

**STOWUPLAND PARISH COUNCIL**  
**2 Broomspath Road, Stowupland, Suffolk, IP14 4DB**  
**Clerk: Claire Pizzey**  
**☎ 01449 677005 (10am-noon Tuesdays-Thursdays)**  
**✉ [clairepizzey@outlook.com](mailto:clairepizzey@outlook.com)**

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

9 June 2017

Dear Mr Platt

**Application Number 0117/17: Re-consultation Erection of 10 dwellings and construction of new access and service road. Land at Church Road, Stowupland**

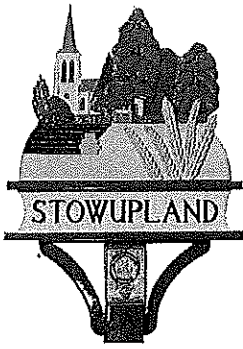
Stowupland Parish Council upholds their **OBJECTION** to the above planning application as of their letter dated 15 March 2017.

In addition to this the Parish Council would like to make the following comments:-

- That the Parish Council supports the objection made by the Suffolk preservation society of 6 June 2017.
- That the Parish Council are concerned about the long term safety, management and maintenance of the attenuation pond.

Yours sincerely,  
**On behalf of Stowupland Parish Council**

Mrs Claire Pizzey  
Parish Clerk



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

15 March 2017

Dear Mr Platt

**Application Number 0117/17: Erection of 10 dwellings and construction of new access and service road. Land at Church Road, Stowupland**

Stowupland Parish Council **OBJECTS** to the above planning application in relation to the following policies:-

- Policy gp1 – design and layout of development
- Policy hb1 – protection of historic buildings
- Policy cor2 – cs2 development in the countryside & countryside villages
- Policy cor6 – cs6 services and infrastructure
- Policy t10 – highway considerations in development
- Policy h14 – a range of house types to meet different accommodation needs
- Policy csfr-fc1.1 – mid Suffolk approach to delivering sustainable development

The Parish Council are not opposed to housing development in a suitable location. Please see the comments below from the Parish Council relating to their objection.

The Parish Council supports small developments of mixed housing types and tenure to meet local needs but feels that the proposed development is in the wrong location, with the wrong housing mix and is unsustainable. Regarding 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. Stowupland High School has a demand that exceeds capacity and applications for a school place have been rejected. Other housing development proposals (such as the 'Gladman' development) have been permitted, and will result in both schools being full with unsatisfied demand for the foreseeable future.

This proposed development will be in addition to the planned growth set out in the SAAP, and the 'Gladman' development. 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 responses from NHS England to a number of applications for housing developments in Stowupland) and on school places at both schools in the village. The cumulative impact of unplanned housing developments such as this one now proposed will add a considerable burden on already over-stretched public services.

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

The access for this development is directly from the A1120, the main coast road (it is the 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. The development will add to the number of vehicles on A1120 and has the potential for causing congestion as vehicles turn into and out from the housing estate

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 access into proposed development is on the opposite side of A1120 to the footway so pedestrians would need to cross the busy A1120 to walk in either direction alongside A1120. The footpath is very narrow

A development in this location will result in loss of residential amenity for those living opposite to it; and a loss of visual amenity to all residents of the village, particularly walkers, riders, runners, and all who use the bridleway which is adjacent to the site. The application site is the last remaining location from which there are views out from the village towards Creeting St Peter and the higher land beyond. If this gap taken for development the sense of connection between the village and the wider environment will be lost.

There is a visual link between Thorney Green and the wider countryside through the application site. If the development is permitted that link would also be lost.

Alison Farmer Associates were commissioned by Stowupland Parish Council to provide a Landscape Appraisal report for the Neighbourhood Plan Working Group. Referring to the landscape area viewed from A1120, paragraph 5.3.10 states:

*'There has been significant infill housing development along this road in the latter part of the 20<sup>th</sup> century. As such the remaining views out across the wider landscape have become all the more valuable in retaining this area's sense of place and connection to the wider rural setting.'*

It is typical High Suffolk countryside; the application site sits on the edge of the plateau overlooking Park Farm Valley. 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 scale and design of the buildings proposed is totally unsympathetic to the cottages opposite, the barn conversions to the north of the site and the single storey dwellings in large garden plots to the south. Two notable listed buildings are near the application site – The Croft and Crown Farm. The barns opposite Crown Farm are not listed but with the former farmhouse can be read as a coherent group of buildings within an agricultural setting. The development, as proposed, would destroy the agricultural setting of the buildings. There is a strong building line either side of the application site both at the front and to the rear of the site. The application proposes buildings which would breach both.

Reptiles, including grass snakes, mammals, including hares, and a wide variety of birds have been seen on land adjacent to the site and it is likely that they also inhabit the site itself.

Residents have expressed concern about the drainage of the area. A piped ditch crosses the site from the garden on Brecklands to the land adjoining Crown Farm Barn. Dwellings are proposed to be built over the drainage pipe. Special measures will be required to protect the pipe and to provide access thereto in the event of any blockage or need to replace the pipe.

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 (Without this proposal, Stowupland is being asked to accept a number of new dwellings equivalent to 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, Targetting 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 favour 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 council finds the proposal by the applicant that, rather than provide affordable housing on site, a financial contribution towards the cost of providing affordable housing elsewhere be made. There is an acute shortage of truly affordable housing for people wishing to remain in Stowupland and for those with strong links with Stowupland wishing to move to the village. Attempts by Hastoe Housing Association, MSDC and the Parish Council to secure land for affordable housing for the village have been unsuccessful despite two sites being actively pursued, in one case to the point where a detailed layout had been agreed. If this development is permitted, a condition should be that 35% of the dwelling be affordable housing for rent.

**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 number of dwellings in Mid Suffolk, contrary to the NPPF.**

In summary the weight of the objections that the Parish Council have received at the public meetings has been enormous. 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, 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 Pizzey  
Parish Clerk

Your ref: 0117/17  
Our ref: Stowupland – land at Church Road  
00049509  
Date: 07 February 2017  
Enquiries to: Neil McManus  
Tel: 01473 264121 or 07973 640625  
Email: [neil.mcmanus@suffolk.gov.uk](mailto: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 at Church Road – developer contributions**

I refer to the erection of 10 dwellings and construction of new access and service road.

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 10 dwellings, namely:

- a. Primary school age range, 5-11: 3 pupils. Cost per place is £12,181 (2016/17 costs).
- b. Secondary school age range, 11-16: 2 pupils. Cost per place is £18,355 (2016/17 costs).
- c. Secondary school age range, 16+: 1 pupil. 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 £93,160 (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 1 pre-school pupil.

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. £2,160, 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 McManus 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

Your Ref: MS/0117/17  
Our Ref: 570\CON\0450\17  
Date: 10<sup>th</sup> March 2017  
Highways Enquiries to: martin.egan@suffolk.gov.uk



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

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

**For the Attention of:** James Platt

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/0117/17**

**PROPOSAL:** Erection of 10 dwellings and construction of new access and service road.  
**LOCATION:** Land At, Church Road, Stowmarket  
**ROAD CLASS:** A1120.

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:

The development layout should be amended to incorporate a publicly accessible footpath connection to the adjacent bridleway which runs along the western site boundary adjacent to Plot 1. Unfortunately there is insufficient site frontage available to the applicant to provide a connection along Church Road itself. I would also recommend that a new footway is provided along part of the Church Road frontage so that pedestrians are able to cross Church Road away from the new junction (the footways are currently shown as ending at the junction).

Providing the above minor amendments are made then the following highway conditions will be appropriate:

**1 AL 6**

Condition: The gradient of the vehicular access shall not be steeper than 1 in 25 for the first twelve metres measured from the nearside edge of the adjacent metalled carriageway.

Reason: To ensure that vehicles can enter and leave the public highway in a safe manner.

**2 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.

**3 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.

#### 4 ER 3

Condition: The new estate road junction(s) with Church Road the A1120 inclusive of cleared land within the sight splays to this junction must be formed prior to any other works commencing or delivery of any other materials.

Reason: To ensure a safe access to the site is provided before other works and to facilitate off street parking for site workers in the interests of highway safety.

#### 5 P 1

Condition: The use shall not commence until the area(s) within the site shown on Drawing Number 16155/01 as submitted for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

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

#### 6 V 1

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. 16155/01 as submitted with an X dimension of 2.4 metres and a Y dimension of 90 metres and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

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

#### 7 NOTE 02

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

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

#### 8 NOTE 07

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 12

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

Yours faithfully,

**Mr Martin Egan**  
**Highways Development Management Engineer**  
Strategic Development – Resource Management

**From:** RM PROW Planning  
**Sent:** 14 February 2017 14:15  
**To:** Planning Admin  
**Cc:** all@hollins.co.uk  
**Subject:** RE: Consultation on Planning Application 0117/17

**Our Ref:** W499/028/ROW058/17

**For The Attention of:** James Platt

**Public Rights of Way Response**

Thank you for your consultation concerning the above application.

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

Bridleway 28 is recorded adjacent to the proposed development area.

We do not have **any objection** to this proposal.

**Informative Notes:**

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

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

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

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

“Public Rights of Way Planning Application Response - Applicant Responsibility” is attached for the applicant.

Regards

Jackie Gillis

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

 <http://www.suffolkpublicrightsofway.org.uk/> | [Report A Public Right of Way Problem Here](#)

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

**From:** [planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk) [<mailto:planningadmin@midsuffolk.gov.uk>]  
**Sent:** 01 February 2017 12:41  
**To:** RM PROW Planning <[PROWplanning@suffolk.gov.uk](mailto:PROWplanning@suffolk.gov.uk)>  
**Subject:** Consultation on Planning Application 0117/17

Correspondence from MSDC Planning Services.

Location: Land at Church Road, Stowupland

Proposal: Erection of 10 dwellings and construction of new access and service road.

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 GP1, HB1, NPPF, RT12, CL8, Cor1, Cor2, Cor5, Cor6, H7, H10, T9, T10, H13, H14, H15, H16, H17, CSFR-FC1, CSFR-FC1.1, which can

be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.



**Suffolk Fire and Rescue Service**

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

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

Your Ref: S106/0117/17  
Our Ref: FS/F221366  
Enquiries to: Angela Kempen  
Direct Line: 01473 260588  
E-mail: [Fire.BusinessSupport@suffolk.gov.uk](mailto:Fire.BusinessSupport@suffolk.gov.uk)  
Web Address: <http://www.suffolk.gov.uk>

Date: 01/03/2017

JAPL

Dear Sirs

**Land at Church Road, Stowupland, Suffolk**  
**Planning Application No: S106/0117/17**

I refer to the above application.

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

**Access and Fire Fighting Facilities**

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

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

**Water Supplies**

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

OFFICIAL

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

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

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

Yours faithfully



Mrs A Kempen  
Water Officer

Copy: Hollins Architects & Surveyors, 4a Market Hill, Framlingham, Woodbridge, Suffolk, IP13 9BA.

Enc: Sprinkler information.

## James Platt

---

**From:** James Platt  
**Sent:** 07 September 2017 09:15  
**To:** James Platt (James.Platt@babberghmidsuffolk.gov.uk)  
**Subject:** FW: Update 2017-09-05 0117/17

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**From:** Jason Skilton  
**Sent:** 05 September 2017 09:01  
**To:** James Platt  
**Subject:** Update 2017-09-05 0117/17

*Hi James,*

*Just looked at the website and see a couple of new documents have been uploaded. So I will review for points 4,6,9*

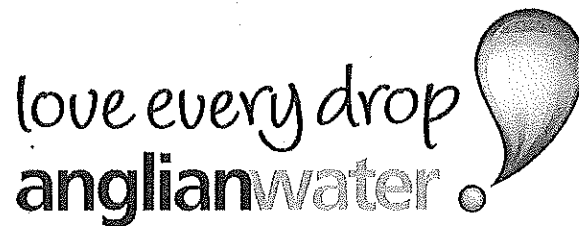
- 1. Include the all of the surface water drainage system within the redline of the application – Point addressed with revised site location plan*
- 2. Submit detailed designs of the critical surface water drainage assets e.g. attenuation basin, discharge point etc. – Cannot view on LPA website drawing referred to 22104/820*
  - I can now view this document*
- 3. Submit standard designs of other surface water drainage assets e.g. gullies, permeable paving etc. – This is require to be submitted with a full application e.g. intended gully design, permeable paving etc.*
- 4. Evidence of a 3rd party agreement to discharge to the system and for it to be maintained in the future – Applicant need to demonstrate that they are either the owner of the watercourse or have permission to discharge and maintain the outfall e.g. land deeds or agreement with owner to discharge/maintain*
  - Land Register document received*
- 5. Resubmit the surface water drainage maintenance schedule to include all surface water drainage assets and their maintenance actives/frequency - Drawing received, acceptable*
- 6. Resubmit the landscape plan to ensure that the material list marries up with the surface water drainage strategy. Drawing received, but does not show attenuation basin*
  - Updated landscape plan now online*
- 7. Hydraulic calculation for the attenuation basin – Point addressed with appendix D*
- 8. Submit the missing documents from the list below*
- 9. Submit a flood exceedance route plan Outstanding issue, the flood exceedance plan shows where water goes when the design system is exceeded e.g. where does the water go in the event of a rainfall event greater than a 1:100+CC?*
  - Flood exceedance plan received*

**Point 3 is still outstanding though and is required to remove our holding objection.**

Kind Regards

Jason Skilton  
Flood & Water Engineer  
Suffolk County Council

Tel: 01473 260411  
Fax: 01473 216864



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

AW Reference: 00020234  
Local Planning Authority: Mid Suffolk District  
Site: Land at Church Road, Stowupland  
Proposal: Erection of 10 dwellings and construction of  
new access and service road  
Planning Application: 0117/17

**Prepared by: Sandra Olim**

**Date: 14 March 2017**

If you would like to discuss any of the points in this document please  
contact me on 0345 0265 458 or email  
[planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)

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## **ASSETS**

### **Section 1 – Assets Affected**

- 1.1 Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

## **WASTEWATER SERVICES**

### **Section 2 – Wastewater Treatment**

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

### **Section 3 – Foul Sewerage Network**

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

### **Section 4 – Surface Water Disposal**

- 4.1 The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option.

Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

- 4.2 The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. We would therefore recommend that the applicant needs to consult with Anglian Water and the Lead Local Flood Authority (LLFA).

We request a condition requiring a drainage strategy covering the issue(s) to be agreed.

### **Section 5 – Trade Effluent**

- 5.1 Not applicable

### **Section 6 – Suggested Planning Conditions**

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

## **Surface Water Disposal (Section 4)**

### **CONDITION**

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*No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.*

**REASON**

*To prevent environmental and amenity problems arising from flooding.*

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# MID SUFFOLK DISTRICT COUNCIL

## MEMORANDUM

TO: James Platt – Senior Planning Officer  
From: Julie Abbey-Taylor, Professional Lead – Housing Enabling  
Date: 15/05/2017

SUBJECT: - **Application Reference: M/0117/17/FUL**

Proposal: Application for Planning permission with all matters reserved except for access for the erection of 10 dwellings at Land adjacent Crown Barn, Church Road, Stowupland.

### Key Points

#### 1. Background Information

A development proposal for ten (10) residential dwellings

This is an open market development and should offer 3 affordable housing units as the overall development exceeds 1000 sqm, which = 35% policy compliant position.

#### 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. A new SHMA is currently being written but outcomes are not available at the time of this consultation.

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 980 applicants registered for affordable housing in Mid Suffolk at March 2017.

2.7 The Council's Choice Based Lettings system currently has 30 applicants registered for affordable housing, who are seeking accommodation in Stowupland as at 2017. This site is a S106 planning obligation site so the affordable housing provided will be to meet district wide need hence the 980 applicants registered is the important number.

**3. Preferred Mix for Open Market homes.** The open mix provided by the proposal includes: -

- 2 x 2 bed bungalows
- 1 x 3 bed bungalows
- 2 x 2 bed houses
- 1 x 3 bed houses
- 4 x 4 bed houses

The inclusion of bungalows would be welcomed as this will provide opportunities for older people to downsize.

- The **2014 Suffolk Housing Survey** shows that, across Mid Suffolk district:
  - 12% of all existing households contain someone looking for their own property over the next 3 years (mainly single adults without children). The types of properties they are interested in are flats / apartments, and smaller terraced or semi-detached houses. Although this is not their first preference, many accept that the private rented sector is their most realistic option.



- 25% of households think their current property will not be suitable for their needs in 10 years' time.
- 2 & 3 bed properties are most sought after by existing households wishing to move.
- Suitable housing options for more elderly people are less available within the current housing stock. 6% of all households have elderly relatives who may need to move to Suffolk within the next 3 years.

#### **4. Preferred mix for Affordable Housing**

4.1 The most recent information from the Mid Suffolk's Council's Housing Register shows 50 applicants registered who have a connection to Stowupland.

4.2 **3** of the proposed dwellings on the development should be for affordable housing. These should be offered in the form of: -

##### **Rented (3): -**

- 1 x 2 bed 4 person bungalows @ 70 sqm
- 2 x 2-bedroom 4-person houses at 79 sqm

**The development exceeds 1000sqm so although only 10 units does trigger the requirement for an affordable housing contribution. To date no viability case has been provided by the applicant to support why three affordable units could not be provided on-site as part of the development. There are two 2 bed houses and two 2 bed bungalows included in the open market mix so it is feasible that three of those house types could be adjusted to provide the affordable units required. If the AH cannot be provided on-site then a commuted sum would be sought.**

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

#### **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 on first lets and at least 75% on relets
- Adequate parking provision is made for the affordable housing units

Julie Abbey-Taylor, Professional Lead – Housing Enabling

**From:** Infrastructure Team (Babergh Mid Suffolk)  
**Sent:** 01 February 2017 16:54  
**To:** Planning Admin  
**Subject:** RE: Consultation on Planning Application 0117/17

If this permission was granted the development would be liable for Community Infrastructure Levy (CIL). The CIL rate for this area is £115m<sup>2</sup> subject to indexation. The amount liable is assessed on the GIA of the approved plans.

Kind Regards,

Nicola

**Infrastructure Team**  
Babergh and Mid Suffolk District Council – Working Together

Tel: 01449 724563

**From:** [planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk) [mailto:[planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk)]  
**Sent:** 01 February 2017 12:41  
**To:** Infrastructure Team (Babergh Mid Suffolk)  
**Subject:** Consultation on Planning Application 0117/17

Correspondence from MSDC Planning Services.

Location: Land at Church Road, Stowupland

Proposal: Erection of 10 dwellings and construction of new access and service road.

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 GP1, HB1, NPPF, RT12, CL8, Cor1, Cor2, Cor5, Cor6, H7, H10, T9, T10, H13, H14, H15, H16, H17, CSFR-FC1, CSFR-FC1.1, 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.

**BABERGH/MID SUFFOLK DISTRICT COUNCIL**

**MEMORANDUM**

TO: Chief Planning Control Officer For the attention of: Planning  
FROM: Nathan Pittam, Environmental Protection Team DATE: 2.3.17  
YOUR REF: 0117/17/FUL. EH - Land Contamination.  
SUBJECT: Erection of 10 dwellings and construction of new access and service road.  
Address: Land at, Church Road, Stowupland, STOWMARKET, Suffolk.

---

**Please find below my comments regarding contaminated land matters only.**

The Environmental Protection Team has no objection to the proposed development, but would recommend that the following Planning Condition be attached to any planning permission:

**Proposed Condition: Standard Contaminated Land Condition (CL01)**

*No development shall take place until:*

- 1. A strategy for investigating any contamination present on site (including ground gases, where appropriate) has been submitted for approval by the Local Planning Authority.*
- 2. Following approval of the strategy, an investigation shall be carried out in accordance with the strategy.*
- 3. A written report shall be submitted detailing the findings of the investigation referred to in (2) above, and an assessment of the risk posed to receptors by the contamination (including ground gases, where appropriate) for approval by the Local Planning Authority. Subject to the risk assessment, the report shall include a Remediation Scheme as required.*
- 4. Any remediation work shall be carried out in accordance with the approved Remediation Scheme.*
- 5. Following remediation, evidence shall be provided to the Local Planning Authority verifying that remediation has been carried out in accordance with the approved Remediation Scheme.*

*Reason: To identify the extent and mitigate risk to the public, the wider environment and buildings arising from land contamination.*

**It is important that the following advisory comments are included in any notes accompanying the Decision Notice:**

*"There is a suspicion that the site may be contaminated or affected by ground gases. You should be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.*

*Unless agreed with the Local Planning Authority, you must not carry out any development work (including demolition or site preparation) until the requirements of the condition have been met, or without the prior approval of the Local Planning Authority.*

*The developer shall ensure that any reports relating to site investigations and subsequent remediation strategies shall be forwarded for comment to the following bodies:*

- *Local Planning Authority*
- *Environmental Services*
- *Building Inspector*
- *Environment Agency*

*Any site investigations and remediation strategies in respect of site contamination (including ground gases, where appropriate) shall be carried out in accordance with current approved standards and codes of practice.*

*The applicant/developer is advised, in connection with the above condition(s) requiring the submission of a strategy to establish the presence of land contaminants and any necessary investigation and remediation measures, to contact the Council's Environmental Protection Team."*

Nathan Pittam  
Senior Environmental Management Officer

**From:** Philippa Stroud  
**Sent:** 01 March 2017 15:30  
**To:** Planning Admin  
**Cc:** James Platt  
**Subject:** 0117/17/FUL Land at Church Rd, Stowupland - Other Issues

WK/189664

**Ref: 0117/17/FUL EH - Other Issues**  
**Location: Land at Church Road, Stowupland**  
**Proposal: Erection of 10 dwellings and construction of new access and service road.**

Thank you for the opportunity to comment of the above planning application.

I have no objection, in principle, to the proposed development. I recommend, however, that a planning condition is attached which restricts the hours of noise intrusive work during construction of the development to:

Monday to Friday between 08:00 hrs and 18:00 hrs  
Saturday between 09:00 hrs and 13:00 hrs  
No noise intrusive work to be undertaken on a Sunday, Bank or Public Holiday.

Reason – To minimise detriment to nearby residential amenity.

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

Telephone: 01449 724724

Email: [Philippa.Stroud@baberghmidsuffolk.gov.uk](mailto:Philippa.Stroud@baberghmidsuffolk.gov.uk)  
Websites: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

Resource Management  
Bury Community Centre  
Hollow Road  
Bury St Edmunds  
Suffolk  
IP32 7AY

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

Enquiries to: Rachael Abraham  
Direct Line: 01284 741232  
Email: [Rachael.abraham@suffolk.gov.uk](mailto:Rachael.abraham@suffolk.gov.uk)  
Web: <http://www.suffolk.gov.uk>

Our Ref: 2017\_0117  
Date: 3 February 2017

For the Attention of James Platt

Dear Mr Isbell

**Planning application 0117/17 – Land at Church Road, Stowupland: Archaeology**

This site lies in an area of high archaeological potential recorded on the County Historic Environment Record, on the edge of the medieval Thorney Green (SUP 022) and opposite to a medieval moated site (SUP 002). Scatters of medieval pottery have also been recorded immediately adjacent to the proposed development area (SUP 004). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

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

The following two conditions, used together, 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 Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

**REASON:**

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

**INFORMATIVE:**

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

I 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 investigation. In this case, an archaeological evaluation will be required to establish the potential of the site and decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation.

Please let me know if you require any clarification or further advice.

Yours sincerely

Rachael Abraham

Senior Archaeological Officer  
Conservation Team



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

12/06/2017

For the attention of: James Platt

**Ref: 0117/17; Land at Church Road, Stowupland**

Thank you for consulting us on the planning application for a residential development of up to 10no.dwellings with new access and service road with associated landscaping, open space and infrastructure on land at Church Road, Stowupland.

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 impact on the surrounding landscape, this is limited to the immediate surroundings of the site. Due to the historic infill development along the A1120, the proposals will have a limited impact on the setting of Stowupland and its historically established settlement boundary. The proposed infill development seeks to replicate design cues from the surrounding residential developments in an attempt to retain the character of Stowupland.

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

- 1) We recommend a landscape maintenance plan for the minimum period of 3 years, to support plant establishment and is also submitted as part of a pre commencement planning condition,

**The proposal**

The application sets out a proposal for an infill residential development of 10no. dwellings with new access and internal service road. The site is located within Stowupland in Suffolk and lies to the South East of Church Road adjacent to the settlement boundary. Adjacent to the northern boundary of the site is A1120/Church Road and this will serve as the main access to the site via a newly proposed internal road. The proposed settlement directly fronts onto A1120/Church Road and is set back from the road edge to create space for a visual buffer between the road side and the proposed dwellings.

**Review on the submitted information**

The submitted application includes a site location plan alongside street scene, layout plan, landscape proposal, surface water drainage strategy, and a Design and Access Statement. The layout plan includes the indicative locations of some proposed trees and planting; this plan lacks the required level of detail expected for a development within this rural setting, however a detailed landscape plan has been produced as instructed; it clearly indicates how the proposals will mitigate the visual impact of the development, particularly the south-facing boundary towards the open countryside and the front of the site facing the A1120, the submitted landscape proposal specifies types and location of planting.



A landscape maintenance plan and plant specification, including the proposed SUDs strategy has been provided as instructed.

The Design and Access Statement provides limited contextual information of the site, and fails to suitably demonstrate how the proposals relate to the surrounding context.

**Likely impact on the surrounding landscape**

As part of a site appraisal, it is clear that the northern boundary of the site is appropriately landscaped to mitigate the visual impact the development will have on the existing road edge of the A1120/Church Road and the adjacent dwellings opposite. Similar details are provided for the eastern and western boundaries of site to screen neighbouring developments. The southern boundary is a sensitive edge, where the proposed development backs onto open countryside. In this location, the boundary treatments and landscaping are carefully specified.

**Proposed mitigation**

Provided drawings successfully mitigate the negative visual effects of the development on the open setting and adjacent residential areas.

Yours sincerely,

Roshni Patel, BSc (Hons), Pg Dip, MA  
Junior Landscape Architect  
Telephone: 03330322436  
Email: roshni.patel@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.

B

Little Hall Market Place  
Lavenham Suffolk CO10 9QZ  
Telephone (01787) 247179  
Fax (01787) 248341  
email sps@suffolksociety.org  
www.suffolksociety.org

6 June 2017

Mr James Platt  
Planning Officer  
Mid Suffolk District Council  
High Street  
Needham Market  
IP6 8DL



Dear Mr Platt

**Planning application reference: 0117/17 Erection of 10 dwellings and construction of new access and service road. Land At Church Road Stowupland**

I am writing on behalf of the Suffolk Preservation Society ('the Society') regarding the proposal for 10 new dwellings on a greenfield site adjoining the village of Stowupland. In the light of the recent Supreme Court judgment (Suffolk Coastal DC v Hopkins Homes Ltd) 10 May 2017, the Society wishes to object to the proposal due to its harmful impact on the landscape setting of the village.

Stowupland is defined as a Key Service Centre capable of accommodating sustainable growth. The Focused Review of the MSDC Core Strategy (2012) identifies that up to 450 dwellings will be provided on greenfield sites across the 12 Key Service Centres, in the plan period up to 2027. In Stowupland alone a development of 175 houses to the north of Church Road was approved at appeal in 2016 and two outline applications totaling a further 143 dwellings are under consideration. Moreover it is notable that the latest draft SHLAA (May 2016) does not identify the application site as potentially suitable for development.

**Landscape Setting of Stowupland**

The site currently provides extensive views from the village across the Gipping Valley to the south which would be entirely lost through the introduction of 10 houses. A Landscape Appraisal (January 2017) has recently been carried out to provide evidence for the emerging Stowupland Neighbourhood Plan. The Park Farm Valley landscape area to the south of Church Road is described in para 5.4.16 of this report and identifies that there are *elevated views from the fringes of this area across the valley both from the edge of Stowupland along Church Road .., many of these views are long distance.* Para 5.4.17 concludes that: *This landscape performs an important role in retaining the physical and visual connection of the historic areas of Stowupland .. with the wider landscape and is important in terms of setting of the village.* The Appraisal also identifies a key view across this wider landscape from the site which is not available from any other publicly accessible location.

**Impact of lack of Five Year Housing Land Supply**

The recent Supreme Court judgment (Suffolk Coastal DC v Hopkins Homes Ltd) 10 May 2017 considered the proper interpretation of para. 49 of the NPPF and the legal status of the NPPF and its relationship with the statutory development plan. It is understood that as Mid Suffolk cannot demonstrate a 5 year housing land supply *relevant policies for the supply of housing* should not be considered up-to-date and a presumption in favour of sustainable development applies (NPPF para. 49). However the Supreme Court judgment states that a narrow interpretation of *policies for the supply of housing* should be taken and concludes that the purpose of para. 49 of the NPPF is to trigger a 'tilted balance' towards sustainable development under para. 14 whilst the weight to be given to development plan policies remains a matter of planning judgment.

MSDC's development plan policy FC1.1 in the Core Strategy Focused Review sets out its approach to delivering sustainable development, including: "*Proposals for development must conserve and enhance the local character of different parts of the district*". Moreover the Joint Babergh and Mid Suffolk Landscape Guidance (2015) specifically states that consideration must be given to whether a proposal would result in *the logical infilling .. or conversely would harmfully fill an important gap*.

### **Conclusion**

The Society understands the urgent need for sites for housing in the district and acknowledges that this will inevitably include some greenfield sites. However this application will make only a small contribution to the housing shortfall but will negatively impact the character of the village, contrary to the aim of the Joint Babergh and Mid Suffolk Landscape Guidance to *retain the distinctive landscape and settlement character of the district*. The value of the application site, as an important gap allowing views which link the village with its surrounding landscape context, is clearly identified in the Landscape Appraisal and we therefore urge that this application is refused.

Yours sincerely,

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

Cc: Chairman, Stowupland Parish Council  
Phil Butler - SPS Mid Suffolk District  
Ward Councillor, Keith Welham



6 September 2017

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

By email only

Dear James

**Application: 0117/17**

**Location: Land At Church Road Stowupland**

**Proposal: Erection of 10 dwellings and construction of new access and service road**

Thank you for consulting Place Services on the above application.

**No objection subject to conditions to secure ecological mitigation measures and reasonable biodiversity enhancements**

The updated Protected Species Survey report (Essex Mammals Survey, Oct 2016) now provides sufficient survey and assessment for likely impacts of the proposed development on Protected and Priority species and Priority habitats. The report recommends ecological mitigation eg precautionary method statement for reptiles and reasonable enhancement measures eg hedgehog friendly fencing, should be secured by conditions on any consent.

The suggested conditions below are based on BS42020:2013 and in terms of biodiversity net gain, the enhancements proposed will contribute to this aim.

#### **Recommended conditions**

**I. PRIOR TO COMMENCEMENT: COMPLIANCE WITH ECOLOGICAL REPORTS RECOMMENDATIONS**

*"All ecological mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the updated Protected Species Survey report (Essex Mammals Survey, Oct 2016), as submitted with the planning application and agreed with the local planning authority prior to determination.*

*This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECOW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details."*

**Reason:** To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 and s17 Crime & Disorder Act 1998.



**II. PRIOR TO OCCUPATION: LIGHTING DESIGN SCHEME**

*"Prior to occupation, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.*

*All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority."*

**Reason:** To conserve and enhance bats and allow the LPA to discharge its duties under the UK Habitats Regulations and s17 Crime & Disorder Act.

Please contact me with any queries.

Best wishes

**Sue Hooton CEnv MCIEEM BSc (Hons)**  
Principal Ecological Consultant  
Place Services at Essex County Council  
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07809 314447

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

**From:** Consultations (NE) [mailto:consultations@naturalengland.org.uk]  
**Sent:** 03 February 2017 11:03  
**To:** Planning Admin  
**Subject:** 0117/17 - Consultation Response

Application ref: 0117/17  
Our ref: 207643

Dear Sir/Madam,

**Natural England has no comments to make on this application.**

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

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

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

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

Jamie Clarkson  
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[www.gov.uk/natural-england](http://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.

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

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

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# **Consultee Comments for application 0117/17**

## **Application Summary**

Application Number: 0117/17

Address: Land at Church Road, Stowupland

Proposal: Erection of 10 dwellings and construction of new access and service road.

Case Officer: James Platt

## **Consultee Details**

Name: Mr Robert Boardman (Stowmarket Ramblers)

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

Email: bob@gardeners8.plus.com

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

## **Comments**

I have viewed these plans and although this proposed development will not encroach upon bridleway no.28, it will, along with all the other housing sites, spoil the enjoyment of walking in the Stowupland area.