



# Phase 2

PLANNING &  
DEVELOPMENT  
LIMITED

250 Avenue West  
Skyline 120  
Great Notley  
Braintree  
Essex  
CM77 7AA

01376 329059  
office@phase2planning.co.uk  
www.phase2planning.co.uk

Ms Gemma Pannell  
Senior Development Management Officer  
Development Management  
Babergh District Council  
Corks Lane  
Ipswich  
IP7 6SJ

27 July 2017  
Our Ref: C16018/Pannell 27-07-17

Dear Gemma

## **Land East of Constable Country Medical Centre, Heath Road, East Bergholt (B/16/01082/OUT)**

We have now had the opportunity to view the officer's report to committee in respect of the above planning application and would like to provide clarification on the four matters set out below. We ask that a copy of this letter is also provided to Members of the Planning Committee to provide clarification.

**Site Red Line Boundary** - The application site boundary was amended to exclude land to the north of Heath Road (9<sup>th</sup> November 2016), but this is not reflected within the officer's report.

**Local Housing Need** - The officer's report refers to the information originally submitted on behalf of the applicant within the document "Assessment of Housing and Employment Need in East Bergholt" (November 2016). However, more detailed information was subsequently provided in the Planning Statement Update document (PSU), submitted to the Council on the 24<sup>th</sup> April 2017. The PSU was accompanied by written confirmation from Counsel that the approach taken within the PSU was legally correct (Note of Advice from James Burton of 39 Essex Chambers enclosed as Appendix 1 to this letter).

**Community Benefits** - The PSU also provided clarification on the additional community benefits provided as part of the scheme and included a Delivery Table and Phasing Plan to provide clarity in relation to the social and community infrastructure to be delivered as part of the proposals (table attached as Appendix 2 to this letter). This table includes further details in relation to the provision of the proposed 'Work Hub', in accordance with Policy EB21 of the Neighbourhood Plan, and the proposed local shop, along with other elements of the scheme. It also sets out the way in which each element will be provided in terms of planning condition and/or planning obligation. It is suggested that these items are added to the matters identified in the Council's recommendation. This will provide additional certainty with regard to the elements offered as part of the planning application.

**East Bergholt Neighbourhood Plan** - An explanation of how the proposed development complies with the Neighbourhood Plan is also covered within the PSU, but is also shown in summary form on the Annotated Masterplan (attached as Appendix 3 to this letter).

---

**Directors:** Kevin Coleman BSc (Hons) DipTP MRTPI  
Trevor Dodkins BSc (Hons) DipTP MRTPI  
Michael Calder BSc(Hons) DipTP MRTPI



**Registered Office** Wingham's House, 9 Freeport Office Village, Century Drive, Braintree, Essex, CM77 8YG Reg in England No 7796227



# Phase 2

PLANNING &  
DEVELOPMENT  
LIMITED

We trust that the information provided with this letter provides Members with sufficient information to endorse officer's recommendation.

Yours sincerely

**Emma Walker**  
**Associate**

[ewalker@phase2planning.co.uk](mailto:ewalker@phase2planning.co.uk)

Telephone: 01376 329059

Enc.	Appendix 1	Note of Advice from James Burton of 39 Essex Chambers dated 21 April 2017
	Appendix 2	Social and Community Infrastructure – Delivery Table and Phasing Plan
	Appendix 3	Annotated Masterplan