

Your Ref: MS/0396/17  
Our Ref: 570\CON\0724\17  
Date: 28<sup>th</sup> April 2017  
Highways Enquiries to: [julia.elliott@suffolk.gov.uk](mailto:julia.elliott@suffolk.gov.uk)



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

Email: [planningadmin@babberghmidsuffolk.gov.uk](mailto:planningadmin@babberghmidsuffolk.gov.uk)

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

**For the Attention of: Mr Stephen Burgess**

Dear Stephen

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/0396/17**

**PROPOSAL:** Outline Planning Permission sought for a proposed retail store development within class A1 use. Creation of new access, parking, servicing and landscaping.

**LOCATION:** Land at, Gipping Way, Bridge Street, Stowmarket, Suffolk

**ROAD CLASS:** A1308

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

**Condition 1:** Before the access onto Gipping Way is first used clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 2.4 metres from the nearside edge of the metalled carriageway at the centre line of the access point (X dimension) and a distance of 120 metres in each direction along the edge of the metalled carriageway from the centre of the access (Y dimension).

Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

**Condition 2:** The new vehicular access and right-turn lane shall be laid out and completed in all respects in accordance with Drawing No.191/2015/05 "Indicative new access layout" and made available for use prior to development.

Thereafter the access and right-turn lane shall be retained in the specified form.

Reason: To ensure that the access and right-turn lane is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

**Condition 3:** The use shall not commence until the area(s) within the site shown on Drawing No.14058-11 Rev B for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Note: The submitted car parking provision is not in accordance with Suffolk Guidance for Parking 2015 which requires car parking dimensioned at 2.5m x 5.0m.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

**Note:** The Travel Plan Statement that was included in the Transport Assessment (dated January 2017) would have some benefit to maximising the sustainable transport options for employees traveling to the site, as the development is unlikely to generate a significant impact with employee movements that would warrant a full Travel Plan. However further measures to encourage employees to travel sustainably should be secured by the following planning condition if permission is granted at the planning committee:

**Condition 4:** Before the development is commenced details of the areas to be provided for secure covered cycle storage for both customers and employees and details of changing facilities including storage lockers and showers shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

*Note: The employee cycle storage shall be in a lockable facility away from public access to maximise the uptake in cycling among staff.*

Reason: In the interests of sustainable development as set out in the NPPF

**Condition 5:** Within one month of first occupation, each employee shall be provided with travel information in the same format as the Travel Plan Statement that was included in the Transport Assessment dated January 2017. Not less than 3 months prior to the occupation, a completed Travel Plan Statement shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and shall include up-to-date walking, cycling and bus maps, relevant bus and rail timetable information, car sharing information, and sustainable transport discounts. The Travel Plan Statement shall be maintained and operated thereafter.

Reason: In the interests of sustainable development as set out in the NPPF

**Note:** In the event there is a need for a full Travel Plan; it must be secured by a **Section 106 Agreement** with a £5,000 Travel Plan Evaluation and Support Contribution payable to Suffolk County Council and obligations to ensure the implementation of the Travel Plan for a period of five years. This is to ensure Suffolk County Council as the Highway Authority are appropriately resourced to oversee the implementation of the Travel Plan between the two occupiers. If the Travel Plan Evaluation and Support Contribution is not secured Suffolk County Council will not have the resource to oversee the implementation of the Travel Plan if there is a requirement for a full Travel Plan to be secured.

**Condition 6:** Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

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

**Notes:**

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information can be found at: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>

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

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

Yours sincerely

**Ms Julia Elliott**  
**Development Management Engineer**  
Strategic Development – Resource Management

S Burgess  
Mid Suffolk District Council  
Planning Department  
131, Council Offices High Street  
Needham Market  
Ipswich  
IP6 8DL

**Our ref:** AE/2017/121383/01-L01  
**Your ref:** 0396/17

**Date:** 15 March 2017

Dear Mr Burgess

**OUTLINE PLANNING PERMISSION SOUGHT FOR A PROPOSED RETAIL STORE DEVELOPMENT WITHIN CLASS A1 USE. CREATION OF NEW ACCESS, PARKING, SERVICING AND LANDSCAPING.**

**LAND AT GIPPING WAY, STOWMARKET, IP14 1EJ**

Thank you for consulting us on this application which we received on 23 February 2017. We have no objection to the proposal provided the conditions relating to the protection of the water environment are included should you be minded to grant permission. We also offer advice on, ecology, disposal of foul water and flood risk activity permits.

**The water environment**

The site is underlain by a Secondary A aquifer (alluvium) followed by a principal aquifer (crag). A source protection zone 3 also underlies the site and is also in an EU Water Framework Directive Drinking Water Protected Area and River Gipping runs adjacent to the site. The site is considered to be in a highly environmentally sensitive location.

Overall, we agree with the recommendations in the Soiltechnics Desk study report with site reconnaissance of November 2016 reference STN3773D-DS01. However, the specific sources identified, some of which are point sources, such as the former tanks should be specifically targeted in the intrusive investigation

It is not clear if infiltration features are proposed. If they are they should consider the risk to groundwater quality from infiltration of surface water through potentially contaminated made ground and from any contamination associated with the surface water runoff itself. Groundwater is known to be shallow at the site and consideration of the SuDS informative appendix should be followed.

## **Environment Agency position**

We consider that planning permission could be granted to the proposed development as submitted if the following 6 planning conditions are included. Without these conditions the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

We ask to be consulted on the details submitted for approval to your authority to discharge these conditions and on any subsequent amendments/alterations.

### **Condition 1**

No development approved by this planning permission or such other date or stage in development as may be agreed in writing with the Local Planning Authority, shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

all previous uses

potential contaminants associated with those uses

a conceptual model of the site indicating sources, pathways and receptors  
potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

This condition has been recommended as we are satisfied that there are generic remedial options available to deal with the risks to controlled waters posed by contamination at this site. However, further details will be required in order to ensure that risks are appropriately addressed prior to development commencing.

You must decide whether to obtain such information prior to determining the application or as a condition of the permission. Should you decide to obtain the necessary information under condition we would request that this condition is applied.

## **Condition 2**

No occupation of any part of the permitted development or of each phase of development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

## **Condition 3**

No development should take place until a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

## **Condition 4**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

## **Reasons**

To protect and prevent the pollution of controlled waters (particularly the Secondary A and Principal aquifers, source protection zone 3, associated groundwater abstraction and EU Water Framework Directive Drinking Water Protected Area) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109 and 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection: Principles and Practice (GP3 v.1.1, 2013) position statements A4 – A6, J1 – J7 and N7.

## **Condition 5**

No drainage systems for the infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

### **Reasons**

To protect and prevent the pollution of controlled waters (particularly the Secondary A and Principal aquifers, source protection zone 3, associated groundwater abstraction and EU Water Framework Directive Drinking Water Protected Area) in line with National Planning Policy Framework (NPPF; paragraphs 109, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3 v.1.1, 2013) position statements G1, G9 to G13, N7 and N10. The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration sustainable drainage systems (SuDS) such as soakaways, unsealed porous pavement systems or infiltration basins.

## **Condition 6**

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

<http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/scho0501bitt-e-e.pdf>

### **Reasons**

Piling or other penetrative ground improvement methods can increase the risk to the water environment by introducing preferential pathways for the movement of contamination into the underlying aquifer and/or impacting surface water quality.

For development involving piling or other penetrative ground improvement methods on a site potentially affected by contamination or where groundwater is present at a shallow depth, a suitable Foundation Works Risk Assessment based on the results of the site investigation and any remediation should be undertaken. This assessment should underpin the choice of founding technique and any mitigation measures employed, to ensure the process does not cause, or create preferential pathways for, the movement of contamination into the underlying aquifer, or impacting surface water quality.

Our approach is supported by your policies, CS4 Adapting to Climate Change and Core Strategy Objectives SO 2 and

### **Ecology**

The River Gipping has been constrained by previous industrial development to a relatively narrow corridor running through Stowmarket. There is a long held aspiration to open up and enhance the river corridor for people and wildlife.

Cont/d..

This is expressed through the Stowmarket Rivers Regeneration Project and your policy CS5 Core Strategy Objectives SO 2.

The river towpath is set on the far bank and the river at this location and is under great pressure. The proposal of development up to the previous hard surfacing represents a significant opportunity to enhance the river corridor.

The landscaping proposals could be extended to provide enhancement along the river boundary and corridor

Research on climate change has shown that rivers without natural shading and good vegetation on the banks suffer during hot summers more than those where trees and shrubs provide long term habitat. The arboricultural report simply addresses the low aesthetic value of the existing trees, however, they are none the less vital for the health of the river.

The proposal to build 4 metre high metal palisade fencing along the trees and boundary with the river without additional softening or landscaping is contrary to your policy objectives and would not improve or enhance the local environment. This outline application includes seeking approval for landscaping. If you consider it appropriate this could be deferred to the Reserved Matters stage and the applicant could be given the opportunity to bring forward a more considered response.

The Gipping also suffers very badly from poor quality surface water discharges entering the river. There have been a number of mass fish deaths in warm summers over recent years. We welcome that the applicant will be using SUDS. SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site. With the appropriate pollution prevention and treatment measures they can promote groundwater recharge and improve water quality and amenity.

### **Foul water**

We are concerned over the totality of development being brought forward in this application. Our calculations show that, unless there are remedial works done in the near future the connection of this development to foul sewer will cause Stowmarket Water Recycling Centre to exceed its permitted volumetric limits and hence is likely to cause environmental damage. This development should be appropriately conditioned such that it is not connected to the sewerage network unless and until capacity is available. You are advised to consult with Anglian Water on the correct phasing of the development to ensure that this can take place.

### **Environmental permit for flood risk activities**

The great majority of the site lies in Flood Zone 2 and you should therefore refer to our flood risk standing advice

The applicant may need an environmental permit for flood risk activities if they want to do work in, under, over or within 8 metres (m) from the river and from any flood defence structure or culvert from the river Gipping designated a 'main river'.

Cont/d..



The EPR are a risk-based framework that enables us to focus regulatory effort towards activities with highest flood or environmental risk. Lower risk activities will be excluded or exempt and only higher risk activities will require a permit. The proposed works may fall under an either one or more of the below:

- 'Exemption,
- 'Exclusion',
- 'Standard Rules Permit'
- 'Bespoke permit.

New forms and further information can be found at:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>. Anyone carrying out these activities without a permit where one is required, is breaking the law.

Please contact our National Customer Contact Centre to assess which category your proposed works fall under. They will then be able to tell you the classification of your application, the fee associated with your application, and how to proceed forward. They can be contacted by email: [floodriskactivity@environment-agency.gov.uk](mailto:floodriskactivity@environment-agency.gov.uk)

We trust this response is useful.

Yours sincerely

**Mr GRAHAM STEEL**  
**Sustainable Places - Planning Advisor**

Direct dial 02 03 02 58389

Direct e-mail [graham.steel@environment-agency.gov.uk](mailto:graham.steel@environment-agency.gov.uk)

cc Montagu Evans LLP

Cont/d..

## Appendix: Sustainable Drainage Systems (SuDS)

1. Infiltration sustainable drainage systems (SuDS) such as soakaways, unsealed porous pavement systems or infiltration basins shall only be used where it can be demonstrated that they will not pose a risk to the water environment.
2. Infiltration SuDS have the potential to provide a pathway for pollutants and must not be constructed in contaminated ground. They would only be acceptable if a phased site investigation showed the presence of no significant contamination.
3. Only clean water from roofs can be directly discharged to any soakaway or watercourse. Systems for the discharge of surface water from associated hard-standing, roads and impermeable vehicle parking areas shall incorporate appropriate pollution prevention measures and a suitable number of SuDS treatment train components appropriate to the environmental sensitivity of the receiving waters.
4. The maximum acceptable depth for infiltration SuDS is 2.0 m below ground level, with a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels.
5. Deep bore and other deep soakaway systems are not appropriate in areas where groundwater constitutes a significant resource (that is where aquifer yield may support or already supports abstraction).
6. SuDS should be constructed in line with good practice and guidance documents which include the SuDS Manual (CIRIA C697, 2007), the Susdrain website (<http://www.susdrain.org/>) and draft National Standards for SuDS (Defra, 2011).

For further information on our requirements with regard to SuDS see our Groundwater Protection: Principles and Practice (GP3 v.1.1, 2013) document Position Statements G1 and G9 – G13 available at: <https://www.gov.uk/government/publications/groundwater-protection-principles-and-practice-gp3>

### **We recommend that developers should:**

- 1) Refer to our '[Groundwater Protection: Principles and Practice \(GP3\)](#)' document;
- 2) Follow the risk management framework provided in CLR11, '[Model Procedures for the Management of Land Contamination](#)', when dealing with land affected by contamination;
- 3) Refer to our '[Guiding Principles for Land Contamination](#)' for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, for example human health;
- 4) Refer to our [Land Contamination Technical Guidance](#);
- 5) Refer to the [CL:AIRE 'Definition of Waste: Development Industry Code of Practice' \(version 2\)](#) and our related '[Position Statement on the Definition of Waste: Development Industry Code of Practice](#)';
- 6) Refer to British Standards BS 5930:1999 A2:2010 *Code of practice for site investigations* and BS10175:2011 A1: 2013 *Investigation of potentially contaminated sites – code of practice* and our '[Technical Aspects of Site Investigations](#)' Technical Report P5-065/TR;

7) Refer to our 'Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination' National Groundwater & Contaminated Land Centre Project NC/99/73. The selected method, including environmental mitigation measures, should be presented in a 'Foundation Works Risk Assessment Report', guidance on producing this can be found in Table 3 of 'Piling Into Contaminated Sites';

8) Refer to our 'Good Practice for Decommissioning Boreholes and Wells'.

9) Refer to our 'Temporary water discharges from excavations' guidance when temporary dewatering is proposed

**From:** RM Floods Planning  
**Sent:** 07 March 2017 07:01  
**To:** Planning Admin  
**Cc:** Stephen Burgess; Giles Bloomfield  
**Subject:** 2017-03-06 JS reply Land at Gipping Way, Stowmarket, IP14 1EJ Ref 0396/17

Suffolk County Council, Flood and Water Management can make the following initially comments to this outline application.

FRA/Drainage Strategy 3.12 states "infiltration test have been carried out", but no results have been submitted with the application.

The applicant is proposing to have a reduced rate of discharge from 51l/s to 35l/s which is relatively high for a small site, but this is a brownfield site. However, ideally we would like the applicant to discharge at the greenfield rate.

If a brownfield rate is to be used that the applicant needs to submit calculation using the rational method for storm events of 15 and 360 minute events

The applicant have proposed one stage of water treatment prior to the controlled discharge to the River Gipping in para 10.16. The River Gipping is a WFD watercourse and as such the applicant should be ensuring that any water being discharged into it is clean. The applicant needs to ensure that they have sufficient treatment stages to meet the requirement of table 26.2 of the Ciria SuDs manual, commercial yard/delivery area.

However an oil interceptor is a propriety device and whilst suitable for pollution control, it isn't always recognised as a treatment stage within the Ciria SuDs guidance, therefore the applicant needs to revisit this or demonstrate how this interceptor will meet the requirement of a medium pollution risk area.

The discharge is in to a IDB area (River Gipping Catchment 186) and therefore maybe subject to their byelaws including a surface water developer contribution.

Kind Regards

Jason Skilton  
Flood & Water Engineer  
Suffolk County Council

Tel: 01473 260411  
Fax: 01473 216864

**From:** [planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk) [mailto:[planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk)]  
**Sent:** 23 February 2017 15:00  
**To:** RM Floods Planning <[floods.planning@suffolk.gov.uk](mailto:floods.planning@suffolk.gov.uk)>  
**Subject:** Consultation on Planning Application 0396/17

Correspondence from MSDC Planning Services.

Location: Land at Gipping Way, Stowmarket, IP14 1EJ

Proposal: Outline Planning Permission sought for a proposed retail store development within class A1 use. Creation of new access, parking, servicing and landscaping.

We have received an application on which we would like you to comment. A consultation letter is attached. To view details of the planning application online please click [here](#)

We request your comments regarding this application and these should reach us within 21 days. Please make these online when viewing the application.

The planning policies that appear to be relevant to this case are NPPF, RT12, GP1, Cor4, CL8, Cor5, SC4, H17, E12, Cor1, Cor5, Cor4, Cor12, Cor11, HB8, CSFR-FC1, CSFR-FC1.1, CS SAAP, which can

be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

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, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Mid Suffolk District Council shall be understood as neither given nor endorsed by Mid Suffolk District Council.

**From:** Michelle Marshall [mailto:Michellelm@stowmarket.org]  
**Sent:** 16 March 2017 13:10  
**To:** BMSDC Planning Area Team Yellow  
**Subject:** Planning applications

Please see below for comments regarding recent planning applications:

**0396/17**

No objection be raised to the grant of planning consent.

The Town Council wishes to endorse the comments made by the Stowmarket Society in respect of the application. It wishes to invite the developer to a subsequent meeting of Stowmarket Town Council, prior to submission of the full planning application, to engage in a pre-application consultation exercise to ensure a suitable building design which would be in keeping with this prominent site on one of the key gateways through the town.

The Town Council would wish to bring to the attention of the Planning Authority, the small footbridge across the River Gipping at the application site. As part of the application, the Town Council would wish to see either a renovation and re-instatement of the footbridge or its removal and re-instatement of the riverbanks at that point.

Kind regards,  
Michelle

Michelle Marshall  
Deputy Town Clerk

**From:** David Harrold  
**Sent:** 20 March 2017 10:55  
**To:** Planning Admin  
**Cc:** Stephen Burgess  
**Subject:** Plan ref 0396/17/OUT Land at Gipping Way, Stowmarket. EH - Other Issues

Thank you for consulting me on the above outline application for two retail stores (A1 use).

I can confirm with respect to other environmental issues, I do not have an objection to the proposed outline development.

David Harrold MCIEH

Senior Environmental Health Officer  
Babergh and Mid Suffolk Council

**From:** David Pizzey  
**Sent:** 27 February 2017 10:44  
**To:** Stephen Burgess  
**Cc:** Planning Admin  
**Subject:** 0396/17 Land at Gipping Way, Stowmarket.

Stephen

I have no objection to this application subject to it being undertaken in accordance with the protection measures outlined in the accompanying arboricultural report. No existing site trees are proposed for removal and although they are not of the highest amenity value they will be useful in helping to soften and integrate any development within the local area. For the same reason additional new planting would also be beneficial, this matter can be dealt with as part of reserved matters or under planning condition.

Regards

David

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

**From:** [planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk) [mailto:[planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk)]  
**Sent:** 23 February 2017 15:00  
**To:** David Pizzey  
**Subject:** Consultation on Planning Application 0396/17

Correspondence from MSDC Planning Services.

Location: Land at Gipping Way, Stowmarket, IP14 1EJ

Proposal: Outline Planning Permission sought for a proposed retail store development within class A1 use. Creation of new access, parking, servicing and landscaping.

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We request your comments regarding this application and these should reach us



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be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

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# Consultee Comments for application 0396/17

## Application Summary

Application Number: 0396/17

Address: Land at Gipping Way, Stowmarket, IP14 1EJ

Proposal: Outline Planning Permission sought for a proposed retail store development within class A1 use. Creation of new access, parking, servicing and landscaping.

Case Officer: Stephen Burgess

## Consultee Details

Name: Mr Robert Boardman (Stowmarket Ramblers)

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

Email: bob@gardeners8.plus.com

On Behalf Of: Ramblers Association - Bob Boardman (temp cover)

## Comments

I have viewed these plans and I do not have any comments or observations to make.

**From:** Infrastructure Team (Babergh Mid Suffolk)  
**Sent:** 24 February 2017 08:30  
**To:** Planning Admin  
**Subject:** RE: Consultation on Planning Application 0396/17

CIL is calculated upon the grant of a reserve matters approval. The current rate for Convenience Retail is £100m<sup>2</sup> which is subject to indexation. Confirmation of the type of use within A1 classification would be required to assess any CIL liability.

Kind Regards,

Nicola

**Nicola Parrish**  
Infrastructure Officer

Babergh and Mid Suffolk District Council – Working Together

Tel: 01449 724977  
Mob: 07720899821

**From:** [planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk) [<mailto:planningadmin@midsuffolk.gov.uk>]  
**Sent:** 23 February 2017 15:00  
**To:** Infrastructure Team (Babergh Mid Suffolk)  
**Subject:** Consultation on Planning Application 0396/17

Correspondence from MSDC Planning Services.

Location: Land at Gipping Way, Stowmarket, IP14 1EJ

Proposal: Outline Planning Permission sought for a proposed retail store development within class A1 use. Creation of new access, parking, servicing and landscaping.

We have received an application on which we would like you to comment. A consultation letter is attached. To view details of the planning application online please click [here](#)

We request your comments regarding this application and these should reach us within 21 days. Please make these online when viewing the application.

The planning policies that appear to be relevant to this case are NPPF, RT12, GP1, Cor4, CL8, Cor5, SC4, H17, E12, Cor1, Cor5, Cor4, Cor12, Cor11, HB8, CSFR-FC1, CSFR-FC1.1, CS SAAP, which can

be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

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