

STOWUPLAND PARISH COUNCIL
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Clerk: Claire Pizzey
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✉ clairepizzey@outlook.com

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

10 February 2017

Dear Mr Platt

Application Number 0195/16(as amended): Outline application for residential development of up to 58 dwellings and a new vehicular access off the B1115. All matters to be reserved with the exception of the main site access

Stowupland Parish Council **OBJECTS** to the above planning application. The Parish Council are not opposed to housing development of a suitable size in a suitable location. The council ask that you bear in mind the planning permission granted in 2016 for 175 dwellings.

Please see the comments below from the Parish Council relating to their objection.

- The Parish Council feel that the proposed development is too large for the village, it is in the wrong location and the proposed development is unsustainable. This number of dwellings could add some 7% to the population of the village. This would simply be too much growth and would overwhelm the village. It is clear that the applicant's intention by submitting application no. 5024/16 is to gain permission for some 143 dwellings which could add a total of 15% to the population and cause even greater harm. When this number of dwellings is added to those permitted on the Gladman site, the total increase would be over 33%.
- Even taken on its own, permitting this application would result in development in the important gap between Stowupland and Stowmarket. In talking about the three dimensions of sustainable development the NPPF says in paragraph 10:

"Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas."

This is the context for applying the presumption in favour of sustainable development (set out in paragraph 14). From Suffolk County Council responses to other applications in Stowupland and from local knowledge we are very aware of the extent of the problem from the schools' point of view. With the move from three tiers to two the village has experienced additional traffic movements at both schools. If this development is allowed the result at peak time will be people from the new development driving their children to any primary school with spare capacity and to Stowmarket High School at the same time as pupils walking, or cycling are being driven to the two village schools.

Stowupland is a well-balanced community – it is a real rural village with a good mix of people, many who have lived here all, or most of their lives. This amount of development will have a big and detrimental impact on the social infrastructure of the village. We are not a dormitory village, the sports and social facilities are well supported, and whilst we welcome new residents the proposed quantity of new residents would put a strain on some of these facilities, particularly football.

There is some employment in and around the village, but the reality is that most will commute outside the village and the area to work and most of these trips will be by car, many via the already congested A1120/B1115 junction.

This proposed development will be in addition to the planned growth set out in the SAAP, and therefore the additional population will place an unsustainable demand on health care provision and other services and facilities (including leisure) in the Stowmarket area. If this development goes ahead it will set a precedent for similar unplanned development in other parishes increasing the stress on services and facilities. There is already a strain on the existing GP practices in Stowmarket (as evidenced by the letter from NHS England), and on school places at both schools in the village. The cumulative impact of unplanned housing development on this scale will add a considerable burden on already over-stretched public services.

- Traffic from this development will have a detrimental impact on the whole village.

58 dwellings will result in over 100 extra vehicles, plus delivery vehicles, refuse lorries etc. The A1120, the main coast road, is a designated tourist route. There are peaks on weekdays, fine weekends, particularly Sundays (when pelotons of cyclists are a regular feature throughout the year), and the road is also well used by lorries and farm traffic, and is the main route for emergency vehicles.

At peak times the junction with the B1115 by the garage is congested and sometimes dangerous with some vehicle drivers trying to by-pass the traffic waiting to turn right onto the B1115 by mounting the verge. This junction is very close to the garage used by residents to buy newspapers and other items, and by students from Stowupland High School. There has already been one fatality here, and the inevitable amount of traffic movements from the proposed site would be detrimental to road safety from the point of view of all road users and residents in the village. The junction is at capacity in peak hours now, as witnessed by the Inspector during the Gladman Public Inquiry. An extensive improvement to the junction will be required if this development is permitted. Traffic delays at this junction have already resulted in rat-running along Thorney Green Road, Gipping Road and Rendalls Lane (much of the length is single track) and this problem will get worse if the development is allowed to go ahead.

The application shows the one access to the proposed site crossing the pedestrian/cycle route which is especially busy at school start and finish times; it is also heavily used by dog walkers from Cedars Park to gain access to Stowupland Green and by Stowupland residents walking to Stowmarket station and town centre. This length of the route was constructed as part of the safer route to school from Cedars Park and any vehicular access across it is a potential danger to pedestrians and cyclists, many of whom are of school age.

- A development of such a large area will result in loss of residential amenity for those living close to it; and a loss of visual amenity to all residents of the village, particularly walkers, riders, runners, and all who use the footpaths near the site.

It is typical High Suffolk countryside as evidenced by the Landscape and Visual Appraisal submitted with the application. However, this report fails to place the proposed development in a wider context. The photographs submitted give a hint of this, but a site visit and walk around the network of rights of way reveal wide views from, through, and into the site from beyond the boundaries. It should be noted that the photographs are taken with the trees and hedgerows in full leaf. On a clear day the value of this site to the wider countryside, the area around the village that is an essential part of its character, is very evident. The fact that the High Suffolk landscape in this area does not have a national or local designation does not mean that it is not of value to the immediate and wider area.

The Landscape Appraisal carried out by Alison Farmer Associates in December 2016 speaks of the far reaching views across the Gipping Valley. These would be lost if this development were permitted and views from the opposite side of the valley would be harmed by the imposition of this development. Extracts from the Alison Farmer Landscape Appraisal report are appended. The full document will be made available upon request.

The development will change the character of the area. The inevitable urbanisation, including roads, and street lighting, will join Stowupland to Stowmarket. The village would lose its identity. The gap between Stowupland and Stowmarket is important. A significant undeveloped band which might include community woodland is essential to avoid coalescence of the two very different and separate communities. Even with the slightly larger area of open space there is no clear separation. A pond, a few trees and lengths of acoustic barrier are not acceptable. The Ashes Farm development brief identifies land forming part of this application as important in landscape terms.

Currently there is a clear sense of where the village is and where the countryside starts. SAAP Map 6.1 Visually Important Open Spaces illustrates this very well. A housing estate, no matter how well designed, will look (and feel) totally out of place in this location.

Paragraphs 6.51 to 6.55 of the SAAP describe the context of the villages surrounding Stowmarket. Paragraph 6.51 states:

".....These villages are an essential part of our rural way of life and their unique character and local distinctiveness needs to be maintained and protected. This is especially the case for the villages surrounding Stowmarket where the future growth of the town may require the use of land."

Paragraph 6.38 affirms the aim to ensure that the village does not coalesce with Stowmarket:

"...The Council will require an acceptable level of separation from the surrounding villages, whose character and appearance should be safeguarded through the application of good design and landscape design principles. The Council notes that the village appraisals for both Stowupland and Onehouse recognise the important contribution made to the character of their villages by the open farmland between them and the existing edges of Stowmarket."

If this application is permitted the level of separation which this paragraph seeks to achieve will be totally lost forever.

Also paragraph 6.42 repeats:

"...The importance of maintaining the separate identity of Stowupland and Stowmarket."

SAAP Policy 4.2 Providing a Landscape Setting for Stowmarket states:

"..... 5) The council will resist development that would have a harmful effect on the value of a Visually important Open Space and will require developments that may have a detrimental effect on the quality of a Visually Important Open Space to be sensitively designed to minimise these effects."

The wider landscape character includes listed buildings and cottages that are typical of this 'big sky' Suffolk landscape. This is described in paragraph 9.9 of the SAAP, and Policy 9.5 Historic Environment, particularly paragraph (iii).

The views of across the valley stretching out to Old Newton, Haughley and Onehouse, and the groups of trees, hedgerows, and the remnants of ancient woodland will all be irrevocably damaged by this development.

Once developed the character and appearance of the rights of way that run alongside the site will be lost forever. This change will inevitably lead to the loss of natural habitats in the ditches, trees and hedgerows. The loss of habitat for protected species such as the hare are really only the tip of the pyramid. Country dwellers don't think to report these things – it is part of living in the countryside.

This is an outline application with all layouts and sketches clearly marked as indicative. Once outline permission is granted and the land sold a house-builder can interpret "good design" in a number of ways, and the resulting layout and design of houses may look nothing like the sketches. This amount of new development is out of scale and character with the village, and will have a detrimental impact on the rural character and setting of the village. New

dwellings are not going to be of the same proportions as the low density housing along Thorney Green Road, and will look out of place on the entry to a rural village.

- The proposal is in the countryside outside the settlement boundary for Stowupland and it is contrary to extant policies from the 1998 Local Plan, Mid Suffolk's Core Strategy, the Core Strategy Focussed Review (CSFR), the Stowmarket Area Action Plan (SAAP), and does not comply with any of the exception criteria for development in the countryside set out in paragraph 55 of the NPPF.

The proposal is contrary to: Policy CS2 Development in the countryside and Countryside Villages; CS5 Mid Suffolk's Environment (particularly Landscape and Historic Environment); FC2 Provision and Distribution of Housing (58 dwellings on greenfield land is around 30% of the total planned in the first five year period for all Key Service Centre villages in the district, and a significant proportion of the greenfield site provision in all KSC villages for a ten year period).

The SAAP allocates land for growth in and around Stowmarket, Mid Suffolk's largest and most sustainable settlement. Stowupland is one of two Key Service Centres in the SAAP, and the document explicitly states, at paragraph 6.14: *"The Core Strategy includes provision for housing allocations in key service centres and primary villages. The Stowmarket Area Action Plan does not propose any allocations in its villages, because they are close to Stowmarket, which is the most sustainable location in relation to local employment and services."*

Paragraph 6.15 goes on: *"There will be scope for smaller scale housing development in some of the adjoining villages which have local services. These smaller scale development opportunities will be expected to share a fair proportion of the infrastructure delivery costs"*

The application site was not considered during the examination process, and the SAAP was not the subject of legal challenge following adoption.

- The Parish Council have made significant progress with the work required to produce a Neighbourhood Plan. Results of a village wide questionnaire are already available and show clearly that residents do not support developments of the size being proposed. Approval of this development would deprive the community of deciding for itself how much growth is needed and where it should go. This type of proposal is the very antithesis of Localism. It will weaken the approved plans, the CSFR and the SAAP, as it will create a precedent that others will inevitably seek to follow.
- Much is made of the alleged lack of a five-year housing land supply in Mid Suffolk. In recent months appeals have been dismissed where Inspectors have acknowledged that the councils could not demonstrate a five-year housing land supply but that other planning issues significantly outweighed the benefits of these schemes. The Report of the Communities and Local Government Committee on the Operation of the National Planning Policy Framework published on 9 December 2014 brings this issue, and this type of application to the attention of the Minister, and the third change noted in the Summary says "Provisions in the NPPF relating to the viability of housing land are leading to inappropriate development: these loopholes must be closed." The CPRE published a report in September 2014, Targeting the Countryside which calls on the Government to (amongst other things) "Amend paragraph 49 of the NPPF so that there is not an automatic presumption in favor of granting planning permission where the local authority is unable to demonstrate a five year land supply." The research behind this report "Housing Supply Research: The impact of the NPPF's housing land supply requirements on housing supply and the countryside" (carried out by Parsons Brinckerhoff) includes many appeal case studies, and is available on the CPRE website.

The presence or lack of a five-year land supply doesn't override the need to determine the application in accordance with the development plan. The proposed development is unsustainable and contrary to the NPPF, and contrary to policies in the 1998 Local Plan, the adopted Core Strategy and Focussed Review, and the Stowmarket Area Action Plan. There are sound planning reasons why the application should be refused, as the adverse impacts of this proposed development would significantly and demonstrably outweigh the benefits of providing a large number of dwellings in Mid Suffolk, contrary to the NPPF.

In summary, the weight of the objections that the Parish Council received following a display of the plans and a public meeting were enormous. A further meeting was held on 6 February 2017 to consider the amended plan. Members of the public spoke against the proposals, reiterating previous concerns and adding that the area of open space now proposed would provide recreation for residents of Cedars Park but would not benefit residents of Stowupland. The only way to retain the open views and protect the landscape is for the fields to remain in agricultural use. The range of objections against this development include concerns about the impact this amount of development would have on the village, traffic safety, the loss of residential and visual amenity, coalescence with Stowmarket, the cumulative impact on infrastructure and services, the wellbeing of all residents, the effect on pedestrians, cyclists and view of the public footpath network and that it is contrary to local policies and against the wishes of the community.

The Parish Council feel strongly that developments within Stowupland need to be planned with the residents taking a lead through the Neighbourhood Plan process, not by a predatory developer imposing a large housing estate in an unsuitable location.

Yours sincerely,
On behalf of Stowupland Parish Council

Mrs Claire Pizzev
Parish Clerk

Appendix

Extracts from Alison Farmer Associations Stowupland Landscape Appraisal commissioned for the Neighbourhood Plan that relate to Land West of Thorney Green Road

5.4.19. The rural character of land north of the B1115 is critical in this function and this landscape is considered to have a medium sensitivity. The development of housing onto the upper slopes adjacent to the A14 has reduced the capacity of this landscape to accommodate further development. Any development in this landscape is likely to undermine a sense of separation and any sizable estate development would be atypical of traditional settlement pattern, exacerbating the influences of existing estate development at the Heights and Stowmarket. The provision of public open space between Stowmarket and Stowupland along the B1115 should also be considered with care as this may still alter current perceptions of rural open character and is likely to have an urbanising influence.

5.4.20. While north of the B1115 it is important to retain the rural open character of area and outward views/connectivity to the wider landscape to the northwest. Here the reinforcement of field boundaries with hedgerow planting in order to strengthen landscape character, soften the current urban edge along Thorney Green Road, improve footpath network and ecological corridors is a priority. There are also opportunities to plant a distinctive avenue of trees along the B1115 to create a stronger sense of place and arrival.

5.5.1. This assessment has revealed that the capacity of the Parish as a whole to accommodate development of a high density estate type is very limited without loss of character and significant detriment to valued qualities. Whilst future housing estates may be argued as matching the character of existing housing estates they adjoin (in terms of form, density and height) care should be taken to critically review the extent to which housing of this type can effectively support the valued character of the village and of the Parish. Currently the historic character of the village, comprising a loose low density arrangement around open space remains tangible, however continued estate development is likely to tip this balance such that higher density development becomes the more prevalent form and thus a defining character. Such a change is also likely to blur the distinction between Stowmarket and Stowupland village. If the values identified in para 6.2.1 below are important to conserve and enhance then care should be taken to avoid this outcome. This does not mean to say that the Parish cannot accommodate development but rather that alternatives to estate development need to be considered and that creatively designed, small scale proposals are likely to be more easily integrated within the rural character of the settlement and Parish.

6.2.1 The following special qualities have been noted in the Parish as a result of this landscape appraisal:

- long distance elevated views from the edge of the plateau;
- rural landscape with dispersed pattern of development often loosely arranged with rural landscape flowing between small groups of dwellings;
- rural narrow lanes with grass verges;
- interrelationship between upland plateau and areas of stream valley offering long distance scenic views;
- wedges of open space penetrating urban form such that green space dominates the built form in the historic parts of Stowupland village - perceptions of the proportion of open space to built form are significant;
- Water is a key theme occurring as ponds, ditches and streams;
- Separate identity to Stowmarket.

Your Ref: MS/0195/16
Our Ref: 570\CON\0438\16
Date: 10 March 2016
Highways Enquiries to: colin.bird@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.
Email: Planning.Control@baberghmidsuffolk.gov.uk

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

For the Attention of: Lisa Evans

Dear Lisa

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/0195/16

PROPOSAL: Outline application for residential development of up to 75 dwellings and a new vehicular access off the B1115. All matters to be reserved with the exception of the main site access.

LOCATION: Land west of, Thorney Green Road, Stowupland

ROAD CLASS:

The proposed new access to the B1115 is generally acceptable. The site is well served by a pedestrian/cycle link into Stowmarket but we will require lighting to be provided on a section of the B1115 in the interest of pedestrian safety as a result of the additional use likely to result from the development.

The Transport Statement generally complies with scoping advice given by Suffolk County Council. The junction of the B1115/A1120 has been shown to be close to capacity by modelling carried out for other applications in the area. The minimum improvement which has been identified is a widening scheme which has been estimated to cost £20,000. This contribution will be required unless the applicant can provide acceptable justification that this site has a negligible effect on this junction.

The reserved matters should incorporate widening of the existing western footway on Thorney Green Road to 1.8m, where possible.

Detailed comments from our Rights of Way Team are appended to this letter including a breakdown and justification of the Section 106 requirements.

Although our Public Transport Infrastructure Officer would like to provide a bus shelter for the southbound service on Thorney Green Road it appears there is not available space within the public highway and a bus shelter here may also cause issues for residents. Therefore, at this stage we are not requesting any bus stop improvements.

Section 106 requirements

Highway improvement - Junction widening at B1115/A1120. Cost **£20,000**

Improvements to Rights of Way Network Cost **£11,102**

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:

1

The use shall not commence until street lighting has been provided on the B1115 between the junction with Thorney Green Road and the pedestrian crossing west of the bridge over the A14 in accordance with details which shall have previously been approved in writing by the Local Planning Authority.
Reason: In the interest of highway safety.

2 AL 2

Condition: No part of the development shall be commenced until details of the proposed access (including the position of any gates to be erected and visibility splays provided) have been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to the occupation of the property.
Thereafter the access shall be retained in its approved 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 B2

Condition: Before the development is commenced details of the areas to be provided for storage of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.
Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

4 ER 1

Condition: Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that roads/footways are constructed to an acceptable standard.

5 ER 2

Condition: No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.
Reason: To ensure that satisfactory access is provided for the safety of residents and the public.

6 HGV1

Condition: All HGV traffic movements to and from the site over the duration of the construction period shall be subject to a Deliveries Management Plan which shall be submitted to the planning authority for approval a minimum of 28 days before any deliveries of materials commence.

No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan. All access to the site must be via an access from the B1115.

The site operator shall maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

Reason: To reduce and / or remove as far as is reasonably possible the effects of HGV traffic in sensitive areas.

7 NOTE 02

Note 2: 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: www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/

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.

8 NOTE 07

Note: The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads.

9 NOTE 15

Note: 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.

10 P 2

Condition: Before the development is commenced details of the areas to be provided for the [LOADING, UNLOADING,] manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles, where on-street parking and manoeuvring would be detrimental to highway safety.

11

Within one month of the first occupation of any dwelling, the occupiers of each of the dwellings shall be provided with a Residents Travel Information Pack. No less than 3 months prior to the first occupation of any dwelling, the contents of the Residents Travel Information Pack shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and shall include walking, cycling and bus maps, latest relevant bus and rail timetable information, car sharing information and a multi-modal travel voucher. The Residents Travel Information Pack shall be maintained and operated thereafter.

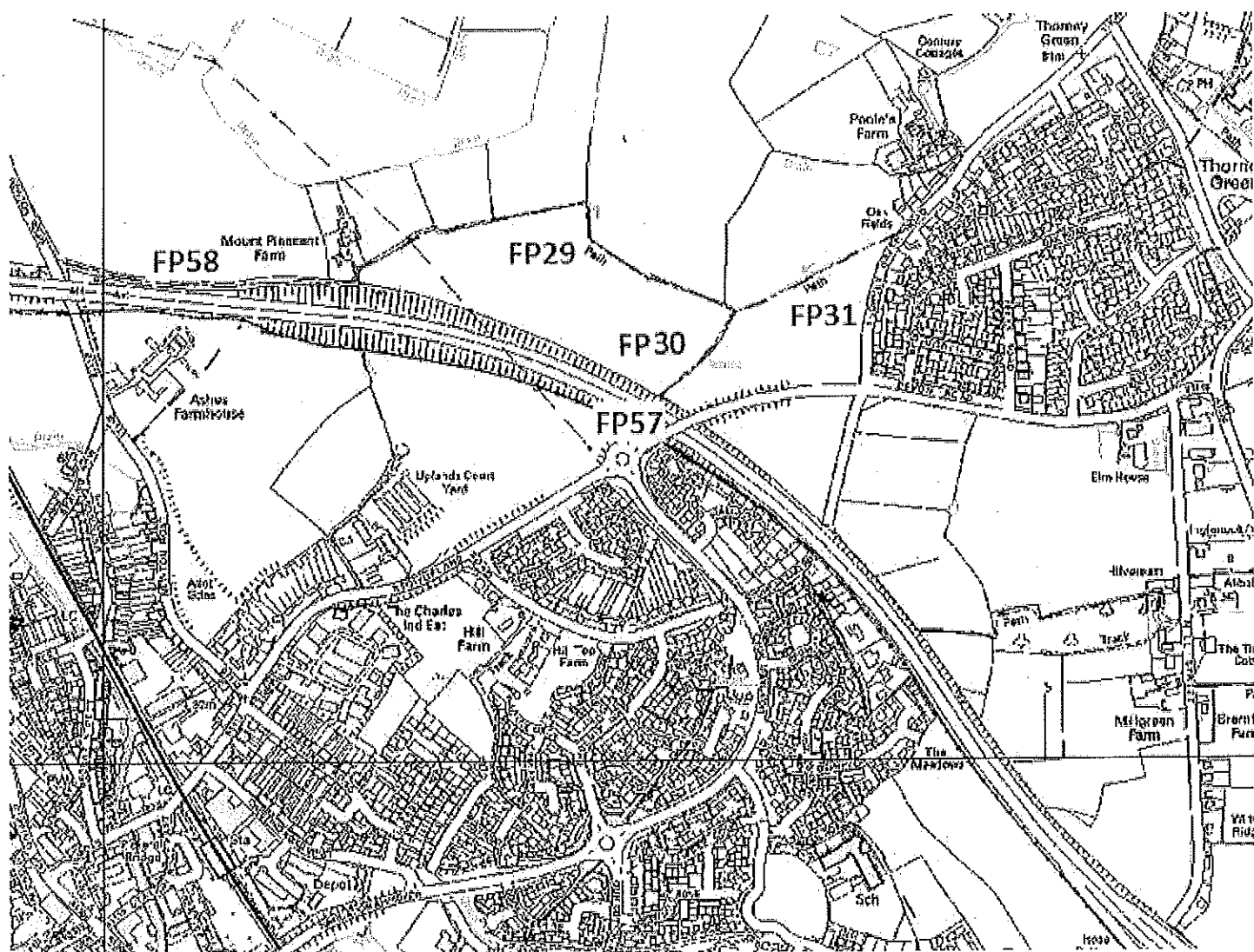
Reason: In the interest of sustainable development.

Yours sincerely,

Mr Colin Bird
Development Management Engineer
Strategic Development – Resource Management

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

Public Footpath 31: A section to be levelled and improved which is currently a steep narrow slope - £400.00

Public Footpath 57: Clearance of overgrowth, replace steps and tarmac a 2m strip at the top of the steps - £1,800.00

Public Footpath 57: Replace the concrete steps over metal crash barrier with wider, deeper steps - £1,500.00

Upgrade Public Footpaths 29, 31 and 58 to bridleway status – Public Path Order £4,000.00.

Compensation to landowners where public footpath are upgraded to bridleway (increase in route width), approx. cost £1,400.00

These PROW provide safe off road walking and cycling opportunities between Stowmarket and Stowupland, for local schools and services or out into the wider countryside.

The subtotal of these works is £9,100.00

Staff time (design & project management) @ 12% = £1,092.00

Contingency @ 10% = £910.00

Total s106 funding requested from this development = £11,102.00

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.

Your Ref: MS/0195/16
Our Ref: 570\CON\0183\17
Date: 7 June 2017
Highways Enquiries to: colin.bird@suffolk.gov.uk



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

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

For the Attention of: James Platt

Dear James

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/0195/16**

PROPOSAL: Outline application for residential development of up to 58 dwellings and a new vehicular access off the B1115. All matters to be reserved with the exception of the main site access

LOCATION: Land west of, Thorney Green Road, Stowupland

ROAD CLASS:

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

Further to my previous responses dated 9 Feb 2017 and 10 March 2016 we have revised our position on whether mitigation should be provided by S106 contribution and wish to withdraw the request for £20,000 for an improvement to the junction of the B1115/A1120 and recommend the following condition should be added to the previously recommended conditions.

Additional condition

1

No part of the development shall be commenced until details of a scheme to improve the junction of the A1120/B1115 (to include kerb realignment and carriageway widening) have been submitted to and approved in writing by the Local Planning Authority unless such a scheme has been previously constructed to the satisfaction of the Local Planning Authority. The approved works to the junction shall be laid out and constructed in their entirety prior to the occupation of the 50th dwelling constructed on the application site unless such a scheme has previously constructed.

Reason: To reduce the impact of the development on the highway

Further to my previous responses, should the Local Planning Authority wish to consider the Rights of Way improvements to Public Footpaths 31 and 57 separately from the overall request, then I confirm that the cost for these works only would be:

Cost for works £3,700
Staff Time at 12% £444
Contingency at 10 % £370
Total cost = £4514

I confirm that we would not change our recommendation for approval with conditions should only the above elements of the Rights of Way S106 requirement be obtained as part of any approval.

This same S106 request should also apply to the separate application 5024/16

Yours sincerely,

Mr Colin Bird
Development Management Engineer
Strategic Development – Resource Management

Your Ref: MS/0195/16
Our Ref: 570\CON\0183\17
Date: 13 June 2017
Highways Enquiries to: colin.bird@suffolk.gov.uk



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The Planning Officer
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For the Attention of: James Platt

Dear James

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/0195/16**

PROPOSAL: Outline application for residential development of up to 58 dwellings and a new vehicular access off the B1115. All matters to be reserved with the exception of the main site access

LOCATION: Land west of, Thorney Green Road, Stowupland

ROAD CLASS:

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

For clarification, I confirm my consideration of applications 0195/16 and 5024/16 includes consideration of the highway impacts of the committed development at land between Gipping Road and Church Road (ref. 3112/15) which was included by the applicant as committed development in the Transport Assessment Addendum submitted for 5024/16 in March 2017..

Yours sincerely,

Mr Colin Bird
Development Management Engineer
Strategic Development – Resource Management

From: Colin Bird
Sent: 18 July 2017 14:01
To: James Platt
Subject: 0195/16 Land West of Thorney Green Road

James

Further to my previous responses, and in the interest of ensuring safe access to the development for construction traffic and pedestrians we would recommend the following revised/additional conditions;

Revised

1. Condition: No part of the development shall be commenced until details of the proposed access to the B1115 (including the position of any gates to be erected and visibility splays provided) have been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to the commencement of the development.

Thereafter the access shall be retained in its approved 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.

Additional

2. Condition: Before the development is commenced details of the widening of the existing footway along the west side of Thorney Green Road for the length between the property "Oak Fields" to the north and the junction with the B1115 to the south to a minimum width of 1.8m shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before first occupation of the development.

Reason In the interest of safe pedestrian access to the development.

Regards

Colin Bird
Development Management Engineer
Resource Management
Suffolk County Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX



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: 0195/16

Referring to the planning application referenced above, dated 4 July 2017, application for residential development of up to 58 dwellings and new vehicular access off the B1115, all matters reserved with the exception of the main site access, Land West of Thorney Green Road, Stowupland, 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.

Our Ref: W499/031/ROW038/16

For The Attention of: Lisa Evans

Public Rights of Way Response

Thank you for your consultation concerning the above application.

Public Footpaths 30 and 31 are recorded adjacent to the proposed development area.

Government guidance considers that the effect of development on a public right of way is a material consideration (Rights of Way Circular 1/09 – Defra October 2009, para 7.2) and that public rights of way should be protected

We have **no objection** to the proposed works.

Informative Notes: “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.

This response 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, we would be seeking a contribution for improvements to the network. These requirements will be submitted with Highways Development Management response in due course.

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

The 2016 Suffolk Walking Festival is between the 14th May and 5th June. For more information please visit www.suffolkwalkingfestival.co.uk

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

Sent: 09 February 2016 09:48

To: RM PROW Planning

Subject: Consultation on Planning Application 0195/16

Correspondence from MSDC Planning Services.

Location: Land west of Thorney Green Road, Stowupland

Proposal: Outline application for residential development of up to 75 dwellings and a new vehicular access off the B1115. All matters to be reserved with the exception of the main site access.

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](#)

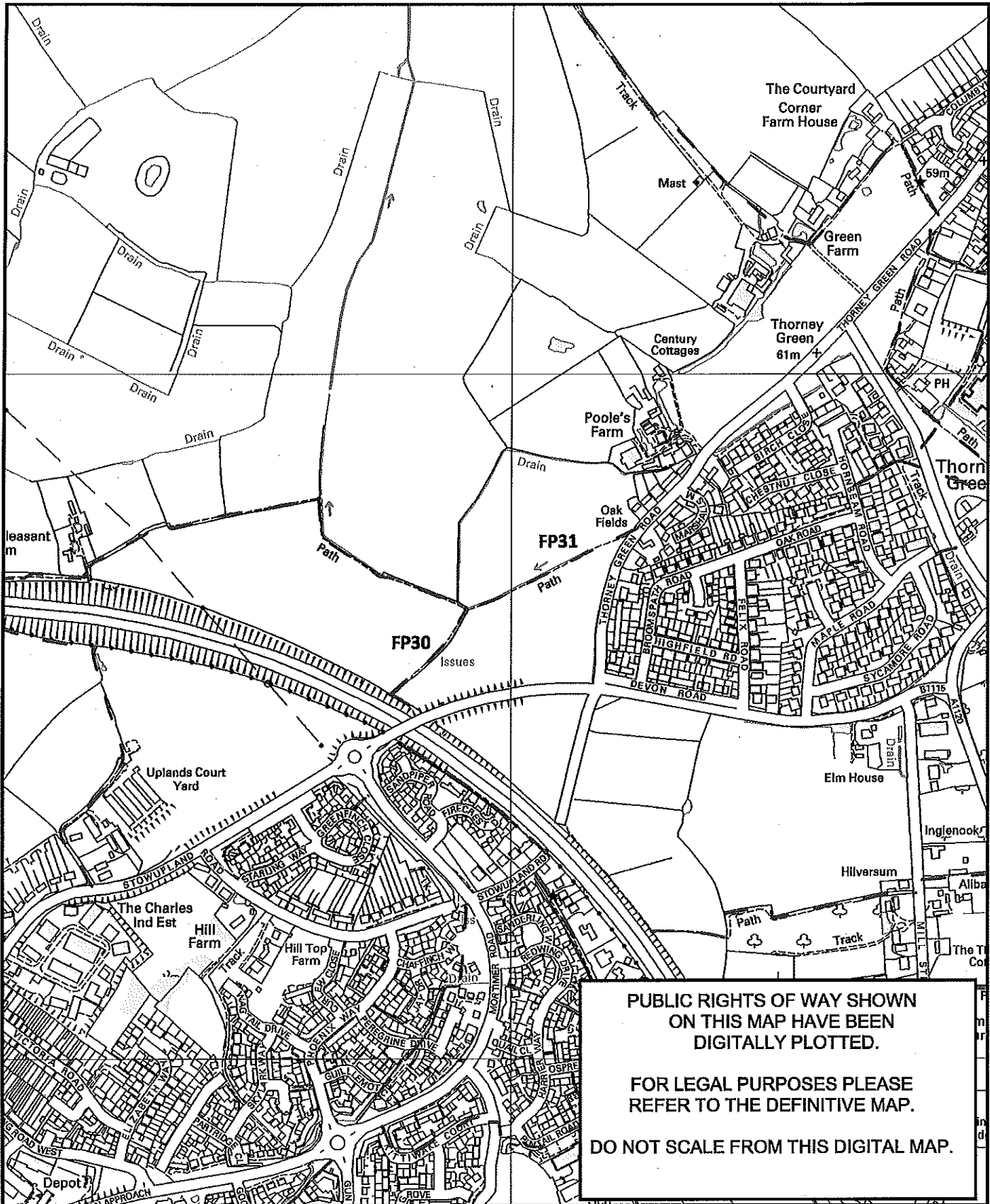
We request your comments regarding this application and these should reach us within 21 days. Please make these online when viewing the application.

The planning policies that appear to be relevant to this case are HB1, CL8, GP1, NPPF, RT12, Cor1, Cor2, Cor5, Cor6, CSFR-FC1, CSFR-FC1.1, H7, H10, T9, T10, H13, H14, H15, H16, H17, which can

be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

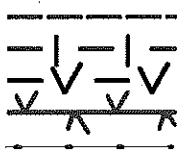
Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the 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.



**0195/16 Land west of Thorney Green Road, Stowupland
Public Footpath No.s 30 and 31**



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: 02/03/2016

Consultee Comments for application 0195/16

Application Summary

Application Number: 0195/16

Address: Land west of Thorney Green Road, Stowupland

Proposal: Outline application for residential development of up to 75 dwellings and a new vehicular access off the B1115. All matters to be reserved with the exception of the main site access.

Case Officer: Lisa Evans

Consultee Details

Name: Mr Robert Boardman (Stowmarket Ramblers)

Address:

Email:

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

Comments

I have viewed this application and I am strongly against the development in that it will spoil the whole character and enjoyment of walking in this area. Footpaths 30 & 31 border this site and although there is proposed small tree buffers at either end, there is no natural screening along the rest, with houses right up to the path.

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

Date: 10 March 2016

Planning Ref: 0195/16

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land West of Thorney Green Road, Stowupland
DESCRIPTION: 75 Dwellings
NO: HYDRANTS POSSIBLY REQUIRED: Required

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

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

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

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

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

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

Continued/

OFFICIAL

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

Yours faithfully

Mrs A Kempen
Water Officer

OFFICIAL

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

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

Your Ref: 0195/16
Our Ref: FS/F221332
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 10/03/2016

Dear Sirs

Land west of Thorney Green Road, Stowupland
Planning Application No: 0195/16

I refer to the above application.

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

Access and Fire Fighting Facilities

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

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

Water Supplies

Suffolk Fire and Rescue 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 fire fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

Continued/

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

Enc: PDL1

Copy: Mr N Fairman, New Hall Properties Ltd, The North Wing, Ingatestone Hall,
Hall Lane, Ingatestone CM4 9NS
Enc: Sprinkler information

Adrian.buxton@suffolk.gov.uk

From: RM Floods Planning
Sent: 20 May 2016 11:51
To: Planning Admin
Subject: RE: Planning Reference 0195/16 - Land West of Thorney Green Road Stowupland.

FAO Lisa Evans

Outline application for residential development of up to 75 dwellings and a new vehicular access off the B1115. All matters to be reserved with the exception of the main site access. Land west of Thorney Green Road, Stowupland

SCC have reviewed the document 'Additional Flood Risk Information' (Ref: MJB/1636) by MTC Engineering and as such can now remove our holding objection. The further information submitted identifies cut/fill principles to allow the proposed drainage strategy to be achieved at this site. If there were existing off site surface water flood risks and houses nearby, then the re-profiling could exacerbate flood risk elsewhere and it might be an issue. But nothing like that at this site.

We recommend the following planning condition:-

As part of any reserved matters application details of a surface water drainage scheme will be submitted to, and agreed in writing by, the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved drainage strategy. Details of which will include:

- 1. Dimensioned drawings showing all aspects of the surface water drainage system (including an impermeable area plan).*
- 2. Details of existing and proposed elevation changes to the site – i.e. cut/fill to allow for relocation of sites lowest point.*
- 3. If the use of infiltration is not possible then modelling or similar assessment shall be submitted to demonstrate that the surface water discharge to the receiving watercourse, up to the 1 in 100yr +CC rainfall event, will be restricted to 2l/s/ha or QBAR (whichever is higher) for the critical storm duration.*
- 4. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100yr rainfall event including climate change.*
- 5. Modelling of the pipe network in the 1 in 30yr rainfall event to show no above ground flooding.*
- 6. If exceedance is being designed into the surface water system, then topographic plans shall be submitted depicting all exceedance flow paths and demonstration that the flows would not flood buildings or flow offsite. If exceedance routes are to be directed to SuDS features then the potential additional volume of surface water must be included within the design of the surface water system.*
- 7. Proposals for water quality control - SuDS features should demonstrate betterment to water quality, especially if discharging to watercourse*
- 8. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.*

9. *Arrangements to enable any Surface water drainage within any private properties to be accessible and maintained including information and advice on responsibilities to be supplied to future owners.*

Reasons

- *To prevent the development from causing increased flood risk off site over the lifetime of the development (by ensuring the inclusion of volume control).*
- *To ensure the development is adequately protected from flooding (and to maximise allowable aperture size on control devices).*
- *To ensure the development does not cause increased pollution of the downstream watercourse*
- *To ensure clear arrangements are in place for ongoing operation and maintenance.*

Kind Regards

Steven Halls

Flood and Water Engineer
Flood and Water Management
Resource Management
Suffolk County Council
Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX

Tel: 01473 264430

Mobile: 07713093642

Email: steven.halls@suffolk.gov.uk



**Planning Applications – Suggested Informative
Statements and Conditions Report**

AW Reference:	00011790
Local Planning Authority:	Mid Suffolk District
Site:	Land west of Thorney Green Road, Stowupland
Proposal:	Creation of 75 x C3 Dwellings
Planning Application:	0195/16

Prepared by Sandra Olim

Date 09 March 2016

If you would like to discuss any of the points in this document please contact me on 01733 414690 or email planningliaison@anglianwater.co.uk

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."

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 and a connection can be made to Manhole 1601 in Thorney Green Road at National Grid Reference (NGR) TM0605759625. 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 From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.
-

- 4.2 Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

Section 5 – Trade Effluent

- 5.1 Not applicable
-

Your ref: 0195/16
Our ref: Stowupland – land west of Thorney
Green Road 00045032
Date: 20 February 2017
Enquiries to: Neil McManus
Tel: 01473 264121 or 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

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

Dear James,

Stowupland: land west of Thorney Green Road – developer contributions

I refer to the amended outline application for residential development of up to 58 dwellings and a new vehicular access off the B1115. All matters to be reserved with the exception of the main site access. A consultation response was previously submitted by way of letter dated 11 March 2016 in connection with a scheme for 75 dwellings. This letter replaces and updates infrastructure requirements associated with the revised scheme.

This letter sets out the infrastructure requirements which arise, most of which will be covered by CIL apart from site specific mitigation.

Whilst most infrastructure requirements will be covered under Mid Suffolk District Council's Regulation 123 list of the CIL charging schedule it is nonetheless the Government's intention that all development must be sustainable as set out in the National Planning Policy Framework (NPPF). On this basis the County Council sets out below the infrastructure implications with costs, if planning permission is granted and implemented.

Site specific matters will be covered by a planning obligation or planning conditions.

The National Planning Policy Framework (NPPF) paragraph 204 sets out the requirements of planning obligations, which are that they must be:

- a) Necessary to make the development acceptable in planning terms;
- b) Directly related to the development; and,
- c) Fairly and reasonably related in scale and kind to the development.

The County and District Councils have a shared approach to calculating infrastructure needs, in the adopted Section 106 Developers Guide to Infrastructure Contributions in Suffolk.

Mid Suffolk District Council adopted their Core Strategy in September 2008 and Focused Review in December 2012. The Core Strategy includes the following objectives and policies relevant to providing infrastructure:

- Objective 6 seeks to ensure provision of adequate infrastructure to support new development; this is implemented through Policy CS6: Services and Infrastructure.
- Policy FC1 and FC1.1 apply the presumption in favour of sustainable development in Mid Suffolk.

Community Infrastructure Levy

Mid Suffolk District Council adopted a CIL Charging Schedule on 21st January 2016 and will charge CIL on planning permissions granted from 11th April 2016. Mid Suffolk are required by Regulation 123 to publish a list of infrastructure projects or types of infrastructure that it intends will be, or may be, wholly or partly funded by CIL.

The current Mid Suffolk 123 List, dated January 2016, includes the following as being capable of being funded by CIL rather than through planning obligations:

- Provision of passenger transport
- Provision of library facilities
- Provision of additional pre-school places at existing establishments
- Provision of primary school places at existing schools
- Provision of secondary, sixth form and further education places
- Provision of waste infrastructure

As of 6th April 2015, the 123 Regulations restrict the use of pooled contributions towards items that may be funded through the levy. The requirements being sought here would be requested through CIL, and therefore would meet the new legal test. It is anticipated that the District Council is responsible for monitoring infrastructure contributions being sought.

The details of the impact on local infrastructure serving the development is set out below and will form the basis of a future CIL bid for funding:

1. **Education.** Refer to the NPPF paragraph 72 which states 'The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education'.

The NPPF at paragraph 38 states 'For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.'

SCC anticipates the following **minimum** pupil yields from a development of 58 dwellings, namely:

- a. Primary school age range, 5-11: 15 pupils. Cost per place is £12,181 (2016/17 costs).

- b. Secondary school age range, 11-16: 10 pupils. Cost per place is £18,355 (2016/17 costs).
- c. Secondary school age range, 16+: 2 pupils. Costs per place is £19,907 (2016/17 costs).

The local catchment schools are Freeman County Primary School and Stowupland High School.

Based on existing forecasts SCC will have no surplus places available at the catchment primary or secondary schools for which CIL funding of at least £406,079 (2016/17 costs) will be sought.

- 2. Pre-school provision.** Refer to the NPPF 'Section 8 Promoting healthy communities'. It is the responsibility of SCC to ensure that there is sufficient local provision under the Childcare Act 2006. Section 7 of the Childcare Act sets out a duty to secure free early years provision for pre-school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of the year for all 3 and 4 year-olds. The Education Bill 2011 amended Section 7, introducing the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds. From these development proposals SCC would anticipate up to 6 pre-school pupils.

In this Ward there is currently a surplus of places available.

Please note that the early years pupil yield ratio of 10 children per hundred dwellings is expected to change and increase substantially in the near future. The Government announced, through the 2015 Queen's Speech, an intention to double the amount of free provision made available to 3 and 4 year olds, from 15 hours a week to 30.

- 3. Play space provision.** Consideration will need to be given to adequate play space provision. A key document is the 'Play Matters: A Strategy for Suffolk', which sets out the vision for providing more open space where children and young people can play. Some important issues to consider include:
- a. In every residential area there are a variety of supervised and unsupervised places for play, free of charge.
 - b. Play spaces are attractive, welcoming, engaging and accessible for all local children and young people, including disabled children, and children from minority groups in the community.
 - c. Local neighbourhoods are, and feel like, safe, interesting places to play.
 - d. Routes to children's play spaces are safe and accessible for all children and young people.
- 4. Transport issues.** Refer to the NPPF 'Section 4 Promoting sustainable transport'. A comprehensive assessment of highways and transport issues will be required as part of the planning application. This will include travel plan, pedestrian & cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 as appropriate, and infrastructure delivered to adoptable standards via

Section 38 and Section 278. This will be coordinated by Suffolk County Council
FAO Christopher Fish.

Site specific matters will be covered by a planning obligation or planning conditions.

Suffolk County Council, in its role as local Highway Authority, has worked with the local planning authorities to develop county-wide technical guidance on parking which replaces the preceding Suffolk Advisory Parking Standards (2002) in light of new national policy and local research. It has been subject to public consultation and was adopted by Suffolk County Council in November 2014.

5. **Libraries.** The libraries and archive infrastructure provision topic paper sets out the detailed approach to how contributions are calculated. A CIL contribution of £216 per dwelling is sought i.e. £12,528, which will be spent on enhancing provision at the nearest library. A minimum standard of 30 square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of (30 x £3,000) = £90,000 per 1,000 people or £90 per person for library space. Assumes average of 2.4 persons per dwelling. Refer to the NPPF 'Section 8 Promoting healthy communities'.
6. **Waste.** All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management.

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

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

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

7. **Supported Housing.** In line with Sections 6 and 8 of the NPPF, homes should be designed to meet the health needs of a changing demographic. Following the replacement of the Lifetime Homes standard, designing homes to the new 'Category M4(2)' standard offers a useful way of fulfilling this objective, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition we would expect a proportion of the housing and/or land use to be allocated for

housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the local planning authority's housing team to identify local housing needs.

- 8. Sustainable Drainage Systems.** Section 10 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. National Planning Practice Guidance notes that new development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of sustainable drainage systems.

On 18 December 2014 the Secretary of State for Communities and Local Government (Mr Eric Pickles) made a Ministerial Written Statement (MWS) setting out the Government's policy on sustainable drainage systems. In accordance with the MWS, when considering a major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate. The MWS also provides that, in considering planning applications:

"Local planning authorities should consult the relevant lead local flood authority on the management of surface water; satisfy themselves that the proposed minimum standards of operation are appropriate and ensure through the use of planning conditions or planning obligations that there are clear arrangements in place for ongoing maintenance over the lifetime of the development. The sustainable drainage system should be designed to ensure that the maintenance and operation requirements are economically proportionate."

The changes set out in the MWS took effect from 06 April 2015.

A consultation response will be coordinated by Suffolk County Council FAO Jason Skilton.

- 9. Fire Service.** Any fire hydrant issues will need to be covered by appropriate planning conditions. SCC would strongly recommend the installation of automatic fire sprinklers. The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access for fire vehicles and the provisions of water for fire-fighting which will allow SCC to make final consultations at the planning stage.
- 10. Superfast broadband.** Refer to the NPPF paragraphs 42 – 43. SCC would recommend that all development is equipped with high speed broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion; it also impacts educational attainment and social wellbeing, as well as improving property prices and saleability.

As a minimum, access line speeds should be greater than 30Mbps, using a fibre based broadband solution, rather than exchange based ADSL, ADSL2+ or exchange only connections. The strong recommendation from SCC is that a full fibre provision should be made, bringing fibre cables to each premise within the

development (FTTP/FTTH). This will provide a network infrastructure which is fit for the future and will enable faster broadband.

11. Legal costs. SCC will require an undertaking from the applicant for the reimbursement of its reasonable legal costs associated with work on a S106A for site specific mitigation, whether or not the matter proceeds to completion.

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

The above will form the basis of a future bid to Mid Suffolk District Council for CIL funds if planning permission is granted and implemented.

I would be grateful if the above information can be provided to the decision-taker in respect of this planning application.

Yours sincerely,

NEIL MCIMANUS BSC (HONS) MRICS
Development Contributions Manager
Strategic Development – Resource Management

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

Midlands & East (East)
Swift House
Hedgerows Business Park
Colchester Road
Chelmsford
Essex CM2 5PF
Email address: kerryharding@nhs.net
Telephone Number – 0113 824 9111

Your Ref: 16/0195
Our Ref: NHSE/MIDS/16/0195/KH

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

26 January 2017

Dear Sirs,

Amended Outline application for residential development of up to 58 dwellings and a new vehicular access off the B1115. All matters to be reserved with the exception of the main site access.

Land west of Thorney Green Road, Stowupland

1. Thank you for re-consulting NHS England on the above amended planning application. This response supersedes our previous consultation response in relation to this application dated 26 February 2016.
2. I refer to your consultation letter on the above planning application and advise that, following a review of the applicants' submission the following comments are with regard to the Primary Healthcare provision on behalf of NHS England Midlands and East (East) (NHSE), incorporating Ipswich and East Suffolk Clinical Commissioning Group (CCG).

Background

3. The proposal comprises a development of up to 58 residential dwellings, which is likely to have an impact of the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. NHS England would therefore expect these impacts to be fully assessed and mitigated by way of a developer contribution secured through the Community Infrastructure Levy (CIL).

Review of Planning Application

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

Healthcare Impact Assessment

5. The intention of NHS England is to promote Primary Healthcare Hubs with co-ordinated mixed professionals. This is encapsulated in the strategy document: The NHS Five Year Forward View.
6. The primary healthcare services directly impacted by the proposed development and the current capacity position is shown in Table 1.

Table 1: Summary of capacity position for healthcare services within a 2km radius of (or closest to) the proposed development.

Premises	Weighted List Size ¹	NIA (m ²) ²	Capacity ³	Spare Capacity (NIA m ²) ⁴
Combs Ford Surgery	8,450	378.50	5,520	-200.93
Stow Health	18,773	1,000.00	14,583	-287.29
Total	27,223	1,378.50	20,103	-488.22

Notes:

1. The weighted list size of the Practice based on the Carr-Hill formula, this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list.
2. Current Net Internal Area occupied by the Practice.
3. Based on 120m² per GP (with an optimal list size of 1750 patients) as set out in the NHSE approved business case incorporating DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services".
4. Based on existing weighted list size.
7. This development is not of a size and nature that would attract a specific Section 106 planning obligation. Therefore a proportion of the required funding for the provision of increased capacity within the existing healthcare premises servicing the residents of this development, by way of reconfiguration, refurbishment or extension at Combs Ford Surgery would be sought from the CIL contributions collected by the District Council.
8. Although, due to the unknown quantities associated with CIL, it is difficult to identify an exact allocation of funding, it is anticipated that any funds received as a result of this development will be utilised to reconfigure the above mentioned surgery. Should the level of growth in this area prove this to be unviable, options of relocation of services would be considered and funds would contribute towards the cost of new premises, thereby increasing the capacity and service provisions for the local community.

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

9. In line with the Government's presumption for the planning system to deliver sustainable development and specific advice within the National Planning Policy Framework and the CIL Regulations, which provide for development contributions to be secured to mitigate a development's impact, a financial contribution is sought.
10. Assuming the above is considered in conjunction with the current application process, NHS England would not wish to raise an objection to the proposed development.
11. NHS England is satisfied that the basis of a request for CIL contributions is consistent with the Regulation 123 list produced by Mid Suffolk District Council.

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

Yours faithfully

Kerry Harding
Estates Advisor

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Lisa Evans – Planning officer

From: Julie Abbey-Taylor, Professional Lead – Housing Enabling

Date: 6th June 2016

SUBJECT: Affordable & Open market Housing mix comments - **Application Reference: M/0195/16/OUT**

Proposal: Outline application for up to 75 homes on land west of Thorney Green Road, Stowupland

Key Points

1. Background Information

A development proposal for up to 75 residential dwellings

35% affordable housing is required on this site, equating to 26 dwellings to be policy compliant.

2. Housing Need Information:

2.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2012, confirms a continuing need for housing across all tenures and a growing need for affordable housing.

2.2 The 2012 SHMA indicates that in Mid Suffolk there is a need for 229 new affordable homes per annum. **Ref1**

2.3 Furthermore, by bedroom numbers the affordable housing mix should equate to:

Ref2 Estimated proportionate demand for affordable new housing stock by bedroom number	
Bed Nos	% of total new affordable stock
1	46%
2	36%
3	16%

4+	2%
----	----

2.4 This compares to the estimated proportionate demand for new housing stock by bedroom size across all tenures.

Ref3 Estimated proportionate demand for all tenure new housing stock by bedroom number	
Bed Nos	% of total new stock
1	18%
2	29%
3	46%
4+	6%

2.5 The Council's 2014 Suffolk Housing Needs Survey shows that there is high demand for smaller homes, across all tenures, both for younger people, who may be newly forming households, and also for older people who are already in the property owning market and require different, appropriate housing, enabling them to downsize. Affordability issues are the key drivers for this increased demand for smaller homes.

2.6 The Council's Choice Based Lettings system currently has circa.1050 applicants registered for affordable housing in Mid Suffolk at May 2016.

2.7 The Council's Choice Based Lettings system currently has 54 applicants registered for affordable housing, who are seeking accommodation in Stowupland as at Feb 2016. This site is a S106 planning obligation site so the affordable housing provided will be to meet district wide need hence the **1050** applicants registered is the important number.

3. Preferred Mix for Open Market homes.

3.1 The open market needs to address the growing demand for smaller homes for sale, both for younger people who may be newly forming households, but also for older people who are already in the property owning market and require appropriate housing enabling them to downsize.

3.2 With an ageing population, both nationally and locally new homes should, wherever possible, be built to Lifetime-Homes standards and this can include houses, apartments and bungalows. This may include sheltered or extra care housing where appropriate.

3.3 There is strong demand for one and two bedroom flats/apartments and houses. Developers should consider flats/apartments that are well specified with good size rooms to encourage downsizing amongst older people, provided these are in the right location for easy access to facilities. Older people have also expressed their desire for chalet bungalows of one and a half storey. There is also a demand for smaller terraced and semi-detached houses suitable for all age groups.

3.4 The Council wishes to encourage the provision of homes built to Lifetime-Homes standards, as this will enable our aging population to remain longer in their homes.

3.5 Broadband and satellite facilities as part of the design for all tenures should be standard to support.

3.6 All new properties need to have high levels of energy efficiency.

3.8 Studio and bedsit style accommodation is not in high demand and therefore will not be accepted as part of the housing mix.

3.9 The proposed development is in Outline only. The housing units proposed are up to 75 dwellings.

4. Preferred mix for Affordable Housing

4.1 The most recent information from the Mid Suffolk's Council's Housing Register shows 54 applicants registered who have a connection to Stowupland.

4.2 26 of the dwellings on the proposed development should be for affordable housing. These should take the form of **Ref4**:

- 4 x 1-bedroom 2-person flats at 50 square metres
- 0 x 2-bedroom 4-person flats at 71 square metres
- 12 x 2-bedroom 4-person houses at 79 square metres
- 3 x 2-bedroom 3-person bungalows at 63 square metres
- 2 x 2-bedroom 4-person bungalows at 71 square metres
- 3 x 3-bedroom 5-person house at 93 square metres
- 1 x 3-bedroom 6 person house at 102 square metres

The following mix is requested and to be included in the S106 agreement.

4.3 Affordable Tenure: (consider nominating no of beds by tenure type)

19 of these dwellings should be for Affordable Rent Tenancy – consisting of: -

3 x 2 bed 3 person bungalows @ 61 sqm built to lifetime homes standard

4 x 1 bed 2 person flats @ 50 sqm

9 x 2 bed 4 person houses @ 79 sqm

2 x 3 bed 5 person houses @ 93 sqm

1 x 3 bed 6 person houses @ 102 sqm

6 for Shared Ownership – consisting of: -

2 x 2 bed 4 person bungalows @ 71 sqm

3 x 2 bed 4 person houses @ 79 sqm

1 x 3 bed 5 person houses @ 93 sqm

5. Other requirements for affordable homes:

- Properties must be built to current Homes and Communities Agency Design and Quality and Lifetime-Homes standards
- The council is granted 100% nomination rights to all the affordable units in perpetuity
- Any Local Needs affordable homes will be restricted to local people in perpetuity
- The Shared Ownership properties must have a 80% staircasing bar, to ensure they are available to successive occupiers as affordable housing in perpetuity
- The Council will not support a bid for Homes & Communities Agency grant funding on the affordable homes delivered as part of an open market development. Therefore the affordable units on that part of the site must be delivered grant free
- The location and phasing of the affordable housing units must be agreed with the Council to ensure they are integrated within the proposed development according to current best practice
- On larger sites the affordable housing should not be placed in groups of more than 15 units
- Adequate parking provision is made for the affordable housing units
- It is preferred that the affordable units are transferred to one of Mid Suffolk's partner Registered Providers – please see www.midsuffolk.gov.uk under Housing and Affordable Housing for full details.

Julie Abbey-Taylor, Professional Lead – Housing Enabling

Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
T: 0333 013 6840
www.placeservices.co.uk
@PlaceServices



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

08/02/2017

For the attention of: James Platt

Ref: 0195/16; Land west of Thorney Green Road, Stowupland

Thank you for consulting us on the outline application for residential development of up to 58no. dwellings and a new vehicular access off the B1115. All matters to be reserved with the exception of the main site access.

This letter sets out our consultation response on the landscape and landscape impact of the planning application and how the proposals relate and respond to the landscape setting and context of the site.

Recommendations

In terms of the likely visual effect on the surrounding landscape, the proposals will inevitably have an impact on the existing rural edge character of Stowupland. The main development constraint is the requirement to ensure an acceptable amount of separation between Stowmarket and Stowupland remains, where (according to page 39 of the adopted Mid Suffolk Stowmarket Area Action Plan, February 2013) the "character and appearance should be safeguarded through the application of good design and landscape design principles".

The following points highlight our key recommendations for the submitted proposals:

- 1) If the outline application is approved, the transition between the existing residential areas and proposed development need to be explored at in a greater level of detail, to provide suitable levels of screening and the appropriate specification of planting which addresses the character of the surrounding landscape. The illustrative layout (016.SK.11 P5) fails to adequately demonstrate this.,
- 2) A landscape strategy needs to be produced which conforms to the principles established within the Stowmarket Area Action Plan, specifically relating to establishing adequate landscape separation between Stowupland and Stowmarket and the integration of the proposed landscape between the two development application sites (ref: 5024/16 and 0195/16),
- 3) A detailed green infrastructure plan needs to be produced which demonstrates how the proposals (including existing public rights of way) link with the residential and movement network, in order to create an appropriate public realm and provide suitable levels of amenity space,
- 4) A detailed landscape planting plan, landscape maintenance plan and specification, (which clearly sets out the existing and proposed planting), will need to be submitted as part of a planning condition, if the application is approved. We recommend a landscape maintenance plan for the minimum of 3 years, (ideally 5 years) to support plant establishment,
- 5) A detailed boundary treatment plan and specification will need to be submitted as part of a planning condition, if the application is approved.
- 6) Recommended mitigations from Landscape Visual Appraisal for application 0524/16 also apply to this application in particular the reference with regards residential development facing to Thorney Green Road. The character of these dwelling is to be in keeping with the existing local character across the road, set behind sizeable front gardens.



- 7) The residential edge to the south (fronting the B1115) needs to relate to existing local character. Existing houses along B1115 sit back from the road and are separated from by a green buffer area and an access road. A similar treatment will help the proposed development to fit in with existing settlement.
- 8) A corridor of green open space along the existing footpath running along southern boundary. This contributes to maintaining an attractive setting. Views from footpath to the development should be carefully designed as well as the materials used on the road access to dwellings. The character of this area should remain fairly rural, however it is important that unlike the illustrative layout (016.SK.11 P5) the proposed dwellings front onto the B1115 to help establish passive surveillance over the busy shared cycle and footway.

The proposal

The application plans set out the outline application for residential development of up to 58no. dwellings and a new vehicular access off the B1115. All matters to be reserved with the exception of the main site access.

The site is located on the western edge of Stowupland and adjoins the village settlement boundary. Stowmarket lies 2 km west of Stowupland. The site, currently use for agriculture is partly screened by existing hedges and trees along its southern and western boundaries.

Review on the submitted information

Relevant to this landscape review, the submitted application includes a Landscape Visual Appraisal, Indicative Site Layout and Design and Access Statement.

The Landscape Visual Appraisal has been produced to the appropriate guidance. The report includes mitigation measures which are appropriate and should be used to inform and influence any detailed future development layout of the site.

As part of the outline application submission the indicative site layout plan shows the areas designated for residential development and open space including attenuation pond as part of SuDS, which is located within the lowest areas of the site. The indicative layout fails to suitably demonstrate how an appropriate and connected green infrastructure responds to the layout. As these proposals develop to a greater level of detail will be required, especially the connectivity between the green spaces and enclosure along the site boundary.

Likely impact on the surrounding landscape

The site is located to the north of B1115 and east of the A14 which provides boundaries to both movement and habitat connectivity.

The Suffolk Landscape Character Assessment defines the site and the surrounding area as part of the Ancient Plateau Claylands landscape character type, with the Rolling Valley Farmland and Furze landscape character type given to the Gipping valley. Some of the key characteristics for the Ancient Plateau Claylands landscape character type are flat or gently rolling arable landscape dissected by small river valleys, field pattern of ancient enclosure, loosely clustered villages, scattered ancient woodland parcels and hedgerow with hedgerow trees. There is an expectation that many of these landscape principles will be designed into the emerging development proposals.

As part of a site visit and appraisal it is clear that the openness of the southern boundary and the impact any development will have alongside the route of the B1115 will create a particularly exposed boundary edge. The other key sensitive edge is the eastern boundary along Thorney Rd, where the existing dwellings will overlook the proposed development. Elsewhere, views along the existing public rights of way will also be greatly affected.

Proposed mitigation

There are opportunities to create small woodland parcels within the development area and hedgerow planting along the site boundaries to mitigate the visual impact of the proposals and create a suitable green infrastructure. The site already benefits of existing hedgerow and tree planting to the north and western boundaries which should be strengthened with new planting.

The indicative proposal shows an area of water attenuation and green open space on the southern edge of the proposed development. As part of this feature, there are opportunities to include areas of habitat creation with the introduction of an appropriate planting.

A corridor of green open space has been proposed along the existing footpath route running along southern boundary. Views from footpath to the development should be carefully designed as well as the materials used on the road to access dwellings. The character of this area should remain fairly rural while including appropriate boundary treatments and providing opportunities for passive surveillance from the proposed housing layout.

An appropriately detailed landscape and boundary plan will be required to support the application to both address the constraints and planning requirements and provide a comprehensive landscape proposal, suitable to limit any negative visual effect the proposals may have on the existing settlement.

Yours sincerely,

Almudena Quiralte BA (hons) DipLA, ALI
Landscape Architect Consultant
Telephone: 03330136858
Email: almudena.quiralte@essex.gov.uk

N.B. This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to the particular matter.



Consultation Response Pro forma

1	Application Number	0195/16 as amended Thorney Green Road, Stowupland	
2	Date of Response	31.1.17	
3	Responding Officer	Name:	Paul Harrison
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<ol style="list-style-type: none"> 1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> • less than substantial harm to a designated heritage asset because it would detract from the rural setting and character of the listed buildings on Thorney Green Road; the level of harm is considered modest. 2. The Heritage Team recommends that revised layouts be prepared. 	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>I have been asked to give a final comment on this application and that at the adjacent site. I find no reason to alter the assessment and conclusion of my comment of 31.1.17, but have taken opportunity to refer to the Heritage Statement, make a correction in one place, re-state the level of harm, and consider the potential cumulative harm from both proposals.</p> <p>In respect of the listed buildings affected, the revised indicative layout is almost unchanged from the original layout and the advice in our first comment stands:</p> <p>Decision-takers should be mindful of the specific legal duty of the local planning authority to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, as set out in section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Recent court decisions have confirmed that this amounts to a strong presumption against any harm. Accordingly the NPPF also gives great weight, its highest rating, to conservation of designated heritage assets and their settings.</p> <p>On the basis of the application documents, the proposal would potentially affect the following heritage assets: Poole's Farmhouse (listed grade II), 28 Thorney Green Road (listed grade II) and Oak Farmhouse (listed grade II), and Thorney Green (undesigned historic green).</p>	

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

	<p>Thorney Green is a large and striking example of unenclosed common with a scatter of historic farmsteads around its edge. This pattern of development is recognised as a distinctive characteristic of the ancient plateau clayland area in the Suffolk Historic Landscape Assessment. Poole's farmhouse is one of these farmsteads, but its setting is compromised by 1900s development to its south and it is considered that the proposal would not materially harm its setting and significance. Similarly, perception and appreciation of Thorney Green itself would not be affected.</p> <p>No 28 Thorney Green Road and Oak Farmhouse historically belong together as a farmhouse and a detached service building ('backhouse'). They stand a little distance from the entrance of the Green and should properly be regarded as an isolated roadside farmstead, also recognised as characteristic of scattered settlements in the ancient plateau clayland. They are embedded in the 1900s housing development on the east of Thorney Green Road, but relate visually to the open landscape opposite. In particular from the footpath along the edge of the site they can be readily appreciated as an essential element of the rural landscape with historic links of function; the thatched roof is a prominent and strong reminder of the intimate connections between traditional buildings and surrounding farmland which may have provided thatching straw as a by-product.</p> <p>The proposal would all but fill the eastern part of the site, leaving a modest triangle of undeveloped land which seems to tacitly acknowledge risk of harm to the setting of Oak Farmhouse and No.28. The effect would be to compromise the buildings' remaining connection with their historic rural hinterland, which would not be mitigated by plantation of trees.</p> <p>In summary, the proposal would further compromise the remaining link between the listed farmhouse and its associated backhouse and their rural surroundings, and would impair appreciation of their historic agricultural function and context. Since the setting of the listed buildings is compromised, its contribution to their significance is considered moderate. Since the proposal would further erode this contribution, harm to significance is considered modest, that is between medium and low. In accordance with the statutory duty you should give great weight to the presumption against harm, and in accordance with the NPPF you should consider whether further steps could be taken to minimise harm, whether justification is clear and convincing, and whether public</p>
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Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

		<p>benefits would outweigh this and other harm.</p> <p>It does seem possible that parts of the site could be developed without risk of serious impact on the setting of the listed buildings, and I would appreciate opportunity to comment on revised layouts.</p> <p>Since a similar proposal has been made on adjacent land it seems appropriate to address the potential for cumulative impact. Harm arising from the other proposal is considered moderate, and as the combined impact would remove all rural context for the two listed buildings apart from a modest undeveloped area, cumulative harm would be considered above moderate.</p> <p>Justification</p> <p>A heritage statement is now submitted addressing the impact of this application and that on the adjoining site (0195/16), although in assessing the contribution of setting to the significance of the buildings there is still over-reliance on visual factors. Nonetheless the statement's broad conclusion is in line with our own advice that there is harm and that steps should be taken to avoid and mitigate the harm.</p>
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	
7	<p>Recommended conditions</p>	

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

15 May 2017

Mr Philip Isbell
Corporate Manager - Development Management
Mid Suffolk District Council
High Street
Needham Market, IP6 8DL

FAO James Platt

Dear Mr. Isbell,

Planning applications, Land west of Thorney Green Road, Stowupland:

0195/16 Outline application for residential development of up to 58 dwellings and a new vehicular access off the B1115.

5024/16 Outline planning application for the erection of up to 85 dwellings.

Thank you for consulting the Suffolk Preservation Society ('the Society') on the amendments to applications for 58 and 85 dwellings on adjoining sites west of Thorney Green Road. The Society has previously raised objections based on the location on greenfield land which serves as a buffer between Stowupland and Stowmarket, and on the inadequate heritage assessment (letters dated 22 April 2016 and 31 January 2017). Whilst we continue to object to the schemes on the grounds of coalescence of Stowmarket and Stowupland, we welcome the recent submission of the appropriately detailed heritage assessment which we had called for. We note that the setting of heritage assets, in particular 28 Thorney Green Road and Oak Farmhouse, has now been assessed by the applicant more fully and concur that less than substantial harm will result from the development of the last remaining open land in these assets' setting.

Notwithstanding Mid Suffolk's lack of a 5 year supply of housing land, footnote 9 of NPPF para 14 allows for policies within the NPPF protecting heritage assets from harmful development to be applied. Moreover we would remind the lpa that Historic England's 2015 Good Practice Advice (Note 3) on Setting of Heritage Assets makes clear "*that a negative cumulative change could include severing the last link between an asset and its original setting.*" It is a matter of judgement to weigh in the balance the public benefit of the proposed housing against the demonstrable harm, however we urge that, if the lpa is minded to approve these outline applications, the reserved matters of layout, appearance and landscaping maximise the set back and open space around these listed buildings in order to minimise harm and allow the assets to be appreciated in an open setting.

We trust that you will find these comments helpful in the assessment of this case.

Yours sincerely,

Bethany Philbidge
BSc (Hons) MSc (Town Planning)
Planning Officer

Cc: Stowupland Parish Council
Phil Butler - SPS Mid Suffolk District
District Councillor – Keith Welham
Heritage Team

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

Philip Isbell
Corporate Manager - Development Manager
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Enquiries to: Rachael Abraham
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Web: <http://www.suffolk.gov.uk>

Our Ref: 2016_0195
Date: 22 May 2017

For the Attention of James Platt

Dear Mr Isbell

0195/16 – Land west of Thorney Green Road, Stowupland: Archaeology

This large development site lies in an area of archaeological potential as recorded by information held by the County Historic Environment Record (HER). The proposed development area is situated to the north of the Cedars Park development, where archaeological investigations have uncovered extensive multi-period remains (SKT 018, 029, 030, 036, 037, 063). A geophysical survey carried out within the proposed development site detected anomalies which were indicative of a series of ditches, enclosures, and pits (SUP 033). A first phase of evaluation across part of the proposed development area has identified that these geophysical anomalies relate to the remains of a medieval roadside settlement. However, the rest of the development area has yet to be subject to trial trenched evaluation. As a result, there is high potential for encountering further archaeological remains at this location and the proposed works would cause significant ground disturbance that has potential to damage or destroy surviving below ground heritage assets.

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

In this case the following two conditions would be appropriate:

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

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

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

2. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under part 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 would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Mid Suffolk District Council, the Conservation Team of SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological work required at this site. In this case, a second phase of archaeological evaluation across the remainder of the development area will be required, **before approval of layout and drainage under reserved matters**. Decisions on the archaeological mitigation strategy for this site (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation.

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

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

Yours sincerely,

Rachael Abraham

Senior Archaeological Officer
Conservation Team

From: Sue Hooton, Principal Consultant Ecologist [<mailto:Sue.Hooton@essex.gov.uk>]
Sent: 16 March 2017 08:53
To: Peter Harris <Pete@train4ecology.co.uk>
Cc: James Platt <James.Platt@baberghmidsuffolk.gov.uk>
Subject: RE: Land West of Thorney Green Road 5024/16 and 0195/16 -Skylark Mitigation

Hi Pete

Many thanks for your update on provision of skylark mitigation within the undeveloped space on site.

If this area is not negated by boundary landscaping requirements and appropriate management can be secured eg setaside with annual cultivations, under a LEMP, I would be satisfied with this mitigation embedded into the proposal to compensate for likely impacts on skylarks.

If overall this area can be actively managed in the long term and pressure to "tidy it up" can be rebuffed, maybe with an interpretation board on site, I am not sure if a specific nest plot within 1ha will be necessary but this feature could be trialled and monitored.

I have copied in James Platt, the case officer, and look forward to consultation of this skylark mitigation scheme – either as an application document or submission for discharge of condition on any consent.

If you need any more comments up front, please let me know.

Best wishes
Sue

Sue Hooton CEnv MCIEEM BSc (Hons)
Principal Ecological Consultant at Place Services

Phone: 03330 322398 Mobile: 07809 314447
email: sue.hooton@essex.gov.uk / ecology.placeservices@essex.gov.uk
web: www.placeservices.co.uk

From: Consultations (NE) [mailto:consultations@naturalengland.org.uk]
Sent: 22 February 2016 14:46
To: Planning Admin
Subject: 0195/16

Application ref: 0195/16
Our Ref: 178375

Natural England has no comments to make on this application.

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

We recommend referring to our **Impact Risk Zones** (available on Magic and as a downloadable dataset) prior to consultation with Natural England.

Yours faithfully

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

Tel: 0300 060 3900
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.

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01473 890089
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26/01/2017

Dear James,

RE: 0195/16 Outline application for residential development of up to 58 dwellings and a new vehicular access off the B1115. All matters to be reserved with the exception of the main site access. Land west of Thorney Green Road, Stowupland

Thank you for sending us details of this application. We have read the ecological survey report (T4 Ecology Ltd, January 2016) and we note the findings of the consultant. We have the following comments on this proposal:

Hedgerows

We note that the northern boundary of the site is marked by a hedgerow and ditch, from the indicative site layout plan it appears that this feature will potentially form part of the garden boundaries of the dwellings in this part to the proposed development. Hedgerows are a UK and Suffolk Priority habitat and are given protected under the Hedgerow Regulations (1997), additional provision also exists under the Regulations for protecting hedgerows which meet the criteria of 'important'. We recommend that the hedgerows on this site are assessed to determine whether they meet the criteria of 'important' under the Regulations.

Irrespective of whether these are 'important' hedgerows, they are a UK and Suffolk Priority habitat and therefore should be protected from any adverse impacts resulting from development. We recommend that, should the principle of development in this location be considered acceptable, any hedgerows are kept outside of domestic curtilages, incorporated into areas of green space and managed to maximise their value for wildlife.

Protected and/or UK and Suffolk Priority Species

Whilst we are satisfied with the majority of the findings within the ecological survey report, we note that reference is made to the potential for the site to support skylark, a UK and Suffolk Priority species. Although the report makes reference to the need for mitigation for the loss of habitat for this species, no further detail on this or assessment of the likely impacts of the proposed development on skylark is presented. Any consented development should secure appropriate levels of compensation for this species. This is often achieved through the use of skylark plots in adjacent fields which compensate for the potential loss of nesting or foraging habitat (specification to match the Countryside Stewardship option AB4).

Lighting

The ecological consultant recommends a sympathetic lighting scheme. It is important that all retained and new habitat features are not impacted on by light spill from external lighting and that dark corridors are retained through the site for foraging and commuting bats. We recommend that Suffolk County Council's

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street lighting strategy is used as a basis for street lighting layout and design, alongside the recommendations made in the ecological survey reports.

Green Space

We note that part of the site will form green space with Sustainable Urban Drainage Systems within this space. We recommend that these areas are designed to maximise their value for wildlife, and that their long term beneficial management is secured through the implementation of an appropriate management plan. Any landscape planting should utilise appropriate native species of local provenance.

Ecological Enhancements

Although this site is currently of relatively low ecological value, it is still a substantial area of undeveloped land which will be lost should this application be permitted. Therefore, development should seek opportunities to significantly enhance biodiversity wherever possible. In addition to the measures identified in the ecological survey report, we recommend that any development includes nesting opportunities for birds such as swifts, utilising integrated bird boxes, and roosting opportunities for bats, utilising integrated bat boxes.

There are also a number of records of Hedgehog, a UK and Suffolk Priority Species, in the surrounding area. To maintain connectivity for this species, all boundaries (including garden boundaries) should be made permeable to hedgehogs. This can be achieved by using hedgerow boundaries or gaps of 13x13cm, at ground level, in fences and walls.

Further Surveys

It is noted that this application is for outline planning consent. Should permission be granted it must be ensured that any future Reserved Matters Applications are supported by up to date ecological survey information.

Application Reference 5024/16

We also note that this application lies adjacent to the land proposed for development in Outline Planning Application reference 5024/16. It must be ensured that any ecological mitigation and enhancement measures are strategically planned across both sites, should both applications be consented.

Notwithstanding the comments set out above, should permission for this application be granted, we request that the recommendations made within the ecological survey report are implemented in full, via a condition of planning consent.

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

Yours sincerely

Jill Crighton
Conservation Planner

BABERGH/MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: James Platt, Development Management

FROM: David Harrold, Environmental Protection Team DATE: 15/06/2017

YOUR REF: 0195/16/OUT

SUBJECT: Land West of Thorney Green Road, Stowupland. EH – Other Issues

Thank you for consulting me on the above outline application for residential development comprising 58 dwellings.

I note the noise assessment report by Lovén Acoustics (LA) dated 14 December 2016 in respect of road traffic noise from the A14 dual carriageway and B1115 which leads into Stowupland. This report is based on an indicative site layout plan, drawing number 016.SK.01 (Rev 2) November 2015.

The report by LA considers the ambient daytime and night time noise levels at noise sensitive premises and makes theoretical calculations of the impact of sound from road traffic on both external and internal noise levels of the proposed dwellings. The report relies upon British Standard 8233 (Guidance on Sound Insulation and Noise Reduction for Buildings) and the World Health Organisation guidance on community noise. This is a reasonable and robust approach.

The assessment concludes that with suitable façade treatment in the form of acoustic glazing and good quality trickle ventilation, acceptable internal noise levels can be achieved. In addition, an acoustic barrier will be sufficient protection to achieve acceptable guideline noise levels for external amenity areas (gardens) for specific dwellings near to the A14 and B1115 roads.

I understand that the indicative site layout plan has been updated and that the current version is 016.SK.11 (Rev 2) September 2016. There has not been any subsequent revision of the acoustic report but I can discern that residential premises are now further away from road traffic noise on the A14. Logically I can conclude that the report is still valid but will need to take these changes into account when determining the standard of acoustic glazing and location of noise barrier.

With regard to noise I therefore do not have any objection to the proposed development, subject to the following conditions when the final layout is known.

1. The residential accommodation shall be constructed so as to provide sound insulation against external noise levels to achieve internal noise levels not exceeding 30 dB LAeq (night) and 45 dB L_{Amax} (measured with F time weighting) for bedrooms, and 35 dB LAeq (day) for other habitable rooms, with windows shut and other means of ventilation provided. Construction of the residential premises shall not commence until such a scheme demonstrating the achievement of these standards has been submitted to the Local Planning Authority and approved in writing
2. An acoustic barrier should be constructed so as to provide sound mitigation against external road traffic noise to achieve 55 dB LAeq (day) in external amenity areas (gardens) of residential premises. Construction of the residential premises shall not

commence until such a scheme demonstrating the achievement of this standard has been submitted to the Local Planning Authority and approved in writing

Reason: to protect the future occupiers of noise sensitive dwellings from adverse impacts of road traffic noise.

I also note that the application site is in close proximity to a number of existing residential premises which the development may have an adverse impact on during its construction phase.

I would, therefore, recommend that should planning permission be granted, a construction management plan be required by means of the standard condition:

Such a plan shall include details of:

1. Operating hours which should include delivery vehicles (times usually 08:00 hrs – 18:00 hours Monday to Friday, 09:00 hours – 13:00 hours Saturday, with no working on Sunday or Bank Holidays),
2. Means of site access, traffic routes, vehicle parking and manoeuvring areas, loading and unloading of plant and materials, wheel washing facilities,
3. Lighting,
4. Location and nature of compounds and storage areas,
5. Waste removal,
6. Temporary buildings,
7. Dust and Noise management during the construction phase.

The construction management plan should cover both the site preparation and construction phase.

Reason: to protect occupiers of existing dwellings from adverse impacts of construction activity on the development site.

I trust this advice is of assistance. Should you require any further advice or assistance in drafting the above conditions, please do not hesitate to contact me.

David Harrold MCIEH
Senior Environmental Health Officer

From: Nathan Pittam
Sent: 14 February 2017 10:25
To: Planning Admin
Subject: 0195/16. EH - Land Contamination

M3 :190097

0195/16. EH - Land Contamination.

**Land west of, Thorney Green Road, Stowupland, STOWMARKET, Suffolk.
Outline application for residential development of up to 58 dwellings and a
new vehicular access off the B1115. All matters to be reserved with the
exception of the main site access.**

Many thanks for your request for comments in relation to the above application. I have reviewed the application and note that since I last commented the applicant has submitted a Phase I desk study and site walkover authored by Argyll Environmental. I am happy to 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



Consultation Response Pro forma

1	Application Number	0195/16	
2	Date of Response	17/06/17	
3	Responding Officer	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection to the outline plan.	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	We would request that presentation points for the bins are included on future plans and ensure that all properties have a unique bin collection point that is nearest to the public high way. On the shared access areas please make sure that the road surfaces are suitable for a 32 tonne refuse vehicle to manoeuvre on and that they will take the weight of the vehicle. I have attached the vehicle specification for a Dennis Eagle 32 tonne dustcart which is the vehicle we use to make collections please can you ensure that the vehicle can access all the roads with as the turning circle of the vehicle is 24metres.	
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	Recommended conditions		

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