

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

**OUTLINE PLANNING PERMISSION  
Town and Country Planning Act 1990  
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2015**

Date of Application: 12 August 2016      REFERENCE: 3469 / 16  
Date Registered: 16 August 2016

Documents to which this decision relates:

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<b>CORRESPONDENCE ADDRESS:</b>	<b>NAME AND ADDRESS OF APPLICANT:</b>
Armstrong Rigg Planning The Exchange Colworth Science Park Sharnbrook Bedford MK44 1LQ	Mr M Jewers c/o Agent

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**PROPOSED DEVELOPMENT AND LOCATION OF THE LAND:**

Outline Planning Application sought (with all matters other than means of access reserved) for residential development of up to 60 dwellings with associated car parking, landscaping, public open space areas, pedestrian/cycle links and vehicular access from Borley Crescent  
- Land to the east of Borley Crescent, Elmswell IP30 9UG

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The Council, as local planning authority, hereby gives notice that **OUTLINE PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans submitted subject to the following conditions:

1. **ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS:  
PRE-COMMENCEMENT CONDITION: APPROVAL OF RESERVED MATTERS**

Before any development is commenced, approval of the details of the appearance, scale and layout of the building(s) and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority.

*Reason – To enable the Local Planning Authority to secure an orderly and well designed development in accordance with the character and appearance of the neighbourhood and in accordance with the Development Plan. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.*

**2. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: TIME LIMIT FOR RESERVED MATTERS APPLICATION**

Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission, and the development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matter to be approved.

*Reason – Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004*

**3. LISTING OF APPROVED PLANS & DOCUMENTS**

The development hereby permitted shall be carried out in accordance with the following approved documents or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission; or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non material amendment following an application in that regard:

Defined Red Line Plan:

The defined Red Line Plan for this application is Drawing JEWE160106 SLP-01 REV C received 4th October 2016 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Approved Plans and Documents: \_

*Application Forms received 15th August 2016*

*Site Location Plan - 01 drawing no. JEWE160106 SLP-01 REV C received 4th October 2016*

*Proposed Access drawing no.160427-03 received 15th August 2016*

*Environmental noise assessment for a residential development in Elmswell prepared by Acoustic Associates Peterborough received 15th August 2016*

*Ecological Appraisal prepared by ACD Environmental received 15th August 2016*

*Arboricultural Report prepared by ACD Environmental received 15th August 2016*

*Tree Reference Plan drawing no.ARP20580-01 received 15th August 2016*

*NPPF Flood Risk Assessment prepared by Motion received 6th January 2017*

*Sustainability Statement prepared by armstrong rigg planning received 6th January 2017*

*Transport Assessment prepared by Motion received 15th August 2016*

*Residential Travel Plan prepared by Motion received 15th August 2016*

*Reason - For the avoidance of doubt and in the interests of proper planning of the development.*

**4. ACTION REQUIRED CONCURRENTLY WITH THE SUBMISSION OF RESERVED**

## **MATTERS: LANDSCAPING SCHEME**

Concurrent with the submission of the first reserved matters application(s), a scheme of hard, soft and boundary treatment landscaping works for the site, which shall include any proposed changes in ground levels, an Arboricultural Method Statement, that accurately identifies spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with a Tree Protection Plan which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837:2012 Trees in relation to design, demolition and construction, shall be submitted to, and approved in writing by the Local Planning Authority.

The development shall be carried out and completed in accordance with the approved scheme.

If within a period of five years, any of the existing or proposed plants identified in the approved 'soft landscaping scheme' die, are removed, or in the opinion of the Local Planning Authority become seriously damaged or diseased then they shall be replaced in the next planting season with others of a similar size and species.

*Reason - In the interests of visual amenity and the character and appearance of the area.*

### **5. ACTION REQUIRED CONCURRENTLY WITH THE SUBMISSION OF RESERVED MATTERS: PUBLIC OPEN SPACE PROVISION**

Concurrent with the submission of the first reserved matters application(s) precise details for the provision, future management and maintenance of public open space associated with the development shall be submitted to, and approved in writing by the local planning authority.

The approved details shall be provided and retained to the satisfaction of the Local Planning Authority.

*Reason - To ensure the appropriate provision, management and maintenance of public open space in accordance with Policy RT4 of the Local Plan.*

### **6. ACTION REQUIRED CONCURRENTLY WITH THE SUBMISSION OF RESERVED MATTERS : WASTE MANAGEMENT STRATEGY**

No development shall commence until a waste minimisation and recycling strategy (to include a Site Waste Management Plan) relating to the construction and occupation stages of the development has been submitted to and approved in writing by the Local Planning Authority.

The development shall be constructed and occupied in accordance with the approved strategy.

*Reason - In the interests of minimising and managing waste arising from the development as supported by the National Planning Policy Framework (2012).*

### **7. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT :**

## **PROVISION OF ROADS AND FOOTPATHS.**

Before the development is commenced, details of the estate roads and footpaths (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

*Reason - To ensure that roads/footways are constructed to an acceptable standard*

### **8. SPECIFIC RESTRICTION ON DEVELOPMENT: PROVISION OF ROADS AND FOOTPATHS**

No dwelling shall be occupied until the carriageways and footways serving the proposal have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.

*Reason - To ensure that satisfactory access is provided for the safety of residents and the public.*

### **9. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT : FOOTPATH IMPROVEMENTS**

No part of the development shall be commenced until details of the footpath improvements to Elmsett Public Footpath 10 have been submitted to and approved in writing by the Local Planning Authority. The footpath improvements shall be laid out and constructed in its entirety prior to first occupation of any dwelling hereby approved, in accordance with the details previously approved.

*Reason - To promote sustainable transport and in the interests of highway safety.*

### **10. ACTION REQUIRED PRIOR TO FIRST USE OF ACCESS: PROVISION OF VISIBILITY SPLAYS**

Before the access is first used visibility splays shall be provided in accordance with details previously approved in writing by the Local Planning Authority and thereafter shall be retained in the approved form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (as amended) 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 to take avoiding action.*

### **11. ACTION REQUIRED CONCURRENTLY WITH THE SUBMISSION OF RESERVED MATTERS : PROVISION OF PARKING AND TURNING.**

Concurrent with the submission of the first reserved matters application(s) details of the areas to be provided for the manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no

other purpose

*Reason - To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles, where on-street parking and manoeuvring would be detrimental to highway safety.*

**12. ACTION REQUIRED CONCURRENTLY WITH THE SUBMISSION OF RESERVED MATTERS: SURFACE WATER DRAINAGE DETAILS**

Concurrent with the submission of 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 Flood Risk Assessment (FRA) and include:

- Dimensioned plans and drawings of the surface water drainage scheme;
- 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;
- 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;
- 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;
- 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;
- 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;
- Details of who will maintain each element of the surface water system for the life.

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.*

**13. ACTION REQUIRED AT RESERVED MATTERS STAGE: IMPLEMENTATION, MAINTENANCE AND MANAGEMENT OF THE SURFACE WATER DRAINAGE SCHEME**

Concurrent with the submission of 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.*

**14. ACTION REQUIRED PRIOR TO THE FIRST OCCUPATION OF DEVELOPMENT :  
DETAILS OF SUSTAINABLE URBAN DRAINAGE SYSTEM COMPONENTS AND  
PIPED NETWORKS**

The development hereby permitted shall not be occupied until details of all Sustainable Urban Drainage System components and piped networks have been submitted 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.*

**15. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF  
DEVELOPMENT: DETAILS OF CONSTRUCTION SURFACE WATER  
MANAGEMENT PLAN**

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.*

**16. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT:  
AGREEMENT OF MEASURES TO IMPROVE SUSTAINABILITY OF  
DEVELOPMENT**

The development shall be implemented in accordance with all aspects of the approved sustainability statement GA/EW/01016/S0004 V2 December 2016 and the December addendum including the minimum 10% reduction in CO2 emissions and shall not commence above ground level until full Design Stage calculations under the National Calculation Method have been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development is capable of achieving the required standard in accordance with the approved sustainability statement, and any subsequent approved revisions. Should the development be subject to revised or new regulations such as (but not limited to) Part L building regulations, the 10% reduction in CO2 emissions will be calculated once the building is fully compliant with the regulation. In these circumstances a revised sustainability statement may be required.

Suitable evidence of implementation as per the sustainability statement will be required, for example, manufacturers literature confirming energy rating, site specific purchase orders, water consumption calculations, BRE Green Guide ratings, as built photographs etc

Variation to the commitments detailed in the approved documents must be agreed in writing with the local planning authority before implementation.

*Reason – To enhance the sustainability of the development through better use of water, energy and resources. This condition is required to be agreed prior to the commencement of any development as any construction process, including site*

*preparation, has the potential to include energy and resource efficiency measures that may improve or reduce harm to the environment and result in wider public benefit in accordance with the NPPF.*

**17. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - PRE COMMENCEMENT CONDITION: FIRE HYDRANTS**

Prior to the commencement of development, details (including the number, locations and specifications) of the provision of fire hydrants throughout the development shall be submitted to and approved in writing by the Local Planning Authority. The thereby-approved hydrants shall be installed contemporaneously with the provision of water mains within the site and shall thereafter be retained.

*Reason - To ensure adequate provision of connection points for water for fire-fighting purposes*

**18. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT: CONSTRUCTION MANAGEMENT TO BE AGREED**

No development shall commence until a Construction and Environmental Management Plan (CEMP), to cover both demolition/site clearance and construction phases of the development, has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall be undertaken in accordance with best practice guidelines and BS: 5228:2009 + A1:2014 (and any revisions thereof). The plan shall include details of operating hours, scheduled timing/phasing of development for the overall construction period, means of access, traffic routes, vehicle parking and manoeuvring areas (site operatives and visitors), loading and unloading of plant and materials, location and management of wheel washing facilities, external lighting, location and nature of compounds and storage areas (including maximum storage heights), waste removal, location and nature of temporary buildings and boundary treatments, dust management, noise management (both in terms of workers and local residents, and to include noise limit at the nearest sensitive residential property, or agreed representative accessible monitoring point) and waste/litter management during the construction phases of the development.

Thereafter, the approved construction plan shall be fully implemented and adhered to during the construction phases of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

*Reason - To minimise detriment to nearby residential and general amenity by controlling the construction process to achieve the approved development. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, by reason of the location and scale of development may result adverse harm on amenity.*

**19. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT: ARCHAEOLOGICAL WORKS**

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.

*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).*

**20. ACTION REQUIRED PRIOR TO THE FIRST OCCUPATION OF DEVELOPMENT: ARCHAEOLOGICAL WORKS**

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 19 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).*

**21. ACTION REQUIRED CONCURRENTLY WITH THE SUBMISSION OF RESERVED MATTERS STAGE: GLAZING SPECIFICATION**

Concurrent with the submission of the first reserved matters application(s) details of an acoustic glazing scheme shall be submitted to and approved in writing by the local planning authority.

The development shall be carried out and completed in accordance with approved glazing scheme.



*Reason - In the interest of the amenity of future occupants having regard to the background noise levels in the area.*

**22. SPECIFIC RESTRICTION ON DEVELOPMENT: RESTRICTION ON BURNING**

No burning shall take place on site during the site clearance/demolition or construction phases of the development.

*Reason – In the interest of the amenity of neighbouring residents.*

**23. SPECIFIC RESTRICTION ON DEVELOPMENT: ECOLOGY MITIGATION AND ENHANCEMENT MEASURES**

The ecological mitigation and enhancement measures shall be implemented in accordance with section 6 of the Ecological Appraisal prepared by ACD Environmental received 15th August 2016.

*Reason - In order to safeguard protected and priority wildlife species and their habitats.*

**SUMMARY OF POLICIES AND PROPOSALS WHICH ARE RELEVANT TO THE DECISION:**

1. This permission has been granted having regard to policy(ies)

COR5 - CS5 MID SUFFOLKS ENVIRONMENT  
COR1 - CS1 SETTLEMENT HIERARCHY  
CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT  
CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT  
COR2 - CS2 DEVELOPMENT IN THE COUNTRYSIDE & COUNTRYSIDE VILLAGES  
COR4 - CS4 ADAPTING TO CLIMATE CHANGE  
COR6 - CS6 SERVICES AND INFRASTRUCTURE  
COR9 - CS9 DENSITY AND MIX

of the Mid Suffolk Core Strategy Document, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

2. This permission has been granted having regard to policy(ies)

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT  
H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT  
H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION  
CL8 - PROTECTING WILDLIFE HABITATS

RT12 - FOOTPATHS AND BRIDLEWAYS  
H14 - A RANGE OF HOUSE TYPES TO MEET DIFFERENT ACCOMMODATION NEEDS  
H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS  
H16 - PROTECTING EXISTING RESIDENTIAL AMENITY  
T9 - PARKING STANDARDS  
T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT  
RT4 - AMENITY OPEN SPACE AND PLAY AREAS WITHIN RESIDENTIAL DEV'T  
HB1 - PROTECTION OF HISTORIC BUILDINGS  
HB14 - ENSURING ARCHAEOLOGICAL REMAINS ARE NOT DESTROYED  
H3 - HOUSING DEVELOPMENT IN VILLAGES  
H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT  
H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION  
CL11 - RETAINING HIGH QUALITY AGRICULTURAL LAND

of the Mid Suffolk Local Plan, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

3. This permission has been granted having regard to policy(ies)

NPPF - NATIONAL PLANNING POLICY FRAMEWORK

of the Planning Policy Statement, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

#### NOTES:

1. This planning permission has been granted having regard to a related Section 106 planning obligation. Reference should be made to that planning obligation in conjunction with this decision notice.
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:  
<https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>  
  
A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

3. 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.
4. The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads.
5. The existing street lighting system may be affected by this proposal. The applicant must contact the Street Lighting Engineer of Suffolk County Council, telephone 01284 758859, in order to agree any necessary alterations/additions to be carried out at the expense of the developer.
6. Please note that the granting of planning permission is separate to any consents that may be required in relation to Public Rights of Way.

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

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

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

7. 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.
8. 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.

9. All dwellings identified as requiring an acoustic glazing scheme shall have an internal layout as such that openable windows shall open into the acoustic shadow of the railway (i.e. the unmarked facades on the plan). If this is not possible then internal noise levels will be in excess of BS8233 levels and alternative passive ventilation will be required.

(Note: any form of ventilation installed must comply with the Noise Insulation Regulations 1975 and Approved Document F [Ventilation Regulations])

10. Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF):

The Councils adopted "development plan" policies for new development include policies set out in the Core Strategy (adopted 2008), the Core Strategy Focussed Review (adopted 2012) and the saved Local Plan. This policy document is a very important planning consideration and the applicant is encouraged to fully refer to it (available to view on the Council's website - [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)). Planning decisions are normally expected to be taken in accordance with the development plan unless material considerations indicate otherwise.

In this case the applicant took advantage of the Council's pre-application and duty planning officer service prior to making the application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling or holiday let of any size your development may be liable to pay CIL and you must submit relevant documents to our Infrastructure Team telling us more about your development, who will pay CIL and when the development will start. You will receive advice on the amount you have to pay and what you have to do and you can find more information about CIL on our websites here:

[CIL in Babergh](#) and [CIL in Mid Suffolk](#) or by contacting the Infrastructure Team on: [infrastructure@baberghmidsuffolk.gov.uk](mailto:infrastructure@baberghmidsuffolk.gov.uk)

This relates to document reference: 3469 / 16

**Signed: Philip Isbell**

**Dated: 26 May 2017**

**Corporate Manager  
Development Management**

**MID SUFFOLK DISTRICT COUNCIL, 131 HIGH STREET, NEEDHAM MARKET,  
IPSWICH IP6 8DL**