



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

04/05/2017

Dear Rebecca,

RE: 0019/17 Erection of B1 business use commercial buildings. Land South of Gun Cotton Way, Stowmarket, IP14 5UL

Thank you for sending us further details of this application, we have the following comments:

We have read the ecological survey report and we are satisfied with the findings of the consultant. We note that between the time of the 2016 ecological survey and the 2017 ecological survey the site has largely been ploughed up, this will have reduced its previous ecological value.

The 2017 ecological report (Mill House Ecology, Apr 2017) therefore provides the most up to date assessment of the condition of the site and we therefore recommend that the measures identified in that report are implemented in full, via a condition of planning consent, should permission be granted.

If you require any further information please do not hesitate to contact us.

Yours sincerely

James Meyer
Senior Conservation Planner



Suffolk Wildlife Trust
Brooke House
Ashbocking
Ipswich
IP6 9JY

01473 890089
info@suffolkwildlifetrust.org
suffolkwildlifetrust.org

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From: Michelle Marshall [mailto:Michellelm@stowmarket.org]
Sent: 16 February 2017 08:31
To: BMSDC Planning Area Team Yellow; Planning Admin
Subject: Planning applications

Please see below for comments from Stowmarket Town Council in respect of recent planning applications:

4978/16

That no objection be raised to the grant of planning consent.

0019/17

That no objection be raised to the grant of planning consent.

0062/17

That no objection be raised to the grant of planning consent.

0201/17

That no objection be raised to the grant of planning consent.

0213/17

That no objection be raised to the grant of planning consent.

Kind regards,
Michelle

Michelle Marshall
Deputy Town Clerk

From: Nathan Pittam
Sent: 27 January 2017 09:00
To: Planning Admin
Subject: 0019/17/FUL. EH - Land Contamination

M3 : 189400
0019/17/FUL. EH - Land Contamination
Land south of, Gun Cotton Way, STOWMARKET, Suffolk.
Erection of B1 business use commercial buildings.

Many thanks for your request for comments in relation to the above application. I have reviewed the application and can confirm that I have no objections to the proposed development from the perspective of land contamination. I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724715
m: 07769 566988
e: Nathan.pittam@baberghmidsuffolk.gov.uk
w: www.babergh.gov.uk www.midsuffolk.gov.uk

From: RM PROW Planning
Sent: 14 February 2017 10:22
To: Planning Admin
Cc: nigel@plandescil.co.uk
Subject: RE: Consultation on Planning Application 0019/17

Our Ref: W497/039/Row037/17

For The Attention of: Rebecca Biggs

Public Rights of Way Response

Thank you for your consultation concerning the above application.

This response deals only with the onsite protection of affected PROW, and does not prejudice any further response from Rights of Way and Access. As a result of anticipated increased use of the public rights of way in the vicinity of the development, SCC may be seeking a contribution for improvements to the network. These requirements will be submitted with Highways Development Management response in due course.

Government guidance considers that the effect of development on a public right of way is a material consideration in the determination of applications for planning permission and local planning authorities should ensure that the potential consequences are taken into account whenever such applications are considered (Rights of Way Circular 1/09 – Defra October 2009, para 7.2) and that public rights of way should be protected.

Public Footpath 39 is recorded adjacent to the proposed development area.

We have **no objection** to this proposal.

Informative Notes:

Please note that the granting of planning permission is separate to any consents that may be required in relation to Public Rights of Way, including the installation of gates.

Nothing should be done to stop up or divert the Public Right of Way without following the due legal process including confirmation of any orders and the provision of any new path. In order to avoid delays with the application this should be considered at an early opportunity.

The alignment, width, and condition of Public Rights of Way providing for their safe and convenient use shall remain unaffected by the development unless otherwise agreed in writing by the Rights of Way & Access Team.

Nothing in this decision notice shall be taken as granting consent for alterations to Public Rights of Way without the due legal process being followed. Details of the process can be obtained from the Rights of Way & Access Team.

"Public Rights of Way Planning Application Response - Applicant Responsibility" and a digital plot showing the definitive alignment of the route as near as can be ascertained; which is for information only and is not to be scaled from, is attached for the applicant.

Regards

Jackie Gillis
Green Access Officer
Access Development Team
Rights of Way and Access
Resource Management, Suffolk County Council
Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

<http://publicrightsofway.onesuffolk.net/> | [Report A Public Right of Way Problem Here](#)

For great ideas on visiting Suffolk's countryside visit www.discoversuffolk.org.uk

From: planningadmin@midsuffolk.gov.uk [<mailto:planningadmin@midsuffolk.gov.uk>]
Sent: 26 January 2017 11:00
To: RM PROW Planning <PROWplanning@suffolk.gov.uk>
Subject: Consultation on Planning Application 0019/17

Correspondence from MSDC Planning Services.

Location: Land south of Gun Cotton Way, Stowmarket IP14 5UL

Proposal: Erection of B1 business use commercial buildings

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](#)

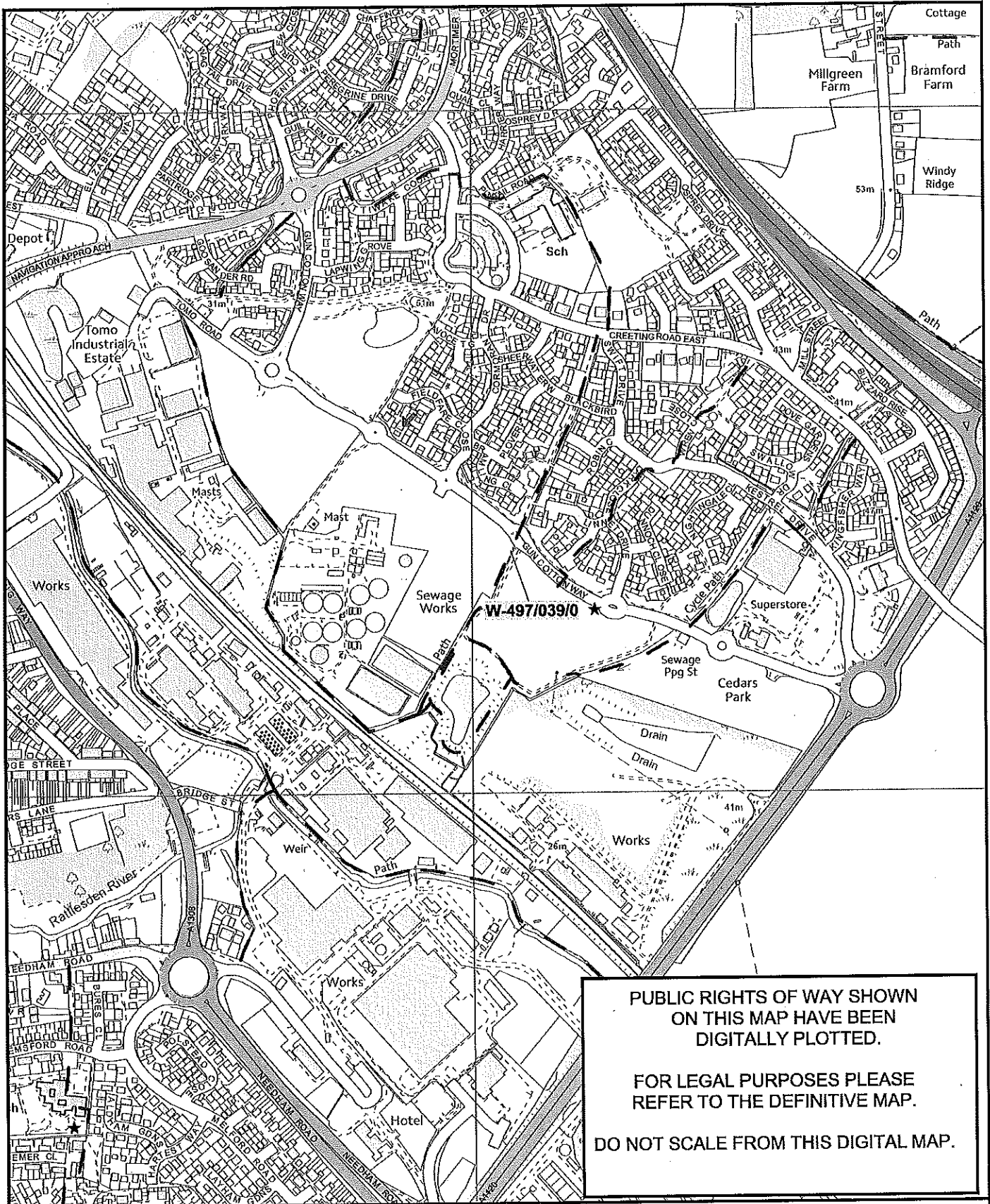
We request your comments regarding this application and these should reach us within 21 days. Please make these online when viewing the application.

The planning policies that appear to be relevant to this case are RT12, SDA8, CL8, NPPF, GP1, SDA7, Cor5, CSFR-FC3, H17, E2, E4, SDA6, SDA3, SDA4, CSFR-FC1, CSFR-FC1.1, Cor3, Cor4, E9, E12, 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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PUBLIC RIGHTS OF WAY SHOWN
ON THIS MAP HAVE BEEN
DIGITALLY PLOTTED.

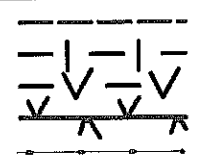
FOR LEGAL PURPOSES PLEASE
REFER TO THE DEFINITIVE MAP.

DO NOT SCALE FROM THIS DIGITAL MAP.

0019/17 Land south of Gun Cotton Way, Stowmarket
Public Footpath 39



Resource Management
Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX



Ordnance Survey MasterMap

Public Footpath
Bridleway
Restricted Byway
Byway
Definitive Map Parish Boundary

Scale 1:7500



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Date: 14/02/2017

Consultee Comments for application 0019/17

Application Summary

Application Number: 0019/17

Address: Land south of Gun Cotton Way, Stowmarket IP14 5UL

Proposal: Erection of B1 business use commercial buildings

Case Officer: Rebecca Biggs

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.

Your Ref: MS/0019/17
Our Ref: 570\CON\2052\17
Date: 8th June 2017
Highways Enquiries to: martin.egan@suffolk.gov.uk



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

Email:

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

For the Attention of: Rebecca Biggs

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/0019/17

PROPOSAL: Erection of six commercial units for B1 or B8 business units.

LOCATION: Land to the south of, Gun Cotton Way, Stowmarket, Suffolk

ROAD CLASS:

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

It appears that a revised Travel Plan document has not yet been submitted for consideration. Once we have an acceptable Travel Plan the following conditions will be appropriate. Section 106 contributions will be required to secure the Travel Plan and this information will follow once an acceptable Travel Plan is approved.

1

Condition: Before any of the commercial units are first occupied the developer shall construct a 2m wide footway along the Gun Cotton Way frontage of the site in accordance with Drawing Number 48039/P/001/A as submitted and in accordance with details which shall first have been submitted to and approved by the Local Planning Authority.

Reason: To ensure that suitable footways are provided to access the application site and are provided before the commercial units become occupied.

2 AL 3

Condition: The new vehicular accesses shall be laid out and completed in all respects in accordance with Drawing No. 21400/002 Revision B as submitted and made available for use prior to any commercial unit being first occupied. Thereafter the accesses shall be retained in the specified form.

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

3 AL 8

Condition: Prior to the commercial units hereby permitted being first occupied, the vehicular accesses onto the Gun Cotton Way shall be properly surfaced with a bound material for a minimum distance of 50 metres

from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.

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

4 GTP 1

Condition: Before the development hereby permitted is commenced details of the travel arrangements to and from the site for employees and customers in the form of a Travel Plan, including monitoring provisions shall be submitted to and approved in writing by the Local Planning Authority and such approved arrangements shall be implemented before the development is first brought into use and thereafter adhered to.

Reason: In the interests of sustainable development.

5 P 1

Condition: The use shall not commence until the area(s) within the site shown on Drawing Number 21400/002 revision B as submitted 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.

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.

6 NOTE 02

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense. The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: <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.

7 NOTE 12

The existing street lighting system may be affected by this proposal. The applicant must contact the Street Lighting Engineer of Suffolk County Council, telephone 01284 758859, in order to agree any necessary alterations/additions to be carried out at the expense of the developer.

8 NOTE 15

The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification. The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing.

9

SECTION 106 REQUIREMENTS

In addition to the Travel Plan contributions which are yet to be agreed there will be a Highway requirement for improvements of the Public Right of Way network and also the public transport infrastructure:

- There is a desire to introduce new bus stops within the Gun Cotton Way site frontage for the benefit of potential employees and visitors. To allow for construction of a bus stop base and enclosed bus shelter on each side of the road, with one real time passenger information display

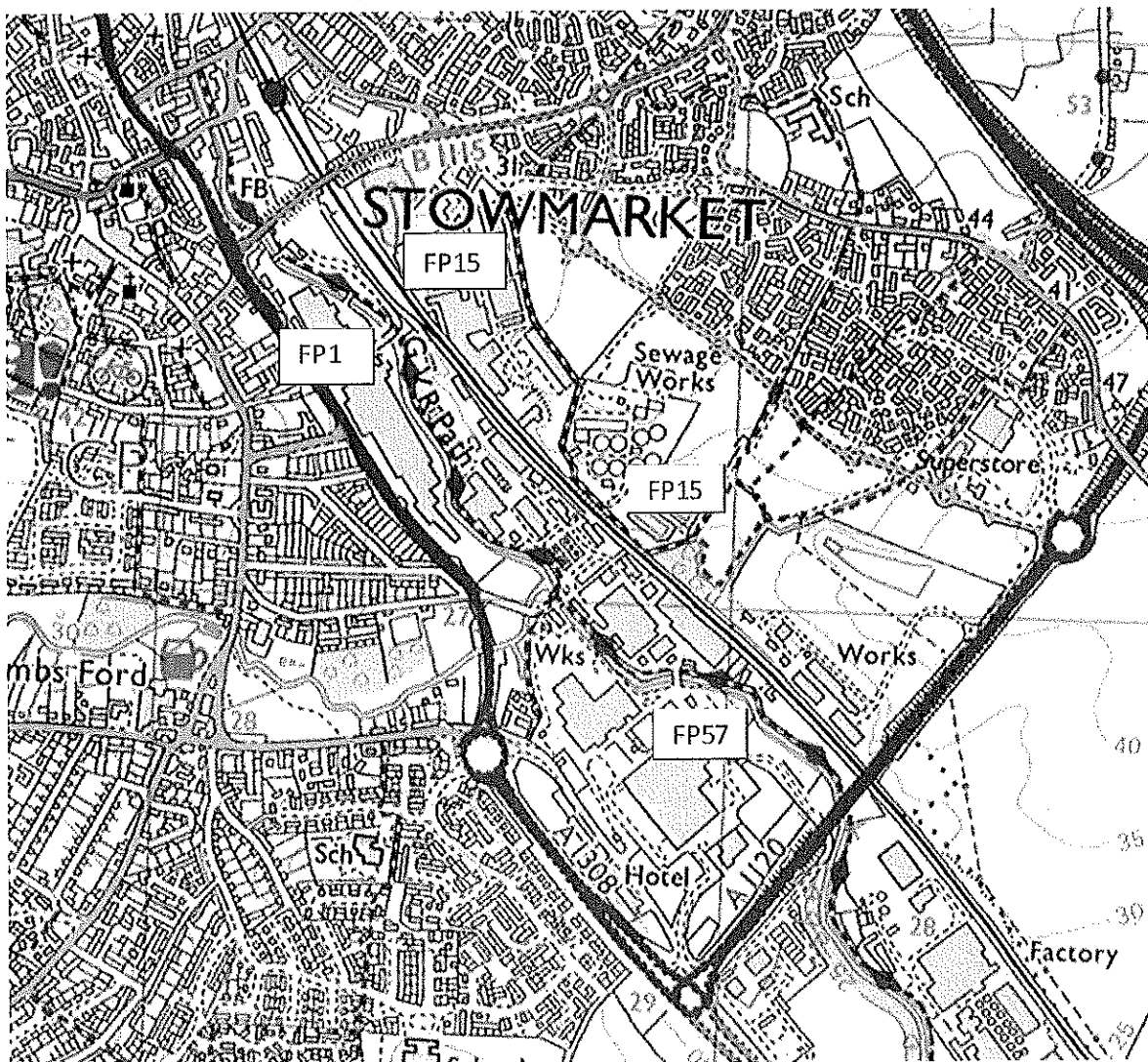
screen on the town bound bus stop, a total of £23,600 is requested. This breaks down to £6,800 for each stop and shelter and £10,000 for one RTP1 screen.

Public Rights of Way Response

The proposed development will have a direct impact on the local public rights of way (PROW) network, please refer to the map.

PROW are important for recreation, encouraging healthy lifestyles, providing green links, supporting the local economy and promoting local tourism; the long distance River Gipping Valley Path (FP12 & FP57), a route from Stowmarket to Ipswich, runs near the site and is a route used for green commuting and leisure.

FP15 provides another leisure and green commuting footpath alongside the development area.



The anticipated increased use of the PROW network of as a result of the development will require the following offsite improvement works:

- Resurfacing and widening of Stowmarket FP15: 715m length x min 3m width = 2145m² @ £25/m² = £53,625.00
- Resurfacing of Stowmarket FP12: 1135m length x min 1.5m width = 1703m² @ £25/m² = £42,562.50

- Resurfacing of Stowmarket FP57: 520m length x min 1.5m width = 780m² @ £25/m² = £19,500.00

Estimates based on the average market costs to provide a hoggin type surface.

The subtotal of these works is £115,687.50

Staff time (design & project management) @ 12% = £13,882.50

Contingency @ 10% = £11,568.75

Total s106 funding requested from this development = **£141,138.75**

The policy framework for these requirements is:

- The county council's rights of way improvement plan which, inter alia, highlights the importance of development in rural areas should give people the greatest opportunity to access the countryside by walking and cycling,
- The walking strategy, which seeks to ensure existing communities with a population over 500, and new developments over 10 dwellings have easy access to a one mile natural walk or 2ha of green space, within 500m of their home,
- The cycling strategy, which seeks to promote a transfer to cycling (and walking) for short distance trips, plan and design for the future with cycling in mind and create a safe and cycle friendly environment,
- The Joint Health and Wellbeing Strategy for Suffolk, outcome 2 of which states Suffolk residents should have access to a healthy environment and take responsibility for the own health and wellbeing,
- You will already be aware of course that, amongst other health and wellbeing objectives, policies set out under the NPPF; the following sections bear relevance to Public Rights of Way:

Section 3 - Supporting a prosperous rural economy

Para 28 - To promote a strong rural economy, local and neighbourhood plans should...support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.

Section 4 - Promoting sustainable transport

Para 35 – refers to priority given to pedestrian and cycle movements, creating safe and secure routes to minimise conflicts between traffic and cyclists or pedestrians and to consider the needs of people with disabilities by all modes of transport.

Section 8 - Promoting healthy communities

Para 69 - Planning policies and decisions, in turn, should aim to achieve places which promote...safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.

Para 73 - Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.

Para 75 - Planning policies should protect and enhance public rights of way and local authorities should seek opportunities to provide better facilities for users, for example by adding links to the rights of way network.

Yours faithfully,

Mr Martin Egan

Highways Development Management Engineer

Strategic Development – Resource Management

Rebecca Biggs

From: Abby Antrobus
Sent: 13 June 2017 11:52
To: Kate Batt; Rebecca Biggs
Cc: Rachael Abraham
Subject: FW: 0019/17,- Land South of Gun Cotton Way, Stowmarket
Attachments: SCCAS (KB)_15-2375_Land to the south of, Gun Cotton Way, Stowmarket-Eval by cond.doc

Dear Rebecca,

Thank you for your e-mail and apologies for the time that has passed.

The archaeological work for site **0019/17** has not yet been undertaken, so conditions from the previous consent would still be appropriate, please (I've re-attached Kate's letter).

4556/16 has previously been subject to archaeological evaluation, which did not reveal significant finds or features and so there would not be a need for a condition on any consent for this site.

4555/16 has not been subject to systematic archaeological field evaluation and archaeological investigations undertaken in connection with earlier phases of the Cedar's Park development identified significant remains dating from the Iron-Age and Roman periods. There is high potential for further remains to extend into the development site. In accordance with paragraph 141 of the NPPF, SCCAS would recommend that any consent is subject to conditions relating to archaeological work, with a programme of archaeological evaluation as a first stage to allow investigation/mitigation strategies to be designed. We would recommend the following conditions:

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

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

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

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

REASON:

To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2012).

INFORMATIVE:

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

I have copied in Kate Batt as case-officer for these sites if you would need more formal response in due course – do get in touch if you would like to discuss anything further,

With best wishes,
Abby

Dr Abby Antrobus

Senior Archaeological Officer
Suffolk County Council Archaeological Service
Bury Resource Centre, Hollow Road, Bury St Edmunds, Suffolk, IP32 7AY
Tel: 01284 741231
Mob: 07785950022

Website: <https://www.suffolk.gov.uk/archaeology>
Heritage Explorer: <https://heritage.suffolk.gov.uk/>

Ipswich Archive: http://archaeologydataservice.ac.uk/archives/view/ipswich_parent_2015/index.cfm
Ipswich Urban Archaeological Database: <https://heritage.suffolk.gov.uk/ipswich-uad>

From: Rebecca Biggs
Sent: 13 June 2017 11:00
To: Abby Antrobus <Abby.Antrobus@suffolk.gov.uk>; Rachael Abraham <Rachael.Abraham@suffolk.gov.uk>
Subject: 0019/17,- Land South of Gun Cotton Way, Stowmarket
Importance: High

Dear Abby and Rachel,

Sorry to contact you directly but I have not received a response from SCC Archaeology in regards to the above application. This site has received planning permission for 6 business units (same as proposed under the above application). The permission was subject to an Archaeology condition. I would welcome your thoughts on whether a condition is still necessary.

I have also not received a response in regards to applications 4556/16 and 4556/16 which sit adjacent to the development. I would also appreciate comments in regards to these applications. However I require the response regarding 0019/17 asap as I need to finalise my committee report by Thursday.

Kind regards

Rebecca Biggs
Development Management Planning Officer
Babergh and Mid-Suffolk District Councils- Working Together
www.babergh.gov.uk and www.midsuffolk.gov.uk

Mid Suffolk District Council | 131 High Street | Needham Market |
Mobile: 07860827084
E. rebecca.biggs@baberghmidsuffolk.gov.uk

Important Update Regarding Planning Service:

Our new joint planning system has been successfully integrated. Please bear with us while we get used to our new system and thank you for your understanding. If you have any difficulties accessing the system, let us know and we'll be happy to help you. Please see the planning pages on our website for more details.

Please be advised that any comments expressed in this email are offered as a informal professional opinion unless otherwise stated and are given without prejudice to any decision or action the Council may take in the future. Please check with the email's author if you are in any doubt about the status of the content of this email. Any personal information contained in correspondence shall be dealt with in accordance with Mid Suffolk and Babergh District Council's Data Protection policy and the provisions of the Data Protection Act as found on both Council's websites.

[Click Here](#) for the latest planning news and changes to the service coming up this year

Economy, Skills and Environment
9-10 The Churchyard, Shire Hall
Bury St Edmunds
Suffolk
IP33 1RX

Philip Isbell
Corporate Manager - Development Manager
Planning Services
Mid Suffolk District Council
131 High Street
Needham Market
Ipswich IP6 8DL

Enquiries to: Kate Batt
Direct Line: 01284 741227
Email: kate.batt@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2015_2375
Date: 6th August, 2015

For the Attention of John Pateman-Gee

Dear Mr Isbell

**Planning Application 2375/15 – Land to the south of, Gun Cotton Way, Stowmarket:
Archaeology**

The site of the proposed development has potential for the presence of heritage assets with archaeological interest. Archaeological excavation undertaken in conjunction with previous phases of the Cedars Park development has identified extensive archaeological evidence for occupation of later prehistoric, Roman and Medieval date. Of particular interest, areas 3A & 3B produced well preserved archaeological remains for Iron Age and Roman settlement, including a probable villa (SKT018). Given the position of the proposed development relative to the known Roman activity, adjacent to, but outside the main area of Roman settlement, it is possible that heritage assets may include burials, cremation or inhumation. The proposed works would cause significant ground disturbance that has potential to damage any archaeological deposit that exists.

There would be no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 141), we would recommend that any permission granted should be the subject of planning conditions to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

In this case the following conditions would be appropriate:

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

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

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

2. The site investigation and post investigation assessment must be completed, submitted to and approved in writing by the Local Planning Authority prior to completion of the development, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

REASON:

To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2012).

INFORMATIVE:

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

In this case, a geophysical survey and trenched archaeological evaluation will be required in order to establish the archaeological potential of the site. Decisions on the need for any further investigation (excavation before any groundworks commence) will be made on the basis of the results of the evaluation.

I would be pleased to offer guidance on the archaeological work required and will, on request of the applicant, provide a brief for each stage of the archaeological investigation (Please see our website for further information on procedures and costs:

<http://www.suffolk.gov.uk/libraries-and-culture/culture-and-heritage/archaeology/>

Yours sincerely

Kate Batt

Senior Archaeological Officer
Conservation Team



Planning Applications – Suggested Informative Statements and Conditions Report

AW Reference: 00021260
Local Planning Authority: Mid Suffolk District
Site: Gun Cotton Way, Stowmarket
Proposal: Erection of six commercial units for B1 or B8
business units.
Planning Application: 0019/17

Prepared by: Sandra Olim

Date: 17 May 2017

If you would like to discuss any of the points in this document please
contact me on 0345 0265 458 or email planningliaison@anglianwater.co.

ASSETS

Section 1 – Assets Affected

- 1.1 There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

"Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence."

- 1.2 The development site is within 15 metres of a sewage pumping station. This asset requires access for maintenance and will have sewerage infrastructure leading to it. For practical reasons therefore it cannot be easily relocated.

Anglian Water consider that dwellings located within 15 metres of the pumping station would place them at risk of nuisance in the form of noise, odour or the general disruption from maintenance work caused by the normal operation of the pumping station.

The site layout should take this into account and accommodate this infrastructure type through a necessary cordon sanitaire, through public space or highway infrastructure to ensure that no development within 15 metres from the boundary of a sewage pumping station if the development is potentially sensitive to noise or other disturbance or to ensure future amenity issues are not created.

- 1.3 Stowmarket water recycling centre (WRC) is in close proximity to the proposed development and our typical associated operations could potentially cause a nuisance for future residents. Initial odour risk assessments suggest that there could be negative impacts from our operations at the WRC on properties within the proposed development, including the potential for loss of amenity. Our initial odour risk assessment indicates that there is potential for loss of amenity at sensitive property within the proposed development due to odour emissions from the operation of the WRC. We operate the WRC in compliance with the highest appropriate regulatory standards and best practice. However, there is always an inherent possibility of short periods of potentially strong odours for which there is little practical mitigation. Therefore, we ask that the proposed layout maintains an effective distance of more than 400m between the WRC and the sensitive properties in order to minimise inconvenience to nearby dwellings and to allow the continuity of our operations. In addition to this, we recommend that an odour dispersion model is produced to establish the range at which neighbouring properties could be impacted. The results of any odour modelling can be reviewed in further consultation
-

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

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

Section 3 – Foul Sewerage Network

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

Section 4 – Surface Water Disposal

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

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

Section 5 – Trade Effluent

- 5.1 The planning application includes employment/commercial use. To discharge trade effluent from trade premises to a public sewer vested in Anglian Water requires our consent. It is an offence under section 118 of the Water Industry Act 1991 to discharge trade effluent to sewer without consent. Anglian Water would ask that the following text be included within your Notice should permission be granted.

"An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer.

Anglian Water recommends that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence.

Anglian Water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991."

Section 6 – Suggested Planning Conditions

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

Surface Water Disposal (Section 4)

CONDITION

No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

REASON

To prevent environmental and amenity problems arising from flooding.



Environment
Agency

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

Our ref: AE/2017/121315/01-L01
Your ref: 0019/17
Date: 14 February 2017

Dear Ms Biggs

ERECTION OF B1 BUSINESS USE COMMERCIAL BUILDINGS LAND SOUTH OF GUN COTTON WAY, STOWMARKET IP14 5UL

Thank you for consulting us on this application which we received on 26 January 2017. We have no objection to the proposal and offer the following advice regarding foul water disposal and nearby permitted installations.

Foul water

We are concerned about the size of the development being brought forward in this application which could be used by in excess of 200 people and produce trade effluent. Our calculations show that, unless there are remedial works completed prior to occupation, the connection of this development to foul sewer will cause Stowmarket Water Recycling Centre to exceed its permitted volumetric limits and 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.

Control of Major Accident Hazards Regulations 2015

The proposed development is within 300m of a facility notified under the Control of Major Accident Hazards Regulations 2015 (COMAH) as an Upper Tier establishment, COMAH establishments are regulated by the COMAH Competent Authority (the Health & Safety Executive and Environment Agency acting jointly).

The planning authority should review the HSE's consultation distance zones for the COMAH establishment and consult the HSE by use of their Planning Advice Web App as appropriate. Further information on the HSE's Land USE Planning Methodology is available at <http://www.hse.gov.uk/landuseplanning/methodology.pdf>

Environment Agency
Cobham Road, Ipswich, Suffolk, IP3 9JD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

The proposed development is also within 200m and 450m of facilities which hold Environmental (Installation) permits under the Environmental Permitting Regulations 2010, which are regulated by the Environment Agency.

New development within 250m of a permitted facility could result in the community at the proposed development being exposed to amenity impacts such as odour, noise and dust. The severity of these impacts will depend on local factors such as the nature of the activities carried out at the permitted facilities. If the operator can demonstrate that they have taken all reasonable precautions to mitigate these impacts, the facility and community will co-exist, with some residual impacts. In some cases, these residual impacts may cause local residents concern, and there are limits to the mitigation the operator can apply. Only in very exceptional circumstances would we revoke the operators permit. Further information on environmental permitting is available on the gov.uk at <https://www.gov.uk/topic/environmental-management/environmental-permits>

We trust this information is useful.

Yours sincerely

A black rectangular redaction box covering the signature of Mr Graham Steel.

Mr GRAHAM STEEL
Sustainable Places - Planning Advisor

Direct dial 02 03 02 58389
Direct e-mail graham.steel@environment-agency.gov.uk

cc Plandescil Ltd

End

From: David Pizzey
Sent: 30 January 2017 12:11
To: Rebecca Biggs
Cc: Planning Admin
Subject: 0019/17 Land south of Gun Cotton Way, Stowmarket.

Hi Rebecca

I have no objection to this proposal as there are seemingly no trees on site. However, an existing tree belt to the south of the site will help screen any development and is close enough to warrant protection with a tree fencing condition.

David

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

From: planningadmin@midsuffolk.gov.uk [<mailto:planningadmin@midsuffolk.gov.uk>]
Sent: 26 January 2017 11:00
To: David Pizzey
Subject: Consultation on Planning Application 0019/17

Correspondence from MSDC Planning Services.

Location: Land south of Gun Cotton Way, Stowmarket IP14 5UL

Proposal: Erection of B1 business use commercial buildings

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 RT12, SDA8, CL8, NPPF, GP1, SDA7, Cor5, CSFR-FC3, H17, E2, E4, SDA6, SDA3, SDA4, CSFR-FC1, CSFR-FC1.1, Cor3, Cor4, E9, E12, 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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0019/17

OFFICIAL



Suffolk Fire and Rescue Service

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

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

Your Ref: S106/0019/17
Our Ref: FS/F221363
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 01/03/2017

Dear Sirs

Land South of Gun Cotton Way, Gun Cotton Way, Stowmarket, Suffolk, IP14 5UL
Planning Application No: S106/0019/17

I refer to the above application.

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

Access and Fire Fighting Facilities

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

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

Water Supplies

Suffolk Fire and Rescue Authority recommends that fire hydrants be installed within this development. However, it is not possible, at this time, to determine the number of fire hydrants required for firefighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

OFFICIAL

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

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

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

Yours faithfully



Mrs A Kempen
Water Officer

Copy: Plandescil Ltd, Connaught Road, Attleborough, NR17 2BW.

Enc: Sprinkler information.


Suffolk Fire and Rescue Service

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

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

RB

Your Ref: ENG/AK
 Our Ref: Mrs A Kempen
 Enquiries to: 01473 260486
 Direct Line: Angela.Kempen@suffolk.gov.uk
 E-mail: www.suffolk.gov.uk
 Web Address

Date: 01/03/2017

Planning Ref: S106/0019/17

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING

ADDRESS: Land South of Gun Cotton Way, Gun Cotton Way, Stowmarket, Suffolk, IP14 5UL

DESCRIPTION: Commercial Units.

NO: HYDRANTS REQUIRED.

If the Planning Authority is minded to grant approval, the Fire Authority will request that adequate provision is made for fire hydrants, by the imposition of a suitable planning condition at the planning application stage.

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

The planning condition will carry a life term for the said development and the initiating agent/developer applying for planning approval and must be transferred to new ownership through land transfer or sale should this take place.

Fire hydrant provision will be agreed upon when the water authorities submit water plans to the Water Officer for Suffolk Fire and Rescue Service.

Where a planning condition has been imposed, the provision of fire hydrants will be fully funded by the developer and invoiced accordingly by Suffolk County Council.

OFFICIAL

Until Suffolk Fire and Rescue Service receive confirmation from the water authority that the installation of the fire hydrant has taken place, the planning condition will not be discharged.

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

Yours faithfully

A large black rectangular redaction box covering the signature of the sender.

Mrs A Kempen
Water Officer

Rebecca Biggs

From: RM Floods Planning
Sent: 04 April 2017 09:11
To: Planning Admin
Cc: Rebecca Biggs
Subject: 2017-04-4 JS reply Land south of Gun Cotton Way, Stowmarket IP14 5UL 0019/17

Suffolk County Council, Flood and Water management can make the following final comments to this applicant.

Further to the consultation reply from Plandescil dated the 16 March 2017. I am happy to see the changes to the side slopes gradient and the agreement in principle with AWS for connection to their public surface water sewer. I also note the explanation on the safety factor in the calculations provided.

The data from the trial pits does indicate that infiltration may not be possible on this site, but it must be stressed that this is merely an indication that infiltration is unlikely to work rather than a definitive answer.

As this is a full application and based on both local and national guidance it is recommended that both a detailed landscape drawing and a proposal as to how they intend to manage surface water during the construction of the site is provided before a recommendation is made to approve this application.

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council

Tel: 01473 260411
Fax: 01473 216864

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]
Sent: 31 March 2017 13:30
To: RM Floods Planning <floods.planning@suffolk.gov.uk>
Subject: Reconsultation on Planning Application 0019/17

Correspondence from MSDC Planning Services.

We recently sent you a consultation in respect of the above application.

We have recently received further information/revised plans in respect of this and would ask you to take this additional information into account when replying.

Please ensure that we receive your reply by **21/04/2017** at the latest.

To view details of the planning application online please click [here](#)

We look forward to receiving your comments.

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Rebecca Biggs

From: Martin Egan
Sent: 27 April 2017 12:14
To: Rebecca Biggs
Subject: FW: 0019/17- Gun Cotton Way

Importance: High

Hi Rebecca,

Just an early warning that I shall shortly be providing a recommendation for refusal for this particular application.

In relation to the Travel Plan, Chris Wards comments are reproduced below:

The Interim Workplace Travel Plan (dated March 2017) that was submitted to support the application (MS/0019/17) for the proposed B1 commercial development at Gun Cotton Way in Stowmarket has identified some suitable measures to encourage employees to travel sustainably, however the following issues need further clarification:

- *There is some reference in regards to the cumulative highway impact linked to committed development (Stowmarket Distribution Centre) in the Transport Assessment, however the vehicular trips generated by this application have not been applied to the committed development. Furthermore, the vehicular trips generated by this application has not been modelled onto the main junctions that will connect the site to assess the junction capacities, as further mitigation may be required. This information should be included in the Transport Assessment to appropriately inform the Travel Plan, as stronger measures may be required to mitigate such impact.*
- *The details of the end user of the site is not included, as this may cause an issue with understanding the highway impact of the site. The operating hours and number of employees for each commercial unit will help understand when the trips generated by the site will be made.*
- *In regards to the promotion of buses, there are very limited opportunities for staff to use them to commute to work. The buses that serve closest to the site (384/385) would not be sufficient for an employee to work a 9am to 5pm shift as the last bus leaves the site at 1555. Also if the employee walks to the bus stop on Mortimer Road (which are a 20 minute walk from the site boundary) the services are also very limited for commuting purposes. This issue will need to be identified in the Travel Plan, with suitable measures identified to overcome this issue. As identified in the Travel Plan the rail services are very good, however Stowmarket rail station is also a 20 minute walk from the site boundary, which may also put employees off using rail travel to commute to the site. These issues must be raised in the Travel Plan, with suitable measures identified to overcome these issues (i.e. shuttle bus from rail station, negotiating with the local bus operators, etc.).*
- *In paragraph 6.4 of the Travel Plan mentions, "a centralised secure and covered cycle parking should be investigated and provided, if feasible, for employees within all premises". This measure is strongly welcomed and should be secured by planning condition to encourage cycling to the site, as cycling is one of the most feasible options of travelling by non-car means to the site.*
- *Also the reference to the implementation of a Transport Management Association in the Travel Plan must be secured by either planning obligation or condition to ensure that all occupiers of the site adhere to the Travel Plan.*

A revised Travel Plan that takes into account the comments raised above, should ideally be submitted for approval prior to the determination on the application.

These revisions need to comply with National Planning Policy Framework paragraph 32, which sets out that plans and decisions should take account of whether:

- *the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;*
- *safe and suitable access to the site can be achieved for all people.*
- *improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.*

Other relevant paragraphs include 34, 35 and 36 as well as the "Travel Plans, Transport Assessments and Statements in Decision-taking" section of the 2014 Planning Practice Guidance.

In addition, a decent quality travel plan will also support Core Strategy Objectives SO3 and SO6 of the Mid Suffolk Core Strategy Development Plan Document (2008) and Core Strategy Focused Review (2012).

To ensure there is sufficient resource for Suffolk County Council to engage with the Travel Plan and there are certainties that the Travel Plan will be implemented in full; the following Section 106 contributions are required:

- *Travel Plan Travel Plan Evaluation and Support Contribution - £1,000 per annum from occupation of the first commercial unit for a minimum of five years, or one year after occupation of the final commercial unit, whichever is longest. This is to cover Suffolk County Council officer time working with the Transport Management Association and site-wide Travel Plan Coordinator and agreeing new targets and objectives throughout the full duration of the travel plan. If the contribution is not paid Suffolk County Council may not be able to provide sufficient resource to assisting the ongoing implementation and monitoring of the travel plan, which may result in the failure of the Travel Plan to mitigate the highway impact of this development.*

The implementation of the Travel Plan should be secured solely by Section 106 obligations, due to multiple users potentially occupying the site which a planning condition will be insufficient. Therefore the following elements of the Travel Plan should be secured by Section 106 obligations:

- *Implementation of the Interim Travel Plan (when approved)*
- *Provision of an approved welcome pack to each employee on first occupation*
- *Implementation of a Transport Management Association to implement the site-wide Travel Plan across all occupiers*
- *Approval and full implementation of the Full Travel Plan*
- *Monitoring the Travel Plan for a minimum of five years, or one year after occupation of the final commercial unit, whichever is longest*
- *Securing and implementing remedial Travel Plan measures if the vehicular reduction targets are not achieved, or if the trip rate in the Transport Assessment is exceeded when the site is occupied*

All the contributions and obligations have taken into account CIL regulation 122 and are:

- *necessary to make the development acceptable in planning terms;*
- *directly related to the development; and*
- *fairly and reasonably related in scale and kind to the development*

Full wording for the proposed Section 106 obligations can be supplied at a later date if planning permission is granted.

Also a planning condition will be required to secure the secure cycle parking identified in the Travel Plan.

More detailed Travel Plan comments can be provided on request by the applicant if needed.

Regards,

Martin Egan,
Highways Development Management Engineer,
Strategic Development,
Resource Management,
Suffolk County Council,
Endeavour House,
8 Russell Road, Ipswich,
IP1 2BX,
Tel: 01473 264757
Fax: 01473 216864
martin.egan@suffolk.gov.uk
www.suffolk.gov.uk

From: RM Highways Development Control
Sent: 26 April 2017 15:26
To: Martin Egan <Martin.Egan@suffolk.gov.uk>
Cc: Christopher Fish <Christopher.Fish@suffolk.gov.uk>; Rebecca Biggs <Rebecca.Biggs@babberghmidsuffolk.gov.uk>
Subject: FW: 0019/17- Gun Cotton Way
Importance: High

Dear Martin

Please see email below for your urgent response?

Many thanks

Sophie Morling
Business Support Officer
Highway Network Management - Countywide
Resource Management
Suffolk County Council
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

Tel 01473 264452
Email: Sophie.Morling@suffolk.gov.uk
Web: www.suffolk.gov.uk



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report a fault highwaysreporting.suffolk.gov.uk

what's happening in my area? <https://www.suffolk.gov.uk/roads>

From: Rebecca Biggs
Sent: 26 April 2017 15:18
To: RM Highways Development Control <Highways.DevelopmentControl@suffolk.gov.uk>;
info@highwaysengland.co.uk
Subject: 0019/17- Gun Cotton Way

Dear SCC Highways and Highways England,

Following your previous comments regarding the above application additional information addressing this information was received on 04 April 2017 and consultation requests were sent on the 05 April 2017 asking for further comments to be addressed. It appears I have not received your response and would be grateful if you could forward your comments within the next week.

It is also worth reminding that this scheme is adjacent to two mixed development schemes under application reference number 4555/16 and 4556/16.

Regards

Rebecca Biggs
Development Management Planning Officer
Babergh and Mid-Suffolk District Councils- Working Together
www.babergh.gov.uk and www.midsuffolk.gov.uk

Mid Suffolk District Council | 131 High Street | Needham Market |
T. Ext 01449 724543 Int. 4543 Mobile: 07860827084
E. rebecca.biggs@babermidsuffolk.gov.uk

[Click Here](#) for the latest planning news and changes to the service coming up this year.

Please be advised that any comments expressed in this email are offered as a informal professional opinion unless otherwise stated and are given without prejudice to any decision or action the Council may take in the future. Please check with the email's author if you are in any doubt about the status of the content of this email. Any personal information contained in correspondence shall be dealt with in accordance with Mid Suffolk and Babergh District Council's Data Protection policy and the provisions of the Data Protection Act as found on both Council's websites.

***** Community Infrastructure Levy (CIL) is now adopted in Mid Suffolk and Babergh.
Charging starts on 11th April 2016. See our websites for the latest information here: [CIL in Babergh and CIL in Mid Suffolk](#) ******

From: David Harrold
Sent: 28 March 2017 12:22
To: Planning Admin
Cc: Rebecca Biggs
Subject: Plan ref 0019/17/FUL Land South of Gun Cotton Way, Stowmarket. EH - Other Issues

Thank you for consulting me on the above application to erect commercial buildings.

I do not have any objection to the proposed development. It is adjacent to the Stowmarket sewage treatment works and the proposed B1 business units will experience odour from that operation from time to time. However, due to the non-sensitive end use of the proposed development this should not be an issue.

I would, however, recommend a condition to control construction activity due to the nearby existing residential premises between 08:00 and 18:30 hours Monday to Friday, 08:00 to 13:00 hours Saturday, no working Sunday or Bank Holidays.

I also note that hours of opening are not known or stated on the application. You may wish to condition this to be agreed with the local planning authority (when known) to include deliveries to and from the proposed premises in order to protect residential amenity on the neighbouring area, commensurate with B1 use.

I trust this is of assistance.

David Harrold MCIEH

Senior Environmental Health Officer
Babergh and Mid Suffolk Council



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

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

To: Mid Suffolk District Council

CC: growthandplanning@highwaysengland.co.uk

Council's Reference: 0019/17

Referring to the planning application referenced above, dated 30 January 2017, application for the erection of B1 business use commercial buildings, Land south of Gun Cotton Way, Stowmarket, IP14 5UL, notice is hereby given that Highways England's formal recommendation is that we:

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

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

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

Signature:



Date: 4 May 2017

Name: David Abbott

Position: Asset Manager

Highways England:

Woodlands, Manton Lane

Bedford MK41 7LW

david.abbott@highwaysengland.co.uk

From: Consultations (NE) [mailto:consultations@naturalengland.org.uk]
Sent: 20 April 2017 14:30
To: Planning Admin
Subject: 0019/17

Dear Sir or Madam,

Our ref: 212761
Your ref: **0019/17**

Thank you for your consultation.

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 09 February 2017

The advice provided in our previous response applies equally to these **revised plans** although we made no objection to the original proposal.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which **significantly** affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours faithfully

Dawn Kinrade
Natural England
Technical Services
Consultations Team
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire, CW1 6GJ

Tel: 0208 0268349

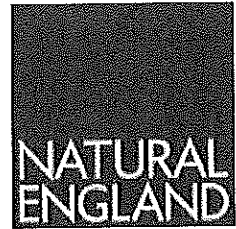
Email: consultations@naturalengland.org.uk

www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Date: 09 February 2017
Our ref: 207080
Your ref: 0090/17



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

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

T 0300 060 3900

Dear Sir/Madam,

Planning consultation: Erection of B1 business use commercial buildings.
Location: Land south of Gun Cotton Way, Stowmarket IP14 5UL

Thank you for your consultation on the above dated 26 January 2017 which was received by Natural England on 26 January 2017.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The Wildlife and Countryside Act 1981 (as amended)
The Conservation of Habitats and Species Regulations 2010 (as amended)

Natural England's comments in relation to this application are provided in the following sections.

Statutory nature conservation sites – no objection

Natural England has assessed this application using the Impact Risk Zones data (IRZs) and is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which Combs Wood SSSI has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(l) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.

Protected species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published Standing Advice on protected species.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect

the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at consultations@naturalengland.org.uk.

Local sites

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours faithfully,
Jamie Clarkson
Consultations Team

From: Iain Farquharson
Sent: 30 January 2017 11:23
To: Planning Admin
Subject: M3. 189405: Consultation on Planning Application 0019/17

Dear Sir/Madam

We have reviewed the information provided for this application and are satisfied that the commitment to provide 10% energy reduction from renewables meets policy requirements.

We recommend that the 10% requirement is conditioned and suggest the following wording. Prior to first occupation of each building, evidence (e.g. photographs and As-Built certificates/calculations derived from the National Calculation Methodologies) which demonstrates that the development has been constructed in accordance with the required 10% energy reduction derived from renewable technology must be submitted to the Local Planning Authority and approved in writing. This condition applies to each individual property on the site whether constructed in phases or as a whole.

Iain Farquharson

Environmental Management Officer
Babergh Mid Suffolk Council

☎ 01449 724878

✉ iain.farquharson@babberghmidsuffolk.gov.uk

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

Sent: 26 January 2017 11:00

To: Environmental Health

Subject: Consultation on Planning Application 0019/17

Correspondence from MSDC Planning Services.

Location: Land south of Gun Cotton Way, Stowmarket IP14 5UL

Proposal: Erection of B1 business use commercial buildings

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 RT12, SDA8, CL8, NPPF, GP1, SDA7, Cor5, CSFR-FC3, H17, E2, E4, SDA6, SDA3, SDA4, CSFR-FC1, CSFR-FC1.1, Cor3, Cor4, E9, E12, 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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Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
T: 0333 013 6840
www.placeservices.co.uk



15 February 2017

Rebecca Biggs
Mid Suffolk District Council
Council Offices
131 High Street
Needham Market
Ipswich IP6 8DL

By email only

Dear Rebecca

Application: 0019/17

Location: Land south of Gun Cotton Way, Stowmarket

Proposal: Erection of B1 business use commercial buildings

Thank you for consulting Place Services on the above application.

Holding objection: There is insufficient ecological information available to understand the impacts of development on Priority habitats eg hedgerows and Priority species, particularly reptiles.

Indeed the Ecology report (Applied Ecology, Nov 2016) specifically recommends that a reptile survey of the site is required in order to confirm reptile species composition, relative abundance and location within the site. Reptile surveys can only be completed when reptiles are active between April and early October, with the months of April, May, June and September being the optimal times to complete reptile survey. The report also recommends that the boundary hedgerow should, where possible, be retained and protected as part of the development design. If this is not possible, replacement hedgerow planting will be required.

This additional information is necessary to inform an assessment of likely impacts on Priority Habitats and Species, and identify any mitigation measures needing to be secured.

As there is no confirmation of the likely impacts on reptiles (Priority species) and that this Priority habitat will be retained and enhanced within the development, there is still a gap in information which needs to be filled before determination of this application.

Please contact me with any queries.

Best wishes

Sue Hooton CEnv MCIEEM BSc (Hons)

Principal Ecological Consultant

Place Services at Essex County Council

sue.hooton@essex.gov.uk

Place Services provide ecological 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: planningconsultations [mailto:planningconsultations@nwl.co.uk]
Sent: 02 February 2017 09:40
To: Planning Admin
Subject: Planning Consultation Response - 0019/17

Our Ref: PC/17/049

Your Ref: 0019/17

F.A.O – Case Officer – Rebecca Biggs

Proposed: Erection of B1 business use commercial buildings

Address: Land south of Gun Cotton Way, Stowmarket, IP14 5UL

I acknowledge receipt of your email letter dated 26th January 2017 regarding the above.

This development is out of our area so I am not able to see where we have mains running around the area.

Should you require any further information, please do not hesitate to contact us.

Yours faithfully

Katie Pearce
Planning Consultations

Telephone: 01268 664249 Email: planningconsultations@nwl.co.uk

Sandon Valley House, Canons Barns Road,,
East Hanningfield, Essex, CM3 8BD
Telephone:

From: Nathan Pittam
Sent: 27 January 2017 11:23
To: Planning Admin
Subject: 0019/17/FUL. EH - Air Quality.

M3 : 189402
0019/17/FUL. EH - Air Quality.
Land south of, Gun Cotton Way, STOWMARKET, Suffolk.
Erection of B1 business use commercial buildings.

Many thanks for your request for comments in relation to the above application. Having reviewed the application I can confirm that I have no objection to the proposed development from the perspective of air quality.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724715
m: 07769 566988
e: Nathan.pittam@baberghmidsuffolk.gov.uk
w: www.babergh.gov.uk www.midsuffolk.gov.uk

From: Infrastructure Team (Babergh Mid Suffolk)

Sent: 26 January 2017 13:11

To: Planning Admin

Subject: RE: Consultation on Planning Application 0019/17 - response from Infrastructure Team

This development, if approved, would attract Community Infrastructure Levy (CIL) at a rate of £0 m²

Kind Regards,

Nicola

Nicola Parrish
Infrastructure Officer

Babergh and Mid Suffolk District Council – Working Together

Tel: 01449 724977

Mob: 07720899821

The Stowmarket Society



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

11 February 2017

Dear Sirs

0019/17 - Erection of B1 business use commercial buildings - Land south of Gun Cotton Way, Stowmarket IP14 5UL

We wish to register our objection to this proposal.

This application sho very limited ambition, which is all too clear from the Design and Access statement.

This site is very prominent and has a semi-residential setting, but the scheme proposed is for utilitarian metal-clad sheds set within a large and inevitably untidy and exposed yard. The front yard will without doubt become very untidy as it has in every other development of this nature. It would soon become an embarrassment.

We would suggest that a scheme in this location should embrace the following principles:

- Provide architectural quality that makes it a good neighbour to existing and proposed new development - the D&A statement should show how this has been thought through.
- A layout that places all open yards, servicing and most car parking at the rear of the building, or behind some screen walls.
- Adequate provision for waste bins, cycle parking and other operational needs.
- A landscape strategy, including positive provision along the spine road frontage.

It may be that the applicant's development model is not suited to this site, in which case they should propose one that is - the end result will be here for a long time and will affect the daily amenities of many people, and the image of the town.

We trust that the above points will be taken into account and look forward to seeing a revised scheme in due course.

Yours faithfully



J Pattle
Secretary