

From: [Steven Stroud](#)
To: [Helen Adcock | Code DP](#)
Cc: [Jack Wilkinson](#); [Bradly Heffer](#); [Mark Russell](#)
Subject: Re: DC/19/00291: land west of Church Road, Bentley
Date: 18 February 2020 19:34:48
Attachments: [image003.jpg](#)
[image004.png](#)

Dear Helen,

I note your recent emails. You will have received my out of office: I left on Thursday and only returned this morning as I was with counsel all day yesterday. I have only now reviewed them.

Jack is on leave for this week and I understand from the area manager that the item is listed for Committee next week; I do not think that there is much that I can say or action in these circumstances and I respect the officer judgement that has been made and signed off in making a recommendation to Members. I do know that Jack considered the affordable housing and landscape issues carefully before the report was ultimately signed off by the area manager and so again at an officer level there is a single view on matters.

I have briefly considered the condition proposed. I am afraid that I am struggling to see how this either: a) limits the ultimate impact of the development having regard to local circumstances regardless of any "drip feed" of dwellings over time and/or b) how this is a deliverable or commercially viable proposition; in my opinion it is unlikely that a developer would transact on a planning permission that ultimately limits their ability to generate a final return expeditiously. Perhaps you disagree. But I am not in receipt of evidence to suggest that this is feasible option.

I suppose that an alternative case could be made were the dwellings to be self-build but I think that in such circumstances we would be in the realms of such a fundamental shift away from the present proposal that the item would need to be pulled and at the very least - if not withdrawn and resubmitted - subject to a comprehensive reconsultation exercise. Whether that would overcome the landscape concern is another matter, however.

Im not sure that this is a terribly helpful response, and for that I apologise, but given the timing here there is nothing further that I can add. I am sure that Cllr Busby retains an open mind (as a Member of the Committee) but it will be for him and other Members to judge whether this late submission changes things.

Jack - when you return you will need to add this to the LP bundle.

Kind regards,

Steven Stroud

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From: Helen Adcock | Code DP <helenadcock@codedp.co.uk>
Sent: 17 February 2020 16:20
To: Steven Stroud <Steven.Stroud@baberghmidsuffolk.gov.uk>
Cc: Jack Wilkinson <Jack.Wilkinson@baberghmidsuffolk.gov.uk>; Bradly Heffer <Bradly.Heffer@baberghmidsuffolk.gov.uk>
Subject: DC/19/00291: land west of Church Road, Bentley

Dear Steven

In Jack Wilkinson's absence please find attached letter which I hope is self-explanatory. It follows Liam's and my meeting with Cllr Busby on Friday.

Kind regards
Helen



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