

Ms Liz Beighton
 Suffolk Coastal District Council
 Melton Hall
 Woodbridge
 Suffolk
 IP12 1AU

Gladman House, Alexandria Way
 Congleton Business Park
 Congleton, Cheshire
 CW12 1LB

T: 01260 288800
 F: 01260 288801

www.gladman.co.uk

26th November 2015

Dear Ms Beighton

Planning Portal Reference: PP-4649500

RE: Outline planning application for up to 215 residential dwellings (including up to 33% affordable housing), a Convenience Store (Use Class A1, up to 400sq.m gross/280sq.m net) with associated car parking. Demolition of existing structures, introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access from Ipswich Road and Top Street and associated ancillary works. All matters to be reserved with the exception of the site access.

Further to our on line application submitted on 26th November 2015, for the above residential development site, please find enclosed a CD containing the following documentation which was uploaded as part of our online application: -

1. Duly completed application forms and certificates
2. Location Plan
3. Development Framework Plan
4. Design and Access Statement
5. Planning and Affordable Housing Statement (including heads of terms)
6. Transport Assessment (including access plan 002 F)
7. Travel Plan
8. Ecological Report and Reptile Survey
9. Arboricultural Report
10. Phase 1 Environmental Report
11. Flood Risk Assessment (including surface water drainage strategy)
12. Foul Drainage Analysis
13. Air Quality Report
14. Noise Impact Assessment
15. Desk Based Archaeological Assessment
16. Heritage Statement
17. Statement of Community Involvement
18. Affordable Housing Statement
19. Information for HRA
20. Socio-Economic Sustainability Statement
21. Sequential Site Assessment
22. Sustainable Construction and Energy Statement
23. Waste Management Statement
24. Play and Open Space Strategy

25. Environmental Statement

To meet the EIA Regulations we have enclosed two hard copies of the Environmental Statement.

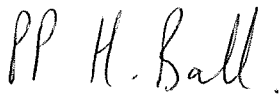
Please note that the Statement of Community Involvement (SCI) at Appendix I contains complete copies of all correspondence received during pre-application consultation.

Some of the correspondence includes personal details such as names, addresses and email addresses and have been provided in an unaltered form to ensure full transparency. A Fair Processing Notice was included on the consultation leaflets and website, which made clear to members of public providing this data that it would be forwarded to the LPA as part of a planning application, and also that the Council may publish it online. Should the Council publish this information online, it will of course need to do so in line with its own data protection policies.

A cheque for the sum of £21,257 (twenty-one thousand, two hundred and fifty-seven pounds) made payable to Suffolk Coastal District Council as calculated by the Planning Portal is enclosed.

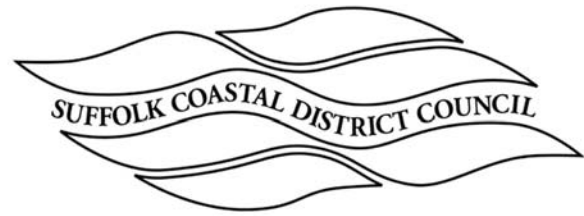
We trust the enclosed information is sufficient to enable our application to be validated at your earliest opportunity, however, should you have any queries or require any further information please do not hesitate to contact the writer.

Yours faithfully



Emma Tutton
Project Manager

Enc.1 CD with submitted documents
Enc. 2 Cheque for £21,257 (Application Fee)
Enc. 3 Hard copies of the Environmental Statement x2



Application for Outline Planning Permission With Some Matters Reserved. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

| | | | | | | |
|---|---|-------------------|--|---|----------------------|------------------|
| Title: | <input type="text" value="Mr"/> | First name: | <input type="text"/> | Surname: | <input type="text"/> | |
| Company name | <input type="text" value="GLADMAN DEVELOPMENTS LIMITED"/> | | | | | |
| Street address: | <input type="text" value="GLADMAN HOUSE"/> | | | Country Code | National Number | Extension Number |
| | <input type="text" value="ALEXANDRIA WAY"/> | Telephone number: | <input type="text"/> | <input type="text" value="01260 288800"/> | <input type="text"/> | |
| | <input type="text"/> | Mobile number: | <input type="text"/> | <input type="text" value="07944 605965"/> | <input type="text"/> | |
| Town/City | <input type="text" value="CONGLETON"/> | | | | | |
| County: | <input type="text" value="CHESHIRE"/> | | | | | |
| Country: | <input type="text" value="United Kingdom"/> | | | | | |
| Postcode: | <input type="text" value="CW12 1LB"/> | Email address: | <input type="text" value="team5@gladman.co.uk"/> | | | |
| Are you an agent acting on behalf of the applicant? <input type="radio"/> Yes <input checked="" type="radio"/> No | | | | | | |

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please indicate all those reserved matters for which approval is being sought:

- Access
 Appearance
 Landscaping
 Layout
 Scale

Please describe the proposal:

Outline planning application for up to 215 residential dwellings (including up to 33% affordable housing), a Convenience Store (Use Class A1, up to 400sq.m gross/280sq.m net) with associated car parking. Demolition of existing structures, introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access from Ipswich Road and Top Street and associated ancillary works. All matters to be reserved with the exception of the site access.

Has the building or works already been carried out? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Comments were provided on the principle of development - please see the submitted Statement of Community Involvement. Comments on the proposal have also been provided by Suffolk County Council Highways and Flood and Water Officers.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Please refer to the Transport Assessment and Design & Access Statement for further details.

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

Please refer to Waste Strategy report attached.

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? Yes No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be determined at the Reserved Matters stage.

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be determined at the Reserved Matters stage.

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be determined at the Reserved Matters stage.

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be determined at the Reserved Matters stage.

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be determined at the Reserved Matters stage.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be determined at the Reserved Matters stage.

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be determined at the Reserved Matters stage.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Please refer to Framework Plan attached.

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

| Type of vehicle | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|--|---|--|----------------------|
| Cars | 0 | 0 | 0 |
| Light goods vehicles/public carrier vehicles | 0 | 0 | 0 |
| Motorcycles | 0 | 0 | 0 |
| Disability spaces | 0 | 0 | 0 |
| Cycle spaces | 0 | 0 | 0 |
| Other (e.g. Bus) | 0 | 0 | 0 |
| Short description of Other | To be determined at the Reserved Matters stage. | | |

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer Package treatment plant Unknown
Septic tank Cess pit

Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

- Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

- Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

- Yes, on the development site Yes, on land adjacent to or near the proposed development No

14. Existing Use

Please describe the current use of the site:

Northern area is a field.
Southern area comprises a vehicle storage area and some allotments.

Is the site currently vacant? Yes No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

17. Residential Units

Does your proposal include the gain or loss of residential units?

Yes No

Market Housing - Proposed

| | Number of bedrooms | | | | |
|-------------------|--------------------|---|---|----|---------|
| | 1 | 2 | 3 | 4+ | Unknown |
| Houses | | | | | |
| Flats/Maisonettes | | | | | |
| Live-Work units | | | | | |
| Cluster flats | | | | | |
| Sheltered housing | | | | | |
| Bedsit/Studios | | | | | |
| Unknown | | | | | 215 |

Proposed Market Housing Total

215

Market Housing - Existing

| | Number of bedrooms | | | | |
|-------------------|--------------------|---|---|----|---------|
| | 1 | 2 | 3 | 4+ | Unknown |
| Houses | | | | | |
| Flats/Maisonettes | | | | | |
| Live-Work units | | | | | |
| Cluster flats | | | | | |
| Sheltered housing | | | | | |
| Bedsit/Studios | | | | | |
| Unknown | | | | | |

Existing Market Housing Total

0

Overall Residential Unit Totals

| | |
|----------------------------------|-----|
| Total proposed residential units | 215 |
| Total existing residential units | 0 |

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No Unknown

| Use class/type of use | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross new internal floorspace proposed (including changes of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|--|--|---|---|--|
| A1 Shops Net Tradable Area | 0.0 | 0.0 | 280.0 | 280.0 |
| A2 Financial and professional services | 0.0 | 0.0 | 0.0 | 0.0 |
| A3 Restaurants and cafes | 0.0 | 0.0 | 0.0 | 0.0 |
| A4 Drinking establishments | 0.0 | 0.0 | 0.0 | 0.0 |
| A5 Hot food takeaways | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (a) Office (other than A2) | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (b) Research and development | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (c) Light industrial | 0.0 | 0.0 | 0.0 | 0.0 |
| B2 General industrial | 0.0 | 0.0 | 0.0 | 0.0 |
| B8 Storage or distribution | 0.0 | 0.0 | 0.0 | 0.0 |
| C1 Hotels and halls of residence | 0.0 | 0.0 | 0.0 | 0.0 |
| C2 Residential institutions | 0.0 | 0.0 | 0.0 | 0.0 |
| D1 Non-residential institutions | 0.0 | 0.0 | 0.0 | 0.0 |
| D2 Assembly and leisure | 0.0 | 0.0 | 0.0 | 0.0 |
| OTHER Please specify | 0.0 | 0.0 | 0.0 | 0.0 |
| Total | 0.0 | 0.0 | 280.0 | 280.0 |

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

| Use Class | Types of use | Existing rooms to be lost by change of use or demolition | Total rooms proposed (including changes of use) | Net additional rooms |
|-----------|--------------|--|---|----------------------|
| | | | | |

19. Employment

If known, please complete the following information regarding employees:

| | Full-time | Part-time | Equivalent number of full-time |
|--------------------|-----------|-----------|--------------------------------|
| Existing employees | 0 | 0 | 0 |
| Proposed employees | 0 | 0 | 0 |

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

20. Hours of Opening (continued)

| Use | Monday to Friday | | Saturday | | Sunday and Bank Holidays | | Not Known |
|-----|------------------|----------|------------|----------|--------------------------|----------|-----------|
| | Start Time | End Time | Start Time | End Time | Start Time | End Time | |

21. Site Area

What is the site area?

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development?

Yes No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant ("*agricultural tenant*" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates.

25. Certificates (Certificate B - continued)

| Owner/Agricultural Tenant | Date notice served |
|--|--------------------|
| Name: AM & TW & W Johnson Number: <input type="text"/> Suffix: <input type="text"/> House name: Sluile Farm Street: Martlesham Locality: <input type="text"/> Town: Woodbridge, Suffolk Postcode: IP12 4SD | 26/11/2015 |
| Name: Mrs Margaret Elwood Number: 4 Suffix: <input type="text"/> House name: <input type="text"/> Street: Laburnum Drive Locality: Battisford Town: Stowmarket, Suffolk Postcode: IP14 2JH | 26/11/2015 |
| Name: Mr John & Mrs Susan Houchell Number: 14 Suffix: <input type="text"/> House name: <input type="text"/> Street: The Maples Locality: Rushmere St Andrew Town: Ipswich Postcode: IP4 5RW | 26/11/2015 |
| Name: The Keen Family Trust, c/o Mr Roger Keen (Trustee) Number: <input type="text"/> Suffix: <input type="text"/> House name: Post Office Street: The Green Locality: <input type="text"/> Town: Frant Postcode: TN3 9DR | 26/11/2015 |
| Title: Mrs First name: E Surname: Tutton Person role: Applicant Declaration date: 26/11/2015 <input checked="" type="checkbox"/> Declaration made | |

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date 22/11/2015