

MID SUFFOLK DISTRICT COUNCIL  
DEVELOPMENT CONTROL COMMITTEE - 16 March 2016

---

AGENDA ITEM NO 2  
APPLICATION NO 0587/16  
PROPOSAL Erection of two 3 bed detached houses  
SITE LOCATION Heathervale, Combs Lane, Stowmarket IP14 2NL  
SITE AREA (Ha) 0.1  
APPLICANT Mr & Mrs P Coll  
RECEIVED February 5, 2016  
EXPIRY DATE April 2, 2016

---

**REASONS FOR REFERENCE TO COMMITTEE**

The application is referred to committee for the following reason :

The applicant is a member of staff.

**PRE-APPLICATION ADVICE**

1. Pre-application advice was sought in respect of this proposal, initially in 2014.

**SITE AND SURROUNDINGS**

2. The application site is located to the south of Combs Lane, with the northern boundary of the site abutting the lane. The southern and eastern boundaries are enclosed by hedgerows, whilst to the west the site abuts Heathervale, an existing residential dwelling.

The surrounding area is open countryside, with the exception of Heathervale and two additional neighbouring properties to the west.

**HISTORY**

3. The planning history relevant to the application site is:

0027/01/OL USE OF LAND FOR ERECTION OF ONE DETACHED DWELLING AND GARAGE. Refused 20/07/2001

**PROPOSAL**

4. The proposal is to erect two 3 bedroom dwellings each with a two bay garage, which would be situated to the front of the application site.

**POLICY****5. Planning Policy Guidance**

See Appendix below.

**CONSULTATIONS****6. Stowmarket Parish Council**

No reply received.

**MSDC Arboricultural Officer**

The trees potentially affected by this proposal are of insufficient amenity value to warrant being a constraint.

**Environmental Health, Land Contamination**

The application site appears to be on or adjacent to a former landfill according to the envirocheck report. On the basis of this we would recommend that the attached condition be included with any permission that may be granted for the site.

**Additional Reply:**

I have received correspondence from Landmark who undertake the enviroscreen assessments regarding the location of the landfill that they highlighted in the report. It would seem as they too are uncertain as to the location of the landfill and in many respects cannot validate their original assertion that the landfill is in the vicinity of the site.

In light of this I feel that it would be inadvisable to continue to recommend that conditions in my previous response because neither ourselves, the Environment Agency nor Landmark can say with any certainty where this landfill was located. In light of this I retract my original recommendation.

**Environment Agency**

There are no EA constraints associated with this site.

**SCC Highways**

No objection, subject to condition.

**SCC Archaeology**

No grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets. Any permission granted should be the subject of a planning condition to record and advance understanding of the significance of the heritage asset before it is damaged or destroyed.

## LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

**None received.**

## ASSESSMENT

8. There are a number of considerations which will be addressed as follows.

- Principle of Development
- Design and Layout
- Highway and Access
- Residential Amenity
- Landscape
- Biodiversity
- Environment and Flood Risk

### ● PRINCIPLE OF DEVELOPMENT

#### National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published on 27<sup>th</sup> March 2012. It provides that the NPPF *"does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise"*.

The NPPF also provides (paragraph 14) that there is *" a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking"*. This paragraph continues *"for decision-taking this means approving proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted"*.

#### Development Plan

The application site is not within a settlement boundary and is considered to be new residential development in the countryside, and which would be contrary to Core Strategy Policies CS1 and CS2 and Local Plan Policy H7.

However paragraph 49 of the NPPF states that:

*"Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites."*

Mid Suffolk District Council does not have this housing land supply at this time

and as such the relevant policies set out above are not considered to be up to date and on this occasion are not considered to justify refusal in this respect. Indeed paragraph 14 of the NPPF states in this respect:

*"For decision-taking this means:*

*approving development proposals that accord with the development plan without delay; and*

*where the development plan is absent, silent or relevant policies are out of date, granting permission unless:*

*any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted"*

In the light of this the development plan is considered out of date such that the in principle objection on the basis of housing policies does not justify refusal at this time. However, the NPPF nevertheless requires that development be sustainable and that adverse impacts do not outweigh the benefits to be acceptable in principle.

Paragraph 7 of the NPPF sets out three dimensions for sustainable development, economic, social and environmental:

*"an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure:*

*a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*

*an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."*

The application site is just under 800m from the shops and services in Combs Ford. The majority of this distance is along a footpath, with street lighting. Approximately 200m of this distance is not on a footpath, however this is a limited distance such that the less favourable conditions for pedestrians would only be experienced for a very short part of the overall journey and which is to a wide range of facilities and services, and which would be extremely sustainable with regards to cycling. The re-development of the land having previously been in use as a plant nursery/garden centre is further a consideration in this regard, the loss of which is considered to weigh in favour in this respect.

Furthermore there are regular bus services operating from Combs providing access to Stowmarket and Ipswich and subsequently further afield. These bus services are sufficiently regular and at times such that these would support sustainable access to services and employment opportunities.

With regards to the other strands of environmental sustainable development, there are various protected species records in the locality, predominantly related to the river, which is to the North of Combs Lane. The site itself having previously been in use for plant nursery/garden centre is previously developed land with little landscaping and bordering an existing residential dwelling, has limited habitat scope and as such the proposal is not considered to risk harm to protected species, whilst enhancement could be secured by way of condition.

Furthermore the proposal includes photovoltaic panels and will use air source heat pumps in accord with the requirements of the NPPF to adapt to climate change and move to a low carbon economy.

The proposal would support services in Combs Ford both in respect of the social and economic roles of sustainable development. The proposal would also provide employment during the construction of the development.

In the light of this overall sustainability within all three roles and no adverse impacts in this regard the proposal is considered sustainable development within the meaning set out in the NPPF.

- **DESIGN AND LAYOUT**

The two proposed dwellings are set back within the site, adjacent to the neighbouring dwelling and create a gradually receding row with the existing dwellings.

The design of the properties themselves is considered to respect the neighbouring property which is in part a bungalow with a two storey side extension whilst also being individual in their own right, and as such are not considered to be unacceptable in this respect.

The siting of the garages to the frontage of the properties is a somewhat prominent location, however given the set back of the dwellings with regards to the neighbouring properties, the screening which can be retained by condition and the rural barn style proposed this is not considered to result in harm to warrant refusal in this respect.

- **HIGHWAY AND ACCESS**

Parking and turning space is provided on the application site for each property whilst Suffolk County Council Highways have confirmed that appropriate visibility splays can be achieved, subject to a condition in this respect.

As such the proposal is not considered to risk harm to highway safety.

- **RESIDENTIAL AMENITY**

The site is situated within predominantly open countryside and screened such that the only property which may be affected by the proposal is Heathervale.

The proposed dwellings would be situated so as to limit any impact on the outlook from that dwelling and further designed so as not to result in overlooking, subject to the en-suite window, landing and secondary window to bedroom 2 to plot 2 being obscurely glazed. Conditions provide sufficient control in that respect and as such the proposal is not considered to cause unacceptable harm to neighbouring residential amenity.

- **LANDSCAPE**

The application site is situated just outside, to the south of, the Special Landscape Area, however as previously developed land adjacent to existing dwellings and being well screened the proposal is not considered to result in unacceptable harm to the landscape to warrant refusal on this basis.

With regards to the trees on the site the arboricultural officer confirms that these are of insufficient amenity value to warrant being a constraint. A scheme for landscaping to ensure appropriate retention and landscaping on the site provides control in this regard.

- **BIODIVERSITY**

Various protected species have been identified in the vicinity of the application site, however these are primarily related to the Rattlesden River and floodplain. The site itself being previously developed and adjacent to an existing residential dwelling without any significant landscaping is such that the proposal is not considered to risk harm in this respect and enhancements can be secured by means of condition.

- **ENVIRONMENT AND FLOOD RISK**

The site is outside flood zones and the proposal is in part on previously developed land. As such the proposal is not considered to result in harm to warrant refusal in this respect.

- **CONCLUSION**

The application site is situated within the countryside, however would fall to be considered as sustainable development within the definition set out in the NPPF. Furthermore the proposal is not considered to risk significant harm to the landscape, residential amenity, highway safety or biodiversity. The development is considered to be in accordance with the relevant Local Plan, Core Strategy and Core Strategy Focused Review policies and the objectives of the NPPF.

## **RECOMMENDATION**

**That the Professional Lead - Growth and Sustainable Planning be authorised to grant planning permission subject to the following conditions:**

- Standard time limit
- Approved plans
- Provision visibility splay

- Provision parking and turning area prior to first occupation
- Archaeological investigation and assessment
- Implementation and retention of photovoltaic cells and air source heat pumps
- Landscaping scheme and implementation
- Obscure glaze en-suite window, landing window and secondary window to bedroom 2 on Plot 2
- Biodiversity measures
- Materials to be agreed

Philip Isbell  
Corporate Manager - Development Management

Gemma Walker  
Senior Planning Officer

## **APPENDIX A - PLANNING POLICIES**

### **1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review**

**CSFR-FC1.1** - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

**CSFR-FC1** - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

**Cor1** - CS1 Settlement Hierarchy

**Cor2** - CS2 Development in the Countryside & Countryside Villages

**Cor5** - CS5 Mid Suffolks Environment

### **2. Mid Suffolk Local Plan**

**GP1** - DESIGN AND LAYOUT OF DEVELOPMENT

**H13** - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT

**H16** - PROTECTING EXISTING RESIDENTIAL AMENITY

**HB1** - PROTECTION OF HISTORIC BUILDINGS

**SB2** - DEVELOPMENT APPROPRIATE TO ITS SETTING

**CL8** - PROTECTING WILDLIFE HABITATS

**T10** - HIGHWAY CONSIDERATIONS IN DEVELOPMENT

**H7** - RESTRICTING HOUSING DEVELOPMENT

**CL11** - RETAINING HIGH QUALITY AGRICULTURAL LAND

### **3. Planning Policy Statements, Circulars & Other policy**

**NPPF** - National Planning Policy Framework

## **APPENDIX B - NEIGHBOUR REPRESENTATIONS**

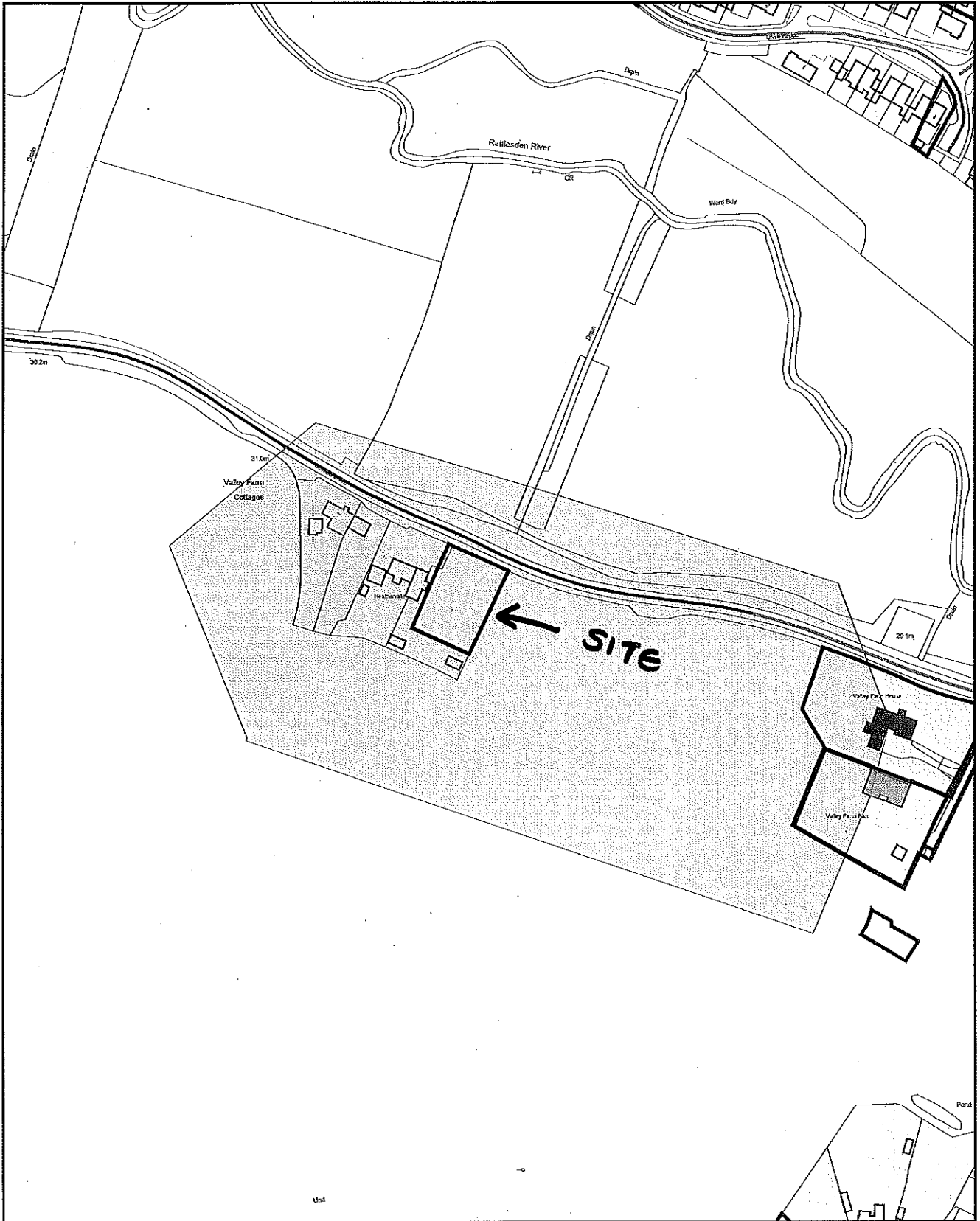
Letter(s) of representation(s) have been received from a total of **0** interested party(ies).

The following people **objected** to the application

The following people **supported** the application:

The following people **commented** on the application:





**Title:** Neighbs Cons LBs

**Reference:** 0587/16

**Site:** Heathervale  
Combs Lane Stowmarket IP14 2NL



**MID SUFFOLK DISTRICT COUNCIL**

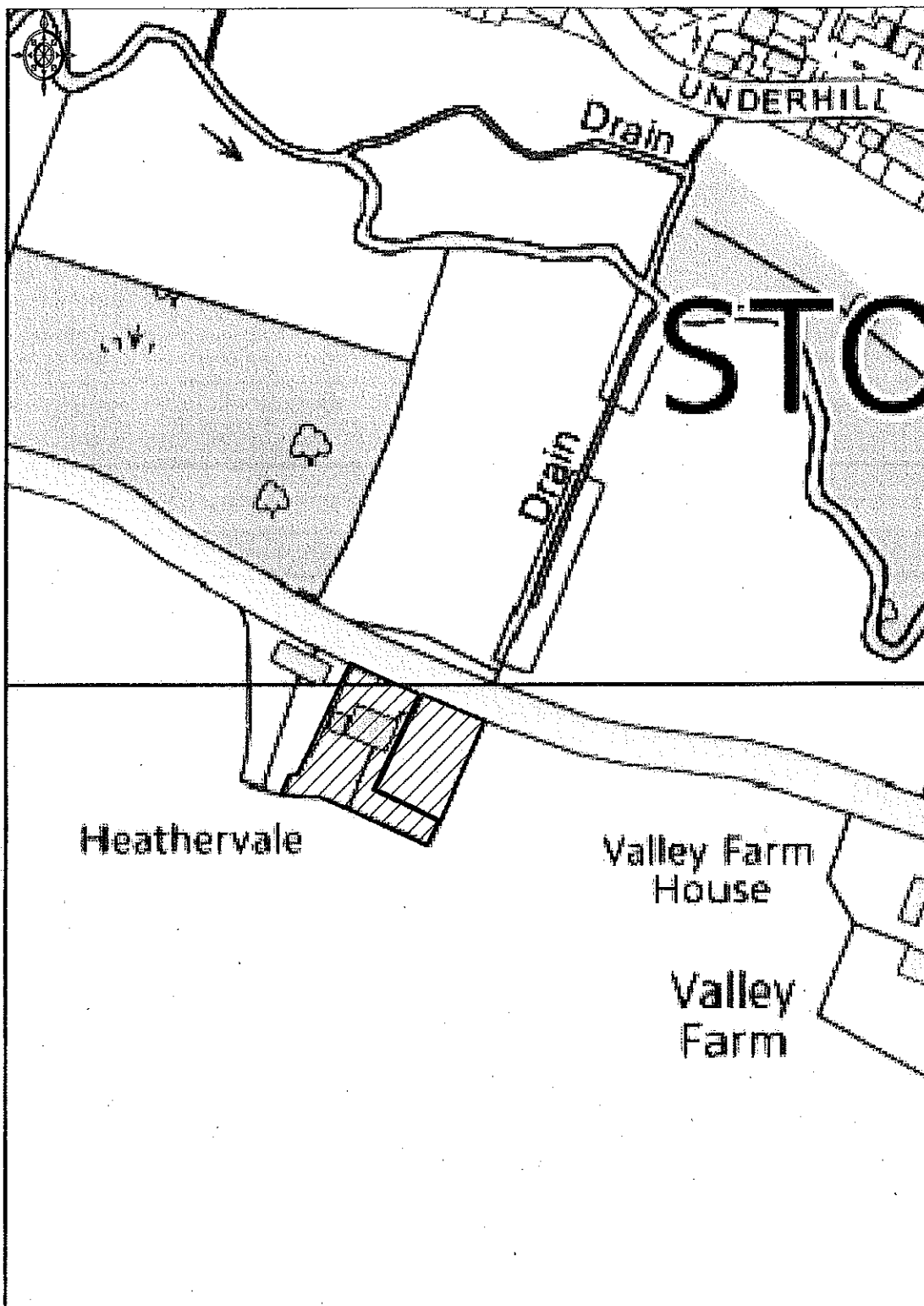
131, High Street, Needham Market, IP6 8DL.  
Telephone : 01449 724500  
email: customerservice@csduk.com  
www.midsuffolk.gov.uk



SCALE 1:2500

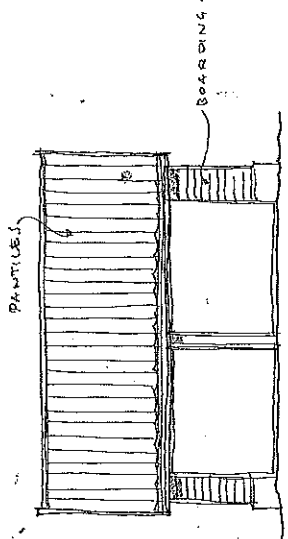
Reproduced by permission of  
Ordnance Survey on behalf of HMSO.  
© Crown copyright and database right 2016  
Ordnance Survey Licence number 100017810

Land Adjacent to Heathervale, Combs Lane, Stowmarket

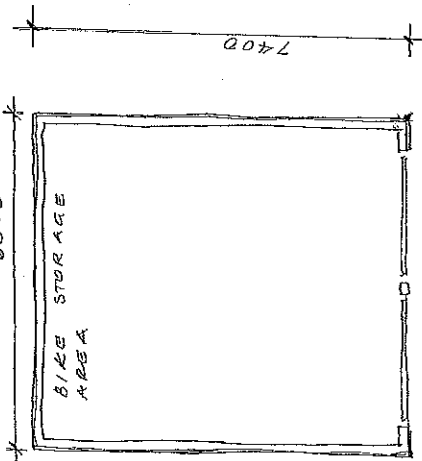


Ordnance Survey © Crown Copyright 2016. All rights reserved.  
License number 100027432, Floral Scale - 1:2500

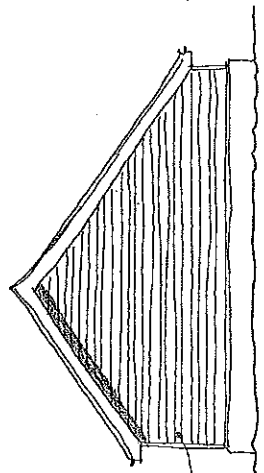
Site Location Plan 14.648/001  
Prepared by Boyer (February 2016)



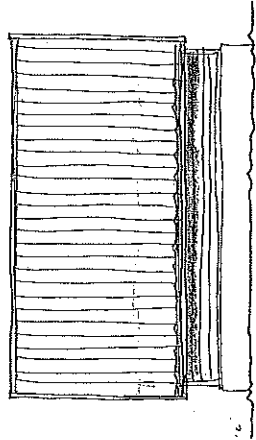
FRONT ELEVATION ~



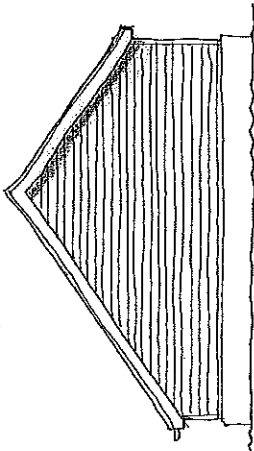
GARAGING PLAN ~  
PLOTS 1 & 2



SIDE ~ 1:100

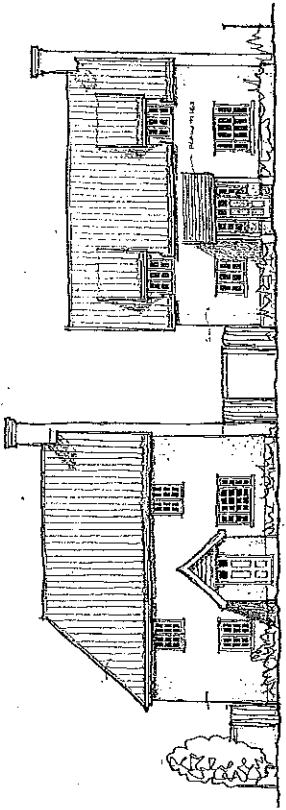


REAR ~

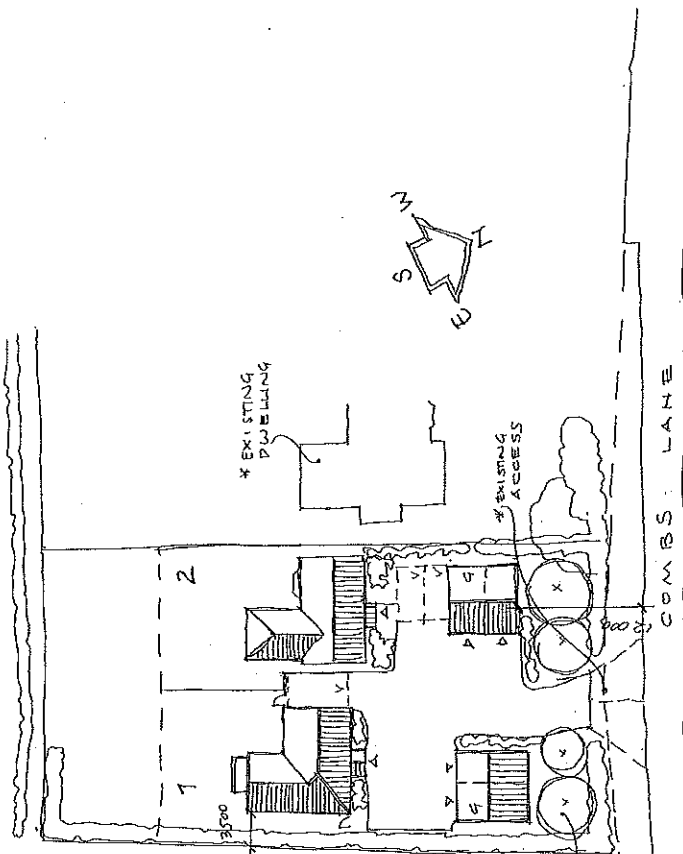


SIDE ELEVATION ~

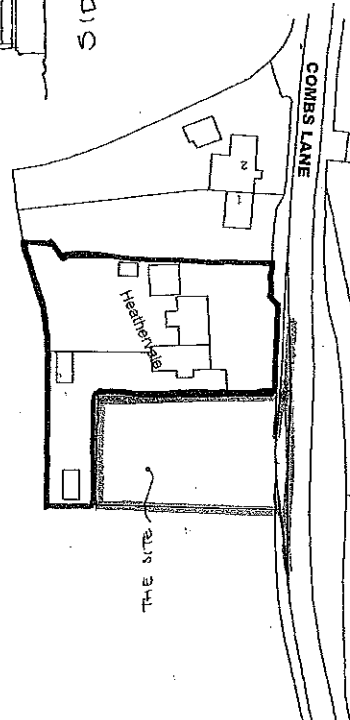
\* NEW SCREEN PLANTING TO ROAD FRONTAGE



STREET ELEVATION ~ 1:200

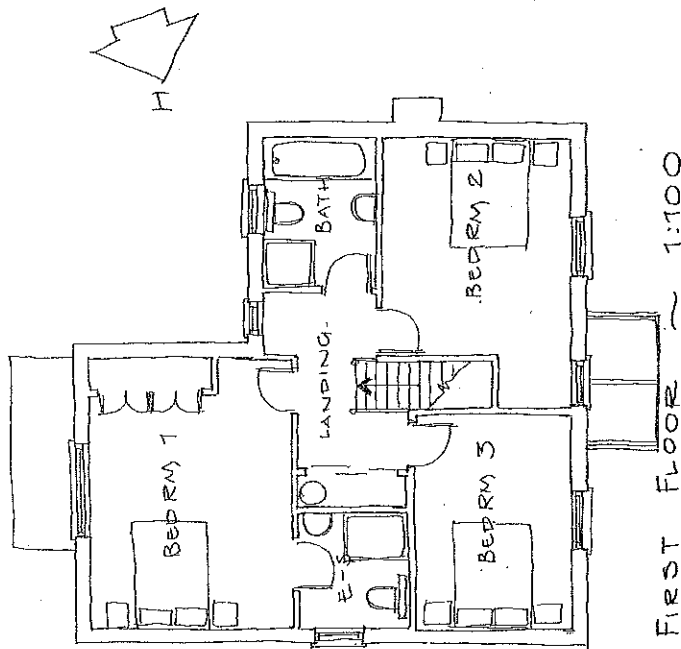
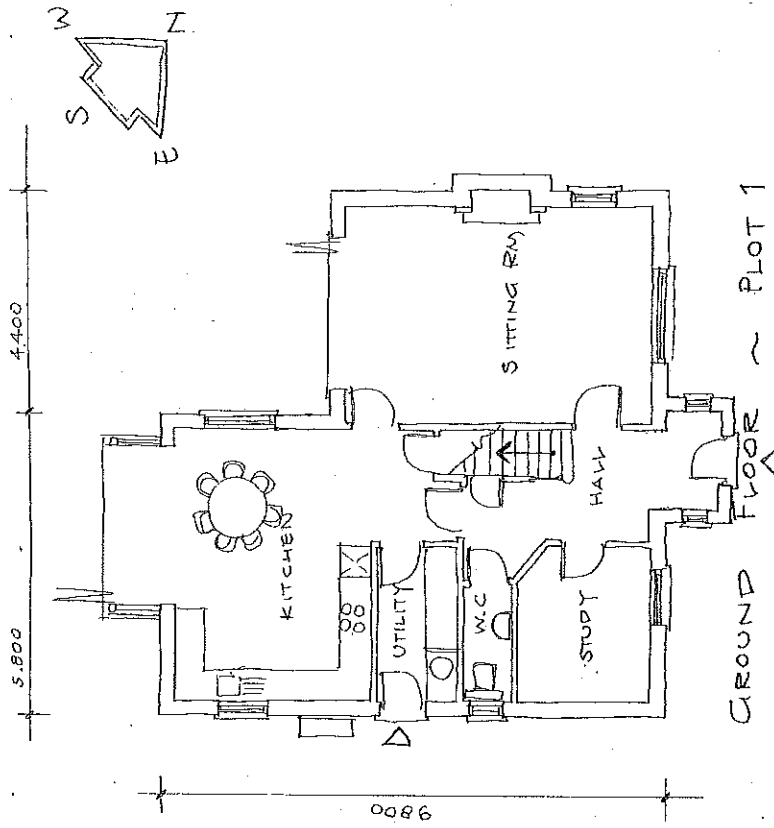


SITE LAYOUT ~ 1:500



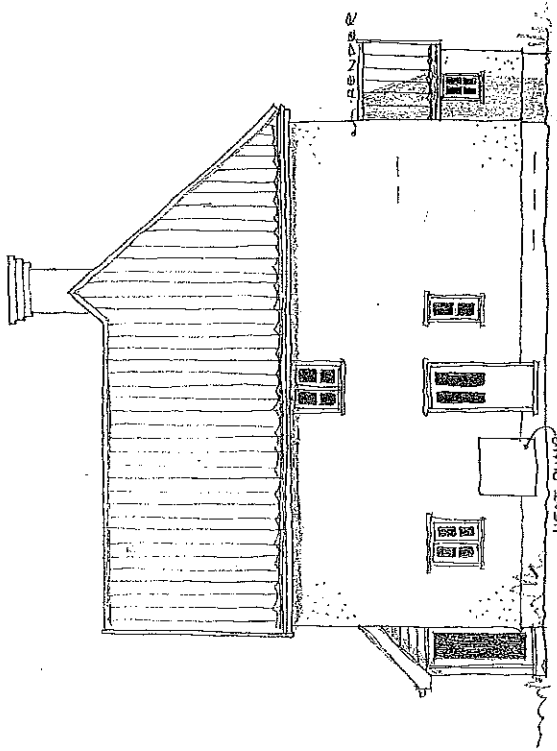
LOCATION ~ 1:1250

Client	MR & MRS COLL	Scale:	1:200 & 1:500
Project	PROPOSED 2 NEW DWELLINGS LAND ADJ. HEATHERVALE, COMBS LANE, STOWMARKET, IP14 2NL	Date:	JAN 2016
Drawing:	DETAILED PLANNING	Contract:	4109
		Drwg No.:	01 A
<b>BROWN &amp; SCARLETT ARCHITECTS</b> 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk			

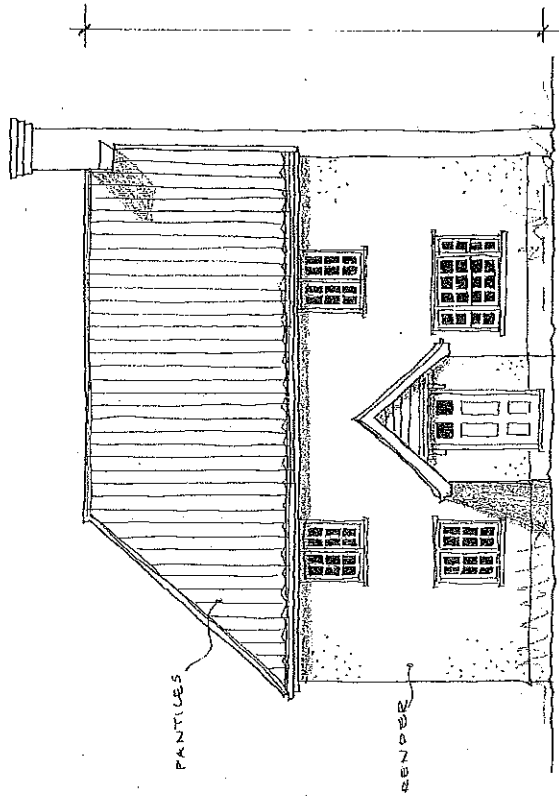


Client	MR & MRS COLL	Scale:	1:100
Project:	PROPOSED 2 NEW DWELLINGS LAND ADJ. HEATHERVALE, COMBS LANE, STOWMARKET, IP14 2NL	Date:	JAN 2016
Drawing:	DETAILED PLANNING	Contract:	4109
		Drg No.:	02

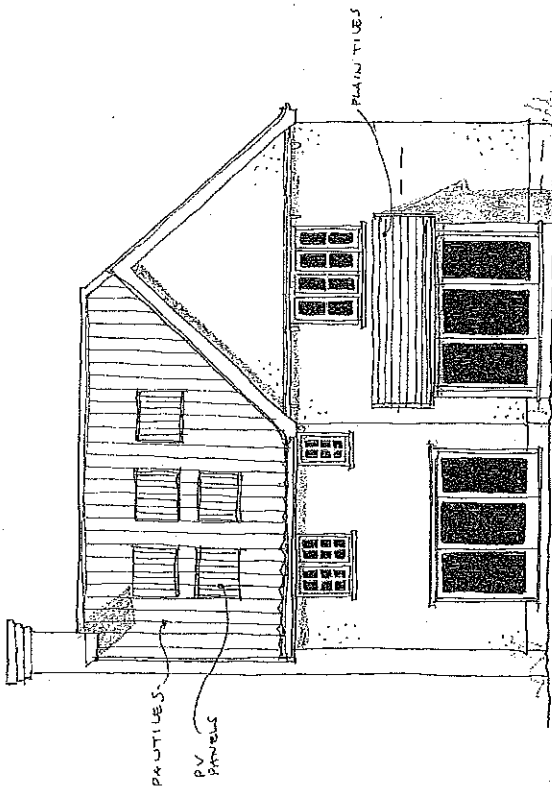
**BROWN & SCARLETT**  
**ARCHITECTS**  
 1 Old Hall Barns, Thurston Road  
 Pakenham, IP31 2NG  
 Tel: 01284 768800  
 info@brownandscarlett.co.uk



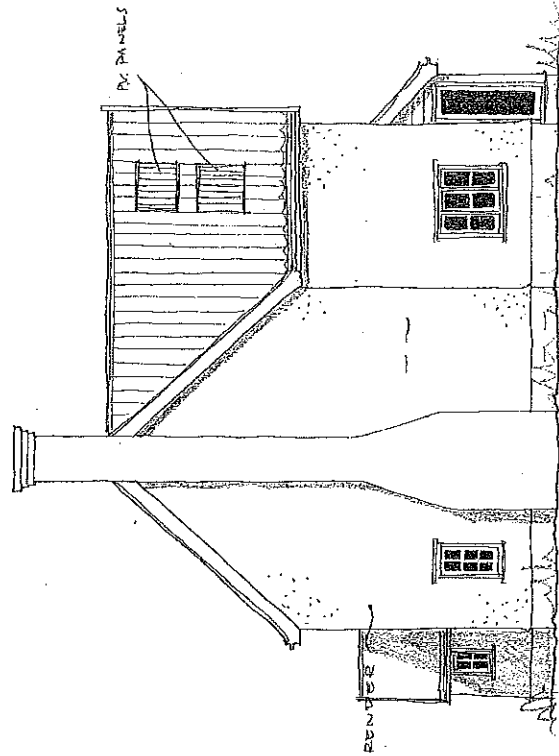
EAST ELEVATION - 1:100



NORTH ELEVATION (FRONT) - PLOT 1



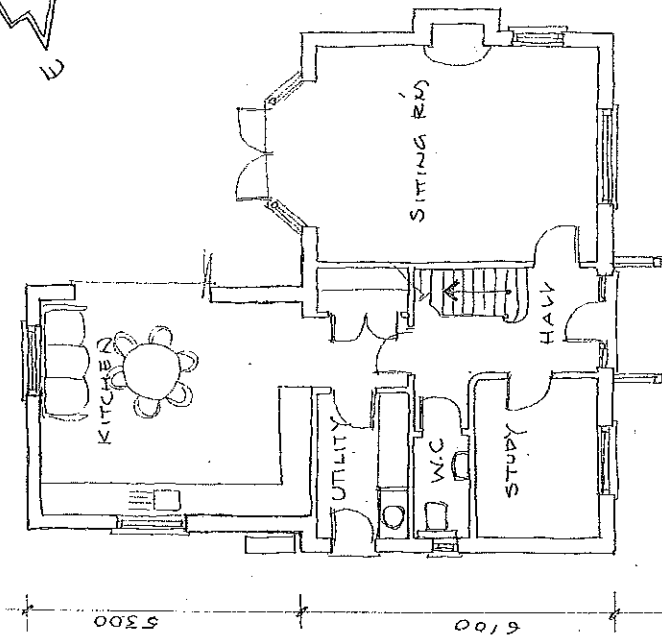
SOUTH ELEVATION



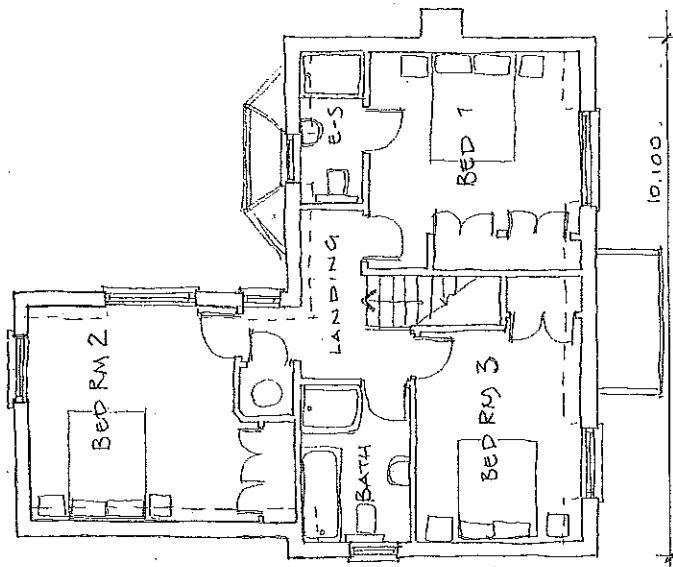
WEST ELEVATION

Client	MR & MRS COLL	Scale	1:100
Project	PROPOSED 2 NEW DWELLINGS LAND ADJ. BEATHERVEALE, COMBS LANE, STOWMARKET, IP14 2NL	Date	JAN 2016
Drawing	DETAILED PLANNING	Contract	4109
		Drg No.	03

**BROWN & SCARLETT**  
**ARCHITECTS**  
 1 Old Hall Barris, Thurston Road  
 Pakenham, IP31 2NG  
 Tel: 01284 768800  
 info@brownandscarlett.co.uk

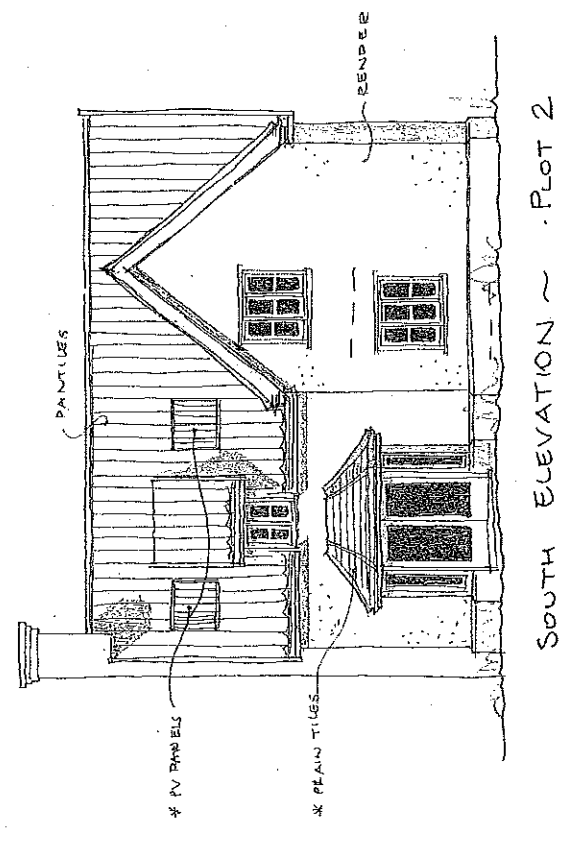
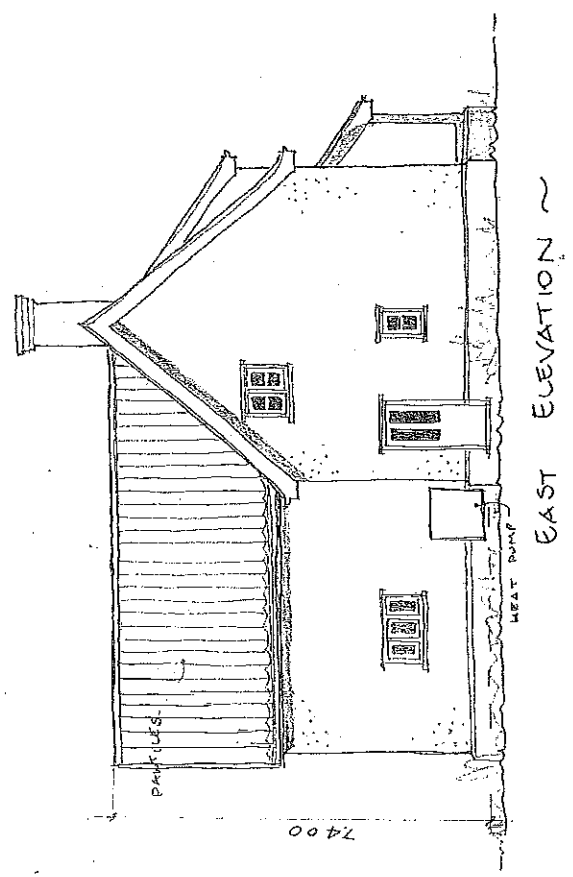
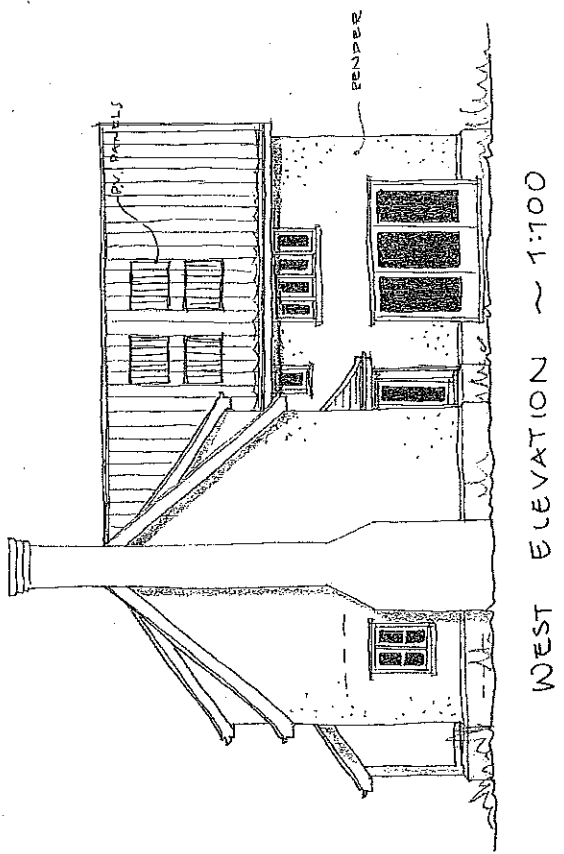
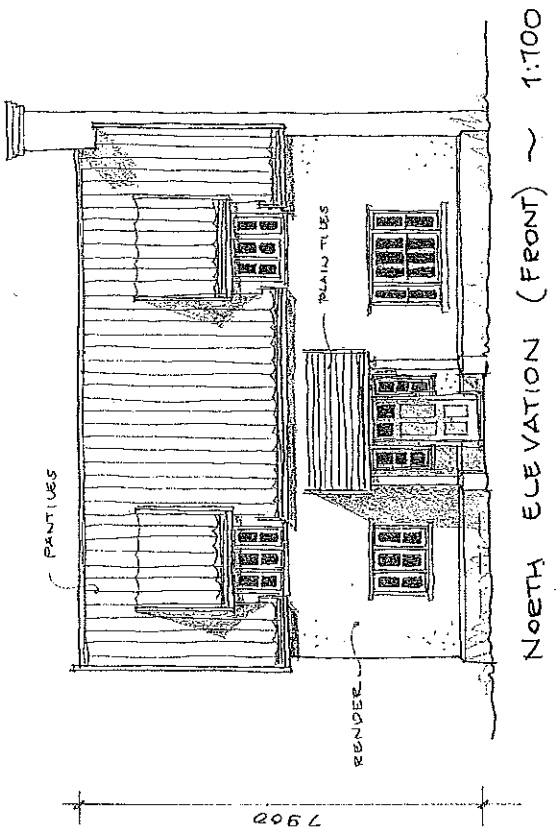


GROUND FLOOR ~ PLOT 2



FIRST FLOOR ~ 1:100

Client: MR & MRS COLL	Scale: 1:100	<b>BROWN &amp; SCARLETT</b> <b>ARCHITECTS</b>
Project: PROPOSED 2 NEW DWELLINGS LAND ADM. LEATHERVALE, COMBS LANE, STOWMARKET, IP14 2NL	Date: JAN 2016	1 Old Hall Barns, Thurston Road Pakenham, IP21 2NG
Drawing: DETAILED PLANNING	Contract: 4109 Drg No. 04 A	Tel: 01284 768800 info@brownandscarlett.co.uk



Client: MR & MRS COLL	Scale: 1:100	<b>BROWN &amp; SCARLETT ARCHITECTS</b>	
Project: PROPOSED 2 NEW DWELLINGS LAND ADJ. HEATHERVALE, COMBS LANE, STOWMARKET, IP14 2NL	Date: JAN 2016	1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk	
Drawing: DETAILED PLANNING	Contract: 4109		
	Dwg. No. 05		

**Alex Peck**

---

**From:** David Pizzey  
**Sent:** 01 March 2016 11:07  
**To:** Gemma Walker  
**Cc:** Planning Admin  
**Subject:** 0587/16 Heathervale, Stowmarket.

**Categories:** Red Category

Gemma

The trees potentially affected by this proposal are of insufficient amenity value to warrant being a constraint.

David

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

---

**From:** [planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk) [mailto:[planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk)]  
**Sent:** 29 February 2016 14:41  
**To:** David Pizzey  
**Subject:** Consultation on Planning Application 0587/16

Correspondence from MSDC Planning Services.

Location: Heathervale, Combs Lane, Stowmarket IP14 2NL

Proposal: Erection of two 3-bed detached houses

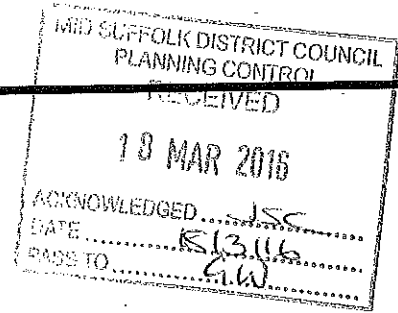
<b>Planning Control Received</b>	
<b>01 MAR 2016</b>	
Acknowledged .....	AP
Date .....	2/3/16
Pass To .....	GW

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.



Jane Cole



From: Nathan Pittam  
 Sent: 18 March 2016 09:42  
 To: Planning Admin  
 Subject: 0587/16/FUL. EH - Land Contamination.

**M3 : 175641**

**0587/16/FUL. EH - Land Contamination.**

**Heathervale, Combs Lane, STOWMARKET, Suffolk, IP14 2NL.**

**Erection of two 3 bed detached houses.**

Further to my previous correspondence relating to the above application I have received correspondence from Landmark who undertake the enviroscreen assessments regarding the location of the landfill that they highlighted in their report. It would seem as though they too are uncertain as to the location of the landfill and in many respects cannot validate their original assertion that the landfill was in the vicinity of the development site. In light of this I feel that it would be inadvisable to continue to recommend the condition in my previous email because neither ourselves, the Environment Agency nor Landmark can say with any degree of certainty where this landfill was located. In light of this I retract my original recommendation

Regards

Nathan

On 8 Mar 2016, at 16:00, Charles Krolik-Root <[Charles.Krolik-Root@landmark.co.uk](mailto:Charles.Krolik-Root@landmark.co.uk)> wrote:

Good afternoon Karen,

I have just received some information back from our Data Team.

The particular landfill dataset that is used in these reports which triggered the alert at your property was created during the 1990s by a company called Sitefile who worked alongside Landmark Information Group. Different forms of data were collated from a number of Local Authorities. Some of these provided maps with the landfills clearly marked and some provided 1km square grids which were indicative of the general area within which the landfill operated.

All of this information is held at our Exeter office in paper format so that we are able to refer back to it in cases such as this. This particular dataset was created at a time when the Environment Agency were taking over a lot of the landfill registers so the Local Authority departments which managed the data were closed down. For this reason we sometimes hold records that neither the Local Authority or the Environment Agency hold – we were given the only copy.

One of my colleagues has found the paper file and in the case of this feature, the locational information we were provided with was a 1km sq grid reference. This means that when the database was created, a 250m radius circle will have been 'dropped' on the general area where the landfill was thought to be.

I have carried out a historical map review of the area around your property and have not been able to find any areas of worked ground or areas marked as refuse tips in the vicinity of your property.

According to our data the landfill is just recorded as "Landfill At Stowmarket" and the grid reference we were provided was 604000, 258000. There are no records of what waste was accepted. We only hold the license key which is '39DAGSAL' and the License Number which is 907/01/13/06. It might

be worth checking to see whether this license key relates to any of the Local Authority's records and whether they have a more accurate placement for the landfill.

Given the uncertainty in the actual location of this landfill and that it is sometimes the case that we hold the only remaining paper copy of the record it seems sensible that some further investigation is required as to the actual location of this landfill and whether our entry relates to a landfill that the Local Authority do have the records for.

Please feel free to pass this information onto the Local Authority or Environment Agency as we would like to see this issue resolved since as you say, the concern not only lies with the planning application but also with your family home.

I'm sorry I cannot be of more help at this stage. If you do choose to pass this information on to the Local Authority and find that you have more questions for us then please do get in touch, or if you have any specific questions about the risks associated with historical landfill sites then do also get in touch either by email or by calling our office where I'm sure someone will be happy to help.

Kind regards,

Charles Krolik-Root BSc (Hons) MSc AIEMA  
Assistant Consultant

Argyll Environmental (Part of Landmark Information Group Ltd)

E: [charles.krolik-root@landmark.co.uk](mailto:charles.krolik-root@landmark.co.uk)

T: +44 (0) 845 458 5250

A: 1st Floor, 98 – 99 Queens Road, Brighton, BN1 3XF

-----Original Message-----

From:

Sent: 05 March 2016 07:28

To: Argyll Orders <[orders@argyllenviro.com](mailto:orders@argyllenviro.com)>

Subject: Enviroscreen certificate no. 14.648\_EPO2, dated 21 July 2015

Dear Enviroscreen,

Our planning advisors commissioned the above report from you on, our behalf, to support a planning application at Heathervale, Stowmarket. The application has now been submitted to the local authority and the Environmental Protection team at Mid Suffolk District Council have responded to the consultation.

I have since spoken to them because their response to the planning department refers to your report, and based upon your findings they are suggesting a condition be added to any granted planning permission. They themselves however can find no evidence of any land contamination, potential gases or identification of a landfill site in any of their records. They have also been in contact with the Environment Agency who likewise can find no information to support your comments. They are however obliged to make reference to your report as you have raised some potential concerns.

If planning permission is granted we will, of course, commission an investigation into this, as per the condition that will be imposed.

My concern however, regardless of the planning application is that we live in a property on the site. Your certificate mentions the need to attach this to our deeds (in which there is not currently any record of these possible issues), it discusses possible impact on property value, and more importantly I am concerned that we might be living with our family on a site where you mention potential gases etc.

The Environmental Protection Team have recommended that I contact you to request information on the data sources that you have used to compile the report, as I mentioned earlier we can find no other records to support this, and they find this somewhat unusual. This is really important to us, and not just because of the planning application, but because this is our home.

My request therefore is to ask if you would be kind enough to point me in the direction of these data sources so that we can understand where this has come from, what the impact might be and consider what next steps we need to take.

I look forward to hearing from you.

Regards,

Sent from my iPad

Registered Office: 7 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY. Registered Number 2892803 Registered in England and Wales. The information contained in this e-mail is confidential and may be subject to legal privilege. If you are not the intended recipient, you must not use, copy, distribute or disclose the e-mail or any part of its contents or take any action in reliance on it. If you have received this e-mail in error, please e-mail the sender by replying to this message. All reasonable precautions have been taken to ensure no viruses are present in this e-mail. Landmark Information Group Limited cannot accept responsibility for loss or damage arising from the use of this e-mail or attachments and recommend that you subject these to your virus checking procedures prior to use.

Registered Office: 7 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY. Registered Number 2892803 Registered in England and Wales. The information contained in this e-mail is confidential and may be subject to legal privilege. If you are not the intended recipient, you must not use, copy, distribute or disclose the e-mail or any part of its contents or take any action in reliance on it. If you have received this e-mail in error, please e-mail the sender by replying to this message. All reasonable precautions have been taken to ensure no viruses are present in this e-mail. Landmark Information Group Limited cannot accept responsibility for loss or damage arising from the use of this e-mail or attachments and recommend that you subject these to your virus checking procedures prior to use.

**Alex Peck**

---

**From:** Nathan Pittam  
**Sent:** 02 March 2016 09:01  
**To:** Planning Admin  
**Subject:** 0587/16/FUL. EH - Land Contamination  
**Attachments:** 058716FUL.doc

**Categories:** Red Category

**M3 : 175641**  
**0587/16/FUL. EH - Land Contamination.**  
**Heathervale, Combs Lane, STOWMARKET, Suffolk, IP14 2NL.**  
**Erection of two 3 bed detached houses.**

Many thanks for your request for comments in relation to the above application. I have reviewed the application and note that the development site appears to be on or adjacent of a former landfill according to the submitted envirocheck style report. On the basis of this we would recommend that the attached condition be included with any permission that may be granted for the site.

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](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

Planning Control  
 Received

02 MAR 2016

Acknowledged .....  
 Date ..... 2/3/16  
 Pass To ..... CW

**BABERGH/MID SUFFOLK DISTRICT COUNCIL****MEMORANDUM**

TO: Chief Planning Control Officer For the attention of: Planning

FROM: Nathan Pittam, Environmental Protection Team DATE: 2.3.16

YOUR REF: 0587/16/FUL. EH - Land Contamination. of two 3 bed detached houses.

SUBJECT: Erection of two 3 bed detached houses.  
Address: Heathervale, Combs Lane, STOWMARKET, Suffolk, IP14 2NL.

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

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

Proposed Condition: Standard Contaminated Land Condition (CL01)

*No development shall take place until:*

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

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

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

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

Planning Control Received	
02 MAR 2016	
Acknowledged .....	
Date .....	
Pass To .....	ES/CL/DC - 010/v2 <i>aw</i>

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

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

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

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

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

Nathan Pittam  
Senior Environmental Management Officer

Your Ref: MS/0587/16  
 Our Ref: 570\CON\0679\16  
 Date: 21/03/2016  
 Highways Enquiries to: kyle.porter@suffolk.gov.uk



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

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

**For the Attention of:** Gemma Walker

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/0587/16**

**PROPOSAL:**           Erection of two 3 bed detached houses  
**LOCATION:**           Heathervale, Combs Lane, Stowmarket, IP14 2NL

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

**1 V 1**

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

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

**2 NOTE 02**

Note 2: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

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

The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: [www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/](http://www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/).

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

Yours sincerely,

**Mr Kyle Porter**  
**Development Management Technician**  
 Strategic Development – Resource Management



## The Archaeological Service

9-10 The Churchyard, Shire Hall  
Bury St Edmunds  
Suffolk  
IP33 1RX

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

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

Our Ref: 2016\_0587  
Date: 9 March 2016

For the Attention of Gemma Walker

Dear Mr Isbell

### **PLANNING APPLICATION 0587/16 – HEATHERVALE, COMBS LANE, STOWMARKET: ARCHAEOLOGY**

This application lies in an area of high archaeological potential recorded in the County Historic Environment Record. Scatters of Roman and medieval finds have been recorded in the direct vicinity of the proposed development area and the development site is also located in an area which is topographically favourable for early occupation, overlooking the Rattlesden River. As a result, there is a strong possibility that heritage assets of archaeological interest will be encountered at his location. Any groundworks causing significant ground disturbance have potential to damage any archaeological deposit that exists.

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

The following two conditions, used together, would be appropriate:

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

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

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.



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

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

**REASON:**

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

**INFORMATIVE:**

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

I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Mid Suffolk District Council, the Conservation Team of SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological investigation. In this case, an archaeological evaluation will be required to establish the potential of the site and decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation.

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

Yours sincerely

Rachael Abraham

Senior Archaeological Officer  
Conservation Team

**Tracey Hunter**

**From:** Anglian Central, Planning\_Liaison <planning\_liaison.anglian\_central@environment-agency.gov.uk>  
**Sent:** 09 March 2016 10:05  
**To:** Planning Admin  
**Subject:** EA RETURNED CONSULTATION - 0587/16 - HEATHERVALE, COMBS LANE, STOWMARKET  
**Attachments:** 4369\_001.pdf  
**Categories:** Blue Category

There are no EA constraints associated with this site. Therefore we recommend that you view the FRSA for EA comments for more vulnerable development in FZ1: <https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities>

Regards

Dawn

**Dawn Porter**

Sustainable Places Planning Advisor

✉ Environment Agency, Bromholme Lane, Brampton, Huntingdon, Cambs: PE28 4NE

☎ Internal: 51819

☎ External: 020302 51819

📧 [dawn.porter@environment-agency.gov.uk](mailto:dawn.porter@environment-agency.gov.uk)

**NEW: charging for planning advice**

We now charge developers for some of our planning advice. Please get in touch with us if you have any questions.

National Customer Contact Centre: 03708 506506

*(Weekday Daytime calls may cost 8p plus up to 6p per minute from BT Weekend Unlimited. Mobile and other providers' charges may vary.)*

Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else.

We have checked this email and its attachments for viruses. But you should still check any attachment before opening it.

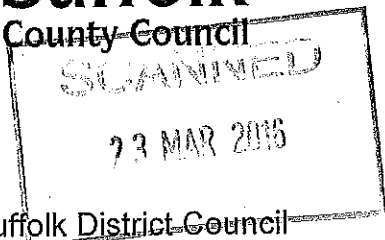
We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.

Click [here](#) to report this email as spam

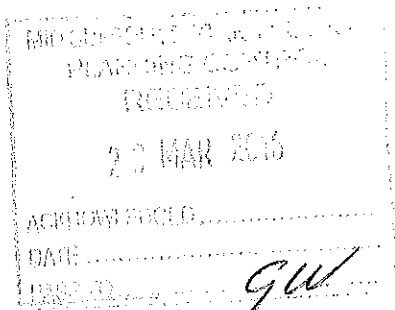


**Suffolk**

County Council



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



**Suffolk Fire and Rescue Service**

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

Your Ref: 16/0587/FUL  
Our Ref: FS/F221334  
Enquiries to: Angela Kempen  
Direct Line: 01473 260588  
E-mail: Fire.BusinessSupport@suffolk.gov.uk  
Web Address: <http://www.suffolk.gov.uk>

Date: 21/03/2016

Dear Sirs

**Land adjacent Heathervale, Combs Lane, Stowmarket IP14 2NL**  
**Planning Application No: 16/0587/FUL**

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 records show that the nearest fire hydrant in this location is over 500m from the proposed build site and we therefore recommend 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).

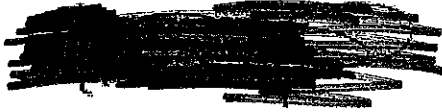
Continued/

84  
OFFICIAL

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, dark, rectangular redaction mark covering the signature area.

Mrs A Kempen  
Water Officer

Copy: Mr J Bailey, Boyer, 15 De Grey Square, De Grey Road, Colchester CO4 5YQ  
Enc: Sprinkler information