

Consultee Comments for Planning Application DC/20/01717

Application Summary

Application Number: DC/20/01717

Address: Land East Of Abbey Hill Hoxne Suffolk

Proposal: Application for Approval of Reserved Matters following outline approval under DC/17/02868 dated 25/08/2017 the Access, Appearance, Landscaping, Layout and Scale for (Erection of up to 4 No. dwellings).

Case Officer: Jamie Edwards

Consultee Details

Name: Mrs Sarah Foote Clerk, Hoxne Parish Council

Address: Church Hill, Hoxne, Eye, Suffolk IP21 5AT

Email: pc@hoxne.suffolk.gov.uk

On Behalf Of: Hoxne Parish Clerk

Comments

The Parish Council, heavily supported by members of the parish, recommended refusal of the outline permission DC/17/02868. The Parish Council remains of the opinion that if Mid Suffolk had, at the time, been able to deliver a five year land supply the permission would not have been given (by an Officer of the Council and not a Committee decision) to build in a location which is of historic importance and outside of the development boundary for the village.

The Parish Councils response to both the outline application and the original reserved matters application (DC/20/00588 and later withdrawn) can be viewed on the planning portal. The agent then entered into a dialogue with the Parish Council and some revisions were made to the plans. The Parish Council welcomed this engagement.

At a meeting on 6 June, the Parish Council formally considered the revised reserved matters application (plans submitted on 20 May), however, it was unanimously agreed to recommend REFUSAL of the application due to the unacceptable size and scale of the properties and their proximity to and detrimental impact on the Grade II listed building that is St Edmunds Monument. The Parish Council fully supports Suffolk Preservation Societys response to this consultation and likewise would request that the application is submitted to the Suffolk Design Review Panel for scrutiny prior to any permission being granted. We hereby set out policy references to support the Parish Council recommendation for refusal of the application.

The National Planning Policy Framework (NPPF) 2019 sets out three objectives for achieving sustainable development.

a) an economic objective - and particular to this application Mid Suffolk had failed in ensuring that sufficient land of the right types is available in the right places. This land, outside of the development boundary and on the site of a historic monument cannot be the right place for development.

b) a social objective and particular to this application a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities health, social and cultural well-being.

c) an environmental objective and particular to this application to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change

ST EDMUNDS MONUMENT

This development does not protect either the natural or historic environment and the Grade II Listed St Edmunds Monument will be blocked by these proposed dwellings. Rather than using the listed monument as a key design criteria, the current design turns its back on the monument, blocks the currently uninterrupted views to the monument and as such is highly detrimental to the heritage of the village.

An informal agreement has been made with the agent that legal transfer of the land over which the footpath passes should be completed to gift, in perpetuity to the village of Hoxne this land to be administered by the corporate body which is the Parish Council. It is requested that this is a planning condition of any permission granted.

DESIGN AND SCALE OF THE DEVELOPMENT

The Parish Council was disheartened at the size and style of the development proposed. At its very least it pushes the boundaries of the outline permission to build erection of up to four dwellings on the site and is without any consideration of local need. The early results from the Local Housing Needs Survey of Hoxne suggests that there is very little demand for four bedroom properties and the village is in favour of two bedroom properties.

The overwhelming scale and height of the proposed dwellings is not in character to the area. The harm arising from the proposed development would be compounded by the size, scale and design which collectively would undermine the setting of the listed building.

A sympathetically designed development which reflected historic Hoxne and the importance of the site between two parts of Hoxne (a trifocal village) could appear attractive and, indeed, enhance the setting of one of the most important elements in the village. The Parish Councils opinion is that design that has been presented offers no real distinctiveness that would be appropriate to the

gateway to a listed monument or in the sensitive and prominent location that is mid-way between the two primary foci (Babergh and Mid Suffolk Heritage and Settlement Sensitivity Assessment Appendix 2, Place Services).

NPPF Paragraph 124 - The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

NPPF Paragraph 127 - Planning policies and decisions should ensure that developments b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

NPPF Paragraph 130 - planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

NPPF Paragraph 185 - Plans should set out a positive strategy for the conservation and enjoyment of the historic environment. This should take into account: c) the desirability of new development making a positive contribution to local character and distinctiveness. There is no evidence in the application submitted that the development can in anyway have a positive contribution on the historic environment in which it will be built. There are no distinctive elements presented in the design and the proposed dwellings could instead be built in any mass housing scheme anywhere in the country and not a small site in the open countryside.

In addition to the above policy references, we would also ask that you view the MSDC Officer planning determination for the site nearly directly opposite to Abbey Hill (DC/19/045954) and particularly the statement of the planning authority when planning permission was refused for this site. We quote:

The proposal results in the loss of the site as an undeveloped area, forming part of the setting and contributing to the significance of two conservation areas. This would result in a medium level of less than substantial harm to a designated heritage asset because the proposed development would considerably suburbanise the rural setting between the two parts of Hoxne Conservation Area, which reflects the historic separation of the settlement into two distinct parts and thus makes an important contribution to its character and appearance. Therefore, the proposal is contrary to policy HB08 which seeks to protect the character of the conservation area. Furthermore, the proposal has no public benefits that significantly and demonstrably outweigh the great weight given to the harm identified to the heritage asset, as set out in paragraph 196 of the NPPF. As

such the proposal would be contrary to the requirements of the NPPF including with regards to the environmental role of sustainable development and furthermore with particular respect to paragraphs 8, 11, 193 and 196 of the NPPF (2018).

From: SM-NE-Consultations (NE)
Sent: 19 May 2020 16:28
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/20/01717

Dear Sir/Madam

Our Ref: 316090
Your Ref: DC/20/01717

Thank you for your consultation.

Natural England currently has no comment to make on the reserved matters application.

Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on ancient woodland and veteran trees which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on Magic and as a downloadable dataset) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours faithfully

Dawn Kinrade
Natural England
Operations Delivery
Consultations Team

Your Ref:DC/20/01717
Our Ref: SCC/CON/1762/20
Date: 22 May 2020
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.

Email: planning@babberghmidsuffolk.gov.uk

The Planning Department
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Jamie Edwards

Dear Jamie,

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN: DC/20/01717**

PROPOSAL: Application for Approval of Reserved Matters following outline approval under DC/17/02868 dated 25/08/2017 the Access, Appearance, Landscaping, Layout and Scale for (Erection of up to 4 No. dwellings).

LOCATION: Land East Of, Abbey Hill, Hoxne, Suffolk

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:

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. 04F with an X dimension of 2.4m and a Y dimension of 43m 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.

Condition: Both vehicular accesses shall be laid out and completed in all respects in accordance with Drawing No. DM02 and with an entrance width of 4.5m and made available for use prior to occupation.

Thereafter the access shall be retained in the specified form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

Condition: The use shall not commence until the area(s) within the site shown on Drawing No. 04F for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

Condition: Before the development is occupied details of the areas to be provided for storage and presentation of Refuse/Recycling bins 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 for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

Note: 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: 0345 6066171. 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.

Yours sincerely,

Kyle Porter
Development Management Technician
Growth, Highways and Infrastructure

From: Abby Antrobus <Abby.Antrobus@suffolk.gov.uk>

Sent: 16 May 2020 16:19

To: Jamie Edwards <Jamie.Edwards@babberghmidsuffolk.gov.uk>; BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>

Subject: DC/20/01717 - Land East of Abbey Hill, Hoxne, Suffolk - Archaeology.

Dear Jamie,

Thank you for consulting on the above Reserved Matters application, relating to outline consent DC/17/02868.

The site is of archaeological potential, as set out in my advice letter on the outline consent (attached). For application DC/17/02868, I advised that archaeological work could be undertaken as a condition on outline consent, as there was still an element of flexibility afforded, but that evaluation should be undertaken to inform Reserved Matters applications and allow preservation in situ through design if appropriate. The document submitted with the application is the brief for the work prepared by SCC, not a report on work – the field evaluation therefore still needs to be undertaken to inform the application.

I therefore recommend that the applicant should commission and undertake the evaluation to allow informed decisions on the application (in accordance with the NPPF paragraphs 189 and 190). Archaeological contractors will be able to prepare schemes of investigation and estimates of cost, based on the brief.

Do get in touch if there is anything that you or the applicant would like to discuss,
With best wishes,
Abby

Dr Abby Antrobus

Senior Archaeological Officer

Suffolk County Council Archaeological Service

Bury Resource Centre, Hollow Road, Bury St Edmunds, Suffolk, IP32 7AY

Telephone: 01284 741231

Mobile: 07785950022

Website: <https://www.suffolk.gov.uk/archaeology>

Heritage Explorer: <https://heritage.suffolk.gov.uk/>



2017_08_30

SCCAS_Land at Abbey

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

From: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>
Sent: 21 May 2020 15:41
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/20/01717

Public Realm do not wish to make any comments on this application

Regards

Dave Hughes
Public Realm Officer

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

From: planningyellow@baberghmidsuffolk.gov.uk <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 01 May 2020 15:27
To: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>
Subject: MSDC Planning Consultation Request - DC/20/01717

Please find attached planning consultation request letter relating to planning application - DC/20/01717 - Land East Of, Abbey Hill, Hoxne, Suffolk

Kind Regards

Planning Support Team

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council.

Babergh District Council and Mid Suffolk District Council (BMSDC) will be Data Controllers of the information you are providing. As required by the Data Protection Act 2018 the information will be kept safe, secure, processed and only shared for those purposes or where it is allowed by law. In some circumstances however we may need to disclose your personal details to a third party so that they can provide a service you have requested, or fulfil a request for information. Any information about you that we pass to a third party will be held securely by that party, in accordance with the Data Protection Act 2018 and used only to provide the services or information you have requested. For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.

From: Paul Harrison
Sent: 10 June 2020 17:34
To: Jamie Edwards
Subject: DC 20 01717 Hoxne as amended

Heritage consultation response

Jamie

Outline permission was granted in 2017. Heritage Team were not asked to advise, but the planning case officer in her delegated report took into consideration local representations made in response to publicity which raised heritage issues relating to the monument. Her conclusion was that the proposal would not result in harm to the setting, character or appreciation of the monument. She further concluded that the scheme offered opportunity to define access to the monument more clearly than at present.

The monument was added to the statutory list on 24.12.2018. The entry gives reasons for listing as follows: commemorative significance, marking an important event in national history; and locational significance, marking the place identified in legend as the site of King Edmund's murder.

Following listing the Council must observe the statutory duties imposed by the Act in considering reserved matters applications. In making comments on Reserved Matters applications I assume that focus should be on the impact of the proposals for reserved matters in distinction from any impact from the principle of the development or from details of access, which have been approved under the Outline permission.

In my response on the previous Reserved Matters application I raised concerns on the visual impact of plot 1, and the lack of emphasis on the access to the monument. In response to pre-application advice the agent has revised Plot 1 and the access to the monument in this application. Following local representations, the agent has further amended the access to the monument re-orienting the houses in plots 2 and 3 so as to acknowledge the access, and giving the landscaping at the access a less formal character.

In my view the proposal successfully addresses the concerns raised by myself previously and will have a neutral impact on the setting of the listed monument.

Paul

Paul Harrison
Heritage and Design Officer

22 May 2020

Mr Jamie Edwards
Planning Officer
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 3BX

Dear Mr Edwards

DC/20/01717 Application for Approval of Reserved Matters following outline approval under DC/17/02868 dated 25/08/2017 the Access, Appearance, Landscaping, Layout and Scale for (Erection of up to 4 No. dwellings).

Land East of Abbey Hill Hoxne Suffolk

I write on behalf of the Suffolk Preservation Society (SPS) to strongly object to the reserved matters application for 4 No. dwellings on Land east of Abbey Hill, Hoxne on the grounds that it will result in heritage harm to the setting of saint Edwards Monument, a grade II listed building and harm together with harm to the setting of Hoxne Conservation Area, contrary to S66 and S72 of the Planning (LBCA) Act 1990.

Impact on Setting of King Edward's Monument

The addition of King Edward's Monument to the statutory list subsequent to the granting of the outline application (17/02868) is a material consideration that must be given full weight in the assessment of the current application.

The Society full concurs with the views expressed by some local residents about the negative impact that the four detached dwellings will have upon the setting of the designated heritage asset and strongly disagrees with the permissive views of the heritage officer. Historic England Guidance is explicit that setting is defined as how an asset is experienced and not simply in terms of views and intervisibility. In this case the listed building derives significance, in part, from its isolated position, as a landmark set slightly apart from the village, which can be experienced from various viewpoints within the landscape. To permit four substantial detached dwellings in the immediate foreground of the memorial will fundamentally disrupt the setting and thereby undermine the significance of the monument.

The NPPF at para.192© states that in determining applications, local planning authorities should take account of *the desirability of new development making a positive contribution to local character and distinctiveness*. The Society considers that the substantial, standard suburban house types fail to meet this test. We support the view of those villagers calling for a review of the design approach and suggesting that the numerous examples of estate village architecture in the village should be a starting point when designing a scheme for this site. While we acknowledge that consent has been given for 4 No. dwellings, they must be significantly smaller in scale and, in a layout, (terrace or semi-detached) concentrated at the south end of the site, creating a much more generous open green space to permit comprehensive views and most importantly access to the Monument. The Society agrees that this case raises such important design challenges, constrains and opportunities that it is necessary that this case is referred to the Suffolk Design Review Panel for proper scrutiny.

Impact on Hoxne Conservation Area

The site is unusual in that Hoxne is a poly-focal settlement, with one settlement focussed around the church and one the abbey. Both of these settlements have been designated as separate parts of the Hoxne Conservation Area. The largely undeveloped area between the two elements is an important part of the historic narrative of the historic settlement's development. The open countryside between the two settlements has undergone an element of infilling over the years with ribbon development on the edges of both communities. The outline consent from which the reserved matters application flows, (Ref 17/02868) is one of huge regret.

The council's Heritage and Settlement Sensitivity Assessment (part of the evidence base for the emerging local plan produced by Place Services, March 2018) identifies Hoxne as having an overall high rating for both historic value and susceptibility to change. The report identifies Hoxne, amongst others, as particularly vulnerable to poorly located development and the potential for allocations in these villages as likely to be lower and recommends that any applications should be given especial consideration before they are granted. The report concludes that the poly-focal nature of Hoxne should be preserved with any new development designed to preserve and respect this historic settlement pattern.

The application extends across the whole site, with excessively large footprints and of a height that results in bulky, standardised design. We note the reduction in height of plot one from a two storey to a single storey dwelling, but consider it to be insufficient to ameliorate the impacts identified.

The current scheme by virtue of its scale, height, layout and design have the effect of suburbanising the important gap which in turn detracts from the setting of both conservation areas.

Conclusion

The proposals will result in harm to the setting of heritage assets. Para 194 of the NPPF requires that any harm to the significance of a designated heritage asset from development within its setting, requires clear and convincing justification. In this case the development of this gap in the manner proposed cannot be justified when more sensitive alternatives are available. We strongly recommend that the application undergoes Design Review in order to identify a more sensitive scheme, of smaller scale that maximises views of the Monument that meets the needs of the developer while recognising and safeguarding the heritage. This is a rare opportunity to frame

views, create and enhanced sense of place and celebrate the Monument. Sadly, this scheme fails to achieve these opportunities and we urge you to resist the application in its current form. We trust that you will find these comments helpful and request that the Society is notified of any future amendments.

Yours sincerely

Fiona Cairns IHBC MRTPI
Director

Cc: Chairman, Hoxne Parish Council
Phil Butler - SPS Mid Suffolk District
Babergh/ Mid Suffolk Heritage Team
Ward Councillor

Philip Isbell - Corporate Manager
Growth & Sustainable Planning

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

Website: www.midsuffolk.gov.uk



OUTLINE PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

Correspondence Address:

Mrs Sarah Roberts
Roberts Molloy Associates
3 Church Lane
Bressingham
DISS
IP22 2AE

Applicant:

Danny Ward Builders
C/O Agent

Date Application Received: 23-May-17

Application Reference: DC/17/02868

Date Registered: 26-May-17

Proposal & Location of Development:

Outline Planning Application (with some matters reserved) - Erection of up to 4 No. dwellings

Land Adj 6 Abbey Terrace, Abbey Hill, Hoxne, Eye Suffolk

Section A – Plans & Documents:

This decision refers to drawing no./entitled HAH-02 received 23/05/2017 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

Application Form - Received 23/05/2017

Design and Access Statement - Received 23/05/2017

Sustainable Development Statement - Received 23/05/2017

Land Contamination Questionnaire - Received 23/05/2017

Defined Red Line Plan Location Plan and Indicative Site Layout HAH-02 - Received 23/05/2017

A Phase I Desk Study Report to support an outline planning application for residential development on land at Abbey Hill, Hoxne. - Received 24/07/2017

Section B:

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **OUTLINE PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans listed in section A subject to the following conditions:

1. **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

2. **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), the means of access thereto 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.

3. **APPROVED PLANS & DOCUMENTS**

The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/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.

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

4. **ACTION REQUIRED PRIOR TO : PROVISION OF ACCESS**

The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. DM03; and with an entrance width of 4.5m and made available for use prior to occupation. Thereafter the access shall be retained in the specified form.

Reason - To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

5. **ACTION REQUIRED PRIOR TO FIRST USE OF ACCESS: HIGHWAYS - PROVISION OF VISIBILITY SPLAYS**

Before the access is first used visibility splays shall be provided as shown on Drawing No. 02 and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development)(England) Order 2015 (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 to take avoiding action.

6. ACTION REQUIRED PRIOR TO USE/OCCUPATION - HIGHWAYS: PROVISION OF PARKING.

The use shall not commence until the area within the site shown on Drawing No 02; received 23/05/2017; for the purposes of manoeuvring and parking of vehicles has been provided and made functionally available. Thereafter that area shall be retained and remain free of obstruction except for the purpose of manoeuvring and parking of vehicles.

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

7. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - ARCHAEOLOGICAL WORKS

No development shall take place within the area indicated in the red line site plan 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. This condition is required to be agreed prior to the commencement of any development to ensure matters of archaeological importance are preserved and secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought

at any later stage there is an unacceptable risk of lost and damage to archaeological and historic assets.

8. 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 7 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.

9. ACTION REQUIRED: PROVISION OF PATH THROUGH SITE

Notwithstanding the details shown on the indicative layout submitted, pedestrian access shall be provided from the public highway to the eastern edge of the site in the form of a clearly defined pathway separate to the vehicular access points of the hereby approved development. The details of this path and how it is to be delineated, maintained and made available for public access shall be submitted as part of any reserved matters applications made pursuant to this outline planning permission.

Reason - In the interests of maintaining the appreciation and historic significance of, and access to, the Monument of St Edmunds.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

NPPF - National Planning Policy Framework
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
GP01 - Design and layout of development
H07 - Restricting housing development unrelated to needs of countryside
H17 - Keeping residential development away from pollution
H13 - Design and layout of housing development
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution

NOTES:

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

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area. In this case the applicant took advantage of the Council's pre-application 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.

2. Highways Note

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.

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

This relates to document reference: DC/17/02868

Signed: Philip Isbell

Dated: 25th August 2017

**Corporate Manager
Growth & Sustainable Planning**

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

This decision notice refers only to the decision made by the Local Planning Authority under the Town and Country Planning Acts and DOES NOT include any other consent or approval required under enactment, bylaw, order or regulation.

Please note: depending upon what conditions have been attached to the decision, action may be required on your part before you can begin your development. Planning conditions usually require that you write to the Local Planning Authority and obtain confirmation that you have discharged your obligations. You should read your decision notice in detail and make a note of the requirements placed on you by any conditions. **If you proceed with your development without complying with these conditions you may invalidate your permission and put your development at risk.**

Discharging your obligations under a condition:

You should formally apply to discharge your conditions and the relevant application forms are available on the Council's website. The Local Planning Authority has 8 weeks to write to you after you submit the details to discharge your conditions. You should always account for this time in your schedule as the Local Planning Authority cannot guarantee that conditions can be discharged quicker than this. A fee is applicable for the discharge of planning conditions.

Building Control:

You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control Section of Babergh and Mid Suffolk District Councils.

Appeals to the Secretary of State:

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.*
- As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*
- As this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*
- As this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.*
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.*
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

MEMBER REFERRAL TO COMMITTEE

(Completed form to be sent to Case Officer and Chief Planning Officer – Sustainable Communities)

Planning application reference	DC/20/01717 - Abbey Hill
Parish	Hoxne
Member making request	Matthew Hicks
Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	Since the Outline was granted the monument near the site has been listed.
Please detail the clear and substantial planning reasons for requesting a referral	Reserved matters application reflects design and layout considerations and design is therefore key to ensuring the monument's setting and the bi-focal conservation areas are respected.
Please detail the wider District and public interest in the application	The site is between two conservation areas and since the outline was granted the monument near the site has been listed
If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development	
Please confirm what steps you have taken to discuss a referral to committee with the case officer	Discussed at outset.