

Consultee Comments for Planning Application DC/20/03632

Application Summary

Application Number: DC/20/03632

Address: Land East Of Abbey Hill Hoxne Suffolk

Proposal: Submission of Details (Reserved Matters in part) for Outline Planning Permission DC/17/02868. Approval is sought for access, appearance, landscaping, layout and scale for up to 3no dwellings

Case Officer: Jamie Martin-Edwards

Consultee Details

Name: Mrs Sarah Foote Clerk, Hoxne Parish Council

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

Email: Not Available

On Behalf Of: Hoxne Parish Clerk

Comments

Hoxne Parish Council re-considered this application at a meeting on 12 November, namely the following documents which were missing from the last consultation; Drawing for garage for plot one, tree site plan, updated design and access statement and the arboricultural assessment. Please note that the arboricultural assessment still refers to four dwellings at the site.

It was unanimously agreed that these documents do not impact at all on the Parish Council's original decision to recommend refusal of the application and this recommendation remains. Please refer to submission dated 14 September 2020 for the reasons behind this recommendation for refusal. Now having site of the elevation drawings for the garage at plot one it furthers the Parish Council's opinion that plot one is an isolated element rather than part of the scheme and stands out not only due to its size but due to its contrast to the other two smaller properties and as such has a significant detrimental effect on the setting of a listed building.

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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 responses to date to both the outline application and the reserved matters applications can be viewed on the planning portal.

Prior to the submission of this application (DC/20/03632) for three dwellings, the Parish Council had recommend refusal of DC/20/01717 (reserved matters for up to four dwellings), 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. This recommendation was upheld by the Mid Suffolk Planning Committee.

The Parish Council considered DC/20/03632 at its August meeting and it was acknowledged that the revised application for three dwellings was an improved scheme to that originally submitted. However, due to the following reasons, the Parish Council unanimously agreed to recommend refusal of the revised application:

1. The dwelling at plot one remains too large. The dominance of this dwelling has a detrimental impact on the setting and landscape and blocks the views to the Grade II Listed Monument. This development does not protect either the natural or historic environment. The proposed dwelling on plot one is now also an isolated element rather than part of the scheme and stands out not only due to its size but due to its contrast to the other two smaller properties. The following policy

supports the Parish Councils recommendation; 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.

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.

2. The unnecessary felling of the Ash Tree (T2). This would appear to be unnecessary and against current climate and biodiversity concerns. It is also contrary to NPPF Paragraph 170a and 170b.
3. Concerns over the creation and management of the meadow land area.

Please note - The revised matters statement (August 2020) shows on page five, we quote, the type of housing illustrated by Parish Councillors as appropriate to monument site. At no time has the Parish Council supplied illustrative reference to the applicant on the type of housing. Please dismiss this section of the statement as it is incorrect.

The Parish Council concludes that the revised scheme, whilst improved, should not proceed and the reasons for Planning Committee refusal on 22 July are still valid:

The proposed dwellings if approved, would by reason of their poor design, dominant scale and appearance and landscaping fail to be in character and are not sympathetic with the local area and history, they do not sufficiently demonstrate local distinctiveness and fail to add to the design quality and function of the area. Contrary to GP1, Hb1, H13 of the Local Plan and Policy CS5 of the Core Strategy as well as NPPF Para 127 and Para 130.

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 04 November 2020 14:45
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/20/03632 NE Response

Dear Jamie Martin-Edwards

Application ref: DC/20/03632
Our ref: 332651

Natural England has no comments to make on this 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 sincerely,
Heather Ivinson

Heather Ivinson
Operations Delivery
Consultations Team
Natural England
Hornbeam House, Electra Way
Crewe, Cheshire, CW1 6GJ
Tel: 0300 060 0475

www.gov.uk/natural-england

From: SM-NE-Consultations (NE)

Sent: 28 August 2020 15:12

To: BMSDC Planning Area Team **Subject:** DC/20/03632 Consultation Response

Dear Jamie Edwards,

Application ref: DC/20/03632

Our ref: 326417

Natural England has no comments to make on this 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 sincerely,

Dominic Rogers
Consultations Team
Natural England

Your Ref:DC/20/03632
Our Ref: SCC/CON/4385/20
Date: 13 November 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/20/03632

PROPOSAL: Additional documents received 28 October 2020, ref: Submission of Details (Reserved Matters in part) for Outline Planning Permission DC/17/02868. Approval is sought for access, appearance, landscaping, layout and scale for up to 3no dwellings.

LOCATION: Land East Of, Abbey Hill Hoxne Suffolk IP21 5AL

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: The vehicular access for Plot 1 shall be laid out and completed in all respects in accordance with Drawing No. DM02 and with an entrance width of 3m 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 vehicular access for Plots 2 and 3 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: Prior to the dwellings hereby permitted being first occupied, both vehicular accesses onto the highway shall be properly surfaced with a bound material for a minimum distance of 5 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.

Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety.

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.

Condition: The use shall not commence until the area(s) within the site shown on Drawing No. 7933-D-AIA Rev. B 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 access is first used visibility splays shall be provided as shown on Drawing No. 04H 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.

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

Your Ref:DC/20/03632
Our Ref: SCC/CON/3438/20
Date: 15 September 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/20/03632

PROPOSAL: Submission of Details (Reserved Matters in part) for Outline Planning Permission DC/17/02868. Approval is sought for access, appearance, landscaping, layout and scale for up to 3no dwellings.

LOCATION: Land East Of, Abbey Hill Hoxne Suffolk IP21 5AL

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: The vehicular access for Plot 1 shall be laid out and completed in all respects in accordance with Drawing No. DM02 and with an entrance width of 3m 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 vehicular access for Plots 2 and 3 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: Prior to the dwellings hereby permitted being first occupied, both vehicular accesses onto the highway shall be properly surfaced with a bound material for a minimum distance of 5 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.

Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety.

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.

Condition: The use shall not commence until the area(s) within the site shown on Drawing No. 04H 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 access is first used visibility splays shall be provided as shown on Drawing No. 04H 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.

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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: 23 October 2020 18:21

To: Jamie Edwards <Jamie.Edwards@babberghmidsuffolk.gov.uk>

Subject: DC/20/03632 - Land East of Abbey Hill, Hoxne, Suffolk - Archaeology.

Dear Jamie,

Apologies for not following up earlier in relation to consultation on this application.

Further to my advice on the previous Reserved Matters application for this site, DC/20/01717, I note the discussion of the timing of archaeological evaluation reported in the Planning Statement submitted with application DC/20/03632.

The condition on the outline consent does provide a mechanism for the securing of a programme of archaeological work on the site, commencing with evaluation to inform appropriate mitigation.

I advised this archaeological evaluation in advance of Reserved Matters applications so that, if necessary, archaeological detail could be taken into account to inform the layout. There is, however, the context of appreciably significant sensitivities in the Historic Environment that also contribute to design parameters for the site and to iterations of proposals to date.

If the LPA are minded to grant consent to the Reserved Matters applications, I would highlight the in principle risk to the developer of deferring evaluation to a point when details are finalised because, as indicated in the Planning Statement, there are still mechanisms to seek change in the event of Nationally significant remains being encountered.

However, remains that are of less than National significance identified in the evaluation could be investigated through an appropriate programme of work secured under the condition on the outline consent, which could include excavation, monitoring of contractor's groundworks, or amendments to secure preservation in situ if appropriate.

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

From: Paul Harrison <Paul.Harrison@baberghmidsuffolk.gov.uk>

Sent: 16 November 2020 14:05

To: Jamie Martin-Edwards <Jamie.Martin-Edwards@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Subject: DC 20 03632 Hoxne RM DC 17 02868 additional drawings

Heritage consultation response

Jamie

Additional drawings have been received giving details of the garage to unit 1 and of the landscaping in respect of trees.

I do not wish to add to or amend my previous comment in the light of these additional submissions.

Paul

Paul Harrison

Heritage and Design Officer

T 01449 724677 | 07798 781360

E paul.harrison@baberghmidsuffolk.gov.uk

E heritage@baberghmidsuffolk.gov.uk

W www.babergh.gov.uk | www.midsuffolk.gov.uk

For our latest Coronavirus response please visit our website via the following link:

<https://www.midsuffolk.gov.uk/features/our-covid-19-response/>

Thank you for contacting us

We are working hard to keep services running safely to support and protect our residents, businesses, communities and staff through this period and beyond.

We will respond to your query as soon as possible. In the meantime, you can find the latest council information, including our response to Covid-19, on our website.



From: Paul Harrison
Sent: 16 September 2020 17:46
To: Jamie Edwards
Subject: DC 20 03632 Hoxne RM DC 17 02868

Heritage consultation response

Jamie

This application follows refusal of the previous application for approval of Reserved Matters and seeks to overcome the concerns expressed by Members at Committee.

The proposal now omits one unit and reduces two of the units to single-storey two bedroom dwellings. This allows the layout to retain a large open space in the middle of the site including the permitted path to the Monument. Units 2 and 3 would appear as an extension of the existing built settlement. Unit 1 would appear more as a detached unit.

The design treatment of Units 2 and 3 now relates to the design of the single-storey lodge buildings associated with the former Oakley Park / Hoxne Hall, which stand just outside Hoxne on approach roads. In my view this design treatment will contribute to local distinctiveness.

The design treatment of Unit 1 uses a range of materials and forms familiar in agricultural buildings in the district. In my view this approach will respect local architectural traditions for sites around the edge of settlements.

I believe the proposed layout will not answer Members' concerns about the opportunity to appreciate the Monument as approached along Abbey Hill to the north west of the site, as Unit 1 is likely to foil views at several points, with a clear view only becoming available near the access to Downbridge.

In NPPF terms, harm arising from the proposal is reduced from the level resulting from the previous proposal, but is not eliminated. In my view the improvements in the proposal should be regarded as reducing or avoiding harm, but in heritage terms would not qualify as benefits over and above the present situation that could be weighed in the planning balance. Clearly consideration will extend to harms and benefits that are unrelated to heritage.

Paul

Paul Harrison
Heritage and Design Officer

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 03 November 2020 08:58
To: Jamie Martin-Edwards <Jamie.Martin-Edwards@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/20/03632. Land Contamination

Dear Jamie

EP Reference : 283268
DC/20/03632. Land Contamination
Land East Of, Abbey Hill, Hoxne, EYE, Suffolk.
Submission of Details (Reserved Matters in part) for Outline Planning
Permission DC/17/02868. Approval is sought for access, appearance,
landscaping, layout and scale for up to 3no dwellings

Many thanks for your request for comments in relation to the above submission. I can confirm that I have no comments to make with respect to land contamination.

Kind regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk
Work: 01449 724715
websites: www.babergh.gov.uk www.midsuffolk.gov.uk

07 September 2020

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

Dear Mr Edwards

DC/20/03632 Submission of Details (Reserved Matters in part) for Outline Planning Permission DC/17/02868. Approval is sought for access, appearance, landscaping, layout and scale for up to 3no dwellings

Land East of Abbey Hill Hoxne Suffolk

Thank you for consulting the SPS on the revised application for this site which adjoins the Hoxne Monument, further to the recent refusal for no.4 dwellings. The SPS supports the reduction from no.4 to no.3 dwellings and the adoption of a strong landscape led layout. This approach allows for views through to the Monument to be protected and the meadow style planting will better enhance the setting of the heritage asset. We note the reduction in scale of the dwellings on plots 2 and 3 and the intention to adopt more vernacular treatment in keeping with the adjoining village houses. While we do not object to this, we hope that officers will ensure that the architectural details will be carefully controlled by planning condition to avoid the risk of weak pastiche and crude detailing. Notwithstanding this slight reservation we support the application and pay tribute to the work of officers and applicant's agent in revising the scheme to better reveal the Monument and its setting.

I trust that you will find these comments helpful in the assessment of this case.

Yours sincerely

Fiona Cairns IHBC MRTPI
Director

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

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.