

From: Ian Moore <ianm@stowmarket.org>

Sent: 23 February 2022 09:17

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

Subject: RE: DC/21/06052 - Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket

i **EXTERNAL EMAIL: Don't click any links or open attachments unless you trust the sender and know the content is safe. Click [here](#) for more information or help from Suffolk IT**

Hello,

Stowmarket Town Council wish to make no comment on DC/21/06052 - Northfield View Phase 2C at this time.

Regards

Ian Moore

Projects and Resources Coordinator

Stowmarket Town Council | Milton House | Milton Road South | Stowmarket | Suffolk | IP14 1EZ

Tel: 01449 612060 | M:07494 692270




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From: Peggy Fuller <peggy.onehousepc@btinternet.com>
Sent: 22 February 2022 19:08
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: Re: DC/21/06052 - Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket

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Hello Josie

This seems very odd.

Cllrs considered the application at the meeting 13 December 2021 and accepted the detailed proposal. I thought comments had been sent the following day but are not showing on your planning portal.

However the application is not showing in my consultee in tray on your website.

Our response is Cllrs accept the details proposal but request that the landscaping to the west of the site is planted at an early stage of the development.

Regards

Peggy Fuller
Clerk to Onehouse PC

From: BMSDC Planning Area Team Blue
Sent: Tuesday, February 22, 2022 11:37 AM
Subject: DC/21/06052 - Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket

Good morning,

Please could you let me know if you are planning to respond to the consultation for the above planning application, and if so, when you think you will be able to respond by.

Many thanks,

Josie Kett
Customer Service Team

Babergh and Mid Suffolk District Councils - Working Together

Please note that my working days are Monday, Tuesday and Fridays.

Thank you for your email.

Our Ref: 21_05609_P
Your Ref: DC/21/06052

18/11/2021

Dear Sir/Madam

RE: Submission of Details (Reserved Matters in part) for Phase 2C of Outline Planning Permission 5007/16. Appearance, Landscaping, Layout and Scale to be considered for the erection of 234 no. residential dwellings, public open space, and associated infrastructure at Northfield View Phase 2C Land To The West Of Chilton Fields Fuller Way Stowmarket IP14 1UH

The site is near to the Internal Drainage District (IDD) of the East Suffolk Internal Drainage Board (IDB) and is within the Board's Watershed Catchment (meaning water from the site will eventually enter the IDD). Maps are available on the Board's webpages showing the Internal Drainage District (https://www.wlma.org.uk/uploads/ESIDB_Index_plan.pdf) as well as the wider watershed catchment (https://www.wlma.org.uk/uploads/ESIDB_Watershed.pdf).

I note that the applicant intends to discharge surface water to a watercourse within the watershed catchment of the Board's IDD. We request that this discharge is facilitated in line with [the Non-Statutory technical standards for sustainable drainage systems](#) (SuDS), specifically S2 and S4. Resultantly we recommend that the discharge from this site is attenuated to the Greenfield Runoff Rates wherever possible.

The reason for our recommendation is to promote sustainable development within the Board's Watershed Catchment therefore ensuring that flood risk is not increased within the Internal Drainage District (required as per paragraph 167 of the [National Planning Policy Framework](#)). For further information regarding the Board's involvement in the planning process please see our [Planning and Byelaw Strategy](#), available online.

Kind Regards,

Emma

Emma Robertson
Sustainable Development Officer
Water Management Alliance

Jane Marson (Chairman) Michael Paul (Vice-Chairman)

Phil Camamile (Chief Executive)

Constituted by The East Suffolk Internal Drainage Board Order 2008
Statutory Instrument 2008 No 750



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

Sent: 22 Nov 2021 12:22:21

To:

Cc:

Subject: FW: Consultation Response - DC/21/06052

Attachments: ufm26_Standard_Consultation.pdf

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>

Sent: 22 November 2021 11:54

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

Subject: Consultation Response - DC/21/06052



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FAO: Jasmine Whyard

Dear Ms Whyard

Application ref: DC/21/06052

Our ref: 374928

Thank you for your consultation.

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours sincerely

Joe Thorpe

Operations Delivery
Consultations Team
Natural England
Hornbeam House
Crewe Business Park, Electra Way
Crewe, Cheshire, CW1 6GJ

Tel 0300 060 3900

mail to: consultations@naturalengland.org.uk

Thriving Nature
for people and planet



Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

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

From: planningblue@baberghmidsuffolk.gov.uk <planningblue@baberghmidsuffolk.gov.uk>

Sent: 10 November 2021 15:39

To: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>

Subject: MSDC Planning Consultation Request - DC/21/06052

Please find attached planning consultation request letter relating to planning application - DC/21/06052 - Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH

Kind Regards

Planning Support Team

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**Ipswich and East Suffolk
Clinical Commissioning Group**

Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Email address: planning.apps@suffolk.nhs.uk
Telephone Number – 01473 770000

Your Ref: DC/21/06052

Our Ref: IESCCG/001121/STO

Planning Services
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich
Suffolk, IP1 2BX

25/11/2021

Dear Sirs,

Proposal: Submission of Details (Reserved Matters in part) for Phase 2C of Outline Planning Permission 5007/16. Appearance, Landscaping, Layout and Scale to be considered for the erection of 234no residential dwellings, public open space, and associated infrastructure.

Location: Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH

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

Background

2. The proposal comprises a development of up to 100 residential dwellings, which is likely to have an impact of the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. The CCG would therefore expect these impacts to be fully assessed and mitigated by way of a developer contribution secured through the Community Infrastructure Levy (CIL).

Review of Planning Application

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

Healthcare Needs Arising From the Proposed Development

4. At the earliest stage in the planning process it is recommended that work is undertaken with Ipswich and East Suffolk CCG and Public Health England to understand the current and future dental needs of the development and surrounding areas giving consideration to the current dental provision, current oral health status of the area and predicted population growth to ensure that there is sufficient and appropriate dental services that are accessible to meet the needs of the development but also address existing gaps and inequalities.

Encourage oral health preventative advice at every opportunity when planning a development, ensuring that oral health is everybody's business, integrating this into the community and including this in the health hubs to encourage and enable residents to invest in their own oral healthcare at every stage of their life.

Health & Wellbeing Statement

As an Integrated Care System it is our ambition that every one of the one million people living in Suffolk and North East Essex is able to live as healthy a life as possible and has access to the help and treatment that they need in the right place, with good outcomes and experience of the care they receive.

Suffolk and North East Essex Integrated Care System, recognises and supports the role of planning to create healthy, inclusive communities and reduce health inequalities whilst supporting local strategies to improve health, social and cultural wellbeing for all aligned to the guidance in the NPPF section 91. The way health and care is being delivered is evolving, partly due to advances in digital technology and workforce challenges. Infrastructure changes and funds received as a result of this development may incorporate not only extensions, refurbishments, reconfigurations or new buildings but will also look to address workforce issues, allow for future digital innovations and support initiatives that prevent poor health or improve health and wellbeing.

The NHS Long term plan requires a move to increase investment in the wider health and care system and support reducing health inequalities in the population. This includes investment in primary medical, community health services, the voluntary and community sector and services provided by local authorities so to boost out of hospital care and dissolve the historic divide between primary and community health services. As such, a move to health hubs incorporating health and wellbeing teams delivering a number of primary and secondary care services including mental health professionals, are being developed. The Acute hospitals will be focussing on providing specialist treatments and will need to expand these services to cope with additional growth. Any services which do not need to be delivered in an acute setting will look to be delivered in the community, closer to people's homes.

The health impact assessment (HIA) submitted with the planning application will be used to assess the application. This HIA will be cross-referenced with local health evidence/needs assessments and commissioners/providers own strategies so to ensure that the proposal impacts positively on health and wellbeing whilst any unintended consequences arising are suitably mitigated against.

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

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

Premises	Weighted List Size ¹	NIA (m ²) ²	Capacity ³	Spare Capacity (NIA m ²) ⁴
Stowhealth	18,938	1,487.70	21,696	189
Combs Ford Surgery	8,698	455.40	6,641	-142
Total	27,160	1,943.10	28,337	47

Notes:

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

5. This development is not of a size and nature that would attract a specific Section 106 planning obligation. Therefore, a proportion of the required funding for the provision of increased capacity by way of extension, refurbishment or reconfiguration at Stowhealth or Combs Ford Surgery, servicing the residents of this development, would be sought from the CIL contributions collected by the District Council. *The figures shown for the current NIA at Stowhealth is under review.*
6. Although, due to the unknown quantities associated with CIL, it is difficult to identify an exact allocation of funding, it is anticipated that any funds received as a result of this development will be utilised to extend the above mentioned surgery. Should the level of growth in this area prove this to be unviable, the relocation of services would be considered and funds would contribute towards the cost of new premises, thereby increasing the capacity and service provisions for the local community. Work is currently underway looking at development along the A14 corridor for the duration of the JLP and the impacts on health and how best to mitigate them. This work will inform future work on the IDP and therefore how CIL is spent in this area.

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

7. In line with the Government's presumption for the planning system to deliver sustainable development and specific advice within the National Planning Policy Framework and the CIL Regulations, which provide for development contributions to be secured to mitigate a development's impact, a financial contribution is sought.
8. Assuming the above is considered in conjunction with the current application process, Ipswich and East Suffolk CCG would not wish to raise an objection to the proposed development.
9. Ipswich and East Suffolk CCG is satisfied that the basis of a request for CIL contributions is consistent with the Position Statement produced by Babergh and Mid Suffolk District Councils

Ipswich and East Suffolk CCG look forward to working with the applicant and the Council to satisfactorily address the issues raised in this consultation response and would appreciate acknowledgement of the safe receipt of this letter.

Yours faithfully

Chris Crisell

Estates Strategic Planning Manager

Ipswich and East Suffolk Clinical Commissioning Group

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Sent: 11 Nov 2021 03:51:54

To:

Cc:

Subject: FW: Re: DC/21/06052 Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH

Attachments:

From: Lisa De Pasquale <Lisa.DePasquale@suffolk.gov.uk>

Sent: 11 November 2021 15:49

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

Subject: Re: DC/21/06052 Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH

Good afternoon,

We have looked at this proposal and no condition as all works have been completed under the outline application consent.

Best regards

Lisa

Lisamaria De Pasquale

Assistant Archaeological Officer (Technical Support)

Suffolk County Council Archaeological Service

Bury Resource Centre

Hollow Road

Bury St Edmunds

Suffolk IP32 7AY

Tel.:01284 741230

M: 07523931041

Email: lisa.depasquale@suffolk.gov.uk

Website: <http://www.suffolk.gov.uk/archaeology>

Suffolk Heritage Explorer: <https://heritage.suffolk.gov.uk>

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Your ref: DC/21/06052
Our ref: Stowmarket – Northfield View, Phase
2C, land to the west of Chilton Fields, Fuller
Way 43115
Date: 12 November 2021
Enquiries: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

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

Dear Jasmine,

Stowmarket: Northfield View, Phase 2C, land to the west of Chilton Fields, Fuller Way – reserved matters

I refer to the proposal: submission of details (reserved matters in part) for Phase 2C of outline planning permission 5007/16. Appearance, landscaping, layout, and scale to be considered for the erection of 234no. residential dwellings, public open space, and associated infrastructure.

There is a planning obligation dated 05 July 2018 attached to the outline permission under reference 5007/16.

I have no comments to make but various colleagues will deal with relevant service matters such as highways, floods planning, fire service, and archaeology.

Yours sincerely,

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

cc Ben Chester, SCC (highways)
Jason Skilton, SCC (LLFA)
Suffolk Archaeological Service
Angela Kempen, Suffolk Fire Service

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

Sent: 12 Nov 2021 11:38:13

To:

Cc:

Subject: FW: MSDC Planning Consultation Request - DC/21/06052

Attachments: ufm12_Standard_Consultation.pdf

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

From: Water Hydrants <Water.Hydrants@suffolk.gov.uk>

Sent: 12 November 2021 08:58

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

Subject: FW: MSDC Planning Consultation Request - DC/21/06052

Fire Ref.: F221364

FAO: Jasmine Whyard

Good Morning,

Thank you for your letter regarding the Reserved Matters for this site.

Please ensure that Condition 10 in the original Decision Notice for this site, 5007/16, follows this build to its conclusion.

If you have any queries, please let us know, quoting the Fire Ref. number above.

Thank you.

Kind regards,

A Stordy

Admin to Water Officer

Fire and Public Safety Directorate, SCC

3rd Floor, Lime Block, Endeavour House

Russell Road, IP1 2BX

Tel.: 01473 260564

Team Mailbox: water.hydrants@suffolk.gov.uk

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Our Values: Wellbeing, Equality, Achieve, Support, Pride, Innovate, Respect, Empower

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

From: Fire Business Support Team <Fire.BusinessSupport@suffolk.gov.uk>

Sent: 10 November 2021 15:45

To: Water Hydrants <Water.Hydrants@suffolk.gov.uk>

Subject: FW: MSDC Planning Consultation Request - DC/21/06052

Good afternoon,

Please see attached FYA.

Kind regards,

Matt Plummer
Business Support Officer
Fire and Public Safety Directorate
Suffolk Fire and Rescue Service
Endeavour House
8 Russell Road
Ipswich
IP1 2BX
01473 260792
Matthew.plummer@suffolk.gov.uk

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

From: planningblue@baberghmidsuffolk.gov.uk <planningblue@baberghmidsuffolk.gov.uk>
Sent: 10 November 2021 15:37
To: Fire Business Support Team <Fire.BusinessSupport@suffolk.gov.uk>
Subject: MSDC Planning Consultation Request - DC/21/06052

Please find attached planning consultation request letter relating to planning application - DC/21/06052 - Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH

Kind Regards

Planning Support Team

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

From: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>

Sent: 24 Nov 2021 04:52:01

To:

Cc:

Subject: FW: 2021-11-24 Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH Ref DC/21/06052

Attachments:

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>

Sent: 24 November 2021 08:39

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

Cc: Jasmine Whyard <Jasmine.Whyard@babberghmidsuffolk.gov.uk>

Subject: 2021-11-24 Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH Ref DC/21/06052

Dear Jasmine Whyard,

Subject: Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH Ref DC/21/06052 - Application for Reserved Matters

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/06052

The following submitted documents have been reviewed and we recommend **approval** at this time:

- CCE/J971/FRAP2-04 October 2016
- Landscape and Ecological Management & Maintenance Plan Ref JBA 21/191 - LEMP1
- Detailed Landscape Proposals for Plots and POS Ref JBA21/191/01 to 07 Rev A
- Planning Layout Parcel 2C – 234 Dwellings Ref 22270/2C/PL/01
- Northfield View Phase 2 Phase Plan Ref 22270/PH2/PP/01 Rev B
- Engineering Layout Masterplan Ref 20820/120 Rev E

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council
Growth, Highway & Infrastructure
Endeavour House, 8 Russell Rd, Ipswich, Suffolk IP1 2BX

****Note I am remote working for the time being****

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

From: planningblue@babberghmidsuffolk.gov.uk <planningblue@babberghmidsuffolk.gov.uk>

Sent: 22 November 2021 11:25

To: GHI Floods Planning <floods.planning@suffolk.gov.uk>

Subject: MSDC Planning Re-consultation Request - DC/21/06052

Please find attached planning re-consultation request letter relating to planning application - DC/21/06052 - Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH

Kind Regards

Planning Support Team

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Your Ref: DC/21/06052
Our Ref: SCC/CON/1057/22
Date: 25 March 2022
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Jasmine Whyard - MSDC

Dear Jasmine

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/06052

PROPOSAL: Submission of Details (Reserved Matters in part) for Phase 2C of Outline Planning Permission 5007/16. Appearance, Landscaping, Layout and Scale to be considered for the erection of 234 no. residential dwellings, public open space, and associated infrastructure.

LOCATION: Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH

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

Further to the submission of revised plans and discussions on the proposal, it is noted that most of the comments raised in my response dated 24/02/22 have now been addressed, but one will need to be addressed by further amendments. Those previously outstanding are listed below:

Bus route and Bus Gate: Discussions have concluded that the layout of the Bus Gate is acceptable. The Bus route should benefit from Bus Stop provision on both sides of roads with stops on them (raised kerbs). Details of these can be agreed during the Section 38 Agreement process. The Bus Gate will require a legal restriction to discourage illegal use and details of this will be provided once all of the highway related matters are resolved. Comment addressed.

Lengths of dropped kerbs: Comment addressed.

Private drive access to plots 73 - 233: Comment not addressed.

Footpaths and bridleways within the site (FP16, FP20 and BR47): As these will form part of the adoptable road and footway layout, they are required to be sealed surfaces (asphalt) as shown on the latest hard surfacing plan. This is confirmed as acceptable to all parties and has been addressed.

It should also be noted that there is now a discrepancy between the planning layout drawing (22270/2C/PL/01 Rev C) and the other layout drawings (whereby the coloured planning layout and adoptions layout drawings do not reflect the latest changes made to the planning layout drawing).

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

Your Ref: DC/21/06052
Our Ref: SCC/CON/0401/22
Date: 24 February 2022
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Jasmine Whyard - MSDC

Dear Jasmine

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/06052

PROPOSAL: Submission of Details (Reserved Matters in part) for Phase 2C of Outline Planning Permission 5007/16. Appearance, Landscaping, Layout and Scale to be considered for the erection of 234 no. residential dwellings, public open space, and associated infrastructure.

LOCATION: Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH

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

Further to the submission of revised plans and discussions on the proposal, it is noted that some of the comments raised in my response dated 30/11/21 have been addressed, but others will need to be addressed by further amendments. Some matters are still being discussed and comments on these matters will be provided once resolved (within a final response once the other outstanding comments below have all been addressed).

Bus route and Bus Gate: Discussions are ongoing regarding the layout of the Bus Gate. The Bus route should benefit from Bus Stop provision on both sides of roads with stops on them (raised kerbs). The Bus gate will require a legal restriction to discourage illegal use.

Lengths of dropped kerbs: Comment not addressed.

East - West footway route: Comment addressed.

Private drive access to plots 73 - 233: Comment not addressed.

Visitor parking spaces in south western corner: Comment addressed.

Footpaths and bridleways within the site (FP16, FP20 and BR47): As these will form part of the adoptable road and footway layout (as shown on the submitted Adoptions Layout drawing), they are required to be sealed surfaces (asphalt). Recent discussions indicate that that is acceptable to all parties and has been addressed (TBC).

Refuge Islands: Understand that these were previously agreed in the outline application and have been constructed already. Comment addressed by information.

Previous comments relating to parking and refuse collection do not need to be addressed.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

Your Ref: DC/21/06052
Our Ref: SCC/CON/5151/21
Date: 30 November 2021
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Jasmine Whyard - MSDC

Dear Jasmine

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/06052

PROPOSAL: Submission of Details (Reserved Matters in part) for Phase 2C of Outline Planning Permission 5007/16. Appearance, Landscaping, Layout and Scale to be considered for the erection of 234no residential dwellings, public open space, and associated infrastructure.

LOCATION: Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH

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

Layout:

Bus route: We are unclear on the details of the intended bus route (an enquiry has been made to SCC Passenger Transport team to establish whether the route has been agreed). At this stage we are not confident that the junction layout at the southern end of the development phase offers the fluidity required for a regular bus route. It is also unclear whether it has been agreed if the Bus Gate requires a TRO to allow enforcement of improper use.

Lengths of dropped kerbs: There are examples of excessive lengths of dropped kerbs on Minor Access Roads (for example for plots 203 - 210). This is detrimental to pedestrian safety and vulnerable road users and encourages parking on footways.

East - West footway route: A footway route passes along the rear of a row of parking spaces (serving plots 73 - 81). This is detrimental to pedestrian safety and we would suggest that the route is to the north or south of the parking court.

Private drive access to plots 73 - 233: We would not support the use of a junction type access here that gives priority to motor vehicles over pedestrians.

Visitor parking spaces in south western corner: These proposed visitor spaces close to the Bus Gate are not supported as they would generate reversing movements close to the Bus Gate, appear to be of limited value and create an extended dropped kerb on a Major Access Road.

Bridleway 47: As this falls within the roads and footways put forward for adoption by the Highway Authority, we would not support a Hoggin or 'hybird surface' construction, due to the maintenance liability and perceived usage in this location. This point has been raised with SCC PROW team and discussions are ongoing.

FP20: As this falls within the roads and footways put forward for adoption by the Highway Authority, we would not support a Hoggin type surface, due to the maintenance liability and perceived usage in this location. This point has been raised with SCC PROW team and discussions are ongoing.

FP16: It is unclear whether the proposed shared cycleway along the western boundary of the site links directly to FP16 (as shown on the masterplan layout). This point has been raised with SCC PROW team and discussions are ongoing.

Refuge islands: Although noted that the Major Access Road locations showing refuges were approved under 5005/16, it is unclear whether these have been subject to vehicle tracking and whether providing raised tables may be a more suitable option.

Parking:

Aside from the above comments relating to visitor parking spaces and dropped kerb lengths, we are satisfied with the parking provision, including secure cycle storage. There are multiple dwellings with 'triple tandem' parking layouts. However, these are within private drives with visitor parking provision, so we are not in a position to object on this basis.

Refuse Collection:

We are satisfied with the refuse strategy, bin collection points and refuse vehicle access.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

From: Kirsty Nicholls <Kirsty.Nicholls@babberghmidsuffolk.gov.uk>

Sent: 18 Nov 2021 04:11:58

To:

Cc:

Subject: FW: MSDC Planning Consultation Request - DC/21/06052 *Northfield View Phase 2C, Land To The West Of Chilton Fields

Attachments: ufm16_Standard_Consultation.pdf

From: GHI PROW Planning <PROWplanning@suffolk.gov.uk>

Sent: 18 November 2021 13:53

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

Cc: GHI PROW Planning <PROWplanning@suffolk.gov.uk>; Steve Kerr <Steve.Kerr@suffolk.gov.uk>; Kevin Verlander <Kevin.Verlander@suffolk.gov.uk>; Ben Chester <Ben.Chester@suffolk.gov.uk>; Sharon Berry (MSDC) <Sharon.Berry@babberghmidsuffolk.gov.uk>

Subject: RE: MSDC Planning Consultation Request - DC/21/06052 *Northfield View Phase 2C, Land To The West Of Chilton Fields

PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE

REF: DC/21/06052

Thank you for your consultation concerning the above application.

We accept this proposal subject to the following:

- **Drawing Number 22270-2C-CP-01, Rev F, 'Phase 2C Connections Plan' depicts a diversion of Onehouse Bridleway 47 and Onehouse Bridleway 53 to the south of the southern spine road.**
- **This diversion is as agreed at meetings with Taylor Wimpey and James Bailey Planning.**
- **The diverted bridleway is labelled in the legend as 'Proposed diverted Bridlepath 3m width in total consisting of 2m tarmac, with 1m unbound surface.'**
- **Since the last meeting with Taylor Wimpey and James Bailey Planning there has been communication with Birketts LLP and the advice now is for no segregation and a 3m width unbound surface.**
- **The correct legal term bridleway should be used in place of bridlepath.**

Thank you for taking the time to consider this response.

Public Rights of Way Team

Growth, Highways and Infrastructure

Suffolk County Council

Phoenix House, 3 Goddard Road, Ipswich IP1 5NP

PROWplanning@suffolk.gov.uk

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

From: planningblue@babberghmidsuffolk.gov.uk <planningblue@babberghmidsuffolk.gov.uk>

Sent: 10 November 2021 15:38

To: GHI PROW Planning <PROWplanning@suffolk.gov.uk>

Subject: MSDC Planning Consultation Request - DC/21/06052 *Northfield View Phase 2C, Land To The West Of Chilton Fields

Please find attached planning consultation request letter relating to planning application - DC/21/06052 - Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH

Kind Regards

Planning Support Team

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake,

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

Sent: 11 Nov 2021 08:59:25

To:

Cc:

Subject: FW: MSDC Planning Consultation Request - DC/21/06052

Attachments:

From: Chris Ward <Chris.Ward@suffolk.gov.uk>

Sent: 10 November 2021 16:16

To: Jasmine Whyard <Jasmine.Whyard@baberghmidsuffolk.gov.uk>

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

Subject: RE: MSDC Planning Consultation Request - DC/21/06052

Dear Jasmine,

Thank you for notifying me about the reserved matters application. On reviewing the documents submitted I have no comment to make.

Kind regards

Chris Ward

Active Travel Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

Endeavour House, 8 Russell Road, Ipswich, IP1 2BX

web : <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/>

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

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

Sent: 23 Nov 2021 04:09:47

To:

Cc:

Subject: FW: DC/21/06052 - Air Quality

Attachments:

From: Jennifer Lockington <Jennifer.Lockington@baberghmidsuffolk.gov.uk>

Sent: 23 November 2021 16:09

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

Cc: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>

Subject: DC/21/06052 - Air Quality

Dear Jasmine

YOUR REF: 21/06052

OUR REF: 300378

SUBJECT: Submission of Details (Reserved Matters in part) for Phase 2C of Outline Planning Permission 5007/16. Appearance, Landscaping, Layout and Scale to be considered for the erection of 234no residential dwellings, public open space, and associated infrastructure.
Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH

Please find below my comments regarding air quality matters only.

Thank you for your consultation on the above application.

I have no objections with regard to air quality.

Regards

Jennifer Lockington (Mrs)

Senior Environmental Management Officer

Babergh & Mid Suffolk District Councils - Working Together

tel: 01449 724706

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

Please note - I work Tuesdays and Wednesdays

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Sent: 04 Jan 2022 01:34:35

To:

Cc:

Subject: FW: (300377) DC/21/06052. Land Contamination

Attachments:

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>

Sent: 04 January 2022 11:19

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

Cc: Jasmine Whyard <Jasmine.Whyard@baberghmidsuffolk.gov.uk>

Subject: (300377) DC/21/06052. Land Contamination

EP Reference : 300377

DC/21/06052. Land Contamination

Northfield View Phase 2C, Land to the Wet of Chilton Fields, Fuller Way, STOWMARKET, Suffolk.

Submission of Details (Reserved Matters in part) for Phase 2C of Outline PP 5007/16. Appearance...

Many thanks for your request for comments in relation to the above submission. I can confirm that I have no comments to make with respect to land contamination and that all issues relating to land contamination were addressed at the outline permission stage. I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the precautionary procedure as outlined below is noted and adhered to in this eventuality.

For the purposes of clarity these comments **only** relate to matters of Land Contamination.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD

Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk

Work: 01449 724715

websites: www.babergh.gov.uk www.midsuffolk.gov.uk

I am working flexibly - so whilst it suits me to email now, I do not expect a response or action outside of your own working hours

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

- 1. All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.*
- 2. A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.*
- 3. The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.*

4. *The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.*
5. *The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.*
6. *Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.*
7. *Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.*
8. *Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.*
9. *Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.*
10. *A photographic record will be made of relevant observations.*
11. *The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be:*
 - *re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment;*
 - or
 - *treatment of material on site to meet compliance targets so it can be re-used;*
 - or
 - *removal from site to a suitably licensed landfill or permitted treatment facility.*
12. *A Verification Report will be produced for the work.*

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

Sent: 12 Nov 2021 04:42:10

To:

Cc:

Subject: FW: DC/21/06052

Attachments:

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

Sent: 12 November 2021 16:39

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

Subject: DC/21/06052

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/21/06052

Proposal: Submission of Details (Reserved Matters in part) for Phase 2C of Outline Planning Permission 5007/16. Appearance, Landscaping, Layout and Scale to be considered for the erection of 234no residential dwellings, public open space, and associated infrastructure.

Location: Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH

We invite your comments on the application

Thank you for consulting me on this application for reserved matters.

I am satisfied that the Construction Management plan meets our requirements and I have no adverse comments to make regarding its contents.

I have no other comments to make in relation to the Appearance, Landscaping, Layout and Scale of the development
Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724727

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

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

From: Vanessa Pannell <Vanessa.Pannell@baberghmidsuffolk.gov.uk>

Sent: 26 Nov 2021 12:34:57

To:

Cc:

Subject: : DC/21/06052

Attachments:

From: Simon Davison <Simon.Davison@baberghmidsuffolk.gov.uk>

Sent: 26 November 2021 09:27

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

Subject: DC/21/06052

Dear Jasmine,

APPLICATION FOR RESERVED MATTERS - DC/21/06052

Proposal: Submission of Details (Reserved Matters in part) for Phase 2C of Outline Planning Permission 5007/16. Appearance, Landscaping, Layout and Scale to be considered for the erection of 234no residential dwellings, public open space, and associated infrastructure.

Location: Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH.

Many thanks for your request to comment on the application.

Upon review of the application and associated documents the following condition must be met: No development shall commence above slab level until a scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of the development shall be submitted to and approved, in writing, by the Local Planning Authority.

The scheme such include as a minimum to achieve:

- Agreement of provisions to ensure no more than 105 litres per person per day is used
- Agreement of provisions to ensure the development is zero carbon ready
- An electric car charging point per dwelling
- A Water-butt per dwelling
- Compost bin per dwelling
- Agreement of heating of each dwelling/building
- Agreement of scheme for waste reduction

The energy statement provided in the application does not recommend the use of any low carbon technologies and, in reference to heat pumps, states that 'electricity has a much higher carbon factor than gas'. This is misleading as it is presumably based on the carbon factor used in the 2009 SAP calculation. The carbon emission factor for grid electricity is now only marginally higher than natural gas making heat pumps a far less carbon-intensive heating source than gas-fired boilers.

Kind regards

Simon Davison PIEMA
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils - Working Together

Mobile: 07874 634932

t: 01449 724728

email: simon.davison@baberghmidsuffolk.gov.uk

w: www.babergh.gov.uk www.midsuffolk.gov.uk



Consultation Response Pro forma

1	Application Number	DC/21/06052 - Northfield View Phase 2C, Land to The West of Chilton Fields, Fuller Way, Stowmarket, IP14 1UH	
2	Date of Response	10 th December 2021	
3	Responding Officer	Name:	Katherine Pannifer
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage Team
4	Summary and Recommendation	<p>1. I consider that the proposed reserved matters for Phase 2C would cause no harm to a designated heritage asset. Whilst it forms part of the wider rural setting of the Grade II listed buildings identified, it is unlikely to affect their significance in context with the Phases in closer proximity to the assets.</p>	
5	Discussion	<p>This application is the submission of reserved matters following approval of outline application 5007/16 for 600 new dwellings together with a local centre, sports pavilion, open space and recreation facilities.</p> <p>'Phase 2C' relates to the erection of 234 no residential dwellings, public open space, and associated infrastructure.</p> <p>As part of previous comments on the scheme from the Heritage team, potential impact has been identified to the settings of nearby designated heritage assets, insofar as they contribute to their significance. Concerns have been raised due to the potential impact on the settings of Stow Lodge Hospital, Starhouse Farmhouse and barn, and Shepherds Farmhouse, all which are Grade II listed and in close proximity to areas of the agreed outline application site.</p> <p>As was the case with the approved reserved matters application DC/20/05912 for 'Phase 2B', the current aspect of the phased development relates to a point largely central to the overall outline site area.</p> <p>Whilst 'Phase 2C' of the proposal site may be part of the wider rural setting of the listed buildings, it is unlikely to affect the significance of the designated heritage assets noted earlier when read in the context of the associated and intervening approved development to the north east and south. Appropriate and sensitive detailing of the scheme should be provided to those areas which would affect the listed buildings, but for this phase no heritage</p>	

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

		<p>specific conditions are necessary.</p> <p>In conclusion, the proposal would cause no harm to designated and non-designated heritage assets. The application therefore meets the principles of the NPPF and the requirements of Local Plan policy HB01.</p>
6	Amendments, Clarification or Additional Information Required	
7	Recommended conditions	

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.



01 March 2022

Jasmine Whyard
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

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

Application: DC/21/06052
Location: Northfield View Phase 2C Land To The West Of Chilton Fields Fuller Way Stowmarket IP14 1UH
Proposal: Submission of Details (Reserved Matters in part) for Phase 2C of Outline Planning Permission 5007/16. Appearance, Landscaping, Layout and Scale to be considered for the erection of 234 no. residential dwellings, public open space, and associated infrastructure.

Dear Jasmine,

Thank you for consulting Place Services on the above Reserved Matters application.

Holding objection due to insufficient information upon European Protected Species (Great Crested Newt)

Summary

We have assessed the Ecological Impact Assessment (CSA Environmental Ltd, October 2016) and the Updated Ecological Walkover Survey (James Blake Associates Ltd, October 2021), provided by the applicant, relating to the likely impacts of development on designated sites, Protected species and Priority species/habitats.

Furthermore, we have reviewed the submitted documents for this application, including the Detailed Landscape Proposals for Plots & POS – Rev 8 (James Blake Associates Ltd, January 2021) and the Landscape and Ecological Management and Maintenance Plan (James Blake Associates Ltd, October 2021).

It is indicated that we are pleased that up-to-date ecological information has been provided to support this application. However, we note that the measures proposed within the Ecological Impact Assessment (CSA Environmental Ltd, October 2016) was not secured at outline decision notice. Therefore, we request that further clarification is provided in regard to Great Crested Newts, as the



Ecological Impact Assessment recommended that a phased European Protected Species Mitigation Licence was required. This is because the species was identified within Pond 1 in 2016, within 50 metres of Phase 2C. As no ecological measures have previously been secured, it is recommended that a Construction Environmental Management Plan: Biodiversity (in line with paragraph D.4.1 of BS42020:2013), is also secured for this application / prior to commencement.

However, it is indicated that we do support the proposed soft landscaping for this development in principle, which includes appropriate planting schedule and specifications, as well as suitable aftercare measures of these features outlined within the Landscape and Ecological Management and Maintenance Plan (James Blake Associates Ltd, October 2021). However, we do encourage the applicant to provide a Biodiversity Gain Assessment to accompany the soft landscape scheme, using the Defra Biodiversity Metrics 3.0 (or any successor). This should be produced in line with the Biodiversity Net Gain Report & Audit Templates (CIEEM, 2021)¹ and should demonstrate positive net gains for biodiversity in line with paragraph 174d of the NPPF. The management objectives of the Biodiversity Gain Assessment should reflect the proposals contained within Landscape and Ecological Management and Maintenance Plan, with this plan being updated if considered necessary.

In addition, we are satisfied that appropriate bespoke species enhancement measures have been outlined within the Detailed Landscape Proposals for Plots & POS – Rev 8 (James Blake Associates Ltd, January 2021). This includes appropriate details and locations the provision of bird, bat and insect boxes/ bricks, hedgehog friendly fencing. We are also pleased to see appropriate aftercare measures included within the Landscape and Ecological Management and Maintenance Plan for these features.

Furthermore, it is recommended that a wildlife friendly lighting scheme for the residential areas should also be provided prior to occupation for this application. This should follow ILP Guidance² and a professional ecologist should be consulted to advise the lighting strategy for this scheme, following the conclusions of the Ecological Impact Assessment. This should outline the following measures:

- Light levels should be as low as possible as required to fulfil the lighting need.
- Environmentally Sensitive Zones should be established within the development, where lighting could potentially impact important foraging and commuting routes for bats.
- Lux levels and horizontal lighting should be directed away from boundary edges and Environmentally Sensitive Zones and kept as low as possible. This should preferably demonstrate that the boundary features and Environmentally Sensitive Zones are not exposed to lighting levels of approximately 1 lux. This is necessary to ensure that light sensitive bat species, will not be affected by the development.
- Warm White lights should be used preferably at 2700k – 3000k within Environmentally Sensitive Zones. This is necessary as lighting which emit an ultraviolet component or that have a blue spectral content have a high attraction effect on insects. This may lead in a reduction in prey availability for some light sensitive bat species.
- Light columns should be as short as possible as light at a low level will likely reduce the ecological impact.
- The use of cowls, hoods, reflector skirts or shields could be used to prevent horizontal spill in Environmentally Sensitive Zones.

¹ <https://cieem.net/wp-content/uploads/2021/07/CIEEM-BNG-Report-and-Audit-templates2.pdf>

² ILP, 2018. Bat Conservation Trust Guidance Note 08/18: Bats and artificial lighting in the UK



Therefore, the further clarification on Great Crest Newt mitigation strategy is required to provide the LPA with certainty of impacts on protected and priority species and enable it to demonstrate compliance with its statutory duties, as well as its biodiversity duty under s.40 NERC Act 2006.

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

Please contact us with any queries.

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)

Ecological Consultant

placeservicesecology@essex.gov.uk

Place Services provide ecological advice on behalf of Mid Suffolk District Council

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
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[@PlaceServices](https://twitter.com/PlaceServices)



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

29/03/2021

For the attention of: Jasmine Whyard

Ref: DC/21/06052; Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH

Thank you for re-consulting is on the Submission of Details (Reserved Matters in part) for Phase 2C of Outline Planning Permission 5007/16. Appearance, Landscaping, Layout and Scale to be considered for the erection of 234no residential dwellings, public open space, and associated infrastructure.

This letter sets out our consultation response to the additional information submitted 14/03/2022. We welcome the amendments, especially the additional planting to the western linear POS.

Recommendations

Further to our previous recommendations before approval can be recommended, we would advise the following amendments are considered:

- In the interest of reducing crown competition and long-term retention of trees we recommend that the on-plot trees of plots 4,7, 114 and 117 are removed from the proposed soft landscape plan.
- The submitted LEMP provides an indication to the intended ongoing landscape maintenance however in order to avoid securing further details by condition we recommend that following are addressed:
 - Proposed planting will require additional maintenance during the establishment period, such as watering, and mowing of the floral lawns which can then be relaxed in subsequent years. This could be shown on the maintenance task table.
 - The proposed mowing regime for the floral lawns/amenity grass areas does not comply with the supplier recommendation for establishment or allow for maximum ecological benefit.
 - Details of any maintenance of the SuDS areas should be added.

If you have any queries regarding the matters above, please do not hesitate to contact me.

Kind regards,

Kim Howell BA (Hons) DipLA CMLI
Landscape Consultant

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



Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
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www.placeservices.co.uk
[@PlaceServices](https://twitter.com/PlaceServices)



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

03/12/2021

For the attention of: Jasmine Whyard

Ref: DC/21/06052; Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket IP14 1UH

Thank you for consulting is on the Submission of Details (Reserved Matters in part) for Phase 2C of Outline Planning Permission 5007/16. Appearance, Landscaping, Layout and Scale to be considered for the erection of 234no residential dwellings, public open space, and associated infrastructure.

We have reviewed the detailed landscape plans and note that there are a number of anomalies and errors that conflict with the overarching layout. For example,

- There is a tree proposed in middle of crossover for parking court plots 197-199
- There are minor discrepancies between boundary treatments plan and the planting plan (estate fencing plots 127-131)
- The access to the parking court that serves Plot 107, 109, 115-120 needs to be clarified, there is a conflict between planted areas and potential under-croft access.

Furthermore, we share below additional comments and recommendation. We would request that the plans are amended and reissued before we review the scheme and planting plans more fully.

- There are several awkward shaped gardens which we would recommend revising.
- Plot 121 doesn't appear to have any private outdoor amenity space, there may be other examples.
- The linear open space has several issues including the parking spaces of plots 73, 104 and 224 which jut out and plot 185 abuts it. We recommend that the arrangement be revised to accommodate a planting at these points. Also planting to side of plots 186,185,226, and fronts of 92-96 should be considered to soften the appearance, rather than gravel.
- While two bus stops are proposed there is no provision for anyone waiting for a bus, such as widened path to allow for passing or raised kerb for step free access. Additional screening or a shelter may be desirable. Also, the route requires crossing a grass verge as Pedestrian crossings to the opposite side of the road have not been proposed at these points.
- No parking has been provided in close proximity to the Sub Station opposite plot 85, or the gas governor adjacent to plot 124 which may lead to contractors parking on the verge.



- Landscaping at the gateways to the site could be improved. The south-western gateway (bus access point) provides little landscape interest and additional planting or similar could be introduced to plots 4 and 114 in place of the proposed gravel.
- We would advise against the predominance of a single species or variety in order to minimise the risk of widespread biotic threat. Currently more than half of the proposed trees are *Carpinus* species (beech), and accounts for 64 of the 70 proposed larger specimen trees. We would recommend that a variety of species be used with preference given to native trees, though the use of naturalised species which are correct for the site conditions would be acceptable.
- In light of paragraph 131 of the NPPF the detailed landscape proposals indicate an appropriate amount of street trees, however we would like to see this extended into the minor access roads (Roads 30 and 28), perhaps the introduction of some small trees to the front of the plots or between parking bays. There are several trees which are located extremely close to vehicle access points or overhanging dropped kerb sections of the verge. This would raise concerns for long term retention of these trees. The potential location of lighting columns has not been considered when placing trees. For example light columns are placed opposite junctions, see Road 25 (plot 53-54)
- Generally we would advise against the use of parking courts, unless they can be designed in a way which ensures they are overlooked for security and provide a pleasant space which will be used. There are several missed opportunities to provide planting to soften the appearance and provide additional security to the rear gardens of the properties who abut them (for example plots 156-163, 222-224). Also, parking courts do not allow for electric charging points either at construction phase or retrofitted.
- Sufficient information on the surface materials has been supplied. Though no details of the finished levels of the surfaces or gradients were provided. Furthermore we would advise that levels information including cross-sections should be provided for the proposed swales and retained ditch within the central linear public open space.
- It is unclear what forms the eastern site boundary, whether it meets the existing vegetation and chain-link fence line shown on the topographical drawings. Clarification should be sought.

If you have any queries regarding the matters above, please do not hesitate to contact me.

Kind regards,

Kim Howell BA (Hons) DipLA CMLI
Landscape Consultant

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

From: Vanessa Pannell <Vanessa.Pannell@baberghmidsuffolk.gov.uk>

Sent: 26 Nov 2021 03:35:24

To:

Cc:

Subject: FW: MSDC Planning Consultation Request - DC/21/06052

Attachments:

-----Original Message----- From: BMSDC Public Realm Consultation Mailbox Sent: 26 November 2021 11:50 To: BMSDC Planning Area Team Blue Subject: RE: MSDC Planning Consultation Request - DC/21/06052 Public Realm Officers note the provision of open space to the west of this development and further open spaces within the built areas. We are supportive of the proposed provision of open space which is in line with that already approved in earlier phases. Regards Dave Hughes Public Realm Officer

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

To: Jasmine Whyard – Planning Officer
From: Robert Feakes – Housing Enabling Officer
Date: 20 January 2022
Subject: Reserved Matters Application
Proposal: DC/21/06052

Submission of Details (Reserved Matters in part) for Phase 2C of Outline Planning Permission 5007/16. Appearance, Landscaping, Layout and Scale to be considered for the erection of 234 no. residential dwellings, public open space, and associated infrastructure.

Location: Northfield View Phase 2C Land To The West Of Chilton Fields Fuller Way Stowmarket IP14 1UH

Key Points

1. Key Points

Comment: The application proposes 20% affordable housing which is in line with the Section 106 agreement covering the outline permission. It is recommended that the mix of affordable units be adjusted on this phase, in order to better deliver objectives for the site as a whole.

Comment: Not all affordable units meet the Nationally Described Space Standard.
--

Comment: The open market housing mix is not supported.

2. Housing Need Information:

2.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2019, confirms a continuing need for housing across all tenures and a growing need for affordable housing.

2.2 The 2019 SHMA indicates that in Mid Suffolk there is a need for 127 new affordable homes per annum. The Council's Choice Based Lettings system currently has 214 applicants registered for affordable housing with a local connection to Stowmarket, as of December 2021, with more than 600 currently on the Housing Register with a connection to Mid Suffolk.

3. Required Mix for Affordable Housing

3.1 The Section 106 agreement for 5007/16 (the outline permission covering most of the Chilton Leys site) secured a requirement for 20% of the homes on the site to be affordable homes. This reduction from a policy compliant 35% was agreed due to the combined cost of the infrastructure contributions required to deliver the site. This phase, and the ones which precede it, have delivered 20% affordable homes so the site is 'on track' in that respect.

3.2 The tenure and unit size split agreed was as follows.

- 40% as Discount Market Housing
- 30% as Shared Ownership Housing
- 30% as Affordable Rented Units

Of which:

- 10% shall be 1b2p units (all to be amongst the affordable rent tenure)
- 50% shall be 2b4p units
- 40% shall be 3b5p or 3b6p units

3.3 This split was to be achieved across the whole site; not just this (third) phase. As such, this application, being the penultimate phase, ought to consider how the overall terms of the Section 106 will be achieved. The table below shows what has been secured in previous phases and what is being proposed in this phase.

Total Affordable Housing Previously Secured - Phases 2a and 2b						
Unit Size (bedspaces)	Shared Ownership	Affordable Rent	Discount Market Sale	Total	Percentage	
1 bed	0	1	0	1	2%	
2 bed	6	12	12	30	55%	
3 bed	11	3	10	24	44%	
Totals	17	16	22	55	n/a	
Percentage	31%	29%	40%	n/a		
Affordable Housing Proposed – Phase 2c¹						
Unit Size (bedspaces)	Shared Ownership	Affordable Rent	Discount Market Sale	Total	Percentage	
1 bed	0	2	0	2	4%	
2 bed	7	6	10	23	49%	
3 bed	7	6	9	22	47%	
Totals	14	14	19	47	n/a	
Percentage	30%	30%	40%	n/a	n/a	

3.4 Whilst the tenure split is consistent with the requirements of the Section 106 Agreement, under the proposed split, phases 2a-2c do not deliver many 1-bed affordable rent dwellings.

¹ Based on information supplied by the applicant. There are some inconsistencies in the originally submitted documents which need to be resolved.

3.5 The result is that the final phase will need to deliver a large proportion of its affordable homes as 1-bed affordable rents in order to make up a deficit. This is not ideal, in terms of the objective of delivering a mixed and balanced community. It would be preferable to increase the number of 1-bed units on this phase (2c) to five.

3.6 If this change is not made, the final phase will be required to deliver c. 9 1-bed units, amounting to 10% of the entire phase (open market and affordable).

3.7 The s106 sets out measures for the phasing of delivery of the affordable housing alongside the market units, and transfer of the dwellings to a Registered Provider. Not more than 50% of the open market units in this phase are to be occupied until 50% of the affordable homes are completed, and not to occupy more than 80% of the open market homes until 80% of the affordable homes are completed.

3.8 The distribution of the affordable housing is set out on document 22270/AHL/01 – ‘Affordable Housing Layout 2c’. The distribution of the affordable homes is acceptable. Whilst more could be done to pepper-pot the units through the site, the affordable homes are central within the development (rather than pushed to an undesirable periphery).

3.9 Not all of the affordable housing units meet the Nationally Described Space Standard. The Council seeks this standard for all new affordable homes.

Type	Number of Plots	Size, m2 (based on the Planning layout)	Minimum NDSS Floorspace (m2)
AA23	1	75.1	79
AA31	13	84.5	93
AA11	1	55.9	58
PA25	4	64.0	79
PA34	4	80.5	93

3.10 It is not clear that the development delivers a tenure-neutral design. Whilst the affordable units will be clad and roofed from the same palette of materials as the open market homes, the Planning Layout document (ref: 22270/2C/PL/01) shows that the affordable units will be of different types to the open market homes.

3.11 It needs to be confirmed that the eventual Registered Provider will not be subject to sharing any unreasonable ongoing costs for highway maintenance. It appears that the affordable units will be accessed from parts of the internal highway network which are likely to be delivered to an adoptable standard. Please confirm if this is not the case.

3.12 The affordable units need to be assessed to determine whether there is sufficient vehicle and cycle parking (in line with Suffolk Guidance on parking). It also needs to be determined that there is sufficient bin storage.

4. Open Market Mix

4.1 The key (extant) policy for considering this issue is Policy CS9 of the Mid Suffolk Core Strategy.

4.2 The Strategic Housing Market Assessment ('SHMA' 2019, part 2) indicates the market housing requirements for the district as a whole. This may not represent a directly and specifically appropriate mix in the circumstances of a development, but it offers a guide as to how the development can provide an appropriate mix and contribute to meeting overall needs. The table below compares the phase 2c development as proposed with the split set out in the SHMA.

Size of unit (bedrooms)	Current proposal	Split to mirror district-wide requirement ⁱ	Difference
1	0	17	-17
2	39	80	-41
3	149	69	+80
4+	46	68	-22

4.3 The table above suggests a significant discrepancy from the needs as a District as a whole. Specifically, there is a significant deficit of 1- and 2-bed dwellings compared to District-wide needs.

4.4 This is disappointing in that, by virtue of its size, this site makes a significant contribution to meeting the District's needs over the plan period.

4.5 Based on data from the 2011 Census, Stowmarket has a lower level of under occupation (74.8%) than the District as a whole (80.8%), but still higher than the English average (68.7%). Whilst this suggests that the need for smaller dwellings may be lower than other parts of the District, Stowmarket still has more under-occupation than the country as a whole.

4.6 It appears that no commitment has been made to meeting higher accessibility standards (M4(2)/M4(3)), although this is not currently in local planning policies. Similarly, not all market units meet the Nationally Described Space Standard, but this is not yet in planning policies.

4.7 No units are proposed to be bungalows.

ⁱ

Appendix: Size of new owner-occupied accommodation required in Mid Suffolk over the next 18 years

Source: Ipswich Strategic Housing Market Assessment Part 2 Partial Update (January 2019)

Table 4.4e (using the 2014-based projections)

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

Philip Isbell - Corporate Manager
Growth & Sustainable Planning

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

Website: www.midsuffolk.gov.uk



OUTLINE PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

Correspondence Address:

Boyer Ltd
15 De Grey Square
De Grey Road
Colchester
C04 5YQ

Applicant:

C/O Agent

Date Application Received: 16-Dec-16

Application Reference: 5007/16

Date Registered: 12-Jan-17

Proposal & Location of Development:

Application for Outline Planning Permission for erection of 600 new dwellings together with a local centre, sports pavilion, open space and recreation facilities. (All Matters Reserved).

Land North Of Chilton Leys, Chilton Leys, Stowmarket,

Section A – Plans & Documents:

This decision refers to drawing no./entitled 102 REV F received 16/12/2016 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

Drawing	16 Dec 2016	102 REV F	LAND USE PLAN	Public
Drawing	16 Dec 2016	104I REV I	ILLUSTRATIVE LAYOUT	Public
Drawing	16 Dec 2016	115 REV E	LANDSCAPE STRATEGY	Public
Drawing	16 Dec 2016	144 REV A	INDICATIVE SPORTS PAVILLION & MUGA	Public
Drawing	16 Dec 2016	20824/ABP (G)	BOUNDARY PLAN	Public
Drawing	16 Dec 2016	20824/ABP G	BOUNDARY PLAN	Public
Drawing	16 Dec 2016	CSA/2833/104 REV 1	ILLUSTRATIVE LAYOUT	

- Received

Defined Red Line Plan 102 REV F - Received 16/12/2016

Section B:

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **OUTLINE PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans listed in section A subject to the following conditions:

1. **ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: TIME LIMIT FOR RESERVED MATTERS APPLICATION:**

Application for approval of reserved matters (or first phase) must be made not later than the expiration of three years beginning with the date of this permission, and the development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matter to be approved.

Reason - Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. **ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS: PRE-COMMENCEMENT CONDITION: APPROVAL OF RESERVED MATTERS**

Before any development is commenced, approval of the details of the appearance, scale and layout of the building(s), the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority. Reserved Matters shall be in general conformity with the principles of the Illustrative layout and the adopted Development Brief.

Reason - To enable the Local Planning Authority to secure an orderly and well designed development in accordance with the character and appearance of the neighbourhood and in accordance with the Development Plan. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

3. **APPROVED PLANS & DOCUMENTS**

The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non material amendment following an application in that regard.

Reason - For the avoidance of doubt and in the interests of proper planning of the development.

4. **ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS: PRE-COMMENCEMENT CONDITION: APPROVAL OF PHASING OF DEVELOPMENT**

Before any development is commenced, and concurrently with the submission of reserved matters, a scheme for the carrying out of the development in successive phases shall be submitted to the Local Planning Authority for approval. No development forming part of any phase other than the first, of any scheme subsequently approved in writing, shall be

commenced until 80% of the development in the preceding phase has been occupied. Submission of Structural Landscaping Reserved Matters in locality of Paupers Graves and Shepherds Farmhouse shall be submitted prior to the submission of any other Reserved Matter together with details of phased programme for delivery and management of those landscaped areas. Delivery of structural landscaping for these areas as agreed programme.

Reason - To enable the Local Planning Authority to secure an orderly and well designed development provided in appropriate phases to ensure minimal detriment to residential amenity, the environment and highway safety prior to the commencement of such development.

5. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - ARCHAEOLOGICAL WORKS

No development shall take place within each phase as agreed under condition 4; until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority for that phase. The scheme of investigation shall include an assessment of significance and research questions; and:

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

Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development. This condition is required to be agreed prior to the commencement of any development to ensure matters of archaeological importance are preserved and secured early to ensure avoidance of damage or lost due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of lost and damage to archaeological and historic assets.

6. ACTION REQUIRED PRIOR TO THE FIRST OCCUPATION OF DEVELOPMENT - ARCHAEOLOGICAL WORKS

No building shall be occupied for each phase until the site investigation and post investigation assessment has been completed for that phase, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under condition 5; and the provision made for analysis, publication and dissemination of results and archive deposition.

Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development.

7. **ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE - FLOODRISK**

The development shall be carried out in accordance with Cannon Flood Risk Assessment Ref CCE/J971/FRAP2-04 October 2016 and all recommendations the report contains in its entirety and shall be thereafter maintained as approved.

Reason - To minimise the risk of flooding.

8. **ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT: CONSTRUCTION MANAGEMENT TO BE AGREED**

Prior to the commencement of development details of the construction methodology that details resource efficiency measures during construction shall be submitted to and approved in writing by the Local Planning Authority and shall at all times be undertaken in accordance with the agreed methodology approved in writing by the Local Planning Authority.

Reason - In the interests of sustainable development.

9. **SPECIFIC RESTRICTION ON DEVELOPMENT: RAINWATER HARVESTING**

Prior to the first occupation of each dwelling a scheme of rainwater harvesting shall be installed for use for said dwelling.

Reason - In the interests of a sustainable development and reduction of surface water drainage.

10. **ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF FIRE HYDRANTS**

Prior to the commencement of each phase (as agreed under condition 4) hereby approved, details shall be submitted to the Local Planning Authority setting out the provision of fire hydrants within the site. The agreed details shall be implemented and made available prior to commencement of the dwellings they would serve and retained thereafter in accordance with the approved details.

Reason - In the interests of public safety and to ensure appropriate provision of facilities for fire and rescue services.

11. **SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS**

Notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and the provisions of Article 3, Schedule 2 Part 1 Classes A to E and H and Part 2 Class A of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification):-

- no enlargement, improvement, insertion of new openings or other alteration of the front or side elevations and or rear elevations above ground floor including any new openings dwelling house(s) shall be carried out,
- no satellite dishes on any elevation that faces a highway,

except pursuant to the grant of planning permission on an application made in that regard.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of the amenity of the locality and to safeguard local distinctiveness.

12. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPE PROTECTION

No development shall be commencement until the existing tree/s on the site, agreed with the Local Planning Authority for inclusion in the scheme of landscaping as submitted under reserved matters, have been protected by the erection of temporary protective fences of a height, size and in positions which shall previously have been approved, in writing, with the Local Planning Authority prior to the commencement of development. The protective fences shall be retained throughout the duration of building and engineering works in the vicinity of the tree/s to be protected. Any tree/s dying or becoming severely damaged as a result of any failure to comply with these requirements shall be replaced with a tree or trees of appropriate size and species during the first planting season, or in accordance with such other arrangement as may be approved, in writing, with the Local Planning Authority up to first use or first occupation of the development, following the death of, or severe damage to the tree/s.

Reason - For the avoidance of damage to protected tree/s included within the landscaping scheme in the interests of visual amenity and the character and appearance of the area. This condition is required to be carried out prior to the commencement of any other development to ensure trees are protected early to ensure avoidance of damage or lost due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of lost and damage to trees.

13. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF MATERIALS

No development/works shall be commenced above slab level until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction of that phase have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation.

Reason - To secure an orderly and well designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

14. ACTION REQUIRED PRIOR TO FIRST OCCUPATION: LANDSCAPE MANAGEMENT PLAN

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas for each phase, other than small, privately owned, domestic gardens, shall be submitted to and approved, in writing, by the Local Planning Authority prior to the first occupation of the development for

each phase. The landscape management plan shall be carried out entirely as approved in accordance with the details and timescales in the plan.

Reason - To ensure the proper management and maintenance of the approved landscaping in the interests of amenity and the character and appearance of the area.

15. **ON GOING REQUIREMENT OF DEVELOPMENT/USE: RESTRICTION ON OPERATION TIMES**

The hereby permitted commercial use/local centre prior to the commencement of use/s shall agree in writing opening and operational hours. The use/s shall only operate between the hours as may be agreed in writing by the Local Planning Authority. There shall be no deliveries to the development/use arranged for outside of these hours.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of residential amenity within close proximity.

16. **SPECIFIC RESTRICTION OF DEVELOPMENT: NO EXTERNAL OPEN AIR STORAGE**

No goods, products, raw materials, scrap material or other materials of any other sort shall be stored in the open air outside the confines of the commercial use/local centre building/s included in the red line site plan related to this permission, except as may be detailed in any reserved matters application or otherwise pursuant to the grant of separate planning permission on an application made in that regard.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of amenity.

17. **ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF ILLUMINATION**

Prior to the erection/installation of any floodlighting or other means of external lighting at the commercial/local centre site, details to include position, height, aiming points, lighting levels and a polar luminance diagram shall be submitted to and approved, in writing, by the Local Planning Authority. The lighting shall be carried out and retained as may be approved. There shall be no other means of external lighting installed and/or operated on/at the commercial/local centre site.

Reason - In the interests of amenity of nearby residents.

18. **SPECIFIC RESTRICTION ON DEVELOPMENT: RESTRICTION ON CHANGES OF USE**

Notwithstanding the provisions of Article 3, Schedule 2 Part 3 of the Town & Country Planning (General Permitted Development)(England) Order 2015, (or any Order revoking and re-enacting that Order with or without modification), the hereby approved commercial/local centre shall be used as A1, A2 use/s and for no other purpose including any other purpose in Class A; of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory instrument and re-enacting that Order with or without modification).

Reason - To enable the Local Planning Authority to retain control over the development in the interests of the amenity.

19. **ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE - FOUL WATER DRAINAGE DETAILS**

No development shall commence above slab level until full details of foul water drainage have been submitted to and approved, in writing, by the Local Planning Authority. No part of the development shall be first occupied or brought into use until the agreed method of foul water drainage has been fully installed for the dwelling it serves and is functionally available for use. The foul water drainage scheme shall be thereafter maintained as approved.

Reason - To safeguard the ground water environment.

20. **ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS: SUPERFAST BROADBAND**

A scheme for the provision of superfast broadband shall be submitted concurrent with the submission of Reserved Matters for each phase.

Reason - To encourage homeworking and reduce traffic.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

NPPF - National Planning Policy Framework
CS01 - Settlement Hierarchy
CS03 - Reduce Contributions to Climate Change
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
CS09 - Density and Mix
CL11 - Retaining high quality agricultural land
FC03 - Supply Of Employment Land
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
SAAP - Stowmarket Area Action Plan
GP01 - Design and layout of development
H13 - Design and layout of housing development
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
T10 - Highway Considerations in Development

NOTES:

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

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. 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 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.

2. **Public Rights of Way Note**

The applicant/developer is advised that the application site is, or appears to be, affected by the existence of a public right of way. It is an offence to obstruct or divert a public right of way (or otherwise prevent free passage on it without the proper authority having been first obtained. The granting of planning permission does not authorise the undertaking of any work on a public right of way. Where it is necessary for a right of way to be stopped-up or diverted in order that development may take place, no work may take place upon the line of the right of way until an appropriate order has been made and confirmed. Where a private means of access coincides with a public right of way, the granting of planning permission cannot authorise the erection of gates across the line or the carrying out of any works on the surface of the right of way and that permission for any changes to the surface must be sought from the highway authority (Suffolk County Council).

3. **Committee Note**

Committee members would encourage the applicant to engage in constructive dialogue with the Parish Council and the Highway Authority to explore and address highway safety issues in Starhouse Lane.

Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling or holiday let of any size your development may be liable to pay CIL and you must submit relevant documents to our Infrastructure Team telling us more about your development, who will pay CIL and when the development will start. You will receive advice on the amount you have to pay and what you have to do and you can find more information about CIL on our websites here:

[CIL in Babergh](#) and [CIL in Mid Suffolk](#) or by contacting the Infrastructure Team on: infrastructure@baberghmidsuffolk.gov.uk

This relates to document reference: 5007/16

Signed: Philip Isbell

Dated: 5th July 2018

**Corporate Manager
Growth & Sustainable Planning**

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

This decision notice refers only to the decision made by the Local Planning Authority under the Town and Country Planning Acts and DOES NOT include any other consent or approval required under enactment, bylaw, order or regulation.

Please note: depending upon what conditions have been attached to the decision, action may be required on your part before you can begin your development. Planning conditions usually require that you write to the Local Planning Authority and obtain confirmation that you have discharged your obligations. You should read your decision notice in detail and make a note of the requirements placed on you by any conditions. **If you proceed with your development without complying with these conditions you may invalidate your permission and put your development at risk.**

Discharging your obligations under a condition:

You should formally apply to discharge your conditions and the relevant application forms are available on the Council's website. The Local Planning Authority has 8 weeks to write to you after you submit the details to discharge your conditions. You should always account for this time in your schedule as the Local Planning Authority cannot guarantee that conditions can be discharged quicker than this. A fee is applicable for the discharge of planning conditions.

Building Control:

You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control Section of Babergh and Mid Suffolk District Councils.

Appeals to the Secretary of State

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to condition, they may appeal to the Secretary of State for Communities and Local Government. The applicant's right of appeal is in accordance with the appropriate statutory provisions which follow:

Planning Applications: Section 78 Town and Country Planning Act 1990

Listed Building Applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990

Advertisement Applications: Section 78 Town and Country Planning Act 1990
Regulation 15

Town and Country Planning (Control of Advertisements) Regulations 2007

Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://www.gov.uk/government/publications/modelnotification-notice-to-be-sent-to-an-applicant-when-permission-is-refused>

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by it, having regard to the statutory requirements*, to the provisions of the Development Order, and to any directions given under the Order. The Secretary of State does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him/her.

2. If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development or works which has been or would be permitted they may serve on the Council of the district in which the land is situated, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990 or Section 32 Planning (Listed Buildings and Conservation Areas) Act 1990.

*The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70 and 72(1) of the Act.