

**From:** Tina Newell

**Sent:** 29 September 2021 09:14

**To:** BMSDC Planning Area Team Pink

**Subject:** Re: Consultation Request - DC/21/04779 - Land On The West Side, Broad Road, Bacon, Suffolk

Good morning

The Parish Council comments on this application are :

After much discussion all Councilors resolved to **OBJECT** to this application: The layout as presented is geometric and urban at variance with earlier designs which introduced curved roads and were more rural in character. The layout suggests the developers are trying to get the additional houses in without any consideration to the context of the site in relation to the village. The layout and design is not in keeping with the surroundings and the landscaping also requires further consideration. There is no integration with the existing village and further concerns were expressed over the drainage and the potential stagnant drainage pool to the South of the site. The plans presented do not provide a design layout for the road changes at the railway bridge on Pound Hill that is safe for cyclists; there is no clear visibility on the road approaching the bridge from either side.

The Parish Council with every day experience of this road resolved to insist the only way to make this safe is to install traffic lights.

This has been uploaded on your website earlier today.

Best wishes

Tina

Tina Newell  
Parish Clerk Bacton

**From:** BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>

**Sent:** 17 Sep 2021 02:28:46

**To:**

**Cc:**

**Subject:** FW: DC/21/04779, Cotton Parish Council comments

**Attachments:**

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**From:** Rod Caird <cottonparishcouncil@gmail.com>

**Sent:** 16 September 2021 15:53

**To:** BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>

**Subject:** DC/21/04779, Cotton Parish Council comments



**EXTERNAL EMAIL: Don't click any links or open attachments unless you trust the sender and know the content is safe. Click [here](#) for more information or help from Suffolk IT**

DC/21/04779 - Reserved Matters, Land on the West Side of Broad Road, Bacton

Cotton Parish Council was opposed to the original application (DC/19/00646) - and indeed to its predecessor application for the same site in 2015 - and a key reason for the opposition was the unsuitability of the route from the site to the facilities of Bacton via the railway bridge. The road at that point cannot safely accommodate a greater volume of vehicle traffic and simultaneous pedestrian, cycle and wheelchair users.

This problem has not been effectively addressed in the reserved matters application and the Parish Council urges strongly that an effective and safe plan for use of the bridge by multiple types of user be agreed and signed off by Suffolk Highways, before construction work on the site begins.

In addition the Parish Council requests that the developers reduce the roof heights of the houses nearest to Broad Road in order to minimise the visual impact of the site from the Cotton direction.

Rod Caird  
Clerk, Cotton Parish Council  
26 Church Lane,  
Henley IP60RQ  
[cottonparishcouncil@gmail.com](mailto:cottonparishcouncil@gmail.com)

**From:** Dalia Alghoul  
**Sent:** 13 September 2021 14:04

**Subject:** Network Rail Consultation Response - DC/21/04779

OFFICIAL

Dear Sir/Madam,

Network Rail strongly recommends the developer complies with the following comments and requirements to maintain the safe operation of the railway and protect Network Rail's infrastructure.

The developer must ensure that their proposal, both during construction and after completion does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

Should you have any further questions, please do not hesitate to contact Network rail.

Kind Regards,



Dalia Alghoul  
Town Planning Technician  
Network Rail Property (Eastern Region - Anglia)  
A: 1 Stratford Place | London | E15 1AZ  
M: 07732641896  
E: [dalia.alghoul@networkrail.co.uk](mailto:dalia.alghoul@networkrail.co.uk)  
W: [www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:** planning.apps

**Sent:** 30 September 2021 11:55

**To:** BMSDC Planning Area Team Pink

**Subject:** RE: Consultation Request - DC/21/04779 - Land On The West Side, Broad Road, Bacon, Suffolk

Apologies for the late response, I have been having IT issues.

The CCG will not be making any responses to this planning application.

Regards

**CCG Estates Planning**

Ipswich & East Suffolk CCG & West Suffolk CCG

Endeavour House, 8 Russell Road, Ipswich, IP1 2BX



Ministry  
of Defence

# Defence Infrastructure Organisation

Safeguarding Department  
Statutory & Offshore

St George's House | Defence Infrastructure  
Organisation Head Office |  
DMS Whittington | Lichfield | Staffordshire |  
WS14 9PY

E-mail: [DIO-safeguarding-statutory@mod.gov.uk](mailto:DIO-safeguarding-statutory@mod.gov.uk)

[www.mod.uk/DIO](http://www.mod.uk/DIO)

29 September 2021

Vincent Pearce  
Babergh and Mid Suffolk District Councils  
Endeavour House  
8 Russell Road  
Ipswich  
IP1 2BX

Your reference: **DC/21/04779**  
Our reference: 10052777

Dear Vincent

## **MOD Safeguarding – Wattisham Station**

- Proposal:** Application for the approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) pursuant to Conditions 1, 4, 6, 7, 8, 10 and 11 of Outline Planning Permission DC/19/00646 for Erection of 65no. dwellings (including 22no. affordable dwellings) with attenuation basins, drainage and earthworks
- Location:** Land on the West Side, Broad Road, Bacton, Suffolk
- Grid Ref:** Centre Grid reference: 606146, 267365

Thank you for consulting the Ministry of Defence (MOD) on the above proposed development which was received by this office on 09/09/21. I can confirm the MOD has no safeguarding objections to this proposal.

I trust this is clear however should you have any questions please do not hesitate to contact me.

Yours sincerely

Debbie Baker  
DIO safeguarding

Your ref: DC/21/04779/RM  
Our ref: Bacton – Land West of Broad Road  
SCC Matter no: 58185  
Date: 1 October 2021  
Enquiries: Isabel Elder  
Tel: 01473 265040  
Email: [isabel.elder@suffolk.gov.uk](mailto:isabel.elder@suffolk.gov.uk)

FAO: Vincent.Pearce@babberghmidsuffolk.gov.uk  
planningyellow@babberghmidsuffolk.gov.uk

Dear Vincent,

**Bacton – Land West of Broad Road IP14 4NB – reserved matters**

I refer to the proposal: application for approval of reserved matters following approval of outline planning permission DC/19/00646/OUT all matters reserved for the erection up to 65 no.dwellings with attenuation basin. This reserved matters application is for the approval of access, appearance, landscaping, layout, and scale for 65 dwellings ( 22 affordable) with attenuation basins, drainage and earthworks.

I have no comments to make on this application. However there is a S106 dated 15 December 2020 attached to the original outline permission and any alterations to the legal agreement will require the County to be party to.

I have copied to colleagues for information.

Yours sincerely,

Isabel Elder  
Development Contributions Consultant  
Growth, Highways & Infrastructure

cc Ben Chester, SCC (highways)  
Jason Skilton, SCC (LLFA)

Your Ref: DC/21/04779  
Our Ref: SCC/CON/4891/21  
Date: 5 November 2021  
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: [planning@babberghmidsuffolk.gov.uk](mailto: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: Vincent Pearce - MSDC

Dear Vincent

**TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/04779**

**PROPOSAL:** Application for the approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) pursuant to Conditions 1, 4, 6, 7, 8, 10 and 11 of Outline Planning Permission DC/19/00646 for Erection of 65no. dwellings (including 22no. affordable dwellings) with attenuation basins, drainage and earthworks

**LOCATION:** Land On The West Side, Broad Road, Bacton, Suffolk

Notice is hereby given that the County Council as Highway Authority make the following comments:

Further to additional information and revised plans being submitted, the Highway Authority are satisfied with the proposal for a development with privately maintained roads and footways, subject to the following conditions:

**Condition:** The areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins as shown on Drawing No. 21.014-cja-xx-dr-A-10-site plan Rev E shall be provided in their entirety before the development is brought into use and shall be retained thereafter for no other purpose.

**Reason:** To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway.

**Condition:** The use shall not commence until the area(s) within the site shown on drawing no. 21.014-cja-xx-dr-A-10-site plan Rev E for the purposes of loading, unloading, manoeuvring and parking of vehicles and secure cycle storage have been provided and thereafter the area(s) shall be retained, maintained and used for no other purposes.

**Reason:** To ensure that sufficient areas for vehicles to be parked are provided in accordance with Suffolk Guidance for Parking 2019 where on-street parking and or loading, unloading and manoeuvring would be detrimental to the safe use of the highway.

Condition: Before the development is commenced details of the electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority.  
The approved scheme shall be implemented for each dwelling prior to its first occupation and retained as such thereafter.

Reason: In accordance with Suffolk Guidance for Parking (2019).

Yours sincerely,

**Ben Chester**  
**Senior Transport Planning Engineer**  
Growth, Highways and Infrastructure



**From:** Chris Ward

**Sent:** 09 September 2021 14:54

**Subject:** RE: MSDC Planning Consultation Request - DC/21/04779

Dear Vincent,

Thank you for notifying me about the reserved matters application for Land on the West Side of Broad Road in Bacton. On reviewing the documents submitted, I have no comment to make.

Kind regards

**Chris Ward**

Active Travel Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

**From:** Jason Skilton <[Jason.Skilton@suffolk.gov.uk](mailto:Jason.Skilton@suffolk.gov.uk)>

**Sent:** 09 February 2022 13:05

**To:** Jasmine Whyard <[Jasmine.Whyard@babberghmidsuffolk.gov.uk](mailto:Jasmine.Whyard@babberghmidsuffolk.gov.uk)>

**Subject:** RE: Land to the West Side of Broad Road, Bacton- response to ecology and drainage-21/04779

Hi Jasmine,

### **Reserved Matters Application**

Subject to the LLFA agreeing suitable wording of an addition condition, we can agree to leaving the SuDS landscaping, management and maintenance to a later date.

### **SuDS Condition**

I can accept a partial discharge of condition 7, items a) to f), with item G) CSWMP to be supplied and discharged later.

Kind Regards

Jason Skilton  
Flood & Water Engineer  
Suffolk County Council  
Growth, Highway & Infrastructure  
Endeavour House, 8 Russell Rd, Ipswich , Suffolk IP1 2BX  
Tel 01473 260411

**From:** Water Hydrants

**Sent:** 08 November 2021 09:30

**To:** BMSDC Planning Area Team Pink

**Subject:** FW: Reconsultation Request - DC/21/04779 - Land On The West Side, Broad Road, Bacton, Suffolk

Fire Ref.: F221322

Good Morning,

Thank you for your letter regarding the re-consultation for this site.

Please ensure that Condition 26, in the original Decision Notice for DC/19/00646/OUT, for the installation of Fire Hydrants, follows this build to its conclusion.

If you have any queries, please let us know, quoting the above Fire Ref. number.

Kind regards,

A Stordy

Admin to Water Officer

Fire and Public Safety Directorate, SCC

**MID SUFFOLK DISTRICT COUNCIL**

**MEMORANDUM**

To: Vincent Pearce – Planning Officer  
From: Robert Feakes – Housing Enabling Officer  
Date: 2<sup>nd</sup> November 2021  
Subject: Reserved Matters Application  
Proposal: DC/21/04779

Application for the approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) pursuant to Conditions 1, 4, 6, 7, 8, 10 and 11 of Outline Planning Permission DC/19/00646 for Erection of 65no. dwellings (including 22no. affordable dwellings) with attenuation basins, drainage and earthworks

Location: Land On The West Side Broad Road Bacton Suffolk

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**1. Key Points**

<b>Objection:</b> The affordable housing mix proposed is not consistent with the agreed Section 106: this is not supported.
<b>Support:</b> The market and affordable homes are of a tenure-neutral design, which is to be welcomed, as is the commitment to the Nationally Described Space Standard and Part M4(2) of the Building Regulations.
<b>Comment:</b> The market housing mix provides a narrow range of unit sizes, with no 1-bed units.

**2. Housing Need Information**

2.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2019, confirms a continuing need for housing across all tenures and a growing need for affordable housing.

2.2 The 2019 SHMA indicates that in Mid Suffolk there is a need for 127 new affordable homes per annum. The Council's Choice Based Lettings system currently has 7 applicants registered for affordable housing with a local connection to Bacton, as of September 2021, with many more on the Housing Register with a connection to Mid Suffolk.

**3. Affordable Housing**

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3.1 The Section 106 agreement for DC/19/00646 secured the following:

Tenure	Number of units	Bedrooms and Occupants	Minimum unit Size (GIA) (m2)
Affordable Rent  (16 units total)	2	1b2p Flat	50
	2	2b3p Bungalow	61
	8	2b4p Houses	79
	4	3b5p Houses	93
Shared Ownership  (6 units total)	4	2b4p Houses	79
	2	3b5p Houses	93

3.2 The s106 sets out measures for the phasing of delivery of the affordable housing alongside the market units, and transfer of the dwellings to a Registered Provider. An Affordable Housing Scheme is to be produced as part of this reserved matters application. This document is to set out the location, number of bedrooms, mix and tenure of the affordable homes.

3.3 The mix proposed as part of this application deviates from that secured in the Section 106. Whilst the overall tenure split (16 x affordable rented units and 6 x shared ownership units) remains the same, the mix of unit sizes (by bedspace) has changed. The table below, adapted from the covering letter, describes the changes.

Proposed Mix		Previously Agreed Mix (S106)		Change?
Affordable Rent				
Unit Size	Number	Unit Size	Number	
1b2p Flat	0	1b2p Flat	2	Reduction of 2 x 1b flats
2b3p Bungalow	2	2b3p Bungalow	2	None
2b4p House	10	2b4p House	8	Increase of 2 x 2b houses
3b4p House	4	3b4p House	0	Reduction in size of 3bed houses (designed to accommodate one person fewer)
3b5p House	0	3b5p House	4	
Shared Ownership				
2b4p House	4	2b4p House	4	None
3b4p House	2	3b4p House	0	Reduction in size of 3bed houses (designed to accommodate one person fewer)
3b5p House	0	3b5p House	2	

3.4 These proposals for changes are not accompanied by a detailed justification, however it is understood that this due to site viability, to enable a Registered Provider to purchase the entire site to deliver it for 100% affordable housing.

3.5 However, this sale may not take place and no assessment of the site viability has been provided to justify the decision. As such, treating the application as per the submitted proposals, the proposed changes to the affordable housing mix are not supported for the reasons below.

- The reduction in the size of the 3-bed units reduces the flexibility of these properties.
- The loss of the 1-bed flats runs counter to evidence from the housing register, which shows that a high proportion of demand is for affordable rented 1-beds. Whilst the number of 1-beds sought on sites is often (in effect) reduced relative to demand for site management purposes, this development is only required to deliver 2 units.

3.6 The provision of bungalows amongst the affordable dwellings is welcomed, but it would be welcomed if these units could be fitted with level access showers.

3.7 The layout of the affordable housing is acceptable. It needs to strike a balance between clustering for management purposes and integrating the affordable and market homes. Ideally the units would be more widely distributed ('pepper-potted'); the practice of this authority is to resist clusters of more than 15 units, and members may consider that the units are unduly clustered on the eastern and southern sides of the site. However, with the inclusion of some market units in this area and the presence of the ditch running east-west as a belt across the site splits up the affordable units somewhat.

3.8 It is noticeable that the affordable units come from the same range of house designs and materials as the market units, suggesting a tenure-neutral approach to design. This is to be welcomed. Similarly, the affordable units all meet the Nationally Described Space Standard and there is a commitment to meeting the requirements of Part M4(2) of the Building Regulations.

3.9 The affordable units need to be assessed to determine whether there is sufficient vehicle and cycle parking (in line with Suffolk Guidance on parking). It also needs to be determined that there is sufficient bin storage.

#### **4. Open Market Mix**

4.1 The key (extant) policy for considering this issue is Policy CS9 of the Mid Suffolk Core Strategy.

4.2 The Strategic Housing Market Assessment ('SHMA' 2019, part 2) indicates the market housing requirements for the district as a whole. This may not represent a directly and specifically appropriate mix in the circumstances and constraints of a development, but it offers a guide as to how the development can provide an appropriate mix (in the context of CS9) and contribute to meeting overall needs. The table below compares the development as proposed with the split set out in the SHMA.

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Size of unit (bedrooms)	Current proposal	Split to mirror district-wide requirement <sup>i</sup>	Difference
1	0	3	-3
2	19	15	+4
3	24	13	+11
4+	0	13	-13

*Figures do not sum due to rounding*

4.3 The table above would suggest a need for some of the units to be brought forward as 1-bed or 4+ bed units. The provision of additional 4+ bed units is not encouraged due to levels of under-occupation in the existing housing stock in both Bacton (83.9%) and Mid Suffolk (80.8%), above the English average (68.7%)<sup>1</sup>

4.4 A commitment has been made to ensuring that all market (and affordable) units meet Part M4(2) of the Building Regulations. All units also meet the floorspace requirements of the Nationally Described Space Standard.

4.5 No bungalows have been included in the mix. The commitment to M4(2) goes some way to mitigating the impact of this decision; along with other measures, an M4(2) dwelling is required to have stairs wide enough to enable the fitting of a stair-lift.

<sup>i</sup>

<b>Appendix: Size of new owner-occupied accommodation required in Mid Suffolk over the next 18 years</b>				
<i>Source: Ipswich Strategic Housing Market Assessment Part 2 Partial Update (January 2019)</i>				
<i>Table 4.4e (using the 2014-based projections)</i>				
<b>Size of home</b>	<b>Current size profile</b>	<b>Size profile 2036</b>	<b>Change required</b>	<b>% of change required</b>
One bedroom	707	1,221	515	7.2%
Two bedrooms	5,908	8,380	2,472	34.4%
Three bedrooms	13,680	15,784	2,104	29.3%
Four or more bedrooms	12,208	14,303	2,096	29.2%
<b>Total</b>	<b>32,502</b>	<b>39,688</b>	<b>7,186</b>	<b>100.0%</b>

<sup>1</sup> Data taken from the 2011 Census.

**From:** Nathan Pittam  
**Sent:** 30 September 2021 12:39  
**To:** BMSDC Planning Area Team Pink  
**Cc:** Vincent Pearce  
**Subject:** DC/21/04779. Land Contamination

**EP Reference : 298033**  
**DC/21/04779. Land Contamination**  
**Land on the west side, Broad Road, Bacton, STOWMARKET, Suffolk.**  
**Application for the approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) pursuant to Conditions 1, 4, 6, 7, 8, 10 and 11 of Outline Planning Permission DC/19/00646 ...**

Many thanks for your request for comments in relation to the above application. I can confirm that I have no comments to make with respect to the conditions as outlined above.

Kind regards

Nathan

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

**Babergh and Mid Suffolk District Councils – Working Together**



**From:** Nathan Pittam  
**Sent:** 29 September 2021 13:45  
**To:** BMSDC Planning Area Team Pink  
**Cc:** Vincent Pearce  
**Subject:** DC/19/00646. Air Quality

**EP Reference : 298035**

**DC/19/00646. Air Quality**

**Land on the west side, Broad Road, Bacton, STOWMARKET, Suffolk.  
Application for the approval of Reserved Matters (Access, Appearance,  
Landscaping, Layout and Scale) pursuant to Conditions 1, 4, 6, 7, 8, 10 and 11  
of Outline Planning Permission DC/19/00646 ...**

Many thanks for your request for comments in relation to the above application. I can confirm that I have no comments to make with respect to Local Air Quality Management.

Kind regards

Nathan

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

**Babergh and Mid Suffolk District Councils – Working Together**

**From:** Peter Chisnall  
**Sent:** 22 September 2021 14:41  
**Subject:** DC/21/04779

Dear Vincent,

**APPLICATION FOR RESERVED MATTERS - DC/21/04779**

**Proposal:** Application for the approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) pursuant to Conditions 1, 4, 6, 7, 8, 10 and 11 of Outline Planning Permission DC/19/00646 for Erection of 65no. dwellings (including 22no. affordable dwellings) with attenuation basins, drainage and earthworks

**Location:** Land On The West Side, Broad Road, Bacton, Suffolk

Many thanks for your request to comment on the Sustainability/Climate Change mitigation adaptation aspects of this application.

I have viewed the applicant's documents, notably the Energy and Sustainability Statement and I note the contents therein. I acknowledge their mention the Babergh Mid Suffolk Councils Climate Emergency Declaration of fabric first, elimination of thermal bridges, passive design and low carbon heating systems utilising air source heat pumps.

With all those good intentions it is disappointing that the actual fabric specification for external walls, the greatest heat loss area of the dwellings, is only 0.2 W/m<sup>2</sup>K better than the minimum building regulations. This will result in a heat demand that will incur higher energy bills for the occupiers and subsequent CO<sub>2</sub> emissions.

Additionally the target air permeability of 6.00 m<sup>3</sup>/hm<sup>2</sup> whilst within the Part L1A building regulations minimum requirements still will result in more heat loss through a leaky building with the cost to the occupier and CO<sub>2</sub> emissions impact already described above.

I cannot see any mention of the provision of Electric Vehicle Charging Points

Babergh and Mid Suffolk Councils declared a Climate Emergency in 2019 and have an aspiration to be Carbon Neutral by 2030, this will include encouraging activities, developments and organisations in the district to adopt a similar policy. This council is keen to encourage consideration of sustainability issues at an early stage so that the most environmentally friendly buildings are constructed and the inclusion of sustainable techniques, materials, technology etc can be incorporated into the scheme without compromising the overall viability, taking into account the requirements to mitigate and adapt to future climate change.

I have no objections however if the planning department decided to permit and set conditions on the application taking into account my above comments, I would recommend the following.

Prior to the commencement of development a scheme for the provision and implementation of water, energy and resource efficiency measures, during the construction and operational phases of the development shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include a clear timetable for the implementation of the measures in relation to the construction and occupancy of the development. The scheme shall be constructed and the measures provided and made available for use in accordance with such timetable as may be agreed.

A Sustainability & Energy Strategy must be provided detailing how the development will minimise the environmental impact during construction and occupation (as per policy CS3, and NPPF) including details on environmentally friendly materials, construction techniques minimisation of carbon emissions and running costs and reduced use of potable water ( suggested maximum of 105ltr per person per day).

The document should clearly set out the unqualified commitments the applicant is willing to undertake on the topics of energy and water conservation, CO<sub>2</sub> reduction, resource conservation, use of sustainable materials and provision for electric vehicles.

Details as to the provision for electric vehicles should also be included please see the Suffolk Guidance for Parking, published on the SCC website on the link below:

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/parking-guidance/>

Guidance can be found at the following locations:

<https://www.midsuffolk.gov.uk/environment/environmentalmanagement/planningrequirements/>

Reason – To enhance the sustainability of the development through better use of water, energy and resources. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, has the potential to include energy and resource efficiency measures that may improve or reduce harm to the environment and result in wider public benefit in accordance with the NPPF.

Regards,

Peter

**Peter Chisnall**, CEnv, MIEMA, CEnvH, MCIEH  
Environmental Management Officer  
**Babergh and Mid Suffolk District Council - Working Together**  
Tel: 01449 724611  
Email: [peter.chisnall@baberghmidsuffolk.gov.uk](mailto:peter.chisnall@baberghmidsuffolk.gov.uk)  
[www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

**From:** BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

**Sent:** 16 Sep 2021 02:30:47

**To:**

**Cc:**

**Subject:** FW: DC/21/04779

**Attachments:**

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**From:** Andy Rutson-Edwards <Andy.Rutson-Edwards@baberghmidsuffolk.gov.uk>

**Sent:** 16 September 2021 14:18

**To:** Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>; BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>

**Subject:** DC/21/04779

Environmental Health -  
Noise/Odour/Light/Smoke

**APPLICATION FOR RESERVED MATTERS - DC/21/04779**

**Proposal:** Application for the approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) pursuant to Conditions 1, 4, 6, 7, 8, 10 and 11 of Outline Planning Permission DC/19/00646 for Erection of 65no. dwellings (including 22no. affordable dwellings) with attenuation basins, drainage and earthworks

**Location:** Land On The West Side, Broad Road, Bacton, Suffolk

Thank you for the opportunity to comment on condition 4 of the reserved matters application.

Having reviewed the cass allen noise assessment document submitted to support this, I have the following comments to add

The report, Reference: LR01-21345-R1 dated August 2021 assessment identifies that the amenity areas of the development shall meet the WHO and BS 8223 guidance levels. However, impulsive noises from night time train passes will exceed WHO guidance levels for sleep disturbance in bedrooms closest to the railway line. A scheme of mitigation is presented within the report. I would suggest that the following is conditioned to meet those recommendations:

-  
Residential glazing

- A scheme of acoustic glazing and ventilation for all dwellings within the development, (identified in appendix 2) to meet the specification and performance standards as given in the table in Appendix 3 of the cass allen report, Ref: LR01-21345-R1 dated August 2021 for those facades shall be implemented prior to first occupation of the dwellings and subsequently retained.

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

- Prior to first occupation of the plots identified as FS1 in appendix 3 of the report Ref: LR01-21345-R1 dated August 2021, a sample of those dwellings, the number and location of which shall be agreed by the LPA and the developer, shall be independently tested to ensure that the predicted levels are being met. If this testing does not show compliance then a method of further mitigation shall be submitted and agreed by the LPA.

*Reason: To protect the amenity of Future occupiers of the residential premises*

Andy

**Andy Rutson-Edwards**, MCIEH AMIOA  
Senior Environmental Protection Officer

From: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>  
Sent: 27 September 2021 09:01  
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>  
Subject: RE: MSDC Planning Consultation Request - DC/21/04779

Public Realm Officers have no objections to the application on the grounds of public open space provision. The extent and treatment of the public realm seems appropriate for this location. Officers would welcome the opportunity to comment on the provision of play equipment for the LAP in due course.

Regards

Dave Hughes  
Public Realm Officer



18 November 2021

Vincent Pearce  
Mid Suffolk District Council  
Endeavour House  
8 Russell Road  
Ipswich IP1 2BX  
By email only

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*Thank you for requesting advice on this reserved matters and discharge of conditions from Place Services' ecological advice service. This service provides advice to planning officers to inform Mid Suffolk District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.*

---

**Application:** DC/21/04779  
**Location:** Land On The West Side Broad Road Bacton Suffolk  
**Proposal:** Application for the approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) pursuant to Conditions 1, 4, 6, 7, 8, 10 and 11 of Outline Planning Permission DC/19/00646 for Erection of 65no. dwellings (including 22no. affordable dwellings) with attenuation basins, drainage and earthworks.

Dear Vincent,

Thank you for re-consulting Place Services on the above reserved matters application.

**Summary**

We have reviewed the further submitted documents provided on the 25/11/2021, which relates to SuDs and Highways.

We have no additional comments to make following this further information and indicate that matters raised within the initial comments provided by Ecology Place Services (30 September 2021) should still be addressed for this application.

**Recommendations**

Further information is required to meet the requirements of 9, 10 & 16. In addition, further detailed landscaping information is required to be submitted to support the Reserved Matters application.

Please contact me with any queries.

Yours sincerely,



**Hamish Jackson ACIEEM BSc (Hons)**

Ecological Consultant

[placeservicesecology@essex.gov.uk](mailto:placeservicesecology@essex.gov.uk)

**Place Services provide ecological advice on behalf of Mid Suffolk District Council**

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.



30 September 2021

Vincent Pearce  
Mid Suffolk District Council  
Endeavour House  
8 Russell Road  
Ipswich IP1 2BX  
By email only

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*Thank you for requesting advice on this reserved matters and discharge of conditions from Place Services' ecological advice service. This service provides advice to planning officers to inform Mid Suffolk District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.*

---

**Application:** DC/21/04779  
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Dear Vincent,

Thank you for consulting Place Services on the above reserved matters application. This response considers the Submission of Details at Reserved Matters, as well as the Discharge of Conditions 9, 10 & 16.

**Relevant Conditions**

9. Concurrent with the first reserved matters application a Breeding Bird Survey following the Common Bird Census Methodology, shall be submitted to and approved by the local planning authority.

Reason: To allow the LPA to discharge its duties under the NERC Act 2006 (Priority habitats & species).

10. Concurrent with the first reserved matters application a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following: a) Purpose and conservation objectives for the proposed enhancement measures; b) detailed designs to achieve stated objectives; c) locations of proposed enhancement measures by appropriate maps and plans; d) persons responsible for implementing the enhancement measures; e) details of initial aftercare and long-term maintenance (where relevant). The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.





Reason - To enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

16. Before the development hereby permitted is commenced a Construction Environmental Management Plan (CEMP) shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out other than in accordance with the approved Plan. No burning shall take place on site during the site clearance/demolition or construction phases of the development. The CEMP shall include the following: a) Risk assessment of potentially damaging construction activities. b) Identification of "biodiversity protection zones". c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs. i) Containment, control and removal of any Invasive non-native species present on site. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To conserve Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

### **Summary**

We have reviewed the submitted documents for this reserved matter application, including the Illustrative landscape masterplan (Pegasus Group, August 2021) and the Proposed Private Street Lighting Layout (Williams Lighting Consultants Ltd, August 2021).

We have also reviewed the Updated Ecological Assessment (Skilled Ecology Ltd, June 2018), the Phase 1 habitat survey report (Skilled Ecology, June 2014), the Reptile & Great Crested Newt Surveys (Skilled Ecology, May 2015) and the Invertebrate Study (Arachne Ecology Ltd, April 2015), which have been submitted for the previous outline applications (DC/19/00646 & 0764/15), relating to the likely impacts of the development on designated sites, protected and Priority species / habitats.

Firstly, we note that the application is not supported by a Breeding Bird Survey or Construction Environmental Management Plan, as required under condition 9 & 16 of the outline consent (DC/19/00646). Therefore, this will need to be provided to meet the requirements of the submitted application. It is highlighted that the Construction Environmental Management Plan must outline the finalised strategies for Great Crested Newt (GCN) and reptiles, as well as outline any pre-commencement surveys required to ensure the initial ecological information will be up to date. This is necessary for the LPA to demonstrate that they have met their statutory and non-statutory ecological requirements for this application.

However, the applicant may be interested to know that Natural England's District Level Licensing for GCN is now available in Essex & Suffolk – see <https://www.gov.uk/government/publications/great->



crested-newts-district-level-licensing-schemes. Therefore, this site could be registered to be covered by this strategic mitigation scheme. Guidance for developers and registration forms to join the scheme are available and the LPA will need an Impact Assessment and Conservation Payment Certificate (IACPC) document countersigned by Natural England as evidence of site registration prior to determination. As a result, we suggest that this matter is discussed with a suitably qualified ecologist as this could be used as an alternative method than the traditional EPS licensing route, as required for Great Crested Newts for this application.

We note that Illustrative landscape masterplan is not supported by detailed soft landscaping information. This should include the proposed planting specification and schedules, as well suitable details of implementation to ensure that plants will establish successfully. We also note that a Landscape and Ecological Management Plan is required concurrent with the first reserved matters application under condition 8 of the outline stage. Therefore, the details of aftercare and management of the soft landscaping measures should also be provided to accompany this application.

We also encourage the developer to have the finalised soft landscaping plans to be supported by a Biodiversity Net Gain Assessment. The Biodiversity Net Gain Assessment should contain the use of the DEFRA Biodiversity Metric 3.0 (or any successor) and should preferably follow the Biodiversity Net Gain Report & Audit Templates (CIEEM, 2021)<sup>1</sup>. This is necessary to deliver measurable net gains for biodiversity in line with paragraph 174d & 180d of the NPPF 2021. It is indicated that particular biodiversity enhancements could be obtained within the SuDs scheme. Detention basins often have limited ecological or aesthetic value if solely design for surface water storage. Therefore, we encourage the developer to consider options to include soft landscaping features which would provide aesthetic and ecological value. This could include a range of native wetland planting and suitable meadow mixtures, which will maximise benefits for invertebrates and amphibians.

A Biodiversity Enhancement Strategy should also be submitted as required under condition 10 of the outline consent, which should outline a range of bespoke enhancement measures for protected and priority species. This should include integrated Bird and bat boxes (including options for Swift), hibernacula, log piles and hedgehog friendly fencing. All ecological enhancement proposals should be informed by a suitably qualified ecologist to ensure certainty that suitable measures will be implemented for this application.

It is indicated that we are satisfied that the Proposed Private Street Lighting Layout (Williams Lighting Consultants Ltd, August 2021) has been designed to avoid biodiversity sensitive zones at the boundary of the development. We are also pleased that the proposed street lighting will contain warm-white lighting and that rear shields have been included near biodiversity sensitive zones to avoid lighting spillage. As a result, we are satisfied that the sufficient information has been provided to meet the requirements of condition 25 of the outline stage at an ecological perspective, as impacts will be avoided to foraging and commuting bats from the proposals.

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<sup>1</sup> <https://cieem.net/wp-content/uploads/2021/07/CIEEM-BNG-Report-and-Audit-templates2.pdf>



**Recommendations**

Further information is required to meet the requirements of 9, 10 & 16. In addition, further detailed landscaping information is required to be submitted to support the Reserved Matters application.

Please contact me with any queries.

Yours sincerely,

**Hamish Jackson ACIEEM BSc (Hons)**

Ecological Consultant

[placeservicesecology@essex.gov.uk](mailto:placeservicesecology@essex.gov.uk)

**Place Services provide ecological advice on behalf of Mid Suffolk District Council**

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

**From:** BMSDC Planning Area Team Pink <PlanningPink@babberghmidsuffolk.gov.uk>

**Sent:** 09 Feb 2022 11:42:45

**To:**

**Cc:**

**Subject:** FW: DC/21/04779 Broad Road, Bacton

**Attachments:**

---

**From:** David Pizzezy <[David.Pizzezy@babberghmidsuffolk.gov.uk](mailto:David.Pizzezy@babberghmidsuffolk.gov.uk)>

**Sent:** 09 February 2022 11:21

**To:** Jasmine Whyard <[Jasmine.Whyard@babberghmidsuffolk.gov.uk](mailto:Jasmine.Whyard@babberghmidsuffolk.gov.uk)>

**Subject:** RE: DC/21/04779 Broad Road, Bacton

Hi Jasmine

I've had a look at this and can confirm the information contained within the arboricultural report from August '21 is sufficient to meet the requirements of this condition.

Kind regards

**David Pizzezy**

Arboricultural Officer

Tel: 01449 724555

[david.pizzezy@babberghmidsuffolk.gov.uk](mailto:david.pizzezy@babberghmidsuffolk.gov.uk)

[www.babbergh.gov.uk](http://www.babbergh.gov.uk) and [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

Babbergh and Mid Suffolk District Councils – Working Together



## 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.



## Consultation Response Pro forma

<b>1</b>	<b>Application Number</b>	DC/21/04779	
<b>2</b>	<b>Date of Response</b>	10/09/2021	
<b>3</b>	<b>Responding Officer</b>	Name:	James Fadeyi
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
<b>4</b>	<b>Recommendation</b> (Please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection subject to conditions	
<b>5</b>	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Ensure that the development is suitable for a 32 tonne Refuse Collection Vehicle (RCV) to manoeuvre around attached are the vehicle specifications.</p> <div style="text-align: center;">         ELITE 6 - 8x4MS (Mid Steer) Wide Track Dat     </div> <p>See the latest waste guidance on new developments.</p> <div style="text-align: center;">         SWP Waste Guidance v.21.docx     </div> <p>The road surface and construction must be suitable for an RCV to drive on.</p> <p>To provide scale drawing of site to ensure that access around the development is suitable for refuse collection vehicles.</p> <p>Please provide plans with each of the properties bin presentations plotted, these should be at edge of the curtilage or at the end of private drive and there are suitable collection presentation points. These are required for approval.</p>	

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

6	<b>Amendments, Clarification or Additional Information Required</b> (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	
7	<b>Recommended conditions</b>	Meet the conditions in the discussion.

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

**From:** Planning Liaison  
**Sent:** 19 September 2021 05:04  
**To:** BMSDC Planning Mailbox  
**Subject:** Land On The West Side Broad Road Bacton Suffolk - DC/21/04779

Dear Vincent,

Our Reference: PLN-0131326

Please see below our response for the planning application- Land On The West Side Broad Road Bacton Suffolk - DC/21/04779

#### Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

#### Foul Water

N/A

#### Surface Water

We have reviewed the applicant's submitted surface water drainage information (Flood Risk Assessment/Drainage Strategy) and have found that the proposed method of surface water discharge does not relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction and we are unable to provide comments on the suitability of the surface water discharge. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented. A connection to the public surface water sewer may only be permitted once the requirements of the surface water hierarchy as detailed in Building Regulations Part H have been satisfied. This will include evidence of the percolation test logs and investigations in to discharging the flows to a watercourse proven to be unfeasible.

Please do not hesitate to contact the Planning & Capacity Team on the number below or via email should you have any questions related to our planning application response.

Kind Regards,  
Sushil



**Planning & Capacity Team**

Development Services

Telephone:

**Anglian Water Services Limited**

Thorpe Wood House, Thorpe Wood, Peterborough,  
Cambridgeshire, PE3 6WT



# **Consultee Comments for Planning Application DC/21/04779**

## **Application Summary**

Application Number: DC/21/04779

Address: Land On The West Side Broad Road Bacton Suffolk

Proposal: Application for the approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) pursuant to Conditions 1, 4, 6, 7, 8, 10 and 11 of Outline Planning Permission DC/19/00646 for Erection of 65no. dwellings (including 22no. affordable dwellings) with attenuation basins, drainage and earthworks

Case Officer: Vincent Pearce

## **Consultee Details**

Name: Mrs Linda Hoggarth

Address: 26 Gipping Way, Bramford, Ipswich, Suffolk IP8 4HP

Email: Not Available

On Behalf Of: Mid Suffolk Disability Forum

## **Comments**

The Mid Suffolk Disability Forum notes that dwellings will meet Part M4(2) of the Building Regulations but is concerned that there appear to be only two bungalows included in the scheme.

Philip Isbell – Chief Planning Officer  
Sustainable Communities

Mid Suffolk District Council  
Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Website: [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)



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## OUTLINE PLANNING PERMISSION

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

---

**Correspondence Address:**  
Edward Gittins & Associates  
The Counting House  
High Street  
Cavendish  
Sudbury  
CO10 8AZ

**Applicant:**  
Mr And Mrs G. J. And C. A. Abbott  
C/o Agent

---

**Date Application Received:** 07-Feb-19  
**Date Registered:** 15-Feb-19

**Application Reference:** DC/19/00646

---

**Proposal & Location of Development:**

Outline Planning Application (All matters reserved) Erection of up to 65No dwellings with attenuation basin.

Land on the West Side of Broad Road, Bacton, Suffolk

---

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **OUTLINE PLANNING PERMISSION HAS BEEN GRANTED** subject to the following conditions:

### TIME LIMITS

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

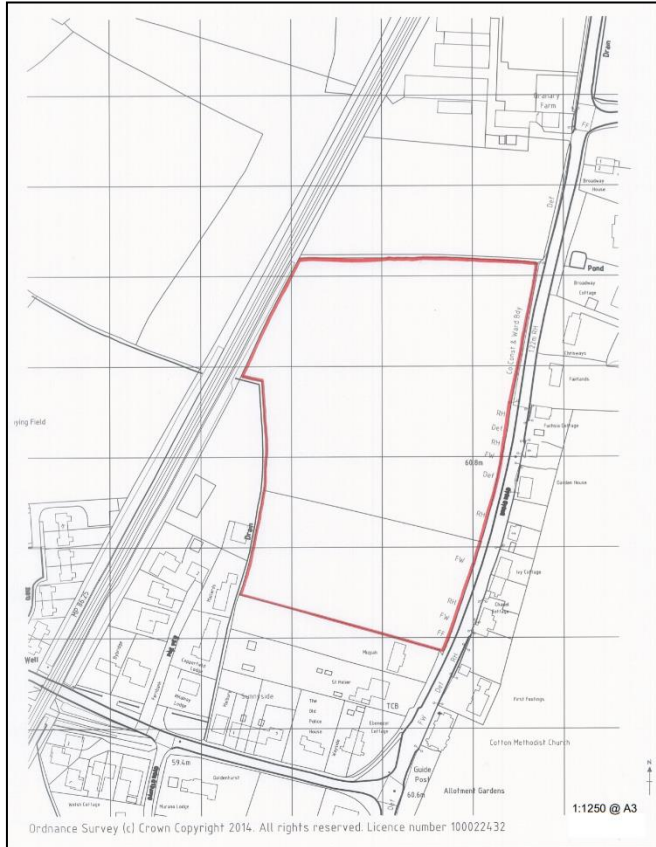
Application for approval of reserved matters must be made not later than the expiration of eighteen months beginning with the date of this permission, and the development must be begun not later than the expiration of eighteen months from the final approval of the reserved matters submitted within the eighteen months allowed for submission of those reserved matters. Failure to submit details in respect of all the reserved matters within the first eighteen-month period will result in the outline planning permission expiring.

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

## THE RED LINE PLAN / NATURE OF DEVELOPMENT

2.

The application shall be carried in accordance with the submitted but **amended unnumbered Site Location Plan as reproduced below as Figure 1.**



**Figure 1: Site Location Plan [unnumbered]**

Reason – For the avoidance of doubt and in the interests of the proper planning of the development. This plan is included in this decision notice for the avoidance of doubt as to the scope of this permission and the extent of the site to which it relates in view of the unnumbered nature of the amended drawing.

3.

The development hereby permitted shall not exceed 65 dwellings

Reason – For the avoidance of doubt and in the interests of the proper planning of the development. In determining this application, the Council, as local planning authority had regard to the proposed maximum number of dwellings and considered a scheme comprising up to 65 dwellings should be capable of being satisfactorily accommodated on the site subject to the details being acceptable at Reserved Matters.

## RESERVED MATTERS

4.

Before any development is commenced, approval of the details of the appearance, scale and layout of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") supported with cross sections, levels, attenuation report, boundary enclosure details [particularly beside the railway lines], lighting details, parking details sustainability measures to be incorporated into the development, safety measures for the attenuation pond area 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.

5.

The reserved matters shall be substantially in accordance with the drawing/s reference **1047/ sk03C** and no development shall encroach beyond the limit of built development shown of this/these drawings into any part of the open space and/or the drainage basin area shown of this/these drawings unless otherwise in the case of minor variations agreed in writing by the Local Planning Authority.

1047/sk03 is reproduced below as Figure 2 for information and in order to avoid any confusion.

*[please note: this part of the decision notice is deliberately blank... Figure 2 as referred to above follows on the next page and then the decision notice continues from condition 6.....]*

Revisions

**MARK PERKINS**  
 Inc. (Hons.) Dip. Arch. (Hons.) RIBA  
 Partnership  
 CHARTERED  
 ARCHITECTS  
 HAMILTON HOUSE  
 LANGENHOE PARK  
 COLCHESTER  
 ESSEX CO5 7 1T  
 TELEPHONE & FAX  
 01286 735990

PROJECT: PROPOSED DEVELOPMENT  
 BROAD ROAD, BACTON, SUFFOLK

CLIENT: EDWARD GITTINS AND ASSOCIATES

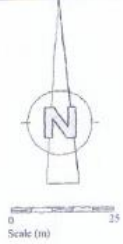
TITLE: SKETCH BLOCK PLAN

DATE: DEC 18 SCALE: 1:1000 at A3 DRG.No: 1047/sk03C

In consultation with the local authority, check all  
 regulations to be applied. Check all  
 dimensions to be applied. Check all  
 materials to be used. Check all  
 to be repeated.

© Copyright of Mark Perkins

ILLUSTRATIVE ONLY



- KEY:
- AFFORDABLE RENTED UNITS**
- 2x 1 BED 2F FLATS 50M<sup>2</sup>
  - 2x 2 BED 3F BUNGALOWS 61M<sup>2</sup>
  - 8x 2 BED 1F HOUSES 71M<sup>2</sup>
  - 4x 3 BED 5F HOUSES 95M<sup>2</sup>
- SHARED OWNERSHIP UNITS**
- 4x 2 BED 4F HOUSES 71M<sup>2</sup>
  - 2x 3 BED 5F HOUSES 95M<sup>2</sup>



Figure 2: Masterplan Layout drawing 1047/sk/03C

Reason – For the avoidance of doubt and in the interests of proper planning of the development. In approving this application the Council as Local Planning Authority has given significant weight to the inclusion of these areas and it wishes to ensure that these elements are delivered in order to provide for public amenity and to ensure satisfactory surface water mitigation is achieved.

6.

Prior to or concurrent with the first application for the approval of reserved matters, details of the mix of type and size of the market dwellings to be provided shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

## **Drainage**

7.

Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority and shall include:

- a) Dimensioned plans and drawings of the surface water drainage scheme;
- b) Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
- c) If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to  $Q_{bar}$  or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
- d) Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
- e) Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
- f) Topographical plans depicting all exceedance flow paths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;
- g) Details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction

(including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include:

- a. Method statements, scaled and dimensioned plans and drawings detailing surface water
- b. Temporary drainage systems
- c. Measures for managing pollution / water quality and protecting controlled waters and watercourses
- d. Measures for managing any on or offsite flood risk associated with construction
- e. Details of the maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority.

The scheme shall be fully implemented as approved.

Reason - To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development. To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater. To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage

## **Ecology & biodiversity**

8.

Concurrent with the first reserved matters application a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to first occupation of the development.

The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long- term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

Reason - To allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species)

9.

Concurrent with the first reserved matters application a Breeding Bird Survey following the Common Bird Census Methodology, shall be submitted to and approved by the local planning authority.

Reason: To allow the LPA to discharge its duties under the NERC Act 2006 (Priority habitats & species).

10.

Concurrent with the first reserved matters application a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) persons responsible for implementing the enhancement measures;
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason - To enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).



## **Tree protection**

11.

Concurrent with the first application for approval of reserved matters a detailed method statement and tree protection plan shall be submitted to and approved in writing by the local planning authority, to also include details of protective fencing to be installed prior to commencement of development and retained throughout duration of building and engineering works. The approved scheme shall be carried out in accordance with the approved details and shall be completed in all respects prior to first occupation. Any tree/s dying or becoming severely damaged as a result of any failure to comply with these requirements shall be replaced with a tree or trees of appropriate size and species during the first planting season, or in accordance with such other arrangement as may be approved, in writing, with the Local Planning Authority up to first use or first occupation of the development, following the death of, or severe damage to the tree/s.

Reason: For the avoidance of damage to protected tree/s included within the landscaping scheme in the interests of visual amenity and the character and appearance of the area. This condition is required to be carried out prior to the commencement of any other development to ensure trees are protected early to ensure avoidance of damage or lost 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 trees.

## **PRE-COMMENCEMENT CONDITIONS**

### **Footway improvements**

12.

Notwithstanding such detail as may have been submitted to and approved by the local planning authority on drawing reference IT1527/SK/03 in respect of footway improvement works beneath the railway bridge on Pound Hill and the site's Broad Road frontage further details of the these footway improvements submitted to the local highway authority for approval under by them under appropriate highway legislation (to include layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing to the Local Planning Authority in consultation with Local Highway Authority prior to the commencement of any works (save for site clearance and technical investigations). The details as agreed shall be delivered in accordance with a timetable for improvement which shall have been submitted to and agreed in writing by the LPA concurrent with the said details. Furthermore, no dwelling shall be occupied until such time as the approved footway improvements in both locations have been completed in accordance with the agreed drawings, specification and timetable.

Reason: To ensure that design highway improvements/footways are constructed to an acceptable standard and that the benefit associated with the footway improvement works. Are available to new residents on occupation. The applicant/developer is Advised to establish early contact with Suffolk County Council as local highway authority to progress this matter and to secure such Highway Agreements as will be necessary

## **Estate Roads**

13.

Prior to commencement of any works, (save for site clearance and technical investigations) details of the estate roads and footpaths of the development, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

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

## **Parking and associated elements**

14.

Prior to the commencement of development details of the areas to be provided for the loading, unloading, manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved, in writing, by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into first use/occupied and shall be retained thereafter and remain free of obstruction except for the purpose of manoeuvring and parking of vehicles and used for no other purpose.

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. This condition is required to be implemented prior to the commencement of any other part of the approved development to ensure highway safety is secured early for the development. If agreement was sought at any later stage there is an unacceptable risk to highway and public safety should proper layout not be achieved.

## **Construction Management**

15.

Before the development hereby permitted is commenced a Construction Management Plan (CMP) shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out other than in accordance with the approved CMP. No burning shall take place on site during the site clearance/demolition or construction phases of the development.

The CMP shall include the following matters:

- a) haul routes for construction traffic on the highway network and monitoring and review mechanisms.
- b) compound locations with full details [position, size and appearance] in relations

- to site office/s, welfare units, building material storage areas, skip/s, concrete silo/s, on-site parking areas for construction workers, site access arrangements,
- c) overburden/topsoil storage areas, fuel storage, hazardous materials storage
  - d) provision of boundary hoarding with publicly visible contact details [phone and email] for site manager and lighting
  - e) details of proposed means of dust suppression
  - f) details of equipment/plant noise suppression
  - g) full piling details
  - h) details of measures to prevent mud from vehicles leaving the site during construction including wheel washing facilities and their management
  - i) details of deliveries times to the site during construction phase
  - j) details of provision to ensure pedestrian and cycle safety
  - k) programme of works (including measures for traffic management and operating hours and hours of construction)
  - l) parking and turning for vehicles of site personnel, operatives and visitors
  - m) loading and unloading of plant and materials
  - n) storage of plant and materials
  - o) maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the construction period.

Reason: In the interest of residential amenity, highway safety, to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase.

16.

Before the development hereby permitted is commenced a Construction Environmental Management Plan (CEMP) shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out other than in accordance with the approved Plan. No burning shall take place on site during the site clearance/demolition or construction phases of the development.

The CEMP shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- i) Containment, control and removal of any Invasive non-native species present on site.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To conserve Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

## **Water and Energy Efficiency Measures**

17.

No development shall commence until a scheme for the provision and implementation of water, energy and resource efficiency measures for the development has been submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include a clear timetable for the implementation of the measures in relation to the occupancy of the development. The scheme shall be constructed and the measures provided and made available for use in accordance with such timetable as may be agreed.

Reason: To ensure that the development makes an appropriate contribution to the objectives of environmental sustainability, in accordance with the development plan and NPPF.

## **Archaeology 1**

18.

No development shall take place until a scheme of archaeological evaluation of the site has been submitted to and approved in writing by the Local Planning Authority (including any demolition needing to be carried out as necessary in order to carry out the evaluation). The evaluation shall be carried out in its entirety as may be agreed to the satisfaction of 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 as there is an unacceptable risk of loss and damage to archaeological and historic assets.

## **Archaeology 2**

19.

No development shall take place until a written report on the results of the archaeology evaluation of the site has been submitted to the Local Planning Authority and that confirmation by the Local Planning Authority has been provided that no further investigation work is required in writing.

Should the Local Planning Authority require further investigation and works, no development shall take place on site until the implementation of a full 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. Details of the provision to be made for analysis of the site investigation and recording.
- d. Details of the provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Details of the provision to be made for archive deposition of the analysis and records of the site investigation; and
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

The written scheme of investigation shall be carried out in its entirety prior to any other development taking place, or in such other phased arrangement including a phasing plan as may be previously 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 features of archaeological importance are identified, preserved and secured to avoid damage or loss resulting from the development and/or its construction. If agreement was sought at any later stage, there is an unacceptable risk of loss and damage to archaeological and historic assets.

## **PRIOR TO OCCUPATION/SLAB OR OTHER STAGE CONDITIONS**

### **Highways**

20.

No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the

approved details except with the written agreement of the Local Planning Authority in consultation with Local Highway Authority.

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

Within one month of the first occupation of any dwelling, the occupiers of each of the dwellings shall be provided with a Residents Travel Pack (RTP). Not less than 3 months prior to the first occupation of any dwelling, the contents of the RTP shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and shall include walking, cycling and bus maps, latest relevant bus and rail timetable information, car sharing information, personalised Travel Planning and a multimodal travel voucher.

Reason: In the interest of sustainable development as set out in the NPPF, and Strategic Objectives SO3 and SO6 of the Mid Suffolk Core Strategy Development Plan Document (2008) and Core Strategy Focused Review (2012).

## **Visibility Splays**

21.

Before the access is first used clear visibility shall be provided with an X dimension of 2.4 metres and a Y dimension of 90 metres 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.

## **Materials**

22.

No development shall commence above slab level until a schedule of all external facing materials to be used in the construction of the dwellings has been submitted to and approved in writing by the Local Planning Authority. The schedule shall be accompanied by a design statement incorporating an assessment of local character justifying the materials specified in the schedule. The materials shall be applied as approved.

Reason – In the interests of securing a high-quality design having regard to the character and appearance of the area.

## **Fenestration**

23.

No development shall commence above slab level until details of all windows to be used in the development, with sectional drawings illustrating window reveal depth and any glazing bars proposed, have been submitted to and approved in writing by the Local Planning Authority. The details shall be accompanied by a design statement incorporating an assessment of local character justifying those details. The materials shall be applied as approved.

Reason – In the interests of securing a high-quality design having regard to the character and appearance of the area.

## **Electric Car Charging**

24.

No development shall commence above slab level until a scheme for the provision and implementation electric car charging points for the development has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include a clear timetable for the implementation of the measures in relation to the occupancy of the development. The scheme shall be implemented, and the measures provided and made available for use, in accordance with such timetable as may be agreed.

Reason - To ensure that the development is securing appropriate net gains for the environmental objective of sustainability, in accordance with the Council's adopted parking/highway standards (Suffolk Guidance for Parking, 2019) and Paragraph 110 of the NPPF.

## **Lighting**

25.

No external lighting shall be installed until a detailed lighting scheme for any areas to be lit shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show how and where external lighting will be installed (through technical specifications and the provision of appropriate lighting contour plans which shall include lux levels of the lighting to be provided), and shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging, so that it can be:

Clearly demonstrated that areas to be lit have reasonably minimised light pollution, through the use of minimum levels of lighting and features such as full cut off cowls or LED.

Clearly demonstrated that the boundary vegetation to be retained, as well as that to be planted, will not be lit in such a way as to disturb or prevent bats using their territory or

having access to their breeding sites and resting places or foraging areas, through the use of minimum levels of lighting and features such as full cut off cowl or LED.

All external lighting shall be installed in accordance with the specifications and locations as set out in the approved scheme and shall be maintained thereafter in accordance with that scheme.

Reason - In the interests of safeguarding ecology, biodiversity and amenity.

### **Site Infrastructure/Other**

26.

No development shall proceed above slab level until details of the provision of fire hydrants for the development, including timetable for installation, have been submitted to and approved in writing by the Local Planning Authority. The fire hydrants shall be installed in accordance with the approved details in their entirety and in accordance with the timetable as may be agreed.

Reason - To ensure the site is suitably served by fire hydrants in the interests of public safety and fire prevention.

### **Refuse Collection**

27.

Prior to the first occupation of the development details of the areas to be provided for storage of Refuse/Recycling bins and any associated collection areas shall be submitted to and approved, in writing, by the Local Planning Authority. The approved areas shall be provided in their entirety before the development is first occupied 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.

## **POST OCCUPANCY RESTRICTIONS / MONITORING / MANAGEMENT**

### **Permitted Development**

28.

Notwithstanding the provisions of the Town & Country Planning [General Permitted Development] Order 2015, as may be revoked or amended, ALL residential permitted development rights within:



PART 1 Development within the curtilage of a dwellinghouse [Classes A-C inclusive]

And

SCHEDULE 2:

PART 2 Minor operations

Class A – gates, fences, walls etc

Class B – means of access to a highway

IS HEREBY REMOVED

No development shall be carried out in such a position as to preclude vehicular access to those vehicular parking spaces provided in accordance with the approved plans and no alterations shall be carried out to any approved garage units that would preclude the parking of vehicles without an application for planning permission made in that regard.

Furthermore, notwithstanding such amendments or changes to Permitted Development that may occur in the future this condition strictly prohibits the additional of an extra storey/s to any building/s on this site and within this development without the prior grant of a separate and specific planning permission.

Reason – In the interest of proper planning. To safeguard residential amenity and ensure a high standard of design quality is maintained.

### **Drainage**

29.

Within 28 days of the completion of the final dwelling, details of all Sustainable Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason - To ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as per s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk with the county of Suffolk.

### **Ecology/ Biodiversity**

30.

All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Appraisal & Bat Activity Survey (FPCR Ltd,

March 2020) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

### **Unexpected Contamination During Construction**

31.

Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the Local Planning Authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development is resumed or continued.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors.

## **INFORMATIVES**

### **1. Section 106 Legal Agreement**

This planning permission has been granted having regard to a related Section 106 planning obligation. Reference should be made to that planning obligation in conjunction with this decision notice.

### **2. Archaeology**

The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service Conservation Team. The applicant can find further details on the SCC Archaeology advisory services and charges online at <http://www.suffolk.gov.uk/archaeology>

### **3. Building Regulations**

This permission is granted without prejudice to the need to secure appropriate Building Regulations approvals. You may wish to contact the Council's Building Control Team:

Paul Hughes, Building Control Manager

Phone: 01449724502

Mobile: 07801 587852

Email: [paul.hughes@baberghmidsuffolk.gov.uk](mailto:paul.hughes@baberghmidsuffolk.gov.uk) to discuss using the Council's Building Control Team to navigate the Building Regulation process.

#### **4. Drainage**

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2003
- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board catchment may be is subject to payment of a surface water developer contribution
- Any works to lay new surface water drainage pipes underneath the public highway will need a section 50 license under the New Roads and Street Works Act

#### **5. Highways**

- The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads.
- The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification. The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing.

#### **SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:**

FC01 - Presumption in Favour of Sustainable Development  
FC01\_1 - Mid Suffolk Approach to Delivering Sustainable Development  
FC02 - Provision and Distribution of Housing  
CS01 - Settlement Hierarchy  
CS02 - Development in the Countryside & Countryside Villages  
CS03 - Reduce Contributions to Climate Change  
CS04 - Adapting to Climate Change  
CS05 - Mid Suffolk's Environment  
CS06 - Services and Infrastructure  
CS09 - Density and Mix  
GP01 - Design and layout of development  
HB14 - Ensuring archaeological remains are not destroyed  
H04 - Proportion of Affordable Housing  
H07 - Restricting housing development unrelated to needs of countryside  
H13 - Design and layout of housing development  
H14 - A range of house types to meet different accommodation needs

H15 - Development to reflect local characteristics  
H16 - Protecting existing residential amenity  
H17 - Keeping residential development away from pollution  
T09 - Parking Standards  
T10 - Highway Considerations in Development  
CL08 - Protecting wildlife habitats

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

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

This relates to document reference: DC/19/00646

**Signed: Philip Isbell**

**Dated: 21st December 2020**

**Chief Planning Officer  
Sustainable Communities**

## **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

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to condition, they may appeal to the Secretary of State for Communities and Local Government. The applicant's right of appeal is in accordance with the appropriate statutory provisions which follow:

Planning Applications: Section 78 Town and Country Planning Act 1990

Listed Building Applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990

Advertisement Applications: Section 78 Town and Country Planning Act 1990  
Regulation 15

Town and Country Planning (Control of Advertisements) Regulations 2007

Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice. If 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, 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 six months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://www.gov.uk/government/publications/modelnotification-notice-to-be-sent-to-an-applicant-when-permission-is-refused>

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by it, having regard to the statutory requirements\*, to the provisions of the Development Order, and to any directions given under the Order. The Secretary of State does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him/her.

2. If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development or works which has been or would be permitted they may serve on the Council of the district in which the land is situated, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990 or Section 32 Planning (Listed Buildings and Conservation Areas) Act 1990.

\*The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70 and 72(1) of the Act.