front Elevation

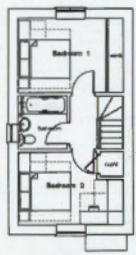
Side Elevation

Rear Elevation



Gross Internal Floor area 68.6m<sup>2</sup> / 736sqft

Ground Floor Plan  
 PLOT 33 - Type 4  
 scale 1:100



First Floor Plan

23

**The Design Partnership**  
 The Design Partnership (SD) Ltd  
 Chesham House  
 15 Station Road  
 Chesham  
 Bucks HP81 4JG  
 Tel: 01364 881117

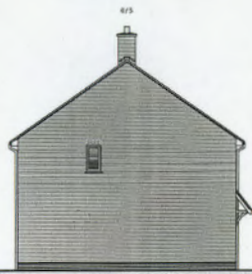
Job Title  
 Proposed 56 New Dwellings Station Road  
 Mendesham for Lovells

Drawing Title  
 PLANNING SUBMISSION  
 Plots 17-18, 21-22, 30-31 & 33

Date	Scale	Drawn	Check	Design No.	Rev.
March 2016	1:100 @ A1	PD	PD	LP-721-P06	



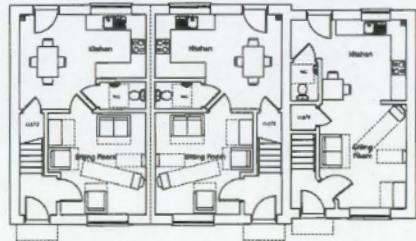
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Side Elevation  
 PLOTS 5-10 - Affordable



Front Elevation

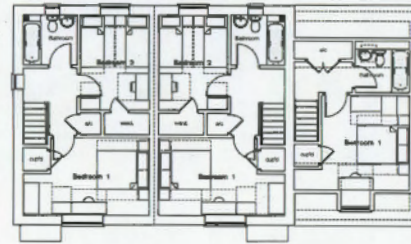


Gross Internal Floor area 78.32m<sup>2</sup> / 846sqft Gross Internal Floor area 76.32m<sup>2</sup> / 826sqft Gross Internal Floor area 14.55m<sup>2</sup> / 156sqft

Ground Floor Plan  
 PLOTS 5-10 - Affordable



Side Elevation



First Floor Plan



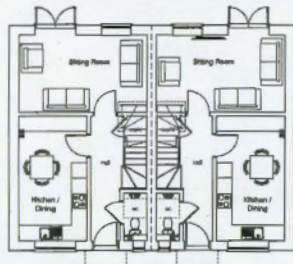
Rear Elevation



Side Elevation  
 PLOTS 23-24, 28-29 & 39-40 - Type F



Front Elevation

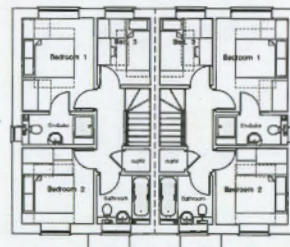


Gross Internal Floor area 78.32m<sup>2</sup> / 846sqft

Ground Floor Plan  
 PLOTS 23-24, 28-29 & 39-40 - Type F



Side Elevation



First Floor Plan



Rear Elevation

24

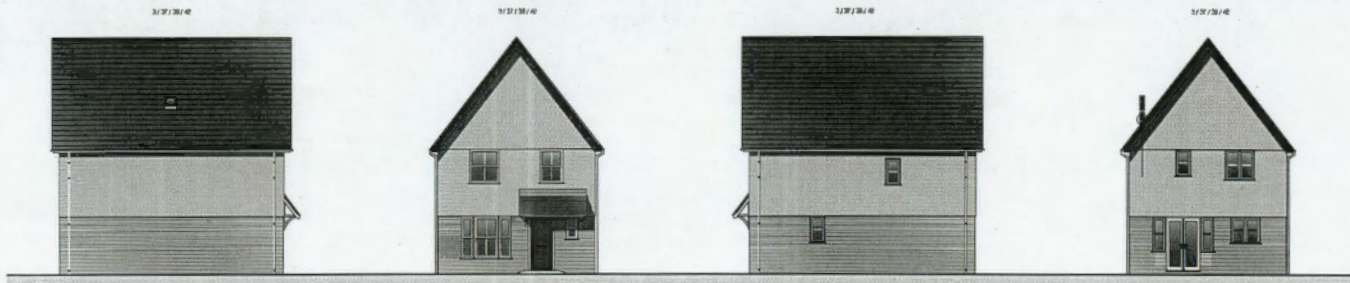
Iteration	Date	Amendments
A	25.7.16	Planning Submission - Proposed 56 New Dwellings

**The Design Partnership**  
 The Design Partnership (15) Ltd  
 Churchwood House  
 10 Station Road  
 Chalfont  
 Chalfont St Giles HP8 6ND  
 Tel: 01294 689111

Job Title  
 Proposed 56 New Dwellings Station Road  
 Mendlesham for Lovells

Planning Title  
 PLANNING SUBMISSION  
 Plots 5-10, 23-24, 28-29 & 39-40

Date	Scale	Drawn	Check	App. No.	Rev.
March 2016	1:100 @ A1	PD	PD	LP-721-P07	A



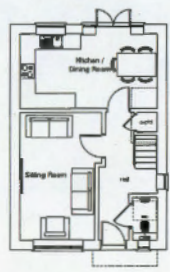
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**Side Elevation**  
 PLOTS 3, 37, 38, 42 (42 handed) - Type 914  
 scale 1:100

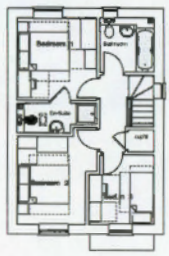
**Front Elevation**

**Side Elevation**

**Rear Elevation**



**Ground Floor Plan**  
 PLOTS 3, 37, 38, 42 (42 handed) - Type 914  
 scale 1:100



**First Floor Plan**

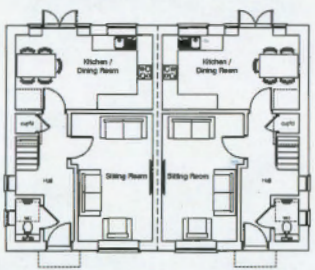


**Side Elevation**  
 PLOTS 26, 27, 34, 35, 53, 54 - Type 914  
 scale 1:100

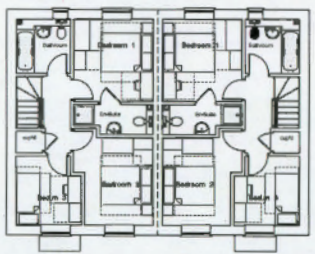
**Front Elevation**

**Side Elevation**

**Rear Elevation**



**Ground Floor Plan**  
 PLOTS 26, 27, 34, 35, 53, 54 - Type 914  
 scale 1:100



**First Floor Plan**

25

**The Design Partnership**  
 The Design Partnership (UK) Ltd  
 Clarendon House  
 19 Clarendon Street  
 Chichester  
 West Sussex PO19 1GJ  
 Tel: 01243 801111

Job Title  
**Proposed 56 New Dwellings Station Road  
 Mendlesham for Lovells**

Drawing Title  
**PLANNING SUBMISSION  
 Plots 3, 26-27, 34-35, 37-38, 42 & 53-54**

Date	Scale	Drawn	Check	Drawn	Rev
March 2016	1:100 @ A1	PD	PD	LP-721-P08	



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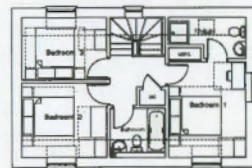
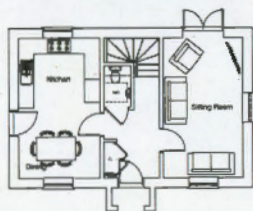


Side Elevation  
 PLOTS 16, 32, 36 & 55 (16 & 36 handed) - Type 1010  
 scale 1:100

Front Elevation

Side Elevation

Rear Elevation



Ground Floor Plan  
 PLOTS 16, 32, 36 & 55 (16 & 36 handed) - Type 1010  
 scale 1:100

First Floor Plan

Green Internal Floor area 94.37sqm / 1017sqft

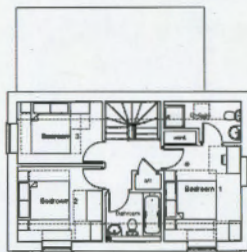
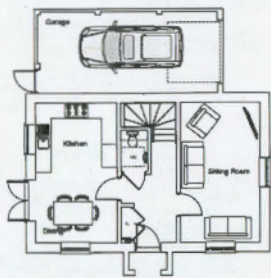


Side Elevation  
 PLOT 1 - Type 1010  
 scale 1:100

Front Elevation

Side Elevation

Rear Elevation



Ground Floor Plan  
 PLOT 1 - Type 1010  
 scale 1:100

First Floor Plan

Green Internal Floor area 84.37sqm / 905sqft

27

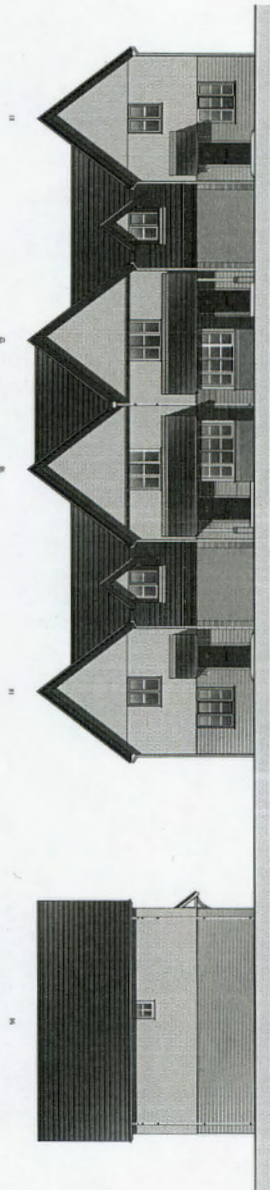
**The Design Partnership**  
 The Design Partnership (UK) Ltd  
 Chesham House  
 10 Elmwood Road  
 Chesham  
 Bucks HP8 4JG  
 Tel: 01294 891111

Job Title  
 Proposed 56 New Dwellings Station Road  
 Mandlesharn for Lovells

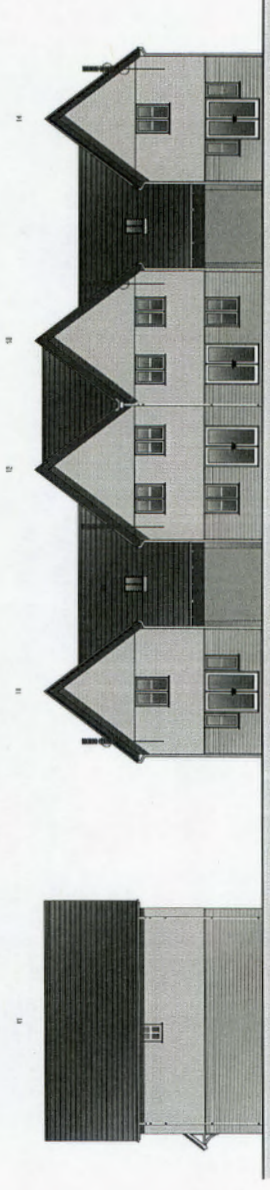
Drawing Title  
 PLANNING SUBMISSION  
 Plots 1, 16, 32, 36 & 55

Date	Scale	Drawn	Check	Drawn	Rev.
March 2016	1:100 @ A1	PD	LP-721-P10		

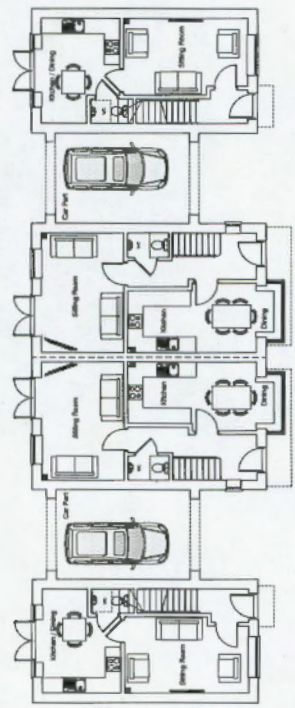
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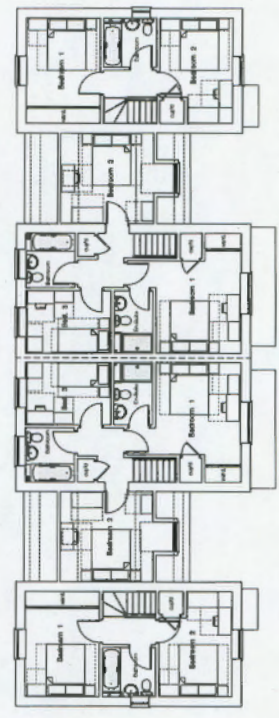
Side Elevation  
 PLOTS 11-14 - Type 994 / Type 4



Side Elevation  
 PLOTS 11-14 - Type 994 / Type 4



Ground Floor Plan  
 PLOTS 11-14 - Type 994 / Type 4



First Floor Plan

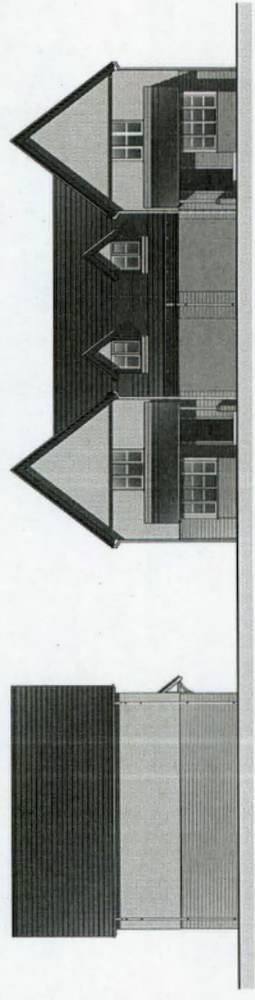
**The Design Partnership**  
 The Design Partnership (UK) Ltd  
 10 Station Road  
 Cambridge CB2 3RQ  
 UK 01223 820111

Job No:  
 Proposed 56 New Dwellings Station Road  
 Mendlesham for Lovells

Drawing No:  
 PLANNING SUBMISSION  
 P005 11-14

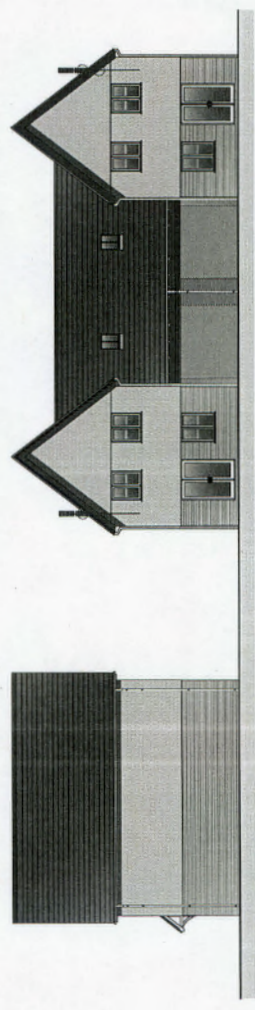
Date:	March 2016	Scale:	1:100 @ A1	Drawn:	PD	Sheet:	LP-2/1-P11
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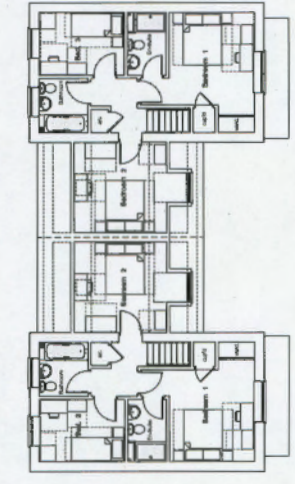
Side Elevation  
 PLOTS 43-44 - Type 994

Scale 1:100

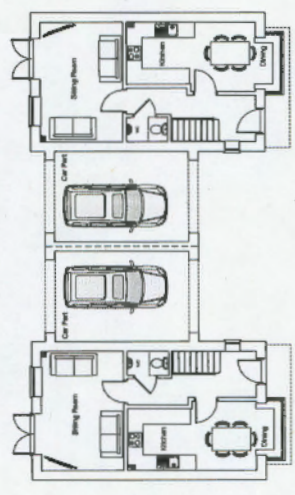


Side Elevation  
 PLOTS 43-44 - Type 994

Scale 1:100



First Floor Plan



Ground Floor Plan  
 PLOTS 43-44 - Type 994

**The Design Partnership**  
 The Design Partnership (UK) Ltd  
 100 St. James Street  
 Cambridge CB2 3RQ  
 Tel: 01223 300111

Prepared for  
 Proposed 56 New Dwellings Station Road  
 Mincelsham for Lovells

Date	March 2016	Scale	1:100 @ A1	Drawn by	FD
Sheet No.	US-721-P12				

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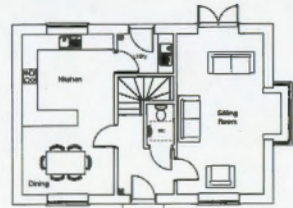


**Side Elevation**  
 PLOTS 4, 48 & 51 (Plot 48 handed) - Type 5  
 Scale 1:100

**Front Elevation**

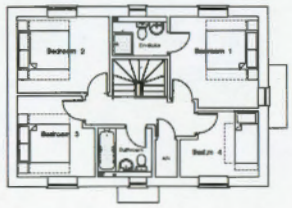
**Side Elevation**

**Rear Elevation**



Open Internal Floor area 116.40sqm / 1252sqft

**Ground Floor Plan**  
 PLOTS 4, 48 & 51 (Plot 48 handed) - Type 5  
 Scale 1:100



**First Floor Plan**

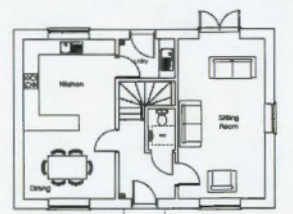


**Side Elevation**  
 PLOT 15 & 52 (Plot 52 handed) - Type 5  
 Scale 1:100

**Front Elevation**

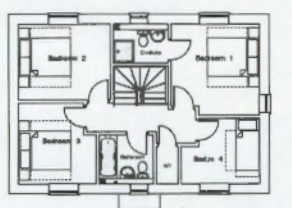
**Side Elevation**

**Rear Elevation**



Open Internal Floor area 116.40sqm / 1252sqft

**Ground Floor Plan**  
 PLOT 15 & 52 (Plot 52 handed) - Type 5  
 Scale 1:100



**First Floor Plan**

30

**The Design Partnership**  
 The Design Partnership (UK) Ltd  
 Cleveland House  
 10 Park Street  
 Chesham  
 Bucks HP16 0JG  
 Tel: 01294 991111

Job Title  
**Proposed 56 New Dwellings Station Road  
 Mendlesham for Lovells**

Drawing Title  
**PLANNING SUBMISSION  
 Plots 4, 15, 48, 51 & 52**

Date	Scale	Drawn	Check	Drawn	Rev.
March 2016	1:100 @ A1	PD	LP-721-P13		

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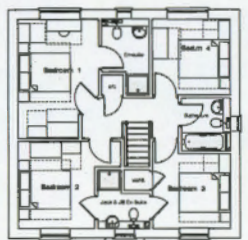
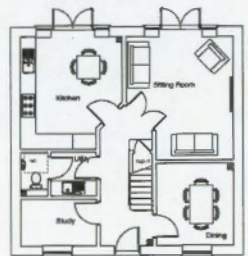
Side Elevation  
 PLOTS 41 & 49 - Type 1429



Front Elevation

Side Elevation

Rear Elevation

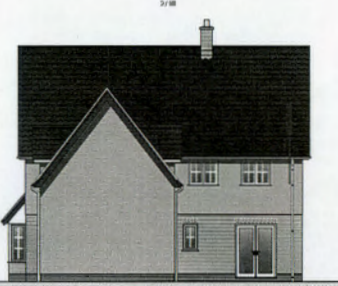
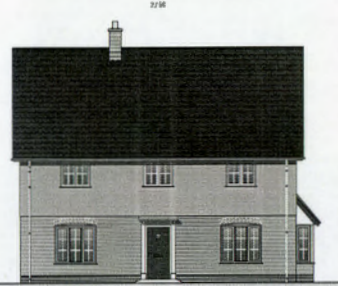


Overall Internal Floor Area 138.90m<sup>2</sup> / 1492sqft

Ground Floor Plan  
 PLOTS 41 & 49 - Type 1429



First Floor Plan



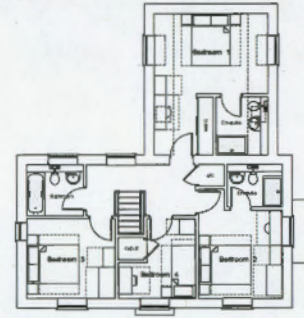
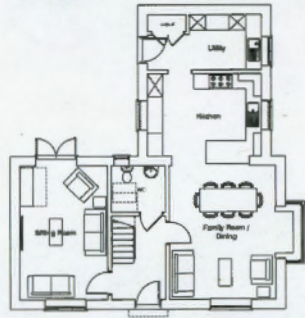
Side Elevation  
 PLOTS 2 & 56 - Type 1590



Front Elevation

Side Elevation

Rear Elevation



Overall Internal Floor Area 147.72m<sup>2</sup> / 1589sqft

Ground Floor Plan  
 PLOTS 2 & 56 - Type 1590



First Floor Plan

**The Design Partnership**  
 The Design Partnership (PL) Ltd  
 Chesham House  
 19 Station Road  
 Chesham  
 Bucks HP8 4JG  
 Tel: 01754 688111

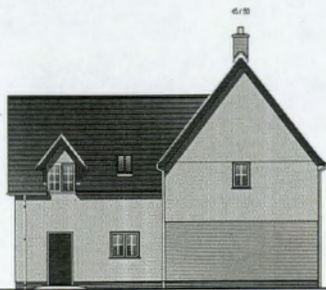
Job Title  
 Proposed 56 New Dwellings Station Road  
 Mendlesham for Lovells

Drawing Title  
 PLANNING SUBMISSION  
 Plots 2, 41, 49 & 56

Date	Scale	Drawn	Check	Drawn	Rev.
March 2016	1:100 @ A1	PD		LP-721-P14	

31



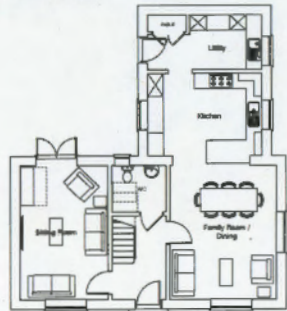


Side Elevation

PLOT 45 & 50 (Plot 45 handed) - Type 1590



Front Elevation



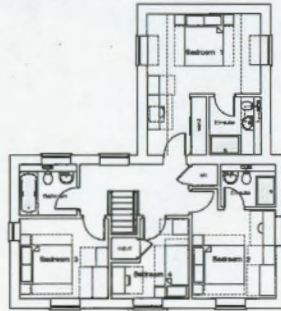
Overall Internal floor area 147.75sqm / 1586sqft

Ground Floor Plan

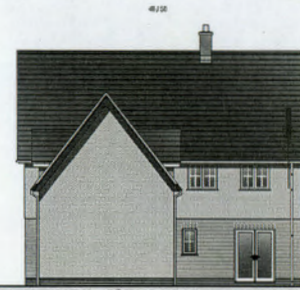
PLOT 45 & 50 (Plot 45 handed) - Type 1590



Side Elevation

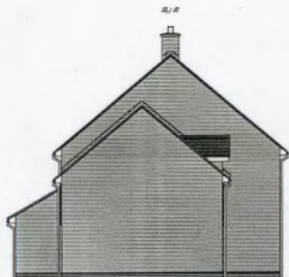


First Floor Plan



Rear Elevation

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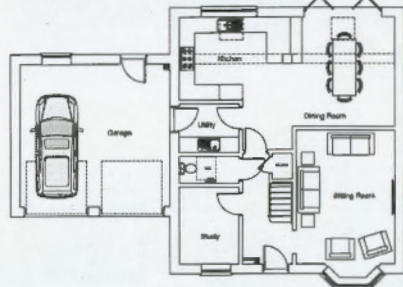


Side Elevation

PLOTS 46-47 - Type 1733



Front Elevation



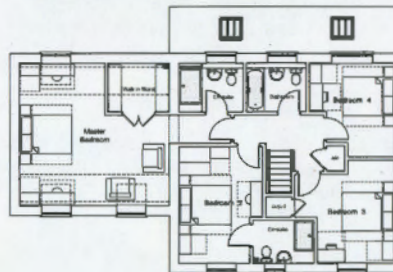
Overall Internal floor area 177.35sqm / 1895sqft

Ground Floor Plan

PLOTS 46-47 - Type 1733



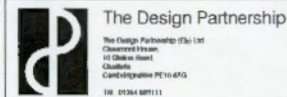
Side Elevation



First Floor Plan



Rear Elevation



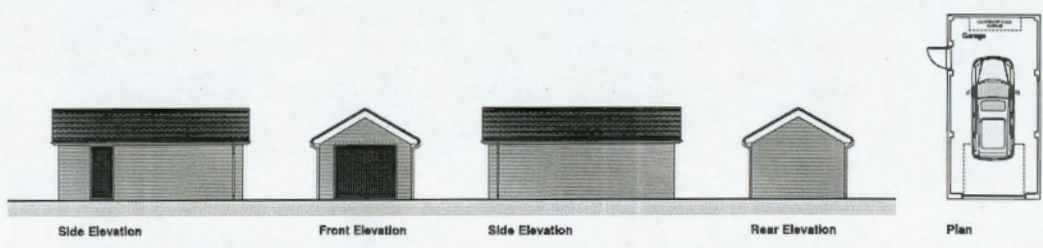
Job Title  
Proposed 56 New Dwellings Station Road  
Mansfieldham for Lovells

Drawing Title  
PLANNING SUBMISSION  
Plots 45-47 & 50

Date	Scale	Drawn	Check	Drawn	Rev
March 2015	1:100 @ A1	PD	PD	LP-721-P15	

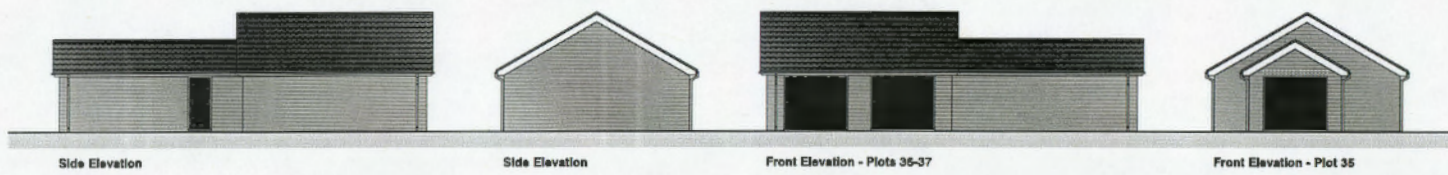
32

DO NOT SCALE FROM THIS DRAWING  
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 REPORT ANY DISCREPANCIES TO THE SURVEYING OFFICER.  
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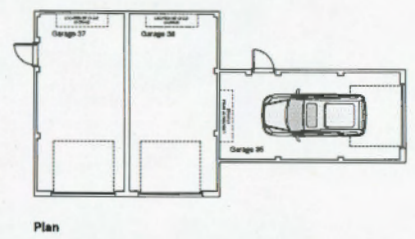
Side Elevation      Front Elevation      Side Elevation      Rear Elevation      Plan

**SINGLE GARAGE - PLOTS 15-16, 19-20, 34, 41-42, 46 & 50**  
 scale 1:100



Side Elevation      Side Elevation      Front Elevation - Plots 35-37      Front Elevation - Plot 35

**SINGLE GARAGE GROUP - PLOTS 35-37**  
 scale 1:100



Plan



Side Elevation      Front Elevation      Side Elevation      Rear Elevation      Plan

**DOUBLE GARAGE - PLOT 2 & 56**  
 scale 1:100

Iteration	Date	Amendments
A	23.7.16	Planning Amendment - Garages located in line with site plan.

**The Design Partnership**  
 The Design Partnership (UK) Ltd  
 Clevepool House,  
 50 Station Road,  
 Chichester,  
 West Sussex PO19 6JG  
 Tel: 01243 699111

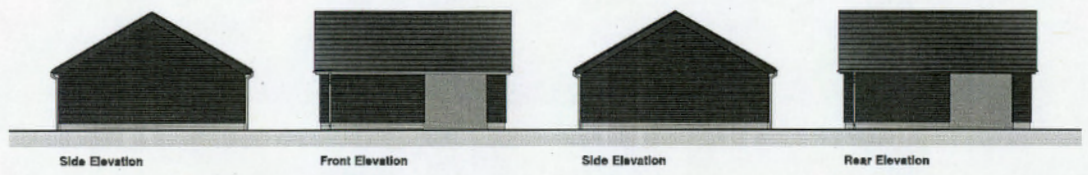
Job No:  
**Proposed 56 New Dwellings Station Road  
 Mendlesham for Lovells**

Drawing Title:  
**PLANNING SUBMISSION  
 Garages**

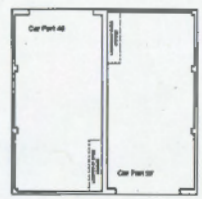
Date	Scale	Drawn	Check'd	App. No.	Rev.
March 2016	1:100 @ A1	PD	PD	LP-721-P16	A

33

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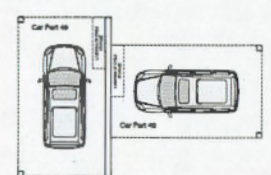
DOUBLE CAR PORT - PLOTS 27 / 40  
 scale 1:100



Plan



SINGLE CAR PORT GROUP - PLOTS 48-49  
 scale 1:100



Plan

34

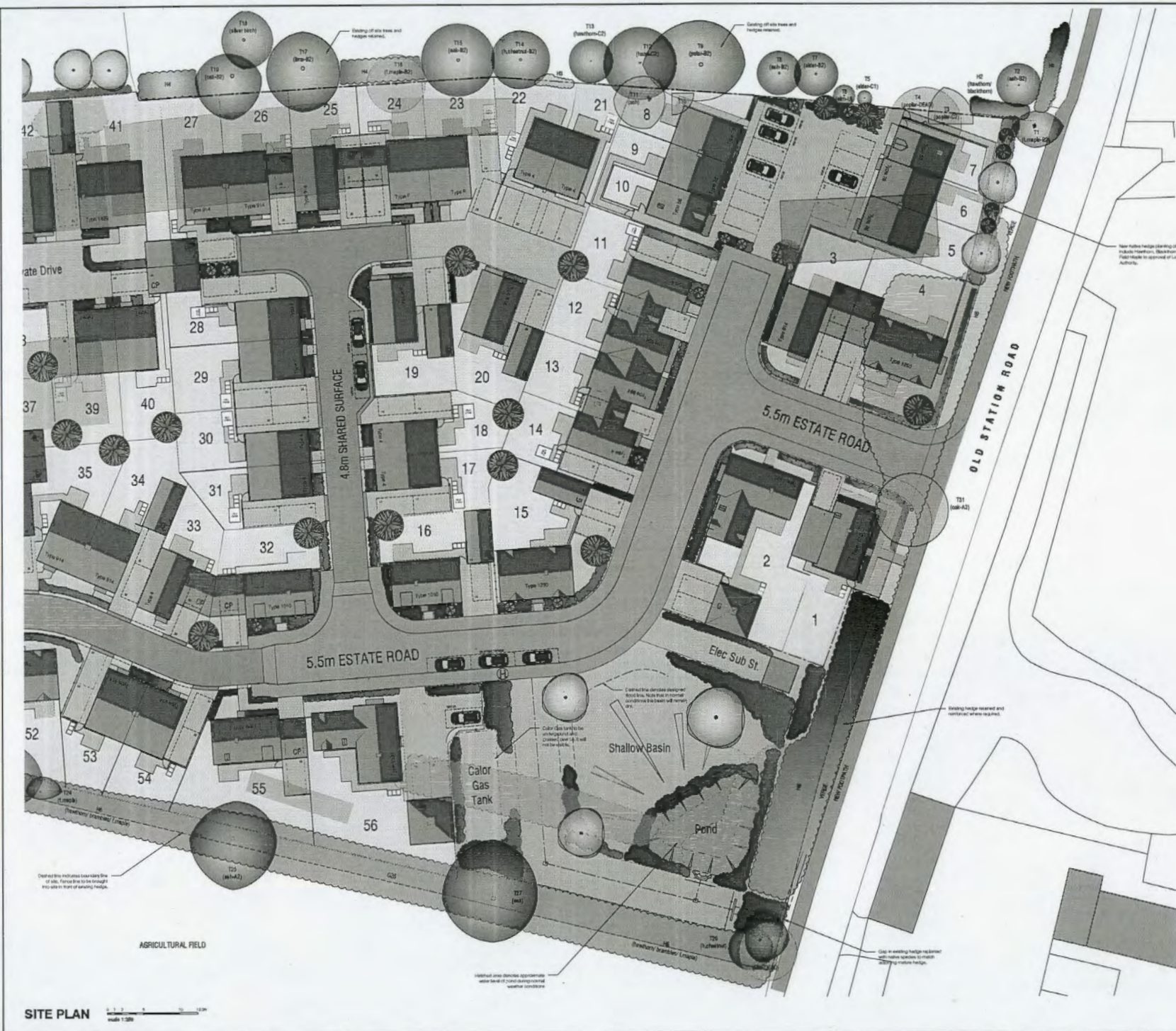
Revision	Date	Amendments
A	28.3.16	Planning Response - Car ports included in final application

**The Design Partnership**  
 The Design Partnership 35/31 List  
 Chesham House  
 10 Danden Road  
 Chesham  
 Bucks HP8 4NS  
 Tel: 07294 889111

Job Title  
**Proposed 56 New Dwellings Station Road Mendlesham for Lovells**

Drawing Title  
**PLANNING SUBMISSION  
 Car Ports**

Date	Scale	Drawn	Check'd	App. No.	Rev.
March 2016	1:100 @ A1	PD		LP-721-P17	A



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- SURFACING**
- Grass Mason Pathways**  
Locations of masonry paths with 1.0m radius curb stone channels and constructed to approval of Highway Authority. Note: No street lighting to be provided.
  - Gravel Surface Pathways**  
Locations of gravel paths with 0.5m radius curb stone channels and constructed to approval of Highway Authority. Note: No street lighting to be provided.
  - Private Driveway and Paths**  
Private drives to be tarmac. Private footpaths to be tarmac with 100mm radius stone to approval of Local Authority.
- SOFT LANDSCAPING**
- New Gardens**
  - Plant Selection**  
Plant selection to be noted where planting not shown.
  - Proposed New Large Trees**  
Locations of proposed new large trees (see planting list) to be approved by Local Authority.
  - Proposed New Medium Trees**  
Locations of proposed new medium trees (see planting list) to be approved by Local Authority.
  - Existing / All Site Trees**  
Indicates location of existing trees. Refer to tree report.
  - Existing Hedge Lines**  
Existing hedge lines to be retained. Refer to tree report.
  - Removed Trees / Hedge Lines**  
Existing hedge lines to be removed.
  - Soil Landscaping / Planting**  
Locations of proposed planting. Planting scheme to be agreed with Local Authority.
  - New Hedging**  
Locations of proposed new hedging. Planting scheme to be agreed with Local Authority.
  - Planting Buffer**  
Location of proposed new 3m planting buffer to be agreed with the school and Parish Council.
- BOUNDARY TREATMENTS**
- 1.0m Unfinished Metal Pathings**  
Metal unfinished metal pathings to approval of Local Authority.
  - 1.5m Four Bar Fence**  
Four bar steel fence to be installed at edge of planting to approval of Local Authority.
  - 1.5m Glass Beaded Fence**  
1.5m high glass beaded fence to be installed.
  - 1.5m Polycarbonate Fence**  
1.5m high polycarbonate fence to be installed.
  - 5.0m Boundary**  
Unfinished metal boundary.
  - Gravel Wall**  
1.0m high 110mm thick gravel wall.
- OTHER**
- Existing Buildings Demolition**  
Locations of existing buildings to be demolished.
  - Proposed Hedge**  
Proposed hedge location.

35

**SITE PLAN**

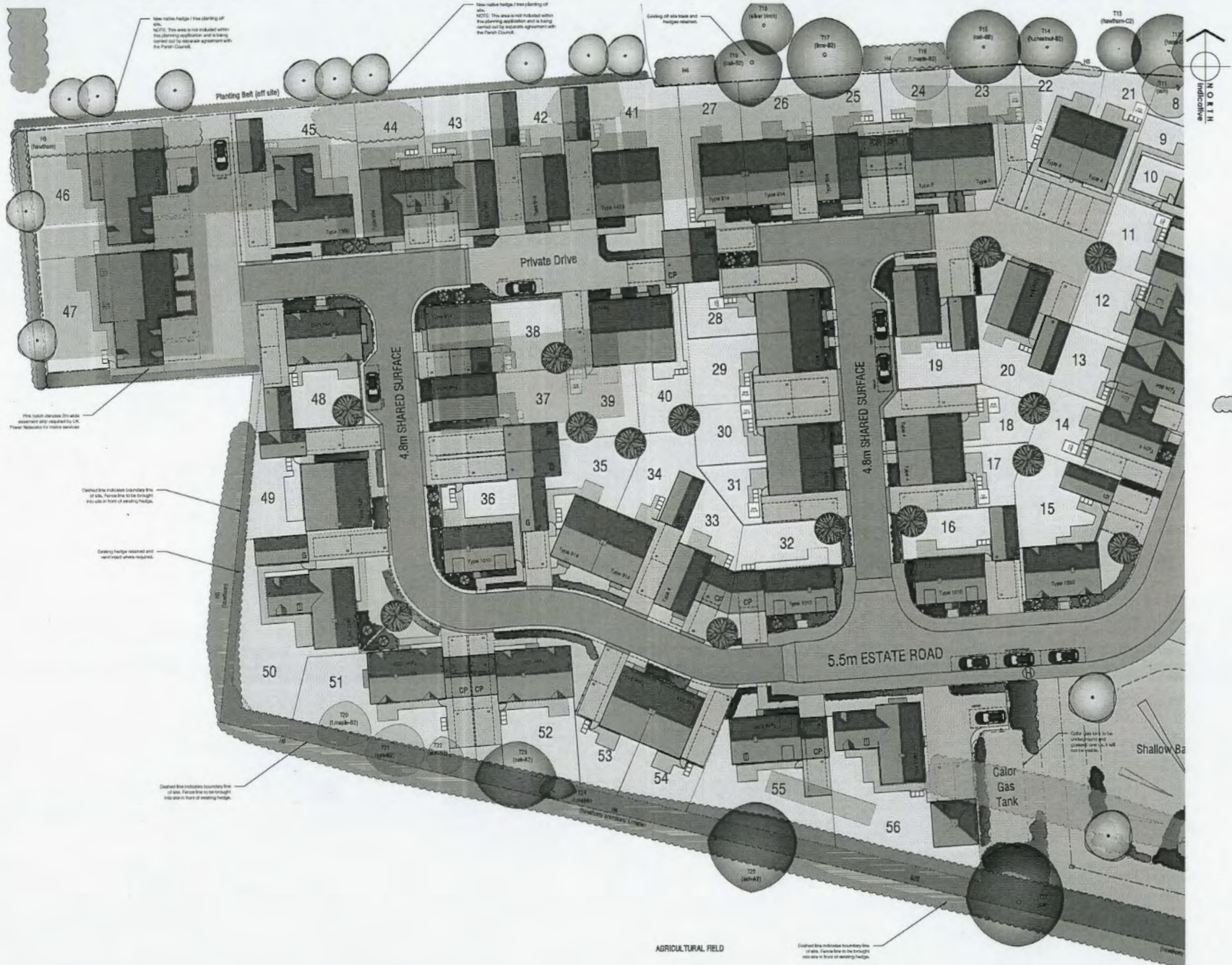
Revision	Date	Amendments
1	15.7.16	Planning Response - Site to be used as a school site
2	15.7.16	Tree survey completed - see tree report

**The Design Partnership**  
 The Design Partnership (UK) Ltd  
 100 Station Road,  
 Chalfont St Giles,  
 Bucks HP8 4JG  
 Tel: 01494 880311

Job Title  
**Proposed Residential Development**  
 Old Station Road, Mendlesham for  
 Lovell Partnerships Ltd

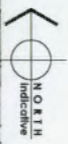
Drawing Title  
**PLANNING SUBMISSION**  
 Site Plan - East

Date	Scale	Drawn	Check'd	Drawn No.	Rev.
15.7.16	1:250@A1	PD		LP-721-P18	B



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- SURFACING:**
- Grass Paved (Impervious)**  
 2.0m wide or more road with 1.0m kerbside both sides. Impervious and approved to approval of Highway Authority. Note: No street lighting to be provided.
  - Grass Surface (Impervious)**  
 4.0m wide or more road with 0.75m kerbside both sides. Impervious and approved to approval of Highway Authority. Note: No street lighting to be provided.
  - Grass Drive and Paths**  
 Paths shown to be kerbside. These kerbside to be formed with 0.75m kerbside to be approved of Local Authority.
- SOFT LANDSCAPING:**
- Plant Pots**  
 Plant pots to be used where planting not shown.
  - Plant Pots - Large Trees**  
 Location of proposed large trees to be planting (L1, L2) to approval of Local Authority.
  - Plant Pots - Medium Trees**  
 Location of proposed medium trees to be planting to approval of Local Authority.
  - Planting / Off Site Trees**  
 Location of proposed planting to be shown. Refer to tree report.
  - Existing Hedge Lines**  
 Existing hedge lines to be shown. Refer to tree report.
  - Proposed Trees / Hedges**  
 Existing hedges to be shown.
  - Soft Landscaping / Planting**  
 Location of proposed planting / planting scheme to be shown to approval of Local Authority.
  - New Hedging**  
 Location of proposed new hedging. Planting scheme to be approved with Local Authority.
  - Planting Belt**  
 Location of proposed new hedging / planting to be shown to approval of Local Authority.
- BOUNDARY TREATMENTS:**
- 1.0m Horizontal Metal Pathings**  
 1.0m wide metal pathings to approval of Local Authority.
  - 1.0m Free Set Fences**  
 Free set fences to be shown. Approval of Local Authority.
  - 1.0m Close Boarded Fences**  
 1.0m high close boarded fences to be shown.
  - 1.0m Pileable Timber Fences**  
 1.0m high pileable timber fences to be shown.
  - Site Boundary**  
 Unshaded site boundaries.
  - Access Road**  
 1.0m high 2.0m wide access road.
- OTHER:**
- Existing Buildings Dependent**  
 Location of existing buildings to be shown.
  - Site Boundary**  
 Proposed site boundary.



**SITE PLAN**  
 1:250  
 0 5 10 15 20

No.	Date	Revisions
1	20.7.16	Planning Submission
2	8.8.16	Final set of drawings to be submitted to the Planning Authority for approval.

**The Design Partnership**  
 The Design Partnership - RIBA List  
 Chartered Surveyors  
 10 Station Road  
 Chesham  
 Bucks HP8 4JG  
 Tel: 01364 080111

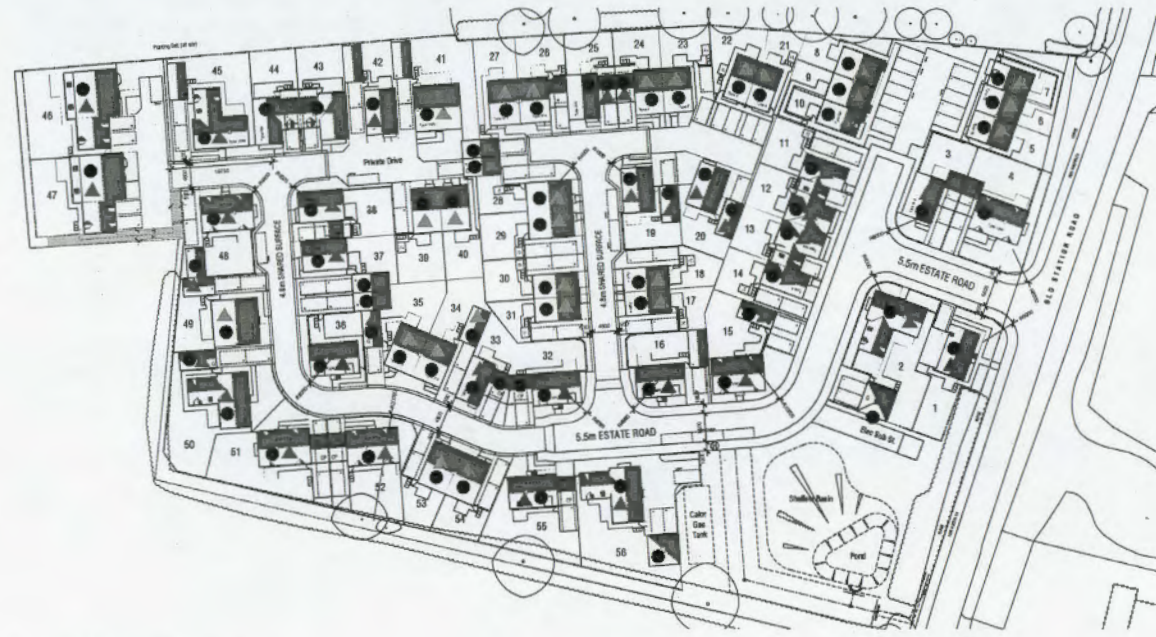
Job Title  
**Proposed Residential Development**  
 Old Station Road, Mendlesham for  
 Lovell Partnerships Ltd

Drawing Title  
**PLANNING SUBMISSION**  
 Site Plan - West

Date	Scale	Drawn	Check'd	App'd	Rev.
15.7.16	1:250@A1	PD	PD	LP-721-P19	B

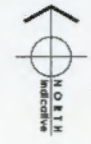
36

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**Roof Materials Key:**

- Sandfist concrete interlocking tile - 'Shire Rustic' (weathered red pan tile)
- Sandfist concrete interlocking tile - 'Shire Charcoal' (black pan tile)
- ▲ White uPVC fascias and soffits
- ▲ Black uPVC fascias and soffits
- ▲ Black uPVC fascias and soffits with capped verge detail



Read in conjunction with elevation drawings

**Roof Materials**  
 Scale 1:500



**Wall Materials Key:**

- Red brick with no plinth\*
- Red with projecting red plinth\*
- Red brick with contrasting dark brick plinth\*\*
- ▲ Half rendered - colour 'Chalk' (off white) over red brick
- ▲ Full rendered - colour 'Chalk' (off white) over dark brick plinth
- ▲ Half rendered - colour 'Parchment' (yellow ochre) over red brick
- ▲ Full rendered - colour 'Parchment' (yellow ochre) over red brick
- ▲ Black feather edged weather board

\* Red brick = Istock Leicester Multi Red  
 \*\* Contrasting dark brick = Terra Swarland Black  
 Render = Through coloured - Weber-Pal M -  
 Colour: Chalk (off white) and Parchment (yellow ochre). To be confirmed.

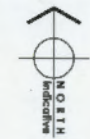
**Wall Materials**  
 Scale 1:500

37

**The Design Partnership**  
 The Design Partnership (UK) Ltd  
 Old Station Road  
 Mendlesham  
 Suffolk IP16 6AG  
 Tel: 01554 880111




Job Title  
**Proposed Residential Development**  
 Old Station Road, Mendlesham for  
 Lovell Partnerships Ltd  
 Drawing No.  
**PLANNING SUBMISSION**  
 Proposed Roof / Wall Materials

Date	Scale	Drawn	Check'd	Rev.
15.7.16	1:500/RP1	PD	LP.716.P20	













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




**SURFACING**

-  **Estim Road (playable)**  
5.0m wide kerbside white road with 7.5m kerbside both sides (optional) and kerbside to be approved of Highway Authority. Note: No street lighting to be provided.
-  **Shared Surface (playable)**  
4.0m wide shared surface with 0.5m kerbside both sides (optional) and kerbside to be approved of Highway Authority. Note: No street lighting to be provided.
-  **Private Drive and Paths**  
Private drive to be paved. Paths kerbside to be paved with 0.5m kerbside to be approved of Local Authority.



**SOFT LANDSCAPING**

-  **New Grass**
-  **Plant Borders**  
Plant borders to be set out where shrub planting not shown.
-  **Proposed New Large Trees**  
Locations of proposed new large trees, tree planting (e.g. Oak) to be approved of Local Authority.
-  **Proposed New Specimen Trees**  
Locations of proposed new specimen tree planting to be approved of Local Authority.
-  **Existing / All Site Trees**  
Indicates location of existing trees. Refer to tree report.
-  **Existing Hedgerows**  
Existing hedgerows to be retained. Refer to tree report.
-  **Reserved Trees / Hedgerows**  
Existing hedgerows to be reserved.
-  **Soft Landscaping / Planting**  
Locations of proposed planting. Planting scheme to be agreed with Local Authority.
-  **Tree Heights**  
Locations of proposed tree heights. Planting scheme to be agreed with Local Authority.
-  **Planting Buffer**  
Locations of proposed new 3m kerbside planting buffer as shown by the solid and dashed lines.

**BOUNDARY TREATMENTS**

-  **1m Horizontal Metal Railings**  
1m concrete vertical metal railings to approval of Local Authority.
-  **1.5m Four Rail Fence**  
Four rail fence to be set out at edge of planting. Hedgerows to approval of Local Authority.
-  **1.5m Close Boarded Fence**  
1.5m high close boarded fence fence.
-  **1.5m Palisade Timber Fence**  
1.5m high palisade timber fence fence.
-  **0.5m Boundary**  
Unpaved area boundary.
-  **Garden Wall**  
1.0m high 210mm brick block wall.

**OTHER**

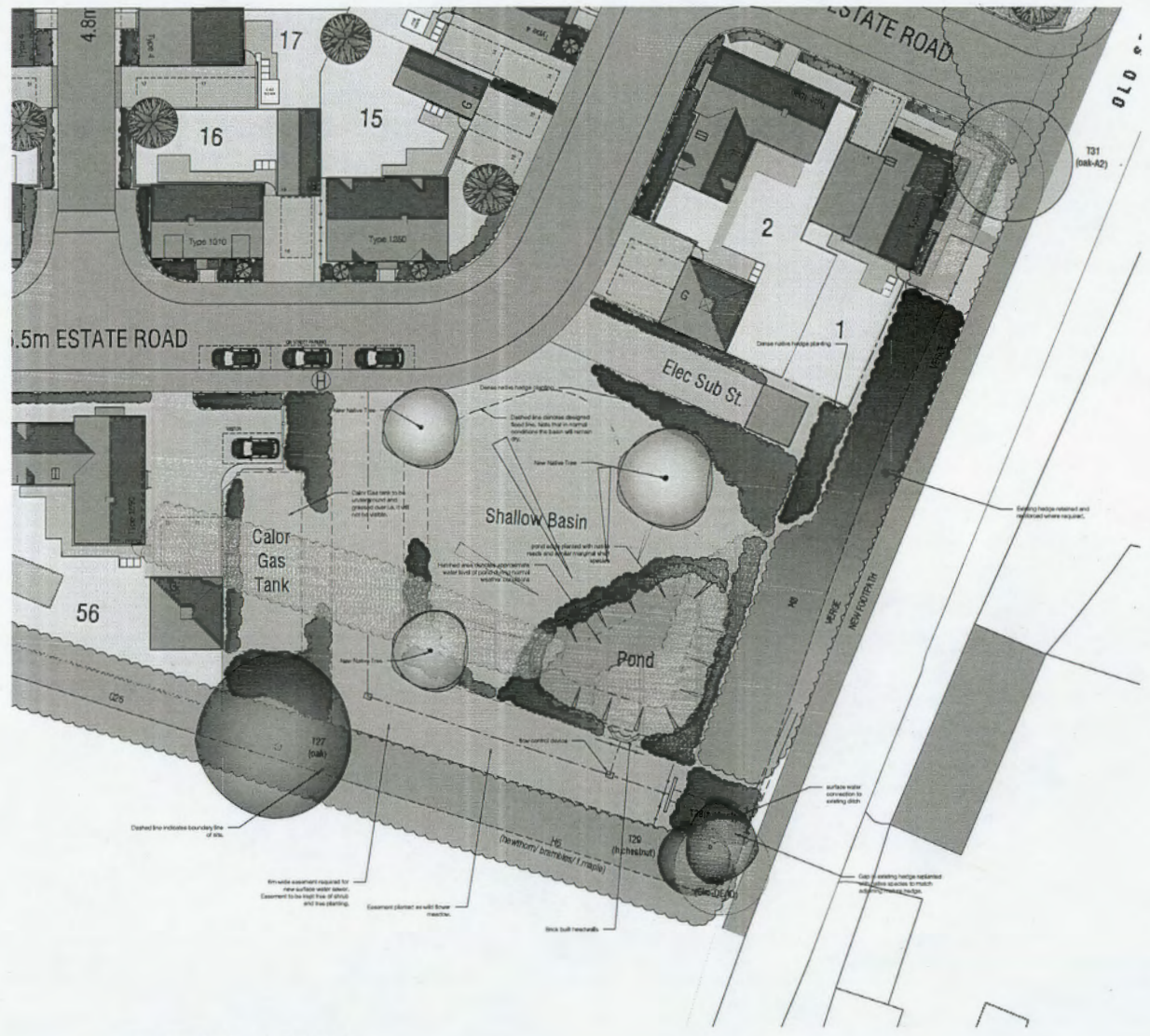
-  **Existing Building Demolition**  
Locations of existing buildings to be demolished.
-  **Site Highlight**  
Proposed site location.

Revisions	Date	Revised by
A	06.16	

**The Design Partnership**  
The Design Partnership (TD) Ltd  
10 Station Road,  
Chesham,  
Buckinghamshire HP8 4ND  
Tel: 01494 808111

Job Title  
**Proposed Residential Development  
Old Station Road, Mendlesham for  
Lovell Partnerships Ltd**  
Drawing Title  
**PLANNING SUBMISSION  
Detail Plan - Open Space**

Date	Scale	Drawn	Check No.	Rev.
26.7.16	1:200 @ A1	PD	LP-721-P21	



**DETAIL PLAN - OPEN SPACE**

38







**LEGEND - SIGNAGE**

- FIRE EXIT / EMERGENCY ROUTE - FOLLOW WALK ROUTE
- ASSEMBLY POINT
- CAUTION SLOW MOVING PLANT
- CRANE LIFT
- SPEED LIMIT
- CAUTION SITE ENTRANCE

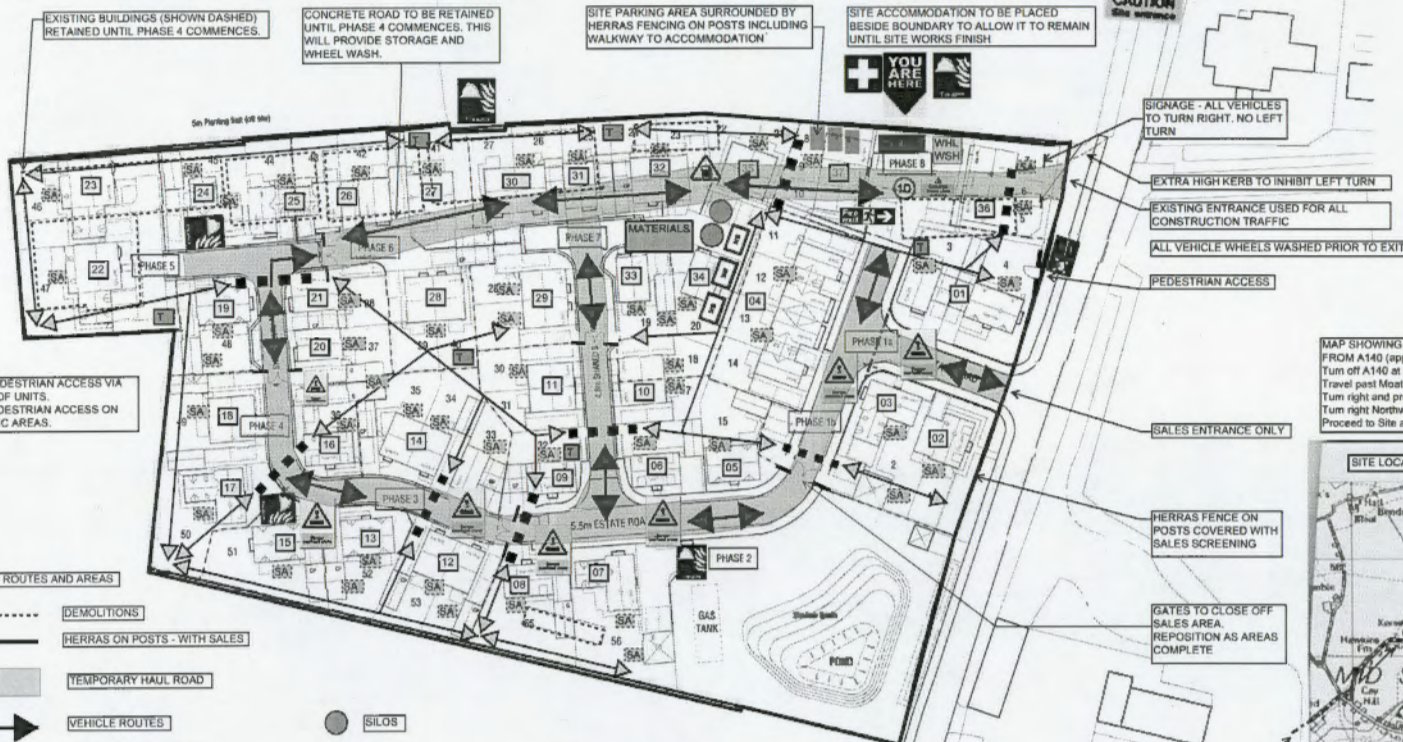


Mendlesham  
Community  
Primary School

53.6m

**General Notes:**

- a) Site opening times:  
Working hours: Site will be open between the hours of 7am and 6pm. Delivery hours: Site will accept deliveries/collections between the hours of 9am and 3pm.  
Gate-man will be on duty between the hours of 8am and 9am and between 3pm and 4pm.
- b) Storage details:  
See plan for location of storage on site. Maximum storage height to be 3m from ground level.
- c) Construction traffic and parking:  
See plan for construction traffic routes and parking.
- d) Protection for footpaths around site:  
Herras fencing to be fitted around perimeter of site. 'Sales' sheets to be fixed to fencing. See solid red line.
- e) Means of Site Access:  
See Plan for details. Please note there will be NO LEFT TURN out of site (to avoid school and maintain agreed site access route)
- f) Phasing and Timing Schedule:  
See Plan for phasing boundaries (indicated in blue dash/dot line).
- g) Wheel-wash:  
See Plan for location of wheel-wash facilities.
- h) Compound and toilets:  
See Plan for location of compound and toilets.
- i) Disposal of demolition refuse:  
Demolition method inc. recycling and disposal of materials to be described in additional document.



ALL PEDESTRIAN ACCESS VIA REAR OF UNITS. NO PEDESTRIAN ACCESS ON TRAFFIC AREAS.

SALES ENTRANCE ONLY

PIERRES FENCE ON POSTS COVERED WITH SALES SCREENING

GATES TO CLOSE OFF SALES AREA. REPOSITION AS AREAS COMPLETE

MAP SHOWING REQUIRED CONSTRUCTION TRAFFIC ROUTES:  
FROM A140 (approaching from either North or South)  
Turn off A140 at No. 68 (The Mickfields Crossroads)  
Travel past Moat Farm.  
Turn right and proceed to Mendlesham Green.  
Turn right Northwards. (DO NOT GO THROUGH TO CAY HILL)  
Proceed to Site at Mendlesham.



MAP SHOWING REQUIRED CONSTRUCTION TRAFFIC ROUTES:  
FROM A14:  
Turn off A14 at A1120 and travel through Stowupland  
Turn off at Saxham Street (signposted to Mendlesham Village)  
Proceed Past Hawkins Farm and Kersley's Farm  
Left to Mendlesham and site.

**LEGEND - ROUTES AND AREAS**

- DEMOLITIONS
- HERRAS ON POSTS - WITH SALES
- TEMPORARY HAUL ROAD
- VEHICLE ROUTES
- PEDESTRIAN ROUTES
- PEDESTRIAN CROSSING POINTS
- PEDESTRIAN GATES
- VEHICLE GATES
- TEMPORARY HOARDING
- SILOS
- SKIP
- TOILETS
- REFUELLING AREA
- SCAFFOLD ACCESS
- BUILD SEQUENCE
- SITE PARKING
- OFFICE / SITE OFFICE AND WELFARE
- WHEEL WASH FACILITIES
- MATERIALS / MATERIALS STORAGE AREA

**BLOCK PLAN**



41

Rev	Date	Description
<b>LOVELL</b>		
Lovell Partnerships Ltd 69-71 Stape Road, Norwich Norfolk, NR2 1TE		
Project Details <b>Old Station Road Mendlesham</b>		
Client Lovell Partnerships Ltd		
Drawing Construction arrangements		
Date April 2016		
Scale 1:500 @ A1	Drawn On Checked	
Drawing No. SK 005	Issue Preliminary	
All operations must be site checked and not scored from the drawing.		



## Comments from Mendlesham Parish Council

**Planning Officer:** Alex Scott

**Application :** no 2211/16

**Proposal:** Application for approval of reserved matters pursuant to outline planning permission, being part of hybrid planning application 0254/15, " Hybrid planning application that seeks:

- a) Outline planning permission for demolition of all existing buildings and erection of 56 dwellings ( including six affordable units) with associated parking, hardstanding and creation of public footway, with all matters reserved except access.
- b) Full planning permission for provision of open space (as shown on drawing no 16- 23-03)"

Relating to Appearance, Landscaping, Layout & Scale for the development 211/16.

**Location:** GR Warehousing Ltd, Old Station Road, Mendlesham

Thank you for the further opportunity for Mendlesham Parish Council to comment on this application for approved matters. We acknowledge that there has been some consideration and improvement offered to satisfy some of concerns further to our comments dated 23rd June 2016. Thank you. There would appear to still be other areas of concern that remain unchanged and we request that these continue to be negotiated.

### **Proposed Condition : Landscaping and boundary requirements:**

The current proposal is much improved.

In order to protect the high quality gateway development required for our rural village and parish and also protect the historic setting for Elms Farm ( Grade 2\* listed) we consider that it is essential that all of the trees and hedging ( existing as proposed and new planting) on the applicant's site ( ie not including any on neighbouring land) are protected with a TPO or similar order. We also request that the height of all hedging on the boundaries are kept to a minimum height of 3m as this will reduce noise for residents along Old Station Road and also protect the view of the development from Elms farm, particularly for plots 1 & 4.

We note the new intention to retain T23 but also comments that this may only be temporary and believe T23 should be protected as part of the TPO.

We are in agreement with the removal of T21 and T22 but ask that T20 Field Maple should be coppiced rather than removed as field maple coppices well and is part of many of our local hedgerows.

We note and welcome the comments about continuing to liaise with the School and Mendlesham Community Centre charity ( neighbouring owners) regarding removal of trees and hedge planting northern boundary.

The move of the electricity station is noted and considered an improvement.

**Recommendations/Concerns:**

**Entrance to development:** no further concerns. We support the removal of T31.

**Materials:** We have no concerns. Proposed fully reflects character of village and provides a good mix.

**General site layout:** Our previous comments remain. A number of dwellings appear to have been squeezed into the plots/site. The split of 2/3/4 bed roomed dwellings have been moved towards larger 4 rather than 2 bed properties when our emerging Neighbourhood Plan confirms the need locally for 2 rather than 4 bed dwellings.

**Affordable housing:**

Previous comments remain and at our meeting to discuss this further information, there was extremely strong public opinion about the number and size of affordable units offered ( although we do understand the history relating to development of this site and the number of units are now determined). We also appreciate that these units will be rented out at less than the going market rate. However, it is extremely disappointing that the units do not include a 3 Bed unit and so many 1 bed properties. This also reduces the benefit of this development for the community. We would ideally require 1x 3 bedroom, 4x 2 bed and 1 x 1 bedroom to help meet our housing needs.

**Streetlighting:** no further comment further to 23rd June.

**Parking:** Our previous concerns of 23 June still apply and a parking plan does not seem to have been produced.

**Demolition of buildings**

Our comments of 23rd June still apply.

**School/Community Centre proximity:**

Our comments of 23rd June still apply.

**Dropped kerb/crossing:**

Our comments of 23rd June still apply.

**Summary:**

We assume that all the existing legal arrangements and negotiations such as that for the Affordable Housing and S106 agreements remain.

Mendlesham Parish Council still unanimously recommends approval of this application subject to the proposed condition regarding landscaping and in

anticipation of further improvements regarding our remaining concerns, particularly regarding the affordable housing.

Sharon Jones  
Parish Clerk  
22 September 2016

**Comments from Mendlesham Parish Council**

**Planning Officer:** Alex Scott

**Application:** no 2211/16

**Proposal:** Application for approval of reserved matters pursuant to outline planning permission, being part of hybrid planning application 0254/15, " Hybrid planning application that seeks:

- a) Outline planning permission for demolition of all existing buildings and erection of 56 dwellings (including six affordable units) with associated parking, hardstanding and creation of public footway, with all matters reserved except access.
- b) Full planning permission for provision of open space ( as shown on drawing no 16-23-03)"

relating to Appearance, Landscaping, Layout and Scale for the development of GR Warehousing, Old Station Road, Mendlesham.

Mendlesham Parish Council has now had the opportunity to consider this application for approved matters and unanimously recommends that this application is approved, but only subject to the following condition as the current application/information does not fulfil the material considerations as detailed in our response to application 0254/15 and previous documents/comments, or provide the high quality gateway development required for our rural village and parish including protection for the historic setting for Elms Farm ( Grade 2\* listed building).

**Proposed Condition: Landscaping and boundary requirements:**

Current proposals are insufficient. As previously mentioned, there is a need for this site to have good planting and protection to hide this development from the gate way to our rural village and nearby rights of way.

The Southern boundary hedge line has 3 large trees which form part of the landscape and should be protected with a TPO as we consider them vulnerable to building works and later householder work. These are:

- A. Oak tree at gas tank.
- B. Ash tree at plot 55.
- C. Oak tree at plot 52.

Whilst these trees may not currently be easily viewed, once the development is built they will be easily viewed by the public. This southern boundary hedge needs to provide a good screen to this gateway entrance to the village and should be thickened.

The Western boundary has no hedge shown on the plan. A hedge exists alongside plots 48/49/50 and should be retained and thickened. There is no hedge for plots 46/47 so a hedge needs to be planted along the field boundary.

The North Boundary shows a 5 metre planting belt on Mendlesham Community Centre Charity Land (NB: Parish Council is sole trustee of the Charity). We have already indicated to the applicant that permission for additional screening to be planted on this land would be forthcoming, but consider a 3m depth more appropriate and the 5m shown excessive.

The hedge along Old Station Road seems to have been largely removed and only a thin screen is shown. The current hedge should be retained and thickened where possible with the only removal of hedging permitted for access to the sub station and in the interests of highway safety for the development access road.

All hedge, tree planting and protection to ensure retention is in the interests of retaining the rural outlook at this site which has previously been well documented in depth. In addition to the earlier request to protect the individual trees, we believe the whole hedge line, both existing and to be planted should be protected by a TPO.

We believe the house at plot 1 should not face Old Station Road as with the loss of hedging at the access road, this would compromise the rural approach to the village presenting an urban frontage to the road and compromise the setting of Elms Farm, a grade 2 star listed building, the setting of which is considered highly important in previous applications and the previous planning inspector's reports.

Further tree planting within the site would help to break up the roof lines of the new development. We note there is a document within the plans naming trees/shrubs but no further details are supplied and are required.

**Recommendations/Concerns:**

Entrance to development:

The entrance to the development currently has two units to either side of the entrance and 4 connecting dwellings immediately opposite. We believe that the design, proposed materials and elevations should be of a higher standard to that proposed, to relate to Elms Farm and also as the key arrival point for the development.

General site layout:

Within the general layout of the site, there are a number of dwellings that appear to have been squeezed into the plots/site. These are awkward indicating that the proposed layout and mix of property sizes overdevelop the site. This may also be why hedging has been removed or new planting not shown. The split of 2/3/4 bed roomed dwellings has also proportionately moved towards the larger 4 rather than 2 bed property. This will also be a cause of crowding and overdevelopment. Our emerging Neighbourhood Plan confirms the need locally for 2 rather than 4 bed dwellings.

House types and elevations:

Whilst the plans generally appear to conform to this we would expect to see a written detailed summary of the materials to be used on this site.

Generally across the development the garage roof pitches are shallow, we would prefer these pitches to be elevated to a more traditional roof form.

The design of the dormers on plots 1/16/32/36 and 55 are large and heavy, over dominate the elevations and should be refined to match those already found in Mendlesham.



Streets and access

Mendlesham Parish Council do not require any street lights for this site, understanding that external individual lighting will be provided at each property.

Access from the 5.5m spine road into parking lots 5/10 does not seem to suitably line up.

Parking

We are concerned that the density of the layout, proposed garage and parking spaces dominate many areas of the development, again due to cramming and overdevelopment of the site. We are also concerned that there are insufficient parking spaces to prevent on road parking and allocated resident, visitor and non-allocated spaces need to be clearly identified.

The layout is dominated with triple tandem parking (including garage space) is this suitable and appropriate?

A parking plan is required.

Demolition of buildings

Whilst we completely understand that demolition of the buildings, particularly those containing asbestos will be under extremely stringent Health & Safety procedures, we would ask that due to the close proximity of the school and school/community playingfields, the asbestos is removed during weekday school holidays. Whilst contractors will have the benefit of protective clothing, children playing nearby will not and must not be contaminated by asbestos dust.

Affordable housing

We are disappointed that the six affordable dwellings are all two bedroom and do not believe this reflects the current housing needs for the parish. Deliveries of these dwellings are also planned towards the end of the development, thus delaying the community benefit these will bring.

School/Community Centre proximity

The consultee response from Philippa Stroud, Mid Suffolk District Council Environmental Protection Officer recommends site working for 7.30am:6pm Monday-Friday, 7.30am -1pm Saturdays with no working on Sundays, Bank or Public Holidays. This is fine for working hours, but we would ask the deliveries and collections from the site, avoid school drop off and pick up times due to the busy traffic and pedestrians along Old Station Road at these times accessing the adjacent school and community centre.

The need for secure fencing along the boundary is a must as this area is used by children throughout the day/week.

Dropped kerb/crossing

We ask that the crossing/dropped kerb along Old Station Road is moved away from the site itself and closer to the School/ pathway from Glebe Way. This will provide a safer means for both existing residents and the new residents to access the school/community centre and the village centre and will join up existing footpaths.

Summary of further information required for further consideration:

- Full written materials schedule in line with the detailed plans supplied.
- Detailed written boundary/planting plan.
- Parking plan which identifies allocated, non-allocated and visitor parking spaces.

All these exceptions and recommendations are fully in accordance with our emerging Mendlesham Neighbourhood Plan, the local Plan, NNPF, previous planning inspector reports and previous

comments.

Mendlesham Parish Council  
23<sup>rd</sup> June 2016



## Consultation Response Pro forma

1	<b>Application Number</b>	2211/16 as amended GR Warehousing, Mendlesham	
2	<b>Date of Response</b>	23.9.16	
3	<b>Responding Officer</b>	Name:	Paul Harrison
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage
4	<b>Summary and Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<ol style="list-style-type: none"> <li>The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> <li>less than substantial harm to a designated heritage asset because it would harm the setting of the nearby listed building.</li> </ul> </li> <li>The Heritage Team recommends amendments to the layout as discussed below.</li> </ol>	
5	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>In responding to the last application 0254/15 we noted that the built development was shown to have encroached yet further on the area closest to the Grade II* listed Elms Farmhouse. This process seems to have continued in this new scheme. In particular houses are now proposed close up against the site boundary along Old Station Road, eroding the existing green edge and making the built development even more prominent in views along the road which include Elms Farmhouse.</p> <p>In our first comment on this application we recommended that the layout be amended to retain the depth and density of this edge as a minimum, and where possibly it should be reinforced. The amendment submitted fails to reinstate the existing green edge and our <b>objection</b> stands.</p> <p>It should be noted that the Inspector's dismissal of appeal on application 0257/13 paragraph 59 rested in part on adverse impact on the setting of the listed building, and the subsequent approval rested on a balance of this harm and public benefits. The present proposal increases the harm and this increase in harm must be given great weight in accordance with s66 PLBCAA 1990 and para 132 of the NPPF.</p>	
6	<b>Amendments, Clarification or Additional Information Required</b> (if holding objection)	The eastern green edge of the site should be retained and reinforced for its entire length so as to minimise impact on the experience and appreciation of the rural surroundings of the listed building.	

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

	If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	
7	<b>Recommended conditions</b>	

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## Consultation Response Pro forma

1	<b>Application Number</b>	2211/16 GR Warehousing, Mendlesham	
2	<b>Date of Response</b>	1.7.16	
3	<b>Responding Officer</b>	Name:	Paul Harrison
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage
4	<b>Summary and Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<ol style="list-style-type: none"> <li>The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> <li>less than substantial harm to a designated heritage asset because it would harm the setting of the nearby listed building.</li> </ul> </li> <li>The Heritage Team recommends amendments to the layout as discussed below.</li> </ol>	
5	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>In responding to the last application 0254/15 we noted that the built development was shown to have encroached yet further on the area closest to the Grade II* listed Elms Farmhouse. This process seems to have continued in this new scheme. In particular houses are now proposed close up against the site boundary along Old Station Road, eroding the existing green edge and making the built development even more prominent in views along the road which include Elms Farmhouse. The layout should be amended to retain the depth and density of this edge as a minimum, and where possibly it should be reinforced.</p>	
6	<b>Amendments, Clarification or Additional Information Required</b> (if holding objection)  If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	<b>Recommended conditions</b>		

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

**From:** Philippa Stroud  
**Sent:** 07 June 2016 16:48  
**To:** Planning Admin  
**Cc:** Alex Scott  
**Subject:** 2211/16/FUL G R Warehousing Ltd, Old Station Road, Mendlesham - Other Issues

WK/179508

**Ref:** 2211/16/FUL – EH Other Issues

**Proposal:** Application for approval of reserved matters pursuant to outline planning permission, being part of hybrid planning application 0254/15, "Hybrid planning application that seeks:

(a) Outline planning permission for demolition of all existing buildings and erection of 56 dwellings (including six affordable units) with associated parking, hardstanding and creation of public footway, with all matters reserved except access.

(b) Full planning permission for provision of open space (as shown on drawing no 16-23-03)"

**relating to Appearance, Landscaping, Layout & Scale for the development**

**Location: G R Warehousing Ltd, Old Station Road, Mendlesham, IP14 5RT**

Thank you for the opportunity to comment on the above planning application for approval of reserved matters.

I note that the 'Construction arrangements' Drawing No. SK 005 states "a) Site opening times: Working hours: Site will be open between the hours of 7am and 6pm. Delivery hours: Site will accept deliveries/collections between the hours of 9am and 3pm."

The deliveries/collections times appear satisfactory, however, to minimise any adverse impact on neighbouring premises I would recommend the following site working hours:

7.30am to 6.00pm Monday to Friday.

7.30am to 1pm Saturdays, and no working on Sundays, Bank or Public Holidays.

Regards,

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

Telephone: 01449 724724

Email: [Philippa.Stroud@babermidsuffolk.gov.uk](mailto:Philippa.Stroud@babermidsuffolk.gov.uk)

Websites: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

## Consultation Response Pro forma

1	<b>Application Number</b>	2112/16	
2	<b>Date of Response</b>	15/06/2016	
3	<b>Responding Officer</b>	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	<b>Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection	
5	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	I have no objection to the planned proposal, consideration for bin presentation points are clear and straightforward for the dustcart to access.	
6	<b>Amendments, Clarification or Additional Information Required</b> (if holding objection)  If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	<b>Recommended conditions</b>	We recommend that block paving is not used as the shared surface access as this is not suitable for dustcarts to drive and turn on.	

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## Consultation Response

1	<b>Application Number</b>	2211/16	
2	<b>Date of Response</b>	6/6/2016	
3	<b>Responding Officer</b>	Name:	Dawn Easter
		Job Title:	Economic Development Officer
		Responding on behalf of...	Economic Strategy
4	<b>Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No comments on the proposals	
5	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.		
6	<b>Amendments, Clarification or Additional Information Required</b> (if holding objection)  If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	<b>Recommended conditions</b>		

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



**DISCLAIMER:** This information has been produced by Suffolk County Council's Natural Environment Team on behalf of Mid Suffolk District Council, at their request. However, the views and conclusions contained within this report are those of the officers providing the advice and are not to be taken as those of Suffolk County Council.

Mr A Scott  
 Planning Services  
 Mid Suffolk District Council  
 131 High Street  
 Needham Market  
 Suffolk IP6 8DL

Ms A Westover  
 Landscape Planning Officer  
 Natural Environment Team  
 Suffolk County Council  
 Endeavour House (B2 F5 55)  
 Russell Road  
 Ipswich  
 Suffolk IP1 2BX

Tel: 01473 264766  
 Fax: 01473 216889  
 Email: [anne.westover@suffolk.gov.uk](mailto:anne.westover@suffolk.gov.uk)  
 Web: <http://www.suffolk.gov.uk>

Your Ref: 2211/16  
 Our Ref: Landscape/MSDC/Mendlesham  
 Date: 7<sup>th</sup> July 2016

Dear Alex,

**Proposal:** Application for approval of reserved matters pursuant to outline planning permission, being part of hybrid planning application Ref: 0254/15.

**Location:** G R Warehousing Ltd, Old Station Road, Mendlesham

**Application No:** 2211/16

Thank you for your consultation letter dated 6<sup>th</sup> June 2016. Based on the information provided on the MSDC web site, a site visit carried out 27<sup>th</sup> June and our meeting on 5<sup>th</sup> July I have listed out the following specific points relating to this application.

I have taken into account the planning application history and have previously commented on applications MSDC Ref: 0257/13, 1356/14 and 0254/15.

There are some layout discrepancies between the GDC Ltd Soft Landscape Plan and the Rossi Long external works plan (approved under 0254/15) which will require clarification. An architectural layout plan at a minimum scale of 1:250 would be useful in order to examine the layout detail, both plots and external landscape and the precise relationship to natural features. The tree survey plan appears to be most accurate plan in terms of illustrating tree to building distances.

The approved 2015 application and indicative layout gave good scope to retain trees and hedges. It also indicated a layout with a well-designed and active frontage to the sports field to the north of the site and a soft hedged frontage to the road. The current layout proposes a scheme differing substantially from the approved outline consent and presents some design and landscape amenity concerns.

- **Roadside boundary:** the complete removal of the roadside hedge is of concern. Whilst I accept there will need to be some hedgerow removal to necessitate access

and visibility splays I consider that there is a need to look at design and layout to ensure that removal is kept to a minimum. The boundary to Plot 1 and the open space will need to be looked at in more detail. Loss of the fine turkey oak T31 is acknowledged, this tree would have been removed under the outline layout.

- **North boundary:** It is disappointing that the plot layout now proposes houses backing onto the sports field, with no house frontages overlooking the public space. The outline layout indicated a more appropriate relationship in this respect. If this is the preferred arrangement for the MPC then the use of palisade fencing and hedging with some trees may be the best form of boundary treatment. There are hedge remnants present (elder and thorn) which could be incorporated. The plain end wall to Plot 46 may look rather imposing against the sports field space.
- The layout sets plots close to existing trees growing on the edge of the school/sports field, many not yet fully mature. This will result in conflicts and unsustainable relationships over the long term. Examples include T4 poplar/Plot 8, T14 horse chestnut and T15 oak/Plots 22 and 23, T17 lime, T19 oak and Plots 25, 26 and 27. The arboricultural report also highlights these points in para 3.2. There will be pressure on the PC/ sports management group for longer term pruning/felling.
- Plot 7 and Plot 8 is close to the north east corner of the site and north boundary with the relationship to the hedge and large field maple tree unclear. Space for rear access paths and bin storage alongside the hedged boundary is very limited. The new footway construction located close to the veteran field maple T1 (close to the road) will need to be carefully detailed however this detail/positioning is currently unclear.
- **West boundary:** Sections of hedgerow on the west boundary are shown to be removed. Some of these sections appear to be removed in order to facilitate garage and house plots (Plots 48, 49 and 50) so should be completely avoidable with sensitive design. Rear gardens are in some cases limited in size and shallow to the boundary. More space to boundaries will be needed in order to retain hedges and new planting. At Plot 47, there is no tree located here. I query the pink notation on the landscape plan and lack of space to the site boundary. Boundary detailing is not indicated.
- **Southern boundary:** the approved indicative layout offered a more suitable relationship to the hedge/watercourse and large trees forming this boundary. The current layout will substantially compromise both features. In particular the arboricultural report states the need to remove several of the large ash and oak on this boundary due to the proximity of houses and garages. The arrangement and associated impacts on the rural character of the approach to the village will be significant. This boundary is a strong visual and rural edge feature and needs to be preserved as such.
- The anticipated impacts on trees are described within the Arboricultural report, Para 3.2 and 3.3. This states that several moderate and high amenity trees on both the southern and roadside boundaries will need to be removed along with sections of hedgerow, in order to facilitate the development. It states that Plot 55 will be overshadowed by the ash tree T25. I also note that the six garages to the plots backing onto this boundary are positioned tight to tree protection zones, under the

tree canopies and cutting into the hedge and watercourse. The larger oak T23, smaller ash and field maple trees T20-22 will need to be removed as will sections of the hedge. The watercourse forms the boundary to the field with the hedge growing on its north bank edge and top edge. A buffer zone to this feature should be provided, clear of development, to preserve both its integrity and habitat value. I suggest a minimum of five metres from the face of the hedge.

- I have previously advised that a **Tree Preservation Order (TPO)** should be served on mature trees on and around the site boundaries and once a satisfactory layout dealing with the need to preserve these important trees is achieved.
- **Public open space:** The application is in outline with the exception of the proposed site access and the open space. I note that the Master Plan (Dwg No 16-23-03) showing the approved area of open space area shows an area with slightly differing dimensions than that currently indicated on the submitted plans. These plans indicate that the space will need to accommodate a drainage balancing pond with sloping sides occupying much of the green space, underground calor gas tanks and an electricity sub- station.

It is likely that the pond will need to be enclosed by a fence and/or hedge to provide a safety barrier but this will depend on slope gradients, water depth and frequency of water sitting in the pond. I have not located the detail relating to these aspects.

The space will no longer serve the need for children and informal play space that I believe was originally intended here.

I suggest that both the calor gas tanks and substation be accommodated in a more suitable and dedicated location and without cutting into the approved POS area. More detail will be needed in terms of design of the balance pond in order that the remaining space can be used for informal play. Groupings of trees placed to form structure to the space could be accommodated.

- **The house types** illustrated by the street elevations appear attractive and to reflect a village/rural location and character. However this character will be undermined by the loss of natural and mature vegetation and lack of design strength within the landscape plan. There is also a risk that the loss of rural character to the road frontage may undermine the rural setting of the nearby listed Elms Farmhouse.

With respect to layout the houses appear somewhat cramped resulting in some tight and poorly designed spaces between plots, buildings and parking areas. Garden space invariably looks tight offering little scope for bin storage and bin collection points (BCP), garden shed/storage and soft landscape.

- **Landscape; hard and soft:** I have not seen any detail relating to materials for boundary treatment, parking, drives and roadways. With respect to new planting and soft landscape detail these is minimal scope to provide suitable new and replacement planting. I welcome the inclusion of trees and climbers in rear gardens however I would hope to see a more cohesive approach to the landscape design and use of species. Some more ornamental species in prominent locations such as Photinia Red Robin will look out of keeping. Some tree species may be too large/suckering for the spaces provided such as Prunus avium and Prunus padus.

59

This is a matter which can be considered further when the layout for the scheme is discussed in more detail with the applicant/agents.

Please let me know if you need me to itemise any other specific points at the current time and attend a meeting with the applicant/agents.

Yours sincerely,

Anne Westover BA Dip LA CMLI  
Landscape Planning Officer

**From:** Anne Westover  
**Sent:** 14 June 2016 15:42  
**To:** Alex Scott  
**Subject:** RE: Consultation on Planning Application 2211/16 Mendlesham

Hi Alex, I have been looking at the application paper work and also refreshing my memory on the three outline applications that I have commented on previously. The last was approved, 0254/15. I felt that this last application gave good scope to retain trees, hedges and also to provide a layout with a well-designed active frontage to the sports field to the north of the site and a soft/softer frontage to the road.

The current layout submitted under the current application proposes a completely differing layout to the outline consent.

There are many negative aspects resulting from the changes, particularly in relation to the loss of open space (now a balance pond), removal of sections of hedge and detrimental impacts on trees. The latter aspects are well described within the Arboricultural report Para 3.3, this states that several moderate and high amenity trees on both the southern and roadside boundaries will need to be removed along with sections of hedgerow, in order to facilitate the development. Plot 55 will be overshadowed by an ash tree T25, also addressed in the report. I have previously advised that a TPO should be served on mature trees.

Sections of hedgerows on the west and east site boundaries are also shown to be removed. Some of these sections are to facilitate garage and house plots so should be completely avoidable subject to good design and layout.

I think some of the design problems have arisen out of the proposal to build larger houses and more detached properties.

In terms of new planting and soft landscape detail there is minimal scope to provide suitable replacement planting and that which is shown is invariably rather ornamental and not led by a cohesive landscape design approach.

This could possibly be remedied by some negotiation and adjustments to the specification however where there are layout constraints these will need to be addressed.

The house types illustrated by the street elevations are attractive and appear to reflect a village/rural location and character. However this will be undermined by the loss of natural and mature vegetation and lack of design strength within the landscape plan.

Before I do further work on this application perhaps we can discuss further.

A meeting with the applicant/agent/s may be a helpful way forward to try to understand/resolve some of the design problems.

I remember the Lovell Partnership from old Norwich days (long time ago) but have worked much more recently with GDC on landscape schemes in the Suffolk coastal area and found them to be fairly amenable to negotiation.

It is best to use my mobile in next few days and I will aim to call you too.

Best wishes  
Anne

Anne Westover

SCC Landscape Planning Officer

Your ref: 2211/16  
Our ref: Mendlesham – GR Warehousing Site,  
Old Station Road 00041473  
Date: 14 September 2016  
Enquiries to: Neil McManus  
Tel: 01473 264121 or 07973 640625  
Email: [neil.mcmanus@suffolk.gov.uk](mailto:neil.mcmanus@suffolk.gov.uk)

Mr Alex Scott,  
Planning Services,  
Mid Suffolk District Council,  
Council Offices,  
131 High Street,  
Needham Market,  
Ipswich,  
Suffolk,  
IP6 8DL

Dear Alex,

**Mendlesham: GR Warehousing Site, Old Station Road – developer contributions**

I refer to the application for approval of reserved matters pursuant to outline planning permission, being part of hybrid planning application 0254/15, "Hybrid planning application that seeks:

- (a) Outline planning permission for demolition of all existing buildings and erection of 56 dwellings (including six affordable units) with associated parking, hardstanding and creation of public footway, with all matters reserved except access.
  - (b) Full planning permission for provision of open space (as shown on drawing no 16-23-03)"
- relating to Appearance, Landscaping, Layout & Scale for the development.

I have no comments to make on the above planning application other than the proviso that the terms of the S106A dated 12 October 2015 remains in place.

I have copied to SCC Highways (Chris Fish) and SCC Floods Planning (Jason Skilton) in case they have any detailed comments to make.

Yours sincerely,



Neil McManus BSc (Hons) MRICS  
Development Contributions Manager  
Strategic Development – Resource Management

cc Christopher Fish, Suffolk County Council  
Floods Planning, Suffolk County Council

62

Your ref: 2211/16  
Our ref: Mendlesham – GR Warehousing site,  
Old Station Road 00041473  
Date: 27 July 2016  
Enquiries to: Neil McManus  
Tel: 01473 264121 or 07973 640625  
Email: [neil.mcmanus@suffolk.gov.uk](mailto:neil.mcmanus@suffolk.gov.uk)

Mr Alex Scott,  
Planning Services,  
Mid Suffolk District Council  
131 High Street,  
Needham Market,  
Ipswich,  
Suffolk,  
IP6 8DL

Dear Alex,

**Mendlesham: GR Warehousing site, Old Station Road**

I refer to the application for approval of reserved matters pursuant to outline planning permission, being part of hybrid planning application 0254/15, "Hybrid planning application that seeks:

(a) Outline planning permission for demolition of all existing buildings and erection of 56 dwellings (including six affordable units) with associated parking, hardstanding and creation of public footway, with all matters reserved except access.

(b) Full planning permission for provision of open space (as shown on drawing no 16-23-03)" relating to Appearance, Landscaping, Layout & Scale for the development.

I have no comments to make on the above planning application other than the proviso that the terms of the S106A dated 12 October 2015 remains in place.

I have copied to SCC Highways and SCC Floods Planning in case they have any comments on the reserved matters application.

Yours sincerely,



Neil McManus BSc (Hons) MRICS  
Development Contributions Manager  
Strategic Development – Resource Management

cc Christopher Fish, Suffolk County Council  
Floods Planning, Suffolk County Council

63



Your Ref: MS/2211/16  
Our Ref: 570\CON\1834\16  
Date: 23 June 2016  
Highways Enquiries to: colin.bird@suffolk.gov.uk

**All planning enquiries should be sent to the Local Planning Authority.**  
Email: planningadmin@babberghmidsuffolk.gov.uk

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

**For the Attention of:** Alex Scott

Dear Alex

**TOWN AND COUNTRY PLANNING ACT 1990  
CONSULTATION RETURN MS/2211/16**

**PROPOSAL:** Application for approval of reserved matters pursuant to outline planning permission, being part of hybrid planning application 0254/15, "Hybrid planning application that seeks:

- (a) Outline planning permission for demolition of all existing buildings and erection of 56 dwellings (including six affordable units) with associated parking, hardstanding and creation of public footway, with all matters reserved except access.**
- (b) Full planning permission for provision of open space (as shown on drawing no 16-23-03)" relating to Appearance, Landscaping, Layout & Scale for the development**

**LOCATION:** G R Warehousing Ltd, Old Station Road, Mendlesham, Suffolk

**ROAD CLASS:**

Notice is hereby given that the County Council as Highway Authority make the following comments:

The submitted details are generally satisfactory but there is a shortfall of visitor parking which should be 0.25 spaces per dwelling in accordance with the Suffolk Guidance for Parking, which would require 14 spaces.

Plot 4 should have 3 spaces but appears to only have 2 spaces.

The shared surfaces are shown with 0.5m service strips but these should be 1m to allow possible street lighting columns where required if the roads are to be adopted.



I note that there is no detail of drainage arrangements which I assume would be subject to a separate application.

If the above issues can be addressed we would have no objection to approval of these reserved matters.

Yours sincerely,

**Mr Colin Bird**  
**Development Management Engineer**  
Strategic Development – Resource Management

65

SCC Public Rights  
of Way

**From:** RM PROW Planning  
**Sent:** 29 June 2016 10:54  
**To:** Planning Admin  
**Cc:** Colin Bird  
**Subject:** RE: Consultation on Planning Application 2211/16

**For The Attention Of: Alex Scott**

### **Rights of Way Response**

Thank you for your consultation regarding the above planning application.

Please accept this email as confirmation that we have no comments or observations to make in respect of this application affecting any public rights of way.

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

Regards

**Jennifer Green**


**Rights of Way and Access**

**Part Time - Office hours Wednesdays and Thursday**

Resource Management, Suffolk County Council

Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

 (01473) 264266 |  [PROWPlanning@suffolk.gov.uk](mailto:PROWPlanning@suffolk.gov.uk) |

 <http://publicrightsofway.onesuffolk.net/> | **Report A Public Right of Way Problem Here**

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

**From:** [planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk) [<mailto:planningadmin@midsuffolk.gov.uk>]

**Sent:** 06 June 2016 11:28

**To:** RM PROW Planning

**Subject:** Consultation on Planning Application 2211/16

Correspondence from MSDC Planning Services.

Location: G R Warehousing Ltd, Old Station Road, Mendlesham, IP14 5RT

66

2211/16

OFFICIAL


**Suffolk Fire and Rescue Service**

 Fire Business Support Team  
 Floor 3, Block 2

Endeavour House

 8 Russell Road  
 Ipswich, Suffolk  
 IP1 2BX

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

 MID SUFFOLK DISTRICT COUNCIL  
 PLANNING CONTROL

**RECEIVED**

26 SEP 2016

ACKNOWLEDGED .....

DATE .....

PASS TO .....

AS

 Your Ref: 2211/16  
 Our Ref: FS/F221040  
 Enquiries to: Angela Kempen  
 Direct Line: 01473 260588  
 E-mail: Fire.BusinessSupport@suffolk.gov.uk  
 Web Address: http://www.suffolk.gov.uk

Date: 23/09/2016

Dear Sirs

**G R Warehousing Ltd, Old Station Road, Mendlesham IP14 5RT**  
**Planning Application No: 2211/16**

I refer to the above application.

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

Access and Fire Fighting Facilities

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

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

Water Supplies

Suffolk Fire and Rescue Service have been making comment on applications on this site since 2013. None of our letters have been published. PA 1356/14 was granted but no condition for fire hydrants has been placed in decision notice. As this has progressed from 51 dwellings to 56 and is now a hybrid application, I am re-requesting that a condition be placed against the application and that our comments are published. To install no fire hydrants could compromise water for fire fighting.

Continued/

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.

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



Mrs A Kempen  
Water Officer

Enc: PDL1

Copy: Mr T Welland, The Design Partnership Ltd, Claremont House, 10 Station Road,  
Chatteris. PE16 6AG

Enc: Sprinkler information



**Suffolk Fire and Rescue Service**

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

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

Your Ref: 2211/16  
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: 23 September 2016

**Planning Ref: 2211/16**

Dear Sirs

**RE: PROVISION OF WATER FOR FIRE FIGHTING**  
**ADDRESS: G R Warehousing Ltd, Old Station Road, Mendlesham IP14 5RT**  
**DESCRIPTION: 56 dwellings, hybrid**  
**NO: HYDRANTS POSSIBLY REQUIRED: Required**

If the Planning Authority is minded to grant approval, the Fire Authority will request that 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, the Fire Authority will request that fire hydrants be installed retrospectively on major developments if it can be proven that the Fire Authority was not consulted at the initial stage of planning.

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/

69  
OFFICIAL

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

Yours faithfully

A redacted signature consisting of a white rectangular box covering the name and title of the signatory.

Mrs A Kempen  
Water Officer

## Consultee Comments for application 2211/16

### Application Summary

Application Number: 2211/16

Address: G R Warehousing Ltd, Old Station Road, Mendlesham, IP14 5RT

Proposal: Application for approval of reserved matters pursuant to outline planning permission, being part of hybrid planning application 0254/15, "Hybrid planning application that seeks: (a) Outline planning permission for demolition of all existing buildings and erection of 56 dwellings (including six affordable units) with associated parking, hardstanding and creation of public footway, with all matters reserved except access. (b) Full planning permission for provision of open space (as shown on drawing no 16-23-03)" relating to Appearance, Landscaping, Layout & Scale for the development

Case Officer: Alex Scott

### Consultee Details

Name: Mr Robert Boardman (Stowmarket Ramblers)

Address: 8 Gardeners Walk, Elmswell, Bury St Edmunds IP30 9ET

Email: bob@gardeners8.plus.com

On Behalf Of: Ramblers Association - Bob Boardman

### Comments

I have viewed this application and I have no comments or observations to make over and above those made on previous applications.



71  
Historic England

EAST OF ENGLAND OFFICE

Mr Alex Scott  
Mid Suffolk District Council  
Planning Services  
131 High Street  
Needham Market  
Suffolk  
IP6 8DL

Direct Dial: 01223 582721

Our ref: P00513635

13 September 2016

Dear Mr Scott

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

**G R WAREHOUSING LTD, OLD STATION ROAD, MENDLESHAM, IP14 5RT  
Application No 2211/16**

We have received amended proposals for the above scheme.

**Historic England Advice**

Thank you for consulting Historic England on the reserve matters relating to application number 0254/16, the construction of 56 new dwellings. This development scheme is the latest in a series on which we have advised the Council and we have consistently identified harm to the significance of the grade II\* listed Elms farmhouse adjacent to the site.

The current plans indicate the new houses would be built in a style based on traditional building. This is appropriate and we would defer to the Council to secure details of the design and materials to ensure a high quality result. Construction of buildings on the eastern edge of the site will have the most pronounced affect on the listed building. We would therefore recommend that if it is still an option the Council seek redesign of the site to move the eastern most buildings away from the road and create a broad planting belt to soften the impact of the housing in views along the road and from the listed building.

**Recommendation**

We would welcome the opportunity of advising further. Please consult us again if any additional information or amendments are submitted. If, notwithstanding our advice, you propose to approve the scheme in its present form, please advise us of the date of the committee and send us a copy of your report at the earliest opportunity.



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749  
HistoricEngland.org.uk







72  
Historic England

EAST OF ENGLAND OFFICE

Yours sincerely

**David Eve**

Inspector of Historic Buildings and Areas

E-mail: [david.eve@HistoricEngland.org.uk](mailto:david.eve@HistoricEngland.org.uk)



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749  
[HistoricEngland.org.uk](http://HistoricEngland.org.uk)



*Historic England is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.*



73  
Historic England

EAST OF ENGLAND OFFICE

Mr Alex Scott  
Mid Suffolk District Council  
Planning Services  
131 High Street  
Needham Market  
Suffolk  
IP6 8DL

Direct Dial: 01223 582721

Our ref: P00513635

17 June 2016

Dear Mr Scott

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

**G R WAREHOUSING LTD, OLD STATION ROAD, MENDLESHAM, IP14 5RT  
Application No 2211/16**

Thank you for your letter of 6 June 2016 notifying Historic England of the above application.

**Historic England Advice**

Thank you for consulting Historic England on the reserve matters relating to application number 0254/16, the construction of 56 new dwellings. This development scheme is the latest in a series on which we have advised the Council and we have consistently identified harm to the significance of the grade II\* listed Elms farmhouse adjacent to the site.

The current plans indicate the new houses would be built in a style based on traditional building. This is appropriate and we would defer to the Council to secure details of the design and materials to ensure a high quality result. Construction of buildings on the eastern edge of the site will have the most pronounced affect on the listed building. We would therefore recommend that if it is still an option the Council seek redesign of the site to move the eastern most buildings away from the road and create a broad planting belt to soften the impact of the housing in views along the road and from the listed building.

**Recommendation**

We would welcome the opportunity of advising further. Please consult us again if any additional information or amendments are submitted. If, notwithstanding our advice, you propose to approve the scheme in its present form, please advise us of the date of the committee and send us a copy of your report at the earliest opportunity.



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749  
HistoricEngland.org.uk





Historic England

EAST OF ENGLAND OFFICE

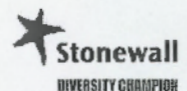
Yours sincerely

David Eve  
Inspector of Historic Buildings and Areas  
david.eve@HistoricEngland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749  
HistoricEngland.org.uk



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

**REFUSAL OF OUTLINE PLANNING PERMISSION  
Town and Country Planning Act 1990  
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2010**

Date of Application: April 30, 2014

REFERENCE: 1356 / 14

Date Registered: May 1, 2014

Documents to which this decision relates: Drawing No 1623/01 rev A. Site Plan received 30/04/2014. Statement of community involvement Feb 2014. Adonis Ecology Report and NottGroup Contaminated Land Risk received 30/04/2014. Archaeological Desk-based Assessment and Heritage Impact Assessment both received 30/04/2014. Planning statement April 2014, Transport Statement (Ref 111/2012/TA-B), Floodrisk Assessment, Design and Access Statement and Application Forms all received 30/04/2014.

---

**CORRESPONDENCE ADDRESS:**

**NAME AND ADDRESS OF APPLICANT:**

Mr M Ryan  
GR Warehousing Ltd  
Old Station Road  
Mendlesham  
Suffolk  
IP14 5RT

Mr M Ryan  
GR Warehousing Ltd  
Old Station Road  
Mendlesham  
Suffolk  
IP14 5RT

---

**PROPOSED DEVELOPMENT AND LOCATION OF THE LAND:**

Outline planning application(all Matters Reserved except access) for the demolition of the GR Warehousing warehouse and storage buildings and redevelopment of the site to erect 56 dwellings with associated open space, parking, hardstanding and the creation of a new public footpath.

- GR Warehousing Site, Old Station Road, Mendlesham

---

The Council, as local planning authority, hereby give notice that **OUTLINE PLANNING PERMISSION HAS BEEN REFUSED** for the development proposed in the application in accordance with the particulars and plans submitted for the following reasons:-

1. Policies CS1 and CS2 of the Mid Suffolk Core Strategy and their associated pre-ambles make clear that new residential development will not be permitted in the countryside except in exceptional circumstances. Similarly, Policy H7 of the Mid Suffolk Local Plan makes clear that there will be strict control over new housing development unrelated to the needs of the countryside. The proposed residential development is outside of any adopted settlement boundary and the Council maintains a 5 years supply of land. The proposal is therefore considered to represent an unsustainable form of development in a rural location for which no exceptional circumstances or overriding public benefit has been demonstrated justifying departure from adopted development plan policies and the objectives of national policy statements predicated on delivering sustainable development. The proposal is therefore contrary to Policies CS1 and CS2 of the Mid Suffolk Core Strategy of the Local Development Framework (adopted September 2008), Policies FC1 and FC.1 of

the Core Strategy 2012 Focused Review, to Policy H7 (Restricting housing development unrelated to the needs of the countryside) of the Mid Suffolk Local Plan 1998, and to the advice and requirements of para 49 of the National Planning Policy Framework.

2. The development scheme fails to secure the appropriate provision of social infrastructure. On that basis the proposed development would be contrary to policy CS6 of the Mid Suffolk LDF Core Strategy 2008 and contrary to the Council's Supplementary Planning Document for Social Infrastructure including Open Space, Sport and Recreation adopted October 2006. Furthermore the development would be contrary to the National Planning Policy Framework paragraphs 6, 7, 9, 14, 17, 28, 49, 70 and 73 on this basis.
3. In the absence of adequate public benefit to be considered to offset harm, it is concluded that the development would cause harm to the character of the setting of the Grade II\* Listed Building, Elms Farm, in that the isolated, rural position from which the farmhouse dominates its associated farmland would be lost without sufficient public benefit to justify. The proposal is therefore contrary to Local Plan Policy HB1, Core Strategy Policy CS5 and paragraphs 128,129, 131 to 134 and 137 of the National Planning Policy Framework.
4. There are no significant benefits demonstrated to result from the loss of the current operational employment site and its redevelopment. Accordingly the proposal is considered to be contrary to policy E6 of the Mid Suffolk Local Plan 1998 and Core Strategy FC3.

**SUMMARY OF POLICIES AND PROPOSALS WHICH ARE RELEVANT TO THE DECISION:**

1. This permission has been refused having regard to policy(ies)

COR1 - CS1 SETTLEMENT HIERARCHY

COR2 - CS2 DEVELOPMENT IN THE COUNTRYSIDE & COUNTRYSIDE VILLAGES

COR3 - CS3 REDUCE CONTRIBUTIONS TO CLIMATE CHANGE

COR4 - CS4 ADAPTING TO CLIMATE CHANGE

COR5 - CS5 MID SUFFOLKS ENVIRONMENT

COR6 - CS6 SERVICES AND INFRASTRUCTURE

COR7 - CS7 BROWN FIELD TARGET

COR8 - CS8 PROVISION AND DISTRIBUTION OF HOUSING

COR9 - CS9 DENSITY AND MIX

COR11 - CS11 SUPPLY OF EMPLOYMENT LAND

CSFR-FC3 - SUPPLY OF EMPLOYMENT LAND

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

of the Mid Suffolk Core Strategy Document, and to all other material considerations.

2. This permission has been refused having regard to policy(ies)

SB3 - RETAINING VISUALLY IMPORTANT OPEN SPACES

H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION

HB1 - PROTECTION OF HISTORIC BUILDINGS  
 GP1 - DESIGN AND LAYOUT OF DEVELOPMENT  
 RT12 - FOOTPATHS AND BRIDLEWAYS  
 CL8 - PROTECTING WILDLIFE HABITATS  
 E4 - PROTECTING EXISTING INDUSTRIAL/BUSINESS AREAS  
 E6 - RETENTION OF INDIVIDUAL INDUSTRIAL AND COMMERCIAL SITES  
 H3 - HOUSING DEVELOPMENT IN VILLAGES  
 H4 - PROPORTION OF AFFORDABLE HOUSING IN NEW HOUSING DEVELOPMENT  
 H7 - RESTRICTING HOUSING DEVELOPMENT  
 H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT  
 H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS  
 H16 - PROTECTING EXISTING RESIDENTIAL AMENITY  
 HB8 - SAFEGUARDING THE CHARACTER OF CONSERVATION AREAS  
 T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT  
 of the Mid Suffolk Local Plan, and to all other material considerations.

3. This permission has been refused having regard to policy(ies)

NPPF - NATIONAL PLANNING POLICY FRAMEWORK

of the Planning Policy Statement, and to all other material considerations.

**NOTES:**

1. Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF):

The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area: In this case the applicant took advantage of the Council's pre-application and duty planning officer service prior to making the application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

This relates to document reference: 1356 / 14

**Signed: Philip Isbell**

**Dated: October 10, 2014**

**Corporate Manager  
Development Management**

**MID SUFFOLK DISTRICT COUNCIL, 131 HIGH STREET, NEEDHAM MARKET, IPSWICH  
IP6 8DL**