



Planning Applications – Suggested Informative Statements and Conditions Report

AW Reference: 00014370
Local Planning Authority: Mid Suffolk District
Site: Land on the South East side of, Church Road,,
Stowupland
Proposal: Creation of 18 x C3 Dwellings
Planning Application: 1884 / 16

Prepared by: Mark Rhodes

Date: 06 July 2016

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

ASSETS

Section 1 – Assets Affected

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

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

- 1.2 *The development site is within the 15 metre cordon sanitaire of a sewage pumping station of this type. This is a significant asset both in itself and in terms of the sewerage infrastructure leading to it. For practical reasons therefore it cannot be easily relocated.*

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

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 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.
-

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

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.

Assets Affected (Section 1)

CONDITION

The development site is within 15 metres of a sewage pumping station. Whilst Anglian Water takes all reasonably practicable steps to prevent any nuisance arising from the site, there should be no development within 15 metres from the boundary of a sewage pumping station of this type if the development is potentially sensitive to noise or other disturbance or which might give rise to complaint from the occupiers regarding the location of the pumping station.

REASON

To avoid causing future amenity problems.

From: David Pizzey
Sent: 21 June 2016 09:33
To: Gemma Walker
Cc: Planning Admin
Subject: 1884/16 Land on the south east side of Church Road, Stowupland.

Hi Gemma

Although this site does not contain trees there are a number located around the boundary that could potentially be affected by development. These will require protective fencing in order to avoid damage during construction, a matter that can be dealt with under condition.

David

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

From: Nathan Pittam
Sent: 13 December 2017 08:49
To: Jack Wilkinson
Cc: BMSDC Planning Area Team Blue
Subject: FW: 1884/16/OUT. EH - Land Contamination.

Dear Jack

Dear Jack

M3 ; 179931

1884/16/OUT. EH - Land Contamination.

Land on the south east side of, Church Road, Stowupland, STOWMARKET, Suffolk.

Application for Outline Planning Permission for the erection of 18 dwellings, parking for primary school and extension to cemetery.

Many thanks for your request for additional comments in relation to the above application in light of the newly submitted Phase I report. My comments are based on the report by the Nott Group (reference : 72573/R/001) dated 10th October 2016. The report concludes that the risks to the future users of the site are low but recommends that further investigations are advisory. I think that the balance of evidence presented would mean that it would be neither necessary or defensible to require these by means of condition and as such I have no objection to the proposed development but 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.

Should the applicant wish to undertake the advisory investigations then we would be willing to advise on these matters but this would be outside of the planning system.

Kind regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk

Work: 07769 566988

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

From: Nathan Pittam
Sent: 21 June 2016 08:36
To: Planning Admin
Subject: 1884/16/OUT. EH - Land Contamination.

M3 ; 179931

1884/16/OUT. EH - Land Contamination.

Land on the south east side of, Church Road, Stowupland, STOWMARKET, Suffolk.

Application for Outline Planning Permission for the erection of 18 dwellings, parking for primary school and extension to cemetery.

Many thanks for your request for comments in relation to the above application. I have reviewed the application and note that the applicant has not submitted the required information to demonstrate the suitability of the site for the proposed development, for a development of this scale we expect a BS10175 compliant Phase I investigation. Please be aware that a simple Envirocheck style report is **not** acceptable for a development comprising of 18 dwellings and should only be used for small scale developments of 1-2 dwellings.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724715 or 01473 826637
w: www.babergh.gov.uk www.midsuffolk.gov.uk

From: Philippa Stroud
Sent: 17 June 2016 14:19
To: Planning Admin
Cc: Gemma Walker
Subject: 1884/16/OUT Land on the South East side of, Church Road, Stowupland - Other Issues

WK/179928

Ref: 1884/16/OUT – Other Issues

Location: Land on the South East side of, Church Road, Stowupland

Proposal: Application for Outline Planning Permission for the erection of 18 dwellings, parking for primary school and extension to cemetery.

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

I have no objection to the proposed development.

Regards,

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

From: Iain Farquharson
Sent: 15 June 2016 12:40
To: Planning Admin
Subject: RE: Consultation on Planning Application 1884/16

M3 Ref:179929

Sir/Madam

In response to the consultation request on the subject of Sustainability Issues please find my response below.

The application does not provide sufficient information to address council policy CS3 Reduce Contributions to Climate Change


The application does not offer any information regarding sustainable construction techniques or reduction in the reliance of electricity consumption and does not offer any 3rd party accreditation for the environmental credentials eg Code for Sustainable Homes (or its replacement scheme)

The recommendation is refusal on the grounds of insufficient information. If the application is approved these items should be conditioned.

Iain Farquharson

Environmental Management Officer
Babergh Mid Suffolk Council

 01449 724878

 iain.farquharson@baberghmidsuffolk.gov.uk



Consultation Response Pro forma

1	Application Number	1884/16/OUT – Land on the south east side of Church Road, Stowupland	
2	Date of Response	4 th July 2016	
3	Responding Officer	Name:	Louise Barker
		Job Title:	Housing Enabling Officer
		Responding on behalf of...	Community Planning & Heritage
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	
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.	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p>This is an outline development proposal for 18 residential dwellings. It is noted that the accompanying planning statement in para 3.1.1 states 35% affordable housing will be provided. This equates to 6 units.</p> </div> <p>1. Housing Need Information:</p> <p>1.1 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.</p> <p>1.2 The 2012 SHMA indicates that in Mid Suffolk there is a need for 229 new affordable homes per annum. The Survey also confirmed that an appropriate affordable housing tenure split for the District is 75% rented and 25% low cost home ownership tenure accommodation.</p> <p>1.3 Furthermore the 2014 Suffolk Housing Needs Survey shows that there is high demand for</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>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 a key driver for this increased demand for smaller homes.</p> <p>1.4 With an aging population, both nationally and locally new homes should, wherever possible, be built to Lifetime-Homes standards and this can include houses, apartments and bungalows.</p> <p>1.5 The Suffolk Housing Needs Survey also confirms that 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. There is also a demand for smaller terraced and semi-detached houses suitable for all age groups and with two or three bedrooms.</p> <p>1.6 Broadband and satellite facilities as part of the design for all tenures should be standard to support.</p> <p>1.7 All new properties need to have high levels of energy efficiency.</p> <p>1.8 Studio and bedsit style accommodation is not in high demand.</p> <p>2. Choice Based Lettings Information:</p> <p>2.1 The Council's Choice Based Lettings system currently has circa 1039 applicants registered for housing in Mid Suffolk, as at Feb 16, 54 applicants were registered as seeking accommodation in Stowupland. This site is a S106 planning obligation site therefore affordable housing will be to meet district wide need hence</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.

the **1039** applicants registered is important in this case.

3. Recommended Affordable Housing Mix:

3.1 35% affordable housing on this proposal based on 18 units equates to 6 AH units. The AH units should be tenure blind. It is recommended that the units are integrated across the site which will afford a more cohesive development.

3.2 Based upon the above housing needs information above the following mix is recommended:

Affordable Rent Tenancy:

- 2 x 1 bed 2p flats @ 50sqm
- 2 x 2 bed 4p house @ 79sqm

Shared Ownership:

- 2 x 2 bed 4p house @ 79sqm

(Sqm minimum sizes set by the nationally described space standards – DCLG March 2015)

4. 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
- The Shared Ownership properties must have an 80% stair casing bar.
- 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

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>of the site must be delivered grant free</p> <ul style="list-style-type: none"> • 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. <p>5. Open Market Homes Mix:</p> <p>5.1 The open mix proposes 2, 3 and 4 bedroom houses. It is recommended that the majority of units are 2 and 3 beds with a smaller of element of 4 beds to reflect the needs identified within the SHMA and the trends for smaller units across the District.</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.

MID SUFFOLK DISTRICT COUNCIL

TO: Jack Wilkinson

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

Date: 12th December 2017

SUBJECT: DC/16/1884

Proposal: Land South East of Church Road, Stowupland

Submission of Outline planning application for the development of 18 dwellings

Consultation Response on Affordable Housing Requirement

Key Points

1. Background Information

- A development of 18 dwellings has been submitted for outline planning permission.
- 35% affordable housing is required to make the scheme policy compliant which equates to 6 dwellings. The planning statement includes 6 affordable homes within the indicative layout.

2. Housing Need Information:

2.1 The Babergh and Mid Suffolk District Strategic Housing Market Assessment confirms a continuing need for housing across all tenures and a growing need for affordable housing. The most recent update of the Strategic Housing Market Assessment, completed in 2017 confirms **a minimum need of 94 affordable homes per annum.**

2.2 The most recent version of the SHMA specifies an affordable housing mix equating to 41% for 1 bed units, 40% 2 bed units, 16% 3 bed units and 3% 4+ bed units. Actual delivery requested will reflect management practicalities and existing stock in the local area, together with local housing needs data and requirements.

2.3 The Council's Choice Based Lettings system currently has circa. 900 applicants registered for the Mid Suffolk area. This scheme would contribute to meeting district wide housing need from the Councils housing register.

2.4 With regard to the open market housing on the site it is noted that the current proposal is to provide a range of dwelling types and sizes. Our 2014 Housing Needs Survey shows that there is a need across all tenures for smaller units of accommodation, which includes accommodation suitable for older people, wishing to downsize from larger privately-owned family housing, into smaller privately-owned apartments, bungalows and houses.

2.5 It would also be appropriate for any open market apartments and smaller houses on the site to be designed and developed to Lifetime-Homes standards, making these attractive and appropriate for older people. In view of the population

profile for Stowupland it would be hoped that some 2 and 3 bed bungalows could be included within the open market mix.

3. Affordable Housing Requirement for Stowupland:

Affordable Housing Requirement	<p>35 % of units = 6 affordable units</p> <p>The affordable housing will be made available to meet district wide need.</p>
Tenure Split - 75% Rent & 25 % Intermediate e.g. New Build Homebuy accommodation, intermediate rent or shared ownership.	<p>Affordable Rent =4 units All rented units will be let as Affordable Rent Tenancies</p> <p>Shared ownership = 2 units</p>
Detailed Breakdown Rented Units	<p>General Needs affordable rented in the form of: 2 x 1 bed 2-person houses @ 58 sqm 2 x 2 bed 4-person houses @ 79sqm</p>
Detailed Breakdown Intermediate Units	<p>General Needs Shared Ownership dwellings: 1 x 2 bedroom 4-person houses @ 79sqm 1 x 3 bedroom 5-person houses @ 93 sqm 2 in Total</p>

Other requirements

- Properties must be built to current Homes and Communities Agency Housing Technical Standards as published March 2015.
- The council is granted 100% nomination rights to all the affordable units for initial lets and 75% on relets.
- 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 and are tenure blind.
- On larger sites, the affordable housing should not be placed in groups of more than 15 units and should not be accessed off separate roads or cul-de-sacs.
- Adequate parking provision is made for the affordable housing units
- It is required that the affordable units are transferred to one of OUR partner Registered Providers

4. Comments on the Open Market Mix proposed

The planning statement advises that the open market mix consists of 2,3 and 4 bed houses.

We would like to see at least 20% of the open market mix made up of 2 bed roomed houses to enable first time buyers access to housing, and the inclusion of some bungalows or chalet bungalows to accommodate older people wishing to downsize but stay in the locality.

Julie Abbey-Taylor – Professional Lead – Housing Enabling

Your ref: 1884/16
Our ref: 00045508
Date: 05 July 2016
Enquiries to: Peter Freer
Tel: 01473 264801
Email: peter.freer@suffolk.gov.uk

Gemma Walker
Mid Suffolk District Council
Council Offices
131 High Street
Needham Market
Ipswich
IP6 8DL

Dear Gemma,

Re: Stowupland, Land on the South East side of, Church Road. Application for Outline Planning Permission for the erection of 18 dwellings, parking for primary school and extension to cemetery.

I refer to the above application in Mid Suffolk.

Proposed number of dwellings from development:	1 Bedroom apartments	2 bedroom+ Houses	Total
		18	18
Approximate persons generated from proposal		41	41

I set out below Suffolk County Council's views, which provides our infrastructure requirements associated with this application and this will need to be considered by the Council.

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 [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.

Site specific mitigation will be covered by a planning obligation and/or planning conditions.

The details of specific contribution requirements related to the proposed scheme are set out below:

- 1. Education.** NPPF paragraph 72 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.'

School level	Minimum pupil yield:	Required:	Cost per place £ (2015/16):
Primary school age range, 5-11:	5	5	12,181
Secondary school age range, 11-16:	3	3	18,355
Secondary school age range, 16+:	1	1	19,907

Total education contributions:	£135,877.00
--------------------------------	--------------------

The local catchment schools are Stowupland Freeman Community Primary School and Stowupland High School. We currently forecast to have no surplus places at the catchment schools to accommodate children arising and will therefore be seeking full education contributions should this scheme reach the application for planning permission stage. SCC would seek CIL funding for the above pupils forecast to arise from the development.

The scale of contributions is based on cost multipliers for the capital cost of providing a school place, which are reviewed annually to reflect changes in construction costs. The figures quoted will apply during the financial year 2015/16 only and have been provided to give a general indication of the scale of contributions required should residential development go ahead. The sum will be reviewed at key stages of the application process to reflect the projected forecasts of pupil numbers and the capacity of the schools concerned at these times.

- 2. Pre-school provision.** Education for early years should be considered as part of addressing the requirements of 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 Act 2011 amended Section 7, introducing the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds.

Through the Childcare Act 2016, the Government will be rolling out an additional 15 hours free childcare to eligible households from September 2017.

From this development proposal, currently we would anticipate the following pre-school pupils:

	Minimum number of expected eligible children:	Required places:	Cost per place £ (2015/16):
Pre-School age range, 2-4:	2	0	6,091

Required pre-school contributions:	£ 0.00
------------------------------------	---------------

There are 5 settings in this locality with sufficient spaces available to accommodate all of the children arising from the development.

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. The NPPF at Section 4 promotes sustainable transport. A comprehensive assessment of highways and transport issues is required as part of any planning application. This will include travel plan, pedestrian and 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 agreements as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. If an application for planning permission is submitted this would be co-ordinated by Christopher Fish of Suffolk County Highway Network Management.

In its role as Highway Authority, Suffolk County Council has worked with the local planning authorities to develop county-wide technical guidance on parking in light of new national policy and local research. This was adopted by the County Council in November 2014 and replaces the Suffolk Advisory Parking Standards (2002). The guidance can be viewed at <http://www.suffolk.gov.uk/assets/suffolk.gov.uk/Environment%20and%20Transport/Planning/2014-11-27%20Suffolk%20Guidance%20for%20Parking.pdf>

5. Libraries. Refer to the NPPF 'Section 8 Promoting healthy communities'. 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.

Using established methodology, the capital contribution towards libraries arising sought from this scheme is stated below and would be spent at the local catchment library and allows for improvements and enhancements to be made to library services and facilities.

Libraries contribution:	£3,888.00
-------------------------	------------------

- 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.

Waste Contribution:	£ 918.00
---------------------	-----------------

- 7. Supported Housing.** Section 6 of the NPPF seeks to deliver a wide choice of high quality homes. Supported Housing provision, including Extra Care/Very Sheltered Housing providing accommodation for those in need of care, including the elderly and people with learning disabilities, may need to be considered as part of the overall affordable housing requirement. We would encourage all homes to be built to the ‘Lifetime Homes’ standard.
- 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. Additionally, and more widely, when considering major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate.

As of 6th April 2015, the sustainable drainage provisions within the Flood and Water Management Act 2010 have been implemented, and developers are required to seek drainage approval from the County Council and/or its agent alongside planning consent. The cost of ongoing maintenance maybe part of the Section 106 depending on the adopting body.

- 9. Fire Service.** The Suffolk Fire and Rescue Service requests that early consideration is given to access for fire vehicles and provision of water for fire-fighting. The provision of any necessary fire hydrants will need to be covered by appropriate planning conditions.

Suffolk Fire and Rescue Service (SFRS) seek higher standards of fires safety in dwelling houses and promote the installation of sprinkler systems and can provided support and advice on their installation.

- 10. High-speed broadband.** 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 impacting 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. Archaeology.** Please refer to the letter sent from Rachael Abraham, SCC Senior Archaeological Officer, on 21 June 2016.

- 12. Legal costs.** SCC will require an undertaking for the reimbursement of its own legal costs, whether or not the matter proceeds to completion.

- 13. Time Limits.** The above information is time-limited for 6 months only from the date of this letter and/or will need to be reassessed if a planning application is submitted.

14. Summary Table

Service Requirement	Contribution per dwelling	Capital Contribution
Education - Primary	£3,383.61	£60,905.00
Education – Secondary	£3,059.17	£55,065.00
Education – Sixth Form	£1,105.94	£19,907.00
Pre-School Provision	£0.00	£0.00
Libraries	£216.00	£3,888.00
Waste	£51.00	£ 918.00
Total	£7,815.72	£140,683.00

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

Yours sincerely,

P J Freer

Peter Freer
Senior Planning and Infrastructure Officer
Planning Section, Strategic Development, Resource Management

cc Neil McManus, SCC

Your ref: 1884/16
Our ref: 00045508
Date: 01 December 2017
Enquiries to: Peter Freer
Tel: 01473 264801
Email: peter.freer@suffolk.gov.uk

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

Dear Jack,

Re: Stowupland, Land on the South East side of, Church Road. Application for Outline Planning Permission for the erection of 18 dwellings, parking for primary school and extension to cemetery.

I refer to the above application in Mid Suffolk.

Proposed number of dwellings from development:	1 Bedroom apartments	2 bedroom+ Houses	Total
		18	18
Approximate persons generated from proposal		41	41

I set out below an updated response due to the determination period extending beyond the six months time-limit of my original letter of 5th July 2016. Our infrastructure requirements associated with this application are provided below and this will need to be considered by the Council.

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 [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.

Site specific mitigation will be covered by a planning obligation and/or planning conditions.

The details of specific contribution requirements related to the proposed scheme are set out below:

- 1. Education.** NPPF paragraph 72 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.'

School level	Minimum pupil yield:	Required:	Cost per place £ (2015/16):
Primary school age range, 5-11:	5	5	12,181
Secondary school age range, 11-16:	3	3	18,355
Secondary school age range, 16+:	1	1	19,907

Total education contributions:	£135,877.00
--------------------------------	--------------------

The local catchment schools are Stowupland Freeman Community Primary School and Stowupland High School. We currently forecast to have no surplus places at the catchment schools to accommodate children arising. SCC will seek CIL funding for the above pupils forecast to arise from the development should planning permission be granted and the development commence.

The scale of contributions is based on cost multipliers for the capital cost of providing a school place, which are reviewed annually to reflect changes in construction costs. The figures quoted will apply during the financial year 2015/16 only and have been provided to give a general indication of the scale of contributions required should residential development go ahead. The sum will be reviewed at key stages of the application process to reflect the projected forecasts of pupil numbers and the capacity of the schools concerned at these times.

Additional Car Parking for School and Church

SCC has contacted the Headteacher at Stowupland Freeman Community Primary School who are aware of the proposal. If a car park was available they have confirmed it would be of use to the school during school hours but its use should be restricted to staff and only then if it was able to be restricted access so that parents could not use it. It is not possible for SCC or the school to control use of the park area when the applicant retains ownership. The layout is a reserved matter and the car park position has been repositioned based on the new and existing footways and the probable desire lines for crossing the road. It is therefore not considered a safety risk. Mid Suffolk should secure the use of the car park by a planning obligation.

- 2. Pre-school provision.** Education for early years should be considered as part of addressing the requirements of 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. The Childcare Act in Section 7 sets out a duty to secure free early years provision and all children in England receive 15 free hours free childcare. Through

the Childcare Act 2016, from September 2017 families of 3 and 4 year olds may now be able to claim up to 30 hours a week of free childcare. This new challenge has increased the assumptions on the overall need for full-time equivalent (FTE) places.

Through the Childcare Act 2016, the Government will be rolling out an additional 15 hours free childcare to eligible households from September 2017.

From this development proposal, currently we would anticipate the following pre-school pupils:

	Minimum number of expected eligible children:	Required places:	Cost per place £ (2015/16):
Pre-School age range, 2-4:	2	0	6,091

Required pre-school contributions:	£ 0.00
------------------------------------	---------------

There are 5 settings in this locality with sufficient spaces available to accommodate all of the children arising from the development.

3. **Play space provision.** Consideration will need to be given to adequate play space provision. A key document is the 'Quality in Play' document fifth edition published in 2016 by Play England.
4. **Transport issues.** The NPPF at Section 4 promotes sustainable transport. A comprehensive assessment of highways and transport issues is required as part of any planning application. This will include travel plan, pedestrian and 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 agreements as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. If an application for planning permission is submitted this has been co-ordinated by Martin Egan of Transport Strategy, Strategic Development, SCC.

In its role as Highway Authority, Suffolk County Council has worked with the local planning authorities to develop county-wide technical guidance on parking in light of new national policy and local research. This was adopted by the County Council in November 2014 and replaces the Suffolk Advisory Parking Standards (2002). The guidance can be viewed at <http://www.suffolk.gov.uk/assets/suffolk.gov.uk/Environment%20and%20Transport/Planning/2014-11-27%20Suffolk%20Guidance%20for%20Parking.pdf>

5. **Libraries.** Refer to the NPPF 'Section 8 Promoting healthy communities'. 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.

Using established methodology, the capital contribution towards libraries arising sought from this scheme is stated below and would be spent at the local catchment library and allows for improvements and enhancements to be made to library services and facilities.

Libraries contribution:

£3,888.00

- 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.

Waste Contribution:

£ 918.00

- 7. Supported Housing.** Section 6 of the NPPF seeks to deliver a wide choice of high quality homes. Supported Housing provision, including Extra Care/Very Sheltered Housing providing accommodation for those in need of care, including the elderly and people with learning disabilities, may need to be considered as part of the overall affordable housing requirement. We would encourage all homes to be built to the 'Lifetime Homes' standard.
- 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. Additionally, and more widely, when considering major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate.

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:

“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 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.

- 9. Fire Service.** The Suffolk Fire and Rescue Service requests that early consideration is given to access for fire vehicles and provision of water for fire-fighting. The provision of any necessary fire hydrants will need to be covered by appropriate planning conditions.

Suffolk Fire and Rescue Service (SFRS) seek higher standards of fires safety in dwelling houses and promote the installation of sprinkler systems and can provide support and advice on their installation.

- 10. High-speed broadband.** 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 impacting 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. Archaeology.** Please refer to the letter sent from Rachael Abraham, SCC Senior Archaeological Officer, on 21 June 2016.
- 12. Legal costs.** SCC will require an undertaking for the reimbursement of its own legal costs, whether or not the matter proceeds to completion.
- 13. Time Limits.** The above information is time-limited for 6 months only from the date of this letter and/or will need to be reassessed if a planning application is submitted.

14. Summary Table

Service Requirement	Contribution per dwelling	Capital Contribution
Education - Primary	£3,383.61	£60,905.00
Education – Secondary	£3,059.17	£55,065.00
Education – Sixth Form	£1,105.94	£19,907.00
Pre-School Provision	£0.00	£0.00
Libraries	£216.00	£3,888.00
Waste	£51.00	£ 918.00
Total	£7,815.72	£140,683.00

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

Yours sincerely,

P J Freer

Peter Freer
Senior Planning and Infrastructure Officer
Planning Section, Strategic Development, Resource Management

cc Neil McManus, SCC
Pete Mumford, SCC
Martin Egan, SCC
Headteacher, Freeman Community Primary School

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

Our ref: AE/2016/120560/05-L01
Your ref: 1884/16
Date: 11 October 2017

Dear Mr Platt

APPLICATION FOR OUTLINE PLANNING PERMISSION FOR THE ERECTION OF 18 DWELLINGS, PARKING FOR PRIMARY SCHOOL AND EXTENSION TO CEMETERY.

LAND ON THE SOUTH EAST SIDE OF, CHURCH ROAD, STOWUPLAND

We have reviewed the email from Phil Cobbold of Phil Cobbold Planning Ltd from 22 September 2017 which stated that the estimated number of number of ashes spread/buried “would be no more than 12 per year”. On this basis, we find the overall risk acceptable given the environmental sensitivity of the site and on this occasion do not require a Tier 1 risk assessment to be completed. We are therefore removing our objection to this application.

It should be noted that if this proposal, or any future proposals, were to include burials of human remains instead of ashes from cremations, a greater number of ashes spread per year, or a more environmentally sensitive location, we would require such an assessment to be completed. Please bear this in mind for future applications. We would be happy to provide pre-application advice on this subject.

We trust this advice is useful.

Yours sincerely

**Miss Charlie Christensen
Planning Adviser**

Direct dial 02084 745593

Direct e-mail charlie.christensen@environment-agency.gov.uk

cc Philip Cobbold Planning Consultancy

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

Our ref: AE/2016/120560/02-L01

Your ref: 1884/16

Date: 20 March 2017

Dear James,

**APPLICATION FOR OUTLINE PLANNING PERMISSION FOR THE ERECTION OF
18 DWELLINGS, PARKING FOR PRIMARY SCHOOL AND EXTENSION TO
CEMETERY. LAND ON THE SOUTH EAST SIDE OF, CHURCH ROAD,
STOWUPLAND**

Thank you for reconsulting us on this application received on 1 March 2017.
We have examined the additional documents, as submitted, and we are maintaining our
objection on groundwater pollution prevention grounds.

In our previous response AE/2016/120560/01, we requested that a Tier 1 Risk
Screening Assessment should be provided. This has not been included with the
additional documents and so we have no further comments to make.

Yours sincerely,

Simon Metcalfe

Sustainable Places Planning Advisor

Internal 48012

External 02 08 47 48012

simon.metcalfe@environment-agency.gov.uk

<https://www.gov.uk/government/organisations/environment-agency>

<https://www.gov.uk/flood-risk-assessment-for-planning-applications>

<https://www.gov.uk/flood-risk-assessment-local-planning-authorities>

Iceni House, Cobham Road, Ipswich, IP3 9JD



cc Philip Cobbold Planning Consultancy

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

Our ref: AE/2016/120560/03-L01
Your ref: 1884/16
Date: 31 May 2017

Dear James,

**APPLICATION FOR OUTLINE PLANNING PERMISSION FOR THE ERECTION OF
18 DWELLINGS, PARKING FOR PRIMARY SCHOOL AND EXTENSION TO
CEMETERY. LAND ON THE SOUTH EAST SIDE OF, CHURCH ROAD,
STOWUPLAND**

Thank you for reconsulting us on this application received on 12 May 2017.
We have examined the additional documents, as submitted, and we are maintaining our
objection on groundwater pollution prevention grounds.

The additional documents submitted (a revised flood risk assessment) are not relevant
to the requirements of our previous letters. Please refer to our previous letters of 29
June 2016 (ref: AE/2016/120560/01-L01) and of 20 March 2017 (ref:
AE/2016/120560/02-L01) where we have requested that a Tier 1 Risk Screening
Assessment should be provided. This has not been included with the additional
documents and so we have no further comments to make.

Yours sincerely,

Simon Metcalfe

Sustainable Places Planning Advisor

Internal 48012

External 02 08 47 48012

simon.metcalfe@environment-agency.gov.uk

<https://www.gov.uk/government/organisations/environment-agency>

<https://www.gov.uk/flood-risk-assessment-for-planning-applications>

<https://www.gov.uk/flood-risk-assessment-local-planning-authorities>

Iceni House, Cobham Road, Ipswich, IP3 9JD



cc Philip Cobbold Planning Consultancy

Ms Gemma Walker
Mid Suffolk District Council
Planning Department
131, Council Offices High Street
Needham Market
Ipswich
IP6 8DL

Our ref: AE/2016/120560/01-L01
Your ref: 1884/16
Date: 29 June 2016

Dear Ms Walker

**APPLICATION FOR OUTLINE PLANNING PERMISSION FOR THE ERECTION OF
18 DWELLINGS, PARKING FOR PRIMARY SCHOOL AND EXTENSION TO
CEMETERY.
LAND ON THE SOUTH EAST SIDE OF, CHURCH ROAD, STOWUPLAND.**

Thank you for your letter in respect of the above planning application, which we received on 14 June 2016.

Environment Agency Position

We have assessed the submitted information and we **object** to the planning application. In regard to the proposed cemetery extension, we have not been provided with any information regarding the suitability of the site for burial or estimated numbers of burials per year. Although, the existing cemetery has not caused any known pollution, this is not in itself adequate evidence to rule out the proposed cemetery extension causing pollution.

For cemetery extensions we require a basic Tier 1: risk screening assessment. Further guidance can be found within the Environment Agency (EA) publication 'Assessing the Groundwater Pollution of Cemetery Developments', which is a free to download from the GOV.UK website.

The Tier 1 assessment is primarily a desk study and should include amongst other requirements, published information regarding the geology and hydrogeology (groundwater levels across the site including seasonality). An assessment of the hazard(s) should be made, potential pathways and receptors should be identified and reviewed, and a qualitative assessment undertaken of the significance of the risks posed, for example, high, intermediate or low.

Generally the EA require the following basic controls:

- 250m minimum distance from potable groundwater supply source;
- 30m minimum distance from watercourse or spring;

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

Cont/d..

- 10m minimum distance from field drains;
- no burials into standing water, with a minimum of 1m unsaturated ground below the base of the coffin (including seasonal fluctuation).

We ask to be re-consulted with the results of the Tier 1 assessment. We will provide you with bespoke comments within 21 days of receiving formal re-consultation. Our objection will be maintained until an adequate assessment has been submitted.

If you have any questions in respect of the above, please do not hesitate to contact me.

Yours sincerely

Louise Tait
Senior Planning Advisor

Direct dial 0191 203 4284

Direct e-mail louise.tait@environment-agency.gov.uk



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: transportplanning@dft.gsi.gov.uk
growthandplanning@highwaysengland.co.uk

Council's Reference: 1884/16

Referring to the planning application referenced above, dated 17 June 2016, application for the outline permission for the erection of 18 dwellings, parking for primary school and extension to cemetery, Land on the south east side of, Church 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.

This represents Highways England formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should you disagree with this recommendation you should consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2015, via transportplanning@dft.gsi.gov.uk.

Signature:	Date: 28 June 2016
Name: Lorraine Willis	Position: Asset Manager
Highways England: Woodlands, Manton Lane Bedford MK41 7LW lorraine.willis@highwaysengland.co.uk	



Historic England

EAST OF ENGLAND OFFICE

Ms Gemma Walker
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk
IP6 8DL

Direct Dial: 01223 582724

Our ref: P00514874

20 June 2016

Dear Ms Walker

Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015

**LAND ON THE SOUTH EAST SIDE OF, CHURCH ROAD, STOWUPLAND
Application No 1884/16**

Thank you for your letter of 14 June 2016 notifying Historic England of the application for listed building consent/planning permission relating to the above site. On the basis of the information provided, **we do not consider that it is necessary for this application to be notified to Historic England** under the relevant statutory provisions, details of which are enclosed.

If you consider that this application does fall within one of the relevant categories, or if there are other reasons for seeking the advice of Historic England, we would be grateful if you could explain your request. Please do not hesitate to telephone me if you would like to discuss this application or the notification procedures in general.

We will retain the application for four weeks from the date of this letter. Thereafter we will dispose of the papers if we do not hear from you.

Yours sincerely

Eilise McGuane

Assistant Inspector of Historic Buildings and Areas
E-mail: eilise.mcguane@historicengland.org.uk

Enclosure: List of applications requiring consultation with and notification to Historic England



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk





Planning and Listed Building Consent applications requiring consultation with and notification to Historic England (the Historic Buildings and Monuments Commission for England) April 2015

Applications for planning permission

Historic England must be consulted or notified (see note 1) of the following planning applications by virtue of the following provisions:

Consultation:

Development which in the opinion of the local planning authority falls within these categories:

- P1 Development of land involving the demolition, in whole or in part, or the material alteration of a listed building which is classified as Grade I or II*
- P2 Development likely to affect the site of a scheduled monument
- P3 Development likely to affect any battlefield or a Grade I or II* park or garden of special historic interest which is registered in accordance with section 8C of the Historic Buildings and Ancient Monuments Act 1953

Basis for this - Town and Country Planning (Development Management Procedure) (England) Order 2015 - article 18 and Schedule 4.

- P4 Development likely to affect certain strategically important views in London

Basis for this - Secretary of State for Communities and Local Government Directions relating to Protected Vistas 2012

Notification:

Development which the local authority (or Secretary of State) think would affect:

- P5 The setting of a Grade I or II* listed building; or
- P6 The character or appearance of a conservation area where
 - i) the development involves the erection of a new building or the extension of an existing building; and
 - ii) the area of land in respect of which the application is made is more than 1,000 square metres

Basis for this - Planning (Listed Buildings and Conservation Areas) Regulations 1990 - regulation 5A (as amended by The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015

- P7 Local authority/ies own applications for planning permission for relevant demolition in conservation areas. (see note 2)

Basis for this - Town and Country Planning General Regulations 1992 (as amended by the Town and Country Planning General (Amendment) (England) Regulations 2015

Note 1: There is a difference between Consultation and Notification. When LPAs consult on applications, there is a duty to provide a substantive response to the LPA within 21 days. A notification from the LPA is to enable representations to be made if we so wish, and to respond within 21 days. Historic England does not make a distinction in its handling of advice work.

Applications for listed building consent



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk





EAST OF ENGLAND OFFICE

Historic England must be notified of the following applications for listed building consent by virtue of the following provisions:

Notification:

- L1 For works in respect of any Grade I or II* listed building; and
- L2 For relevant works in respect of any grade II (unstarred) listed building

(relevant works means:

- i) works for the demolition of any principal building (see note 3);
- ii) works for the alteration of any principal building which comprise or include the demolition of a principal external wall of the principal building; or
- iii) works for the alteration of any principal building which comprises or includes the demolition of all or a substantial part of the interior of the principal building.

For the purposes of sub paragraphs ii) and iii) above:

- a) a proposal to retain less than 50% of the surface area of that part of a principal building represented on any elevation (ascertained by external measurement on a vertical plan, including the vertical plane of any roof) is treated as a proposal for the demolition of a principal external wall;
- b) a proposal to demolish any principal internal element of the structure including any staircase, load bearing wall, floor structure or roof structure is treated as a proposal for the demolition of a substantial part of the interior.)

- L3 Decisions taken by the local planning authorities on these applications

Basis for this - Arrangements for handling heritage applications - Notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2015 - made under section 12, 15 (1) and (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990

Historic England
15 April 2015

Note 2: Relevant demolition is defined in section 196D of the Town and Country Planning Act 1990 as “demolition of a building that is situated in a conservation area in England and is not a building to which section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 does not apply by virtue of s75 of that Act (listed buildings, certain ecclesiastical buildings, scheduled monuments and buildings described in a direction of the Secretary of State under that section.)

Note 3: “principal building” means a building shown on the list compiled under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and includes (unless the list entry indicates otherwise) any object or structure fixed to that building, but does not include any curtilage building.



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk





**Defence
Infrastructure
Organisation**

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

**Safeguarding
Statutory**

Defence Infrastructure Organisation
Kingstone Road
Sutton Coldfield
West Midlands
B75 7RL

Tel: +44 (0)121 311 2025 **Tel (MOD):** 94421 2025

Fax: +44 (0)121 311 2218

Email: DIO-safeguarding-statutory@mod.uk

www.mod.uk/DIO

12 Jul 2016

Dear Ms Gemma Walker ,

Your Reference: 1884/16

Our Reference: 10036488

MOD Safeguarding

Proposal: 1884/16 - Erection of 18 dwellings, parking for primary school and extension to cemetery

Location: South East side of Church Road, Stowupland
Suffolk

England

Planning Reference: 1884/16

Thank you for consulting the Ministry of Defence (MOD) on the above proposed development which was received by this office on 14/06/2016.

The proposed application falls within the statutory aerodrome and birdstrike safeguarding consultation zones surrounding RAF Wattisham.

On reviewing the above referenced application, I can confirm that the MOD has no safeguarding objections to this proposal.

I trust this is clear however should you have any questions please do not hesitate to contact me.

Yours sincerely

Mr Michael Billings
Safeguarding Assistant

From: Consultations (NE) [mailto:consultations@naturalengland.org.uk]

Sent: 21 June 2016 14:06

To: Planning Admin

Subject: 188491 1884/16 - the erection of 18 dwellings, parking for primary school and extension to cemetery

Dear Sir / Madam

Application ref: 1884/16

Our Ref: 188491

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.

Resource Management
6 The Churchyard, Shire Hall
Bury St Edmunds
Suffolk
IP33 1RX

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

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

Our Ref: 2016_1884
Date: 21 June 2016

For the Attention of Gemma Walker

Dear Mr Isbell

Planning Application 1884/16 – Land on the south east side of Church Road, Stowupland: Archaeology

This large site lies in an area of archaeological potential recorded on the County Historic Environment Record, opposite to the medieval Holy Trinity Church (SUP 011). A medieval moated site is also recorded to the west (SUP 002). 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. 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, 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.

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

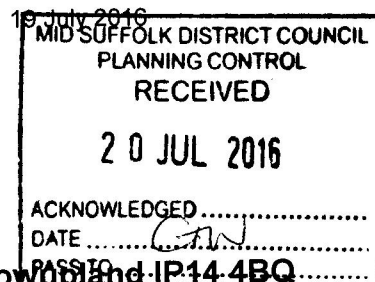
Senior Archaeological Officer
Conservation Team

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:
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:



Planning Ref: 1884/16

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land on the south east side of Church Road, Stowupland, IP14 4BQ
DESCRIPTION: Proposed 18 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

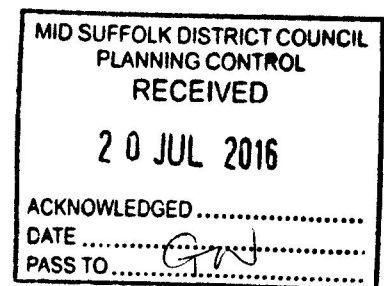
Fire Business Support Team
Floor 3, Block 2
Endeavour House
8 Russell Road
Ipswich, Suffolk
IP1 2BX

Your Ref: 1884/16
Our Ref: FS/F221350
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 19/07/2016

Dear Sirs

Land on the south east side of Church Road, Stowupland
Planning Application No: 1884/16



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 Service recommends that fire hydrants be installed within this development on a suitable route for laying hose, i.e. avoiding obstructions. 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/

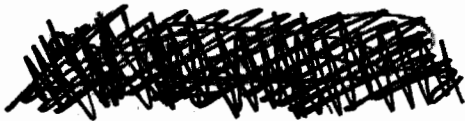
OFFICIAL

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

A large, dense, black scribble used to redact the signature of the Water Officer.

Mrs A Kempen
Water Officer

Enc: PDL1

Copy: Mr P Cobbold, Philip Cobbold Planning Ltd, 42 Beatrice Avenue, Felixstowe
IP11 9HB

Enc: Sprinkler information

From: RM Floods Planning
Sent: 07 March 2017 14:59
To: Planning Admin
Cc: James Platt
Subject: 2017-03-07 JS reply Land on the South East Side of Church Rd, Stowupland, 1884/16

Suffolk County Council, Flood and Water Management can make the following comment on the additional submitted documents for this outline application

The applicant have provided infiltration test results that show that this method for the disposal of surface water is not viable, therefore a controlled discharge to a watercourse is the next viable option which is in line with NPPG.

The FRA whilst highlighting flood risk (*fluvial, pluvial and groundwater*) also includes an indicative surface water drainage plan, but this plan is not acceptable as it does not clearly demonstrate how the surface water from the dwellings and the highway will be conveyed to the detention basins. The detention basins have been sized for an area (m²) and a depth of 1.2m has been shown, but no indication has been given as to the side slopes gradient. Please refer to SCC Local SuDs guidance for suitable side slopes vs water depth and revise accordingly. We would also request that whilst a discharge rate of Q_{bar} cannot be achieved a discharge rate of 2l/s could be achieved rather than the proposed 5l/s.

In the calculations a safety factor of 2 have been applied, we would expect to see this a minimum of 3, but best practise is to use a value of 4 or greater.

We would also like to see the full set of Microdrainage calculation rather than just an element of them.

It also does not indicate whom is proposed to manage each of the surface water drainage assets (*conveyance system, detention basins, flow control device, watercourse*) and how often they are to be maintained.

I have again included a list of the documents that need to be provided with the application, but for clarity I have added a column giving a document description

Pre-app	Outline	Full	Reserved Matters	Discharge of Conditions	Document Submitted	
✓	✓	✓			Flood Risk Assessment/Statement (Checklist)	Evaluate the flood (groundwater) that has been reviewed
	✓	✓			Drainage Strategy/Statement & sketch layout plan (checklist)	How you propose surface water disposal
	✓				Preliminary layout drawings	Drawings showing of dwellings, roads
	✓				Preliminary "Outline" hydraulic calculations	IH124, FEH, FSH sheets/data files
	✓				Preliminary landscape proposals	Indicative plans of the proposed development
	✓				Ground investigation report (for infiltration)	Actual infiltration test results

	✓	✓			Evidence of 3 rd party agreement to discharge to their system (in principle/consent to discharge)	HA s50 Licence letter/draft agreement permission to discharge
		✓		✓	Maintenance program and ongoing maintenance responsibilities	What, how who maintained and Highways, Utilities
		✓	✓		Detailed development layout	Detailed plans for development
		✓	✓	✓	Detailed flood & drainage design drawings	Detailed design exceedance flow contours, levels
		✓	✓	✓	Full structural, hydraulic & ground investigations	Actual geotechnical results
		✓	✓	✓	Geotechnical factual and interpretive reports, including infiltration test results (BRE365)	Geotechnical results based on
		✓	✓	✓	Detailed landscape details	Detailed plans for the proposed development
		✓	✓	✓	Discharge agreements (temporary & permanent)	Land Drainage etc
		✓	✓	✓	Development management & construction phasing plan	Surface Water

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council

From: RM Floods Planning
Sent: 17 May 2017 13:07
To: X Delete Aug 17 - Planning Admin
Cc: James Platt
Subject: 2017-05-16 JS reply Land on the South East side of, Church Road, Stowupland Ref 1884/16

Dear James Platt,

Subject: Land on the South East side of, Church Road, Stowupland Ref 1884/16

Suffolk County Council, Flood and Water Management have reviewed application ref 1884/16

We have reviewed the following submitted documents and we recommend **approval of this application subject to conditions:**

1. Flood Risk Assessment ref SP786, 30 April 2017
2. Location plan
3. Indicative Layout 4115/01

We propose the following condition in relation to surface water drainage for this application.

Outline Application

1. Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be in accordance with the approved FRA and include:
 - a. Dimensioned plans and drawings of the surface water drainage scheme;
 - b. Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
 - c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Q_{bar} or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
 - d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
 - e. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
 - f. Topographical plans depicting all exceedance flowpaths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;
2. The scheme shall be fully implemented as approved.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development.

3. Concurrent with the first reserved matters application(s) details of the implementation, maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

4. The development hereby permitted shall not be occupied until details of all Sustainable Urban Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as per s21 of the Flood and Water Management Act.

5. No development shall commence until details of a construction surface water management plan detailing how surface water and storm water will be managed on the site during construction is submitted to and agreed in writing by the local planning authority. The construction surface water management plan shall be implemented and thereafter managed and maintained in accordance with the approved plan.

Reason: To ensure the development does not cause increased pollution of the watercourse in line with the River Basin Management Plan.

Informatives

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2003
- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board catchment may be subject to payment of a surface water developer contribution

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council

Tel: 01473 260411
Fax: 01473 216864

From: RM Floods Planning
Sent: 29 June 2016 14:27
To: Planning Admin
Subject: JS reply Consultation 1884/16 - Land on the South East side of, Church Road, Stowupland

Suffolk County Council, Flood & Water management can offer the following initial comments

The submitted FRA is not complete and is missing significant information about the predicted and recorded surface water flood risk held by the local lead flood authority

Insufficient information has been given as to how they propose to drainage the site in accordance with the NPPF hierarchy i.e. infiltration, discharge to a watercourse or discharge to a surface water sewer. They have made an assumption in relation to infiltration not being possible without conducting test on site (BRE365). They have indicated that they proposed to discharge into a "ditch" at a rate of 5l/s, but they is no indication or evidence that suitable watercourse (none shown on OS Mapping) within their side boundary exists.

Calculation to support the greenfield run off rate have not been supplied.

No reference or supporting calculation have been submitted on the proposed surface water system have been submitted i.e. how they propose to attenuate surface water during 1:30 and 1:100+40%CC rainfall events and no indicative surface water drainage plan has been submitted.

I also note the reference Ciria SuDs manual is out of date.

Applicant needs to submit documents in accordance with append A Suffolk surface water drainage guidance, standard and information.

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council

Tel: 01473 260411
Fax: 01473 216864

From: planningadmin@midsuffolk.gov.uk [<mailto:planningadmin@midsuffolk.gov.uk>]
Sent: 14 June 2016 11:07
To: RM Floods Planning
Subject: Consultation on Planning Application 1884/16

Correspondence from MSDC Planning Services.

Location: Land on the South East side of, Church Road, Stowupland

Proposal: Application for Outline Planning Permission for the erection of 18 dwellings, parking for primary school and extension to cemetery.

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, NPPF, CL6, H17, CL8, HB13, RT12, CSFR-FC1, CSFR-FC1.1, CSFR-FC2, SB3, Cor1, Cor2, Cor5, Cor6, Cor9, H13, H14, 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.

Subject:

From: Martin Egan

Sent: 06 November 2017 10:24

To: Jack Wilkinson

Subject: FW: 1884/16 – Application for Outline Planning Permission for the erection of 18 dwellings, parking for primary school and extension to cemetery

Jack,

Application 0117/17 is located to the south west, almost 400m away centre to centre of site frontage (certainly not 100m). It was also a full application for 9 dwellings with an open frontage such that access visibility is not impeded.

For 1884/16 the housing numbers are doubled, a car park to service the school and a cemetery extension are also proposed so we are not comparing like with like.

If the retention of the frontage hedgerow is a particular issue then I can accept visibility splays of 2.4m by 90m.

Regards,

Martin Egan,

Highways Development Management Engineer,

Strategic Development,

Resource Management,

Suffolk County Council,

Endeavour House,

8 Russell Road, Ipswich,

IP1 2BX,

martin.egan@suffolk.gov.uk

www.suffolk.gov.uk

Your Ref: 1884/16
Our Ref: 570\CON\3622\17
Date: 24th October 2017
Highways Enquiries to: martin.egan@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 Sir,

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN 1884/16**

PROPOSAL: Application for Outline Planning Permission for the erection of 18 dwellings,
parking for primary school and extension to cemetery.
LOCATION: Land On The South East Side Of, Church Road, Stowupland
ROAD CLASS: A1120

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

Drawing Number 014/2016/01/P4

Whilst many of the updated access details are considered acceptable as shown on the submitted drawing the proposed junction visibility splays are not acceptable or appropriate for this location on Church Road.

Visibility splays of 90 metres in each direction at a 4.5m set back are appropriate for this new access and need to be indicated on the drawing.

The Agent has already been advised of this requirement (correspondence of 21st August 2017) so I assume the current submission, with incorrect splays, is an oversight.

Yours faithfully,

Mr Martin Egan
Highways Development Management Engineer
Strategic Development

Your Ref: MS/1884/16
Our Ref: 570\CON\1957\16
Date: 25th July 2016
Highways Enquiries to: martin.egan@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: Gemma Walker

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/1884/16**

PROPOSAL: Application for Outline Planning Permission for the erection of 18 dwellings,
parking for primary school and extension to cemetery
LOCATION: Land On The South East Side Of, Church Road, Stowupland
ROAD CLASS: A1120

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

The Highway Authority has no objection in principle to this application but is concerned about the need for pedestrians having to cross Church Road to access the school, Church and other village amenities.

Currently there are no formal crossing points on Church Road in the vicinity of the site. Following development here there will be a resultant need for pedestrians to cross from the site to the existing footway on the north western or school side of the road. At this point on Church Road vehicles are frequently exceeding the speed limit as it is a long straight section of A Class road. Crossing will therefore be a hazardous necessity.

As there is no footway on the site side of Church Road pedestrians will need to immediately cross over, particularly to access the school. As parking facilities are intended to be provided for the school, Church and potentially for a cemetery extension, there will be pedestrians crossing at regular times of the day.

The applicant recognises that there will be a likely requirement for a pedestrian crossing as it is mentioned in paragraph 3-8-2 of the submitted Planning Statement. Unfortunately there is restricted space in which to position a crossing due to the lay-by which exists outside the Church and the School. Location of a crossing will therefore require further investigation by the applicant together with provision of appropriate traffic calming on the approaches to the site. Any internal layout of the site and proposed car park will need further thought to ensure that the crossing is located in a position convenient to the car parking in order that a commodious crossing point is established. There would be little benefit providing a crossing

which is poorly related to the car park and site access as many pedestrians will cross at the most convenient point.

It is therefore suggested that the applicant investigates a scheme at this stage, supported by relevant Safety Audits, so we may be confident that the development can be delivered in a safe manner with appropriate pedestrian connectivity.

Please inform the applicant of my comments and I shall await further details.

Yours faithfully

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

Phil Watson Senior Landscape Officer

Natural Environment Team

Endeavour House (B2 F5 47)
Russell Road
IPSWICH

IP1 2BX
Suffolk
Tel: 01473 264777
Fax: 01473 216889
Email: phil.watson@suffolk.gov.uk

Web: <http://www.suffolk.gov.uk>

Your Ref: 1884/16
Our Ref:
Date: 25/07/2016

DISCLAIMER: This information has been produced by Suffolk County Council's Natural Environment Team on behalf of Mid Suffolk District Council, at their request. However, the views and conclusions contained within this report are those of the officers providing the advice and are not to be taken as those of Suffolk County Council.

Ms Gemma Walker
Planning Dept
Mid Suffolk District Council
131 High St
Needham Market
Suffolk
IP6 8DL

Dear Gemma,

Proposal: Outline Planning Permission for the erection of 18 dwellings, parking for primary school and extension to cemetery.

Location: Land on the South East side of, Church Road, Stowupland

Based on the information provided by the applicant and a site visit carried out on the 16th June I offer the following comments.

The information provided by the applicant

The applicant has not provided a Landscape and Visual Impact Assessment with viewpoints agreed with the LPA.

However, in this instance, I am satisfied that there is sufficient information to understand the likely impacts of the proposal.

It is notable that proposal includes a mix of residential and other uses. I suggest that the LPA should be satisfied that the addition of two areas of parking and cemetery extension is acceptable. Whilst, for example, the parking for the school may be acceptable in landscape terms it is unlikely to be a safe option for parents/children but could be suitable for staff parking. In addition the proposed use/need for of the cemetery parking is unclear given the extent of parking at the village hall. Therefore it may be appropriate to restrict this to undertaker parking and perhaps disabled parking, in order to reasonably minimise adverse impacts on residential amenity.

The site and landscape

We are working towards making Suffolk the Greenest County. This paper is 100% recycled and made using a chlorine free process.

In general the site has a reasonably close relationship with existing built environment of the village although the proposed cemetery extension is slightly detached.

The likely landscape and visual effects

The proposal will be a significant change in character for the site which is open arable land bounded on three sides by trees and hedgerows. As a result the views from the adjacent residential properties will be altered perhaps significantly. However the wider visual effects are capable of being largely contained by effective boundary vegetation planting.

The indicative planting and landscaping proposals

The applicant has provided a highly indicative drawing No. 4115_01 showing proposed layout and planting. However this information does not clearly demonstrate what is likely to be practicable in terms of planting and landscaping given the likely constraints and issues associated with developing this mixed use site.

Therefore in order to effectively secure and agree the details of the landscaping scheme and layout I suggest two conditions are required. Firstly, prior to commencement, an effective landscape masterplan provide a robust outline scheme of both hard and soft landscaping, including the landform and planting of the SuDs features. This masterplan should also include details of the planting palette proposed.

On the basis of the agreed masterplan detailed schemes of hard and soft landscaping can be agreed for the development.

Alternatively, to eliminate the need for a pre-commencement condition, the applicant may wish to produce a landscape masterplan prior to determination.

Other Matters

The LPA should be satisfied that the removal of any vegetation, has been appropriately assessed for any ecological impacts, this is a matter for the relevant consultees.

Recommendations

The proposal is acceptable in landscape terms subject to the following conditions;

I suggest that the Landscape Masterplan be secured prior to commencement to ensure that the scheme is robust deliverable and acceptable. This is to ensure that the LPA can be confident that the proposal can be effectively incorporated into the landscape and properly accommodate the proposed parking areas, and cemetery extension.

Subsequent conditions will be based on this masterplan to provide the full detail of design, materials, detailed layout as well as hard and soft landscaping for the development. The masterplan is intended to ensure outstanding issues identified by consultees can be resolved into a deliverable scheme.

PRIOR TO COMMENCEMENT: HARD AND SOFT LANDSCAPING MASTERPLAN

A landscaping masterplan to include;

We are working towards making Suffolk the Greenest County. This paper is 100% recycled and made using a chlorine free process.

- a) Layout and arrangement of soft landscaping, proposed range species of trees shrubs and other planting and seeding, to also include proposed planting and seeding of SuDs attenuation features and the location of any ecological mitigation and enhancement features.
- b) Layout and arrangement of hard landscaping, including outline information of the materials palette and design principles to be adopted and the lighting arrangements for the site as a whole.

Subsequent to submission and agreement in writing by the LPA to the Masterplan I suggest the following will be required for development or each phase thereof;

CONCURRENT WITH RESERVED MATTERS: DESIGN CODE

Concurrent with the submission of the Reserved Matters application(s), a Design Code shall be submitted to the Local Planning Authority. The Design Code shall pertain to and include the following: architectural design and materials, the function and treatment of open spaces, street types and materials, parking, boundary treatments (including the details of screen walls and fences for individual dwellings), movement patterns (including connectivity to the offsite public rights of way network), lighting, security principles and domestic waste bin storage arrangements. Thereafter the development shall be carried out in accordance with the approved details.

CONCURRENT WITH RESERVED MATTERS: SOFT LANDSCAPING

No development shall commence within a development area or phase, until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft landscaping for that development area/phase, drawn to a scale of not less than 1:200. The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities, weed control protection and maintenance and any tree works to be undertaken during the course of the development. Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

CONCURRENT WITH RESERVED MATTERS: HARD LANDSCAPING

No development shall commence within a development area or phase, until full details of a hard landscaping scheme for that area/phase has been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (for example furniture, play areas and equipment, refuse and/or other storage units, signs, lighting and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features).

CONCURRENT WITH RESERVED MATTERS: EXTERNAL LIGHTING

No external lighting shall be provided within a development area or phase unless details thereof have first been submitted to and approved in writing by the Local Planning Authority. Prior to commencement a detailed lighting scheme for areas to be lit shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show how and where external lighting will be installed, (through technical specifications and the provision of appropriate lighting contour plans which shall include lux levels of the lighting to be provided), so that it can be;

- a) Clearly demonstrated that areas to be lit have reasonably minimised light pollution, through the use of minimum levels of lighting and features such as full cut off cowls or LED.
- b) Clearly demonstrated that the boundary vegetation to be retained, as well as that to be planted, will not be lit in such a way as to disturb or prevent bats using their territory or having access to their breeding sites and resting places or foraging areas, through the use of minimum levels of lighting and features such as full cut off cowls or LED.

All external lighting shall be installed in accordance with the specifications and locations set out in the approved scheme, and shall be 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.

In addition

I suggest that tree protection details are required prior to commencement, to ensure that trees and hedgerows to be retained can and will be safeguarded, *during both demolition and construction.*

PRIOR TO COMMENCEMENT: TREE PROTECTION

Any trees, shrubs and hedgerows within, or at the boundary of, the development area or phase, shall be protected in accordance with a scheme of tree protection, (BS5837:2012), to be agreed in writing with the Local Planning Authority prior to commencement. The Local Planning Authority shall be advised in writing that the protective measures/fencing within a development area/phase have been provided before any equipment, machinery or materials are brought onto the site for the purposes of development and shall continue to be so protected during the period of construction and until all equipment, machinery and surplus materials have been removed.

Within the fenced area no work shall take place; no materials shall be stored; no oil or other chemicals shall be stored or disposed of; no concrete, mortar or plaster shall be mixed; no fires shall be started; no service trenches shall be dug; no soil shall be removed or ground level changed at any time, without the prior written consent of the Local Planning Authority.

Reasons

I have made these recommendations in order to reasonably minimise the landscape and visual impacts of the proposal have particular regard for Policy CS5.

Yours sincerely

Phil Watson
Senior Landscape Officer

From: RM PROW Planning
Sent: 01 July 2016 09:43
To: Planning Admin
Cc: Martin Egan
Subject: RE: Consultation on Planning Application 1884/16

Our Ref: W499/019/ROW389/16

For The Attention of: Gemma Walker

Public Rights of Way Response

Thank you for your consultation concerning the above application.

Public footpath 19 is recorded through the proposed development area.

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

Informative Notes: "Public Rights of Way Planning Application Response - Applicant Responsibility" attached.

Regards

Jennifer Green

Rights of Way and Access

Part Time - Office hours Wednesdays and Thursday

Resource Management, Suffolk County Council

Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

 (01473) 264266 |  PROWPlanning@suffolk.gov.uk |

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

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

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

Sent: 14 June 2016 11:08

To: RM PROW Planning

Subject: Consultation on Planning Application 1884/16

Correspondence from MSDC Planning Services.

Location: Land on the South East side of, Church Road, Stowupland

Proposal: Application for Outline Planning Permission for the erection of 18 dwellings, parking for primary school and extension to cemetery.

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, NPPF, CL6, H17, CL8, HB13, RT12, CSFR-FC1, CSFR-FC1.1, CSFR-FC2, SB3, Cor1, Cor2, Cor5, Cor6, Cor9, H13, H14, 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.

Consultee Comments for application 1884/16

Application Summary

Application Number: 1884/16

Address: Land on the South East side of, Church Road, Stowupland

Proposal: Application for Outline Planning Permission for the erection of 18 dwellings, parking for primary school and extension to cemetery.

Case Officer: Gemma Walker

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 this application and although this development will not affect the existing public footpath as such it will spoil ones enjoyment of walking in this area with another piece of urban sprawl.



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

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

15 July 2016

For the attention of Gemma Walker

Dear Sirs,

Application number: 1884/16
Proposal: Application for Outline Planning Permission for the erection of 18 dwellings, parking for primary school an extension to cemetery
Location: Land on the South East of, Church Road, Stowupland

Stowupland Parish Council supports this application as it does not appear to be contrary to any policies. However, members had a number of concerns, mainly regarding the car parks included in the application.

There does not seem to be a need for two separate car parks, and parents should not be encouraged to dropping off on the opposite side of A1120 from the school. Us for staff parking seems a better option freeing up other spaces for dropping off and picking up.

The road layout should be looked at in the light of the comments about 'building out crime'. The footpaths to the rear of properties are unnecessary and could give rise to problems.

Detailed investigations are required to establish the suitability of the land offered for a burial ground extension. The applicant should pay for the investigation work.

Yours faithfully
On behalf of Stowupland Parish Council

Mrs Claire Pizzey
Parish Clerk



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

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

17 October 2017

For the attention of James Platt

Dear Sirs,

Application number: 1884/16
Proposal: Re-consultation: Highways and Access drawing – Application for Outline Planning Permission for the erection of 18 dwellings, parking for primary school and extension to cemetery
Location: Land on the South East of, Church Road, Stowupland

Stowupland Parish Council would like to make the following comments on the re-consultation.

1. Concerns over the how the road narrows
2. The warning signs are not adequate. The Parish Council would like to see flashing amber warning lights with a 20 mph speed limit at school start and finish times

Yours faithfully
On behalf of Stowupland Parish Council

Mrs Claire Pizzey
Parish Clerk



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

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

10 November 2017

For the attention of James Platt

Dear Sirs,

Application number: 1884/16
Proposal: Re-consultation: Revised layout plan 4115-01B received 19.10.17
Location: Land on the South East of, Church Road, Stowupland

Stowupland Parish Council OBJECTS to to the revised layout plan 4115-01B.

Highway Issues

1. Concerns over the how the road narrows
2. The warning signs are not adequate. The Parish Council would like to see flashing amber warning lights with a 20 mph speed limit at school start and finish times

Yours faithfully
On behalf of Stowupland Parish Council

Mrs Claire Pizzey
Parish Clerk



SUFFOLK CONSTABULARY



Phil Kemp
Design Out Crime Officer
Community Safety Unit/Bury St Edmunds Police Station
Norfolk Constabulary/Suffolk Constabulary
Raingate Street, Bury St Edmunds, Suffolk, IP33 2AP
Tele: 01284 774141 Fax: 01284 774130
Mobile: 07803737748
www.norfolk.police.uk www.suffolk.police.uk

PLANNING APPLICATION: 1884/16

SITE: 18 Residential Properties on Church Road, Stowupland, Suffolk

Applicant: Porch Builders, Ley-Lands Farm, Middlewood Green, Stowmarket

Senior Planning Officer: Philip ISBELL

The crime prevention advice is given without the intention of creating a contract. Neither the Home Office nor Police Service accepts any legal responsibility for the advice given. Fire Prevention advice, Fire Safety certificate conditions, Health & Safety Regulations and safe working practices will always take precedence over any crime prevention issue. Recommendations included in this document have been provided specifically for this site and take account of the information available to the Police or supplied by you. Where recommendations have been made for additional security, it is assumed that products are compliant with the appropriate standard and competent installers will carry out the installation as per manufacturer guidelines.

Suppliers of suitably accepted products can be obtained by visiting www.securedbydesign.com.

Dear Mr **ISBELL**

Thank you for allowing me to provide an input for the above Planning Application for 18 residential properties on Church Road, Stowupland.

Section 17 outlines the responsibilities placed on local authorities to prevent crime and dis-order.

The National Planning Policy Framework on planning policies and decisions to create safe and accessible environments, laid out in paragraphs 58 and 69 of the framework, emphasises that developments should create safe and accessible environments where the fear of crime should not undermine local quality of life or community cohesion.

1.0 I strongly advise the development planners adopt the ADQ guide lines and Secure by Design (SBD) principles for a secure development.

1.1 As of the 1st June 2016 the police lead Secure By Design (SBD) New Home 2016 was introduced, replacing the previous Secure By Design (SBD) 2014 New Homes guide. This guide aptly meets the requirements of Approved Document Q for new builds and renovation work to a preferred security specification, through the use of certified fabricators that meet Secure By Design principals, for external doors, windows and roof lights to the following standards
[http://www.securedbydesign.com/wp-content/uploads/2016/03/Secured by Design Homes 2016 V1.pdf](http://www.securedbydesign.com/wp-content/uploads/2016/03/Secured_by_Design_Homes_2016_V1.pdf)

1.2 SBD New Homes 2016 incorporates three standards available within the New Homes 2016 guide. namely Gold, Silver or Bronze standards It is advisable that all new developments of 10 properties or more should seek at least a Bronze Secured by Design. Further details can be obtained through the Secure By Design (SBD) site at <http://www.securedbydesign.com/>

1.3 To achieve a Silver standard, or part 2 Secured by Design physical security, which is the police approved minimum security standard and also achieves ADQ, involves the following:

- a. All exterior doors to have been certificated by an approved certification body to BS PAS 24:2012, or STS 201 issue 4:2012, or STS 202 BR2, or LPS 1175 SR 2, or LPS 2081 SRB.
- b. All individual front entrance doors to have been certificated by an approved certification body to BS Pas 24:2012 (internal specification).
- c. Ground level exterior windows to have been certificated by an approved certification body to BS Pas 24:2012, **or** STS204 issue 3:2012, **or** LPS1175 issue 7:2010 Security Rating 1, **or** LPS2081 Issue 1:2014. All glazing in the exterior doors, and ground floor (easily accessible) windows next to or within 400mm of external doors to include laminated glass as one of the panes of glass. Windows installed within SBD developments must be certified by one of the UKAS accredited certification bodies.

2.0 I would like to add the following recommendations:

2.1 Cul-de-sacs that are short in length and not linked by footpaths can be very safe environments in which residents benefit from lower crime. Research shows that features that generate crime within cul-de-sacs invariably incorporate one or more of the following undesirable features:

- backing onto open land, railway lines, canal towpaths etc, and as in this case **a local cemetery**/or
- are very deep (long)
- linked to one another by footpaths.

If any of the above features are present in a development additional security measures may be required. Footpaths linking cul-de-sacs to one another can be particularly problematic, and in such cases the layout may need to be re-considered (particularly in higher crime areas). **As such I feel the incorporation of a further footpath along the western side to link up by the cemetery area, makes it more permeable and vulnerable. As it could allow an entry/exit route for any would be offender into the development. I would strongly advise against it.**

I acknowledge that the balance between permeability and accessibility is always a delicate one. We (policing) want less permeability as it creates entry and escape routes for those who may want to commit a crime. For planners it is about the green agenda, being able to get people from A to B, preferably not in their cars.

2.2 Household exterior lighting , I would recommend photocell operated wall mounted lighting at the front of all household dwellings, (on a dusk to dawn light timer) complete with a compact fluorescent lamp and wired through a switched spur to allow for manual override. I would also appreciate viewing a "Lux" lighting plan of the proposed site.

2.3 Street Lighting: should conform to Section 18.1 SBD 2016. Lighting in communal areas is found in Section 25.2 SBD 2016. Lighting should conform to the requirements of BS 5489:2013. A luminaire that produces a white light source (Ra>59 on the colour rendering index) should be specified but luminaires that exceed 80 on the colour rendering index are preferred.

2.3 Car Parking Communal parking facilities must be lit to the relevant levels as recommended by BS5489:2013 and a certificate of compliance provided. See section 16 SBD Homes 2016 for the specific lighting requirements as well as recommendations for communal parking areas.

2.4 Perimeter fencing – Divisional fencing at the 'bottom of gardens' should be of an 1800mm close boarded style. Sub divisional fencing, (plot division) the 'side of garden' boundary should again be 1800m close board, or to allow extra light 1500mm topped with a 300mm trellis.

2.5 A 13 amp non switched fused spur, suitable for an alarm system should be installed to allow each occupant the opportunity to have an alarm fitted.

Conclusion

3.0 These standards are entry level security and meet the Secured by Design part 2 (Silver SBD) physical security standards. Building to the physical security of Secured by Design, which is the police approved minimum security standard, will reduce the potential for burglary by 50% to 75% and achieve ADQ. I would encourage the applicants to seek Secured by Design certification to this standard when it is built.

3.1 I would be pleased to work with the agent and/or the developer to ensure the proposed development incorporates the required elements. This is the most efficient way to proceed with residential developments and is a partnership approach to reduce the opportunity for crime and the fear of crime.

If you wish to discuss anything further or need assistance with the SBD application, please contact me on 01284 774141.

Yours sincerely

Phil Kemp

Designing Out Crime Officer
Western and Southern Areas
Suffolk Constabulary
Raynegate Street
Bury St Edmunds
Suffolk
IP33 2AP