

**From:** BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>

**Sent:** 11 Apr 2022 11:54:36

**To:**

**Cc:**

**Subject:** FW: DC/21/06871

**Attachments:**

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**From:** Thorndon Parish Council <thorndonparishclerk@outlook.com>

**Sent:** 08 April 2022 12:37

**To:** BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>

**Subject:** DC/21/06871



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Re: DC/21/06871 - Reconsultation on Land adjoining the Principals House, Stoke Road, Thorndon, IP23 7JG

Thorndon Parish Council reviewed the revised drawings at the full Council meeting on Thursday, 7<sup>th</sup> April.

Councillors did not wish to add any further comments to those previously submitted, and still expect the site to comply with the policies laid out in the made Neighbourhood Plan.

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Regards

Odile Wladon

Locum Clerk/RFO

Thorndon Parish Council

Telephone: 01449 766766

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## THORNDON PARISH COUNCIL

### APPLICATION FOR RESERVED MATTERS -DC/21/06871

**Proposal:** Application for approval of Reserved Matters following grant of Outline Planning Permission DC/19/01310 dated: 11/12/2019 - Appearance, Landscaping, Layout and Scale for Erection of 20no. dwellings and access (following demolition of existing buildings)

**Location:** Land Adjoining The Principals House, Stoke Road, Thorndon, Suffolk IP23 7JG

Thorndon Parish Council met on Thursday, 6<sup>th</sup> January 2022 and reviewed the application above.

The Parish Council noted that the draft Thorndon Neighbourhood Plan has been examined, amended and a referendum is being arranged for February 2022. The Parish Council therefore expects that the policies contained within the Neighbourhood Plan are given significant weight when a determination of this application is made.

Councillors support this application as it is a development contained in the plan, however they recommend that any decision on the development is deferred until the agreed condition reached at outline stage regarding the submission of details of the surface water drainage strategy is satisfied. The Parish Council reserves the right to comment on these proposals once they are submitted and comments from the relevant authority have been received.

Councillors note that the following policies within the plan are particularly relevant to this application, and would request that planning officers ensure that these policies are fully adhered to:

THN 3 – Land at the Kerrison Centre

THN 8 – Housing Mix

THN 10 – Dark skies

THN 11 – Local Green Spaces

THN 15 – Design considerations (which include the references in Appendix 3 and adherence to these should be evidenced by the developer)

THN 16 – Sustainable Construction Practices

In addition, the Parish Council would expect the developer to ensure:

- the S106 affordable housing allocation is built.
- that costs towards transporting children to Hartismere school are accounted for.
- retention of any trees under TPO.
- that adequate pathways are provided to the Kerrison green space and are disability friendly around the site.
- that adequate parking is allocated to each plot or access roads are wide enough to account for traffic and parked cars to the sides aside from visitor parking as most household have 3 plus vehicles.
- disability access requirements are standard regarding paving etc.
- that access to collect waste is sufficient.
- that S106 property specifications do not make them a poor relation to the main scheme and create a quality home to live in removing any social housing stigma (as per the Social Housing White Paper).
- that construction times are agreed to, for example 08:00-18:00, limit noise and traffic nuisance and that construction traffic does not block the highway and that sufficient off road parking is made available for contractors. It should be noted that pupils waiting for the school bus stand at the entrance to the site between 08.15 and 08.45 and are dropped off between 15.45 and 16.15 during term time, their safety should be considered a priority when the development commences.
- that the heating installed is environmentally friendly e.g. ASHP or GSHP not oil.
- that there are sufficient electric car charging points and green initiative adaptations for all dwellings.

**From:** BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>

**Sent:** 01 Apr 2022 01:09:21

**To:**

**Cc:**

**Subject:** FW: DC/21/06871 NE Response

**Attachments:** ufm18\_Standard\_Re-consultation\_Letter.pdf

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**From:** SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>

**Sent:** 01 April 2022 12:27

**To:** BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>

**Subject:** DC/21/06871 NE Response

Dear Elizabeth Thomas,

Application ref: DC/21/06871

Our ref: 387135

Natural England has no comments to make on this amended reserved matters application.

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

Natural England and the Forestry Commission have also published standing advice on [ancient woodland, ancient and veteran trees](#) which you can use to assess any impacts on ancient woodland or trees.

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

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

Yours sincerely,

Shannon Bowes

Operations Delivery  
Consultations Team  
Natural England  
Hornbeam House, Electra Way  
Crewe Business Park  
Crewe, Cheshire CW1 6GJ

Enquiries: 0300 060 3900

Email: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

[www.gov.uk/natural-england](http://www.gov.uk/natural-england)

Thriving Nature  
for people and planet



**Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.**

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

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

From: [planningblue@baberghmidsuffolk.gov.uk](mailto:planningblue@baberghmidsuffolk.gov.uk) <[planningblue@baberghmidsuffolk.gov.uk](mailto:planningblue@baberghmidsuffolk.gov.uk)>

Sent: 16 March 2022 13:14

To: SM-NE-Consultations (NE) <[consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)>

Subject: MSDC Planning Re-consultation Request - DC/21/06871 - RES

Please find attached planning re-consultation request letter relating to planning application - DC/21/06871 - Land Adjoining The Principals House, Stoke Road, Thorndon, Suffolk IP23 7JG

Kind Regards

Planning Support Team

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

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For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.

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**From:** BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>

**Sent:** 07 Jan 2022 04:17:24

**To:**

**Cc:**

**Subject:** FW: DC/21/06871 NE Response

**Attachments:** ufm9\_Standard\_Consultation.pdf

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**From:** SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>

**Sent:** 07 January 2022 15:07

**To:** BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>

**Subject:** DC/21/06871 NE Response

Dear Sir or Madam,

Application ref: DC/21/06871

Our ref: 378927

Natural England has no comments to make on this application.

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

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

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

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

Yours faithfully,

Oli Chenkin  
Natural England  
Consultation Service  
Hornbeam House  
Crewe Business Park, Electra Way,  
Crewe, Cheshire, CW1 6GJ

**Email:** [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

[www.gov.uk/natural-england](http://www.gov.uk/natural-england)

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**environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.**

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

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

From: [planningblue@baberghmidsuffolk.gov.uk](mailto:planningblue@baberghmidsuffolk.gov.uk) <[planningblue@baberghmidsuffolk.gov.uk](mailto:planningblue@baberghmidsuffolk.gov.uk)>

Sent: 21 December 2021 16:28

To: SM-NE-Consultations (NE) <[consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)>

Subject: MSDC Planning Consultation Request - DC/21/06871

Please find attached planning consultation request letter relating to planning application - DC/21/06871 - Land Adjoining The Principals House, Stoke Road, Thorndon, Suffolk IP23 7JG

Kind Regards

Planning Support Team

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

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**From:** BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>

**Sent:** 23 Dec 2021 12:47:19

**To:**

**Cc:**

**Subject:** FW: MSDC Planning Consultation Request - DC/21/06871

**Attachments:**

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**From:** Planning Liaison <planningliaison@anglianwater.co.uk>

**Sent:** 23 December 2021 07:52

**To:** BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>

**Subject:** RE: MSDC Planning Consultation Request - DC/21/06871



**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**

Good morning Elizabeth

Thank you for your email consultation on the reserved matters application DC/21/06871

The reserved matters application is related to Appearance, Landscaping, Layout and Scale therefore the application is outside of Anglian Water jurisdiction to comment. Please do not hesitate to consult Anglian Water for drainage related matters

Kind regards

Sandra

Sandra De Olim

Pre-Development Advisor

Team: 07929 786 955

Email: [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)

Website: <https://www.anglianwater.co.uk/developing/planning--capacity/>

Anglian Water Services Limited

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

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

**From:** [planningblue@baberghmidsuffolk.gov.uk](mailto:planningblue@baberghmidsuffolk.gov.uk) <[planningblue@baberghmidsuffolk.gov.uk](mailto:planningblue@baberghmidsuffolk.gov.uk)>

**Sent:** 21 December 2021 16:28

**To:** Planning Liaison <[planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)>

**Subject:** MSDC Planning Consultation Request - DC/21/06871

\*EXTERNAL MAIL\* - Please be aware this mail is from an external sender - THINK BEFORE YOU CLICK

Please find attached planning consultation request letter relating to planning application - DC/21/06871 - Land Adjoining The Principals House, Stoke Road, Thorndon, Suffolk IP23 7JG

Kind Regards

Planning Support Team

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

**Sent:** 21 Jun 2022 11:05:55

**To:**

**Cc:**

**Subject:** FW: DC/21/06871 at Land Adjoining The Principals House, Stoke Road, Thorndon, Suffolk IP23 7JG

**Attachments:**

---

**From:** Elizabeth Thomas <[Elizabeth.Thomas@babberghmidsuffolk.gov.uk](mailto:Elizabeth.Thomas@babberghmidsuffolk.gov.uk)>

**Sent:** 07 June 2022 12:13

**To:** Sam Harvey <[Sam.Harvey@suffolk.gov.uk](mailto:Sam.Harvey@suffolk.gov.uk)>

**Subject:** DC/21/06871 at Land Adjoining The Principals House, Stoke Road, Thorndon, Suffolk IP23 7JG

Hi Sam,

In light of your latest comments. Have you seen the attached from the agent. The letter titled 'GHBullard & Associates LLP' says your cc'ed in?

The agent has said to me:

**Highways Comments:**

*The response to Highways enquiries was addressed in a letter to Elizabeth Thomas dated 8<sup>th</sup> March (copied in Samantha Harvey) – see attachment entitled 'Highways Response' Note the part highlighted in pink*

*Also, attachments 'Site Plan Sheet 1' and 'Site Plan sheet 2' illustrate the parking clearly along with a note on Sheet 2 commenting on cycle and storage provisions*

*Your consultee has commented that she acknowledges that the parking provisions do conform when scaled and, these are scalable plans*

Please let me know if this alters your comments?

Thanks,

**Elizabeth Thomas** BA (Hons), MA, MRTPI

Senior Planner

[Babergh District Council](#) & [Mid Suffolk District Council](#) - Working Together

T. 0300 1234 000

E. [elizabeth.thomas@babberghmidsuffolk.gov.uk](mailto:elizabeth.thomas@babberghmidsuffolk.gov.uk)



Your Ref: DC/21/06871  
Our Ref: SCC/CON/1021/22  
Date: 24 May 2022  
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: Elizabeth Thomas

Dear Elizabeth

**TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/06871**

**PROPOSAL:** Application for approval of Reserved Matters following grant of Outline Planning Permission DC/19/01310 dated: 11/12/2019 - Appearance, Landscaping, Layout and Scale for Erection of 20no. dwellings and access (following demolition of existing buildings)

**LOCATION:** Land Adjoining The Principals House, Stoke Road, Thorndon, Suffolk IP23 7JG

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

Conditions for outline planning permission DC/19/01310 relating to highways are as follows:

- Condition 8 - Construction Management Plan
- Condition 18 - Provision of Roads and Footpaths
- Condition 19 - storage and presentation of refuse bins
- Condition 20 - Provision of Parking

**Layout**

- Dimensions of the proposed roads and footways have not been supplied- if the design is Shared Surface roads as Suffolk Design Guide; the road widths need to be 5.5m and reduced to 4.1m where no frontage development is present. 1m surfaced maintenance strips are required on both sides (enables the kerbing to be maintained). Recommend granite ramps are required to the approaches of each shared surface road. By scaling, the road widths are to Suffolk Design Guide.
- All footway links within the site are to have bound surfacing to enable use throughout the year.

**Parking & Bins**

- Drawing No 2121278/03D indicates sufficient secure cycle storage for all dwellings.
- Sufficient bin storage and presentation areas have been provided.

**NOTES**

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. These works will need to be applied for and agreed with Suffolk County Council as the Local Highway Authority.

Application form for minor works licence under Section 278 of the Highways Act 1980 can be found at the following webpage:  
<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/application-for-works-licence/>

Yours sincerely,

**Samantha Harvey**  
**Principle Engineer (Technical Approval)**

Growth, Highways and Infrastructure

Your Ref: DC/21/06871  
Our Ref: SCC/CON/5731/21  
Date: 11 January 2022  
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: Elizabeth Thomas

Dear Elizabeth

**TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/06871**

**PROPOSAL:** Application for approval of Reserved Matters following grant of Outline Planning Permission DC/19/01310 dated: 11/12/2019 - Appearance, Landscaping, Layout and Scale for Erection of 20no. dwellings and access (following demolition of existing buildings)

**LOCATION:** Land Adjoining The Principals House, Stoke Road, Thorndon, Suffolk IP23 7JG

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- Condition 19 - storage and presentation of refuse bins
- Condition 20 - Provision of Parking

**Layout**

- Dimensions of the proposed roads and footways have not been supplied- if the design is Shared Surface roads as Suffolk Design Guide; the road widths need to be 5.5m and reduced to 4.1m where no frontage development is present. 1m surfaced maintenance strips are required on both sides (enables the kerbing to be maintained). Recommend granite ramps are required to the approaches of each shared surface road.
- recommend the layout of the turning head near Plot 7 is on the south near Plot 6 to give pedestrians a direct route to the playing fields
- a drawing showing the forward visibility of the bends and junctions is required to ensure the layout meets Manual for Streets guidance
- All footway links within the site are to have bound surfacing to enable use throughout the year.

**Parking**

- Dimensions of the parking spaces and garages have not been specified; a standard car parking space is 2.5m x 5.0m (6.3m x 5.0m for 2 parking adjacent spaces between boundaries) and a standard garage is 3.0m x 7.0m. By scaling, they are to the correct size.
- confirmation required for house types without garages that garden sheds or similar storage facilities are provided to accommodate secure cycle storage.

We can recommend conditions once the above points have been addressed. We look forward to receiving further information.

Yours sincerely,

**Samantha Harvey**  
**Principle Engineer (Technical Approval)**  
Growth, Highways and Infrastructure

**From:** GHI Floods Planning

**Sent:** 22 March 2022 07:01

**Subject:** 2022-03-22 JS reply Land Adjoining The Principals House, Stoke Road, Thorndon IP23 7JG  
Ref DC/21/06871 ARM

Dear Elizabeth Thomas,

Subject: Land Adjoining The Principals House, Stoke Road, Thorndon, Suffolk IP23 7JG - Approval of Reserved Matters

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/06871.

The following submitted documents have been reviewed and we recommend maintaining a **holding objection** at this time:

- Location Plan (No Ref)
- Block Plan Ref 2021278 01C

A holding objection is recommended as there are no above ground opens SuDS on the proposed landscaping plan nor in the submitted block plan. Therefore, they are not multifunctional and do not meet the four pillars of SuDS.

The LLFA recommends that the layout is amended to utilise above ground open SuDS for collection, conveyance, storage, and discharge. unless there is clear evidence that this would be inappropriate. This can either be due to site constraints or viability, if the latter they will need to do a viability assessment for the LPA to assess.

See National policy points below

**NPPF Para 167.** When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment 55 . Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

(a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location.

(b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment.

**(c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate.**

(d) any residual risk can be safely managed; and

(e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

**NPPF Para 169.** Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

- (a) take account of advice from the lead local flood authority;
- (b) have appropriate proposed minimum operational standards;
- (c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
- (d) where possible, provide multifunctional benefits.**

**The holding objection is a temporary position to allow reasonable time for the applicant and the LLFA to discuss what additional information is required in order to overcome the objection(s). This Holding Objection will remain the LLFA's formal position until the local planning authority (LPA) is advised to the contrary. If the LLFA position remains as a Holding Objection at the point the LPA wishes to determine the application, the LPA should treat the Holding Objection as a Formal Objection and recommendation for Refusal to the proposed development. The LPA should provide at least 2 weeks prior notice of the publication of the committee report so that the LLFA can review matters and provide suggested planning conditions, even if the LLFA position is a Formal Objection.**

The points below detail the action required to overcome our current objection:-

1. Submit a revised layout and landscaping plan utilising above ground open SuDS for collection, conveyance, storage, and discharge. unless there is clear evidence that this would be inappropriate. This can either be due to site constraints or viability, if the latter they will need to do a viability assessment for the LPA to assess.
  - a. Therefore, they are not multifunctional and do not meet the four pillars of SuDS.

Kind Regards

Jason Skilton  
Flood & Water Engineer  
Suffolk County Council

**From:** BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>

**Sent:** 04 Jan 2022 04:25:57

**To:**

**Cc:**

**Subject:** FW: 2021-12-29 JS Reply Land Adjoining The Principals House, Stoke Road, Thorndon IP23 7JG Ref DC/21/06871 ARM

**Attachments:**

---

**From:** GHI Floods Planning <floods.planning@suffolk.gov.uk>

**Sent:** 29 December 2021 09:08

**To:** BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>

**Cc:** Elizabeth Thomas <Elizabeth.Thomas@babberghmidsuffolk.gov.uk>

**Subject:** 2021-12-29 JS Reply Land Adjoining The Principals House, Stoke Road, Thorndon IP23 7JG Ref DC/21/06871 ARM

Dear Elizabeth Thomas,

Subject: Land Adjoining The Principals House, Stoke Road, Thorndon IP23 7JG Ref DC/21/06871 - Approval of Reserved Matters

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/06871.

The following submitted documents have been reviewed and we recommend a **holding objection** at this time:

- Location Plan (No Ref)
- Block Plan Ref 2021278 018

A holding objection is necessary because in accordance with the decision notice, details of the surface water drainage strategy (condition 16) are to be submitted concurrently with the first reserved matters application.

**The holding objection is a temporary position to allow reasonable time for the applicant and the LLFA to discuss what additional information is required to overcome the objection(s). This Holding Objection will remain the LLFA's formal position until the local planning authority (LPA) is advised to the contrary. If the LLFA position remains as a Holding Objection at the point the LPA wishes to determine the application, the LPA should treat the Holding Objection as a Formal Objection and recommendation for Refusal to the proposed development. The LPA should provide at least 2 weeks prior notice of the publication of the committee report so that the LLFA can review matters and provide suggested planning conditions, even if the LLFA position is a Formal Objection.**

The points below detail the action required to overcome our current objection:-

1. Submit details of the surface water drainage strategy in accordance with the decision notice (condition 16)

Kind Regards

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

**\*\*Note I am remote working for the time being\*\***

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

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

**Sent:** 21 December 2021 16:29

**To:** GHI Floods Planning <[floods.planning@suffolk.gov.uk](mailto:floods.planning@suffolk.gov.uk)>

**Subject:** MSDC Planning Consultation Request - DC/21/06871

Please find attached planning consultation request letter relating to planning application - DC/21/06871 - Land Adjoining The Principals House, Stoke Road, Thorndon, Suffolk IP23 7JG

Kind Regards

Planning Support Team

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

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For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.



Your ref: DC/21/06871  
Our ref: Thorndon – land adjoining the  
Principals House, Stoke Road 58598  
Date: 17 March 2022  
Enquiries: Neil McManus  
Tel: 07973 640625  
Email: [neil.mcmanus@suffolk.gov.uk](mailto:neil.mcmanus@suffolk.gov.uk)

Elizabeth Thomas,  
Growth & Sustainable Planning,  
Babergh and Mid Suffolk District Councils,  
Endeavour House,  
8 Russell Road,  
Ipswich,  
Suffolk,  
IP1 2BX

Dear Elizabeth,

**Thorndon: land adjoining the Principals House, Stoke Road – reserved matters**

I refer to the proposal: application for approval of reserved matters following grant of outline planning permission DC/19/01310 dated: 11/12/2019 – appearance, landscaping, layout, and scale for erection of 20no. dwellings and access (following demolition of existing buildings).

Reason(s) for re-consultation: drawings dated 10 March 2022.

I previously responded by way of letter dated 22 December 2021, which is still relevant. I have no further comments to make in respect of the re-consultation, but various colleagues will deal with relevant service matters such as highways, floods planning, fire service, and archaeology.

Yours sincerely,

Neil McManus BSc (Hons) MRICS  
Development Contributions Manager  
Growth, Highways & Infrastructure Directorate

cc Ben Chester, SCC (highways)  
Jason Skilton, SCC (LLFA)  
Suffolk Archaeological Service  
Angela Kempen, Suffolk Fire Service

Your ref: DC/21/06871  
Our ref: Thorndon – land adjoining the  
Principals House, Stoke Road 58598  
Date: 22 December 2021  
Enquiries: Neil McManus  
Tel: 07973 640625  
Email: [neil.mcmanus@suffolk.gov.uk](mailto:neil.mcmanus@suffolk.gov.uk)

Elizabeth Thomas,  
Growth & Sustainable Planning,  
Babergh and Mid Suffolk District Councils,  
Endeavour House,  
8 Russell Road,  
Ipswich,  
Suffolk,  
IP1 2BX

Dear Elizabeth,


**Thorndon: land adjoining the Principals House, Stoke Road – reserved matters**

I refer to the proposal: application for approval of reserved matters following grant of outline planning permission DC/19/01310 dated: 11/12/2019 – appearance, landscaping, layout, and scale for erection of 20no. dwellings and access (following demolition of existing buildings).

There is a completed planning obligation dated 10 December 2019 attached to the outline permission under reference 5007/16. The planning obligations previously secured under the first planning permission must be binding upon this application if Mid Suffolk District Council resolve to approve and grant a further planning permission.

I have no further comments to make but various colleagues will deal with relevant service matters such as highways, floods planning, fire service, and archaeology.

Yours sincerely,



Neil McManus BSc (Hons) MRICS  
Development Contributions Manager  
Growth, Highways & Infrastructure Directorate

cc Ben Chester, SCC (highways)  
Jason Skilton, SCC (LLFA)  
Suffolk Archaeological Service  
Angela Kempen, Suffolk Fire Service

**From:** BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>

**Sent:** 25 Apr 2022 10:00:08

**To:**

**Cc:**

**Subject:** FW: MSDC Planning Re-consultation Request - DC/21/06871 - RES

**Attachments:**

---

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

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

Sent: 22 April 2022 16:45

To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>

Subject: RE: MSDC Planning Re-consultation Request - DC/21/06871 - RES

Dear Elizabeth,

Thank you for consulting - just to confirm we have no comments on the proposed amended drawings, With best wishes, Abby

Dr Abby Antrobus

Archaeological Planning Services Manager Suffolk County Council Archaeological Service (Growth, Highways and Infrastructure)

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

Telephone: 01284 741231

Mobile: 07926 067398

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

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

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

From: RM Archaeology Mailbox <[archaeology@suffolk.gov.uk](mailto:archaeology@suffolk.gov.uk)>

Sent: 16 March 2022 13:22

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

Subject: FW: MSDC Planning Re-consultation Request - DC/21/06871 - RES

Hi Abby

Please find attached re-consultation notice, copy saved in folder.

Best

Lisa

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

From: [planningblue@baberghmidsuffolk.gov.uk](mailto:planningblue@baberghmidsuffolk.gov.uk) <[planningblue@baberghmidsuffolk.gov.uk](mailto:planningblue@baberghmidsuffolk.gov.uk)>

Sent: 16 March 2022 13:15

To: RM Archaeology Mailbox <[archaeology@suffolk.gov.uk](mailto:archaeology@suffolk.gov.uk)>

Subject: MSDC Planning Re-consultation Request - DC/21/06871 - RES

Please find attached planning re-consultation request letter relating to planning application - DC/21/06871 - Land Adjoining The Principals House, Stoke Road, Thorndon, Suffolk IP23 7JG

Kind Regards

Planning Support Team

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

**From:** Vanessa Pannell <Vanessa.Pannell@babberghmidsuffolk.gov.uk>  
**Sent:** 25 Jan 2022 04:23:04  
**To:**  
**Cc:**  
**Subject:** FW: DC/21/06871 Land Adjoining The The Principle House Stoke Road Thorndon (EH - Land Cont )  
**Attachments:**

---

**From:** Abby Antrobus <Abby.Antrobus@suffolk.gov.uk>  
**Sent:** 12 January 2022 23:57  
**To:** BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>; Elizabeth Thomas <Elizabeth.Thomas@babberghmidsuffolk.gov.uk>; Vanessa Pannell <Vanessa.Pannell@babberghmidsuffolk.gov.uk>  
**Subject:** RE: DC/21/06871 Land Adjoining The The Principle House Stoke Road Thorndon (EH - Land Cont )

Dear Elizabeth,

Thank you for consulting on the above application. Just to confirm, we have no comments relating to archaeology as conditions were discharged on the outline consent, DC/19/01310,

With all best wishes,

Abby

**Dr Abby Antrobus**

Archaeological Planning Services Manager  
Suffolk County Council Archaeological Service (Growth, Highways and Infrastructure)  
Bury Resource Centre, Hollow Road, Bury St Edmunds, Suffolk, IP32 7AY  
Telephone: 01284 741231  
Mobile: 07926 067398

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

---

**From:** BMSDC Planning Area Team Blue <[planningblue@babberghmidsuffolk.gov.uk](mailto:planningblue@babberghmidsuffolk.gov.uk)>  
**Sent:** 10 January 2022 12:04  
**To:** Communities <[communities@babberghmidsuffolk.gov.uk](mailto:communities@babberghmidsuffolk.gov.uk)>; Environmental Health <[Environmental@babberghmidsuffolk.gov.uk](mailto:Environmental@babberghmidsuffolk.gov.uk)>; RM Archaeology Mailbox <[archaeology@suffolk.gov.uk](mailto:archaeology@suffolk.gov.uk)>; GHI Highways Development Control <[Highways.DevelopmentControl@suffolk.gov.uk](mailto:Highways.DevelopmentControl@suffolk.gov.uk)>; Strategic Housing <[Strategic.Housing@babberghmidsuffolk.gov.uk](mailto:Strategic.Housing@babberghmidsuffolk.gov.uk)>; [phil.kemp@suffolk.pnn.police.uk](mailto:phil.kemp@suffolk.pnn.police.uk); [distplanninghub4@ukpowernetworks.co.uk](mailto:distplanninghub4@ukpowernetworks.co.uk); [wayleave-enquiries@ukpowernetworks.co.uk](mailto:wayleave-enquiries@ukpowernetworks.co.uk)  
**Subject:** DC/21/06871 Land Adjoining The The Principle House Stoke Road Thorndon (EH - Land Cont )

*Good Morning ,*

*We would have sent yourself a consultation request for the above application on 21/12/2021. Your consultation request is due to expire on the 11/01/2022.*

*If you do not wish to comment, please respond to this email. If you intend to provide comments, we look forward to receiving these at your earliest convenience.*

*Regards*

**Vanessa Pannell**

(Part Time) Technical Support Officer- Development Management

**Sustainable Communities**

Working for Babergh District Council and Mid Suffolk District Council

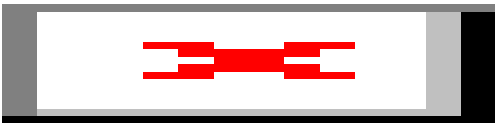
Tel: 01449 724547

Tel: 0300 1234000 For all Council services

Email: [planningblue@baberghmidsuffolk.gov.uk](mailto:planningblue@baberghmidsuffolk.gov.uk)

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

**\*Please note, the advice given in this email is informal advice only. Should you wish to obtain formal advice please visit our website <https://www.midsuffolk.gov.uk/planning/> where there are a number of options available. Please be aware formal advice is chargeable.\***



The Public Sector Transformation Awards

Please be advised that any comments expressed in this email are offered at an officer level as a professional opinion and are given without prejudice to any decision or action the Council may take in the future. Please check with the emails author if you are in any doubt about the status of the advice given within this email

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

From: Water Hydrants <Water.Hydrants@suffolk.gov.uk>

Sent: 22 December 2021 09:20

To: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>

Subject: FW: MSDC Planning Consultation Request - DC/21/06871

Fire Ref.: F191008

FAO: Elizabeth Thomas

Good Morning,

Thank you for your letter regarding this site.

Please ensure that Condition 12 of the original Decision Notice for planning application DC/19/01310/OUT, following this build until 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

3rd Floor, Lime Block, Endeavour House

Russell Road, IP1 2BX

Tel.: 01473 260564

Team Mailbox: [water.hydrants@suffolk.gov.uk](mailto:water.hydrants@suffolk.gov.uk)

Our Mission Statement: We will make a positive difference for Suffolk. We are committed to working together, striving to improve and securing the best possible services.

Our Values: Wellbeing, Equality, Achieve, Support, Pride, Innovate, Respect, Empower

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

From: Fire Business Support Team <[Fire.BusinessSupport@suffolk.gov.uk](mailto:Fire.BusinessSupport@suffolk.gov.uk)>

Sent: 21 December 2021 16:29

To: Water Hydrants <[Water.Hydrants@suffolk.gov.uk](mailto:Water.Hydrants@suffolk.gov.uk)>

Subject: FW: MSDC Planning Consultation Request - DC/21/06871

Good afternoon,

Please see attached FYA.

Kind regards,

Fire Business Support Team  
☐ 01473 260588

Suffolk Fire and Rescue Service  
Fire and Public Health Directorate  
Endeavour House | 8 Russell Road | Ipswich | IP1 2BX [www.suffolk.gov.uk](http://www.suffolk.gov.uk)

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

From: [planningblue@baberghmidsuffolk.gov.uk](mailto:planningblue@baberghmidsuffolk.gov.uk) <[planningblue@baberghmidsuffolk.gov.uk](mailto:planningblue@baberghmidsuffolk.gov.uk)>  
Sent: 21 December 2021 16:29  
To: Fire Business Support Team <[Fire.BusinessSupport@suffolk.gov.uk](mailto:Fire.BusinessSupport@suffolk.gov.uk)>  
Subject: MSDC Planning Consultation Request - DC/21/06871

Please find attached planning consultation request letter relating to planning application - DC/21/06871 - Land Adjoining The Principals House, Stoke Road, Thorndon, Suffolk IP23 7JG

Kind Regards

Planning Support Team

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# Consultation Response Pro forma

## Mid Suffolk

1	<b>Application Number</b>	DC 21 06871 - Land Adj To The Principal's House, Stoke Road, Thornton, Eye.						
2	<b>Date of Response</b>	04.04.2022						
3	<b>Responding Officer</b>	<table border="1"> <tr> <td data-bbox="502 392 874 421">Name:</td> <td data-bbox="874 392 1393 421">SACHA TILLER</td> </tr> <tr> <td data-bbox="502 421 874 450">Job Title:</td> <td data-bbox="874 421 1393 450">HOUSING ENABLING</td> </tr> <tr> <td data-bbox="502 450 874 479">Responding on behalf of...</td> <td data-bbox="874 450 1393 479">HOUSING STRATEGY</td> </tr> </table>	Name:	SACHA TILLER	Job Title:	HOUSING ENABLING	Responding on behalf of...	HOUSING STRATEGY
Name:	SACHA TILLER							
Job Title:	HOUSING ENABLING							
Responding on behalf of...	HOUSING STRATEGY							
4	<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.	<p>Based on the information below we would not support this application at present.</p> <p>Total number of dwellings to be built = 20</p>						
5	<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>This scheme has come into Strategic Housing at Reserved Matters and we would like to make the following comments. These comments reflect our previous comments made on: 18<sup>th</sup> June 2019 at Outline, 14<sup>th</sup> January 2022.</p> <p><b>Agreed mix for Affordable Houses</b></p> <p><b>Affordable Rent (agreed these will be plots 14-18)</b>          Affordable Rent = 5          4 x 1 bedroom 2 person flats @ 50sqm          1 x 2 bedroom 4 person house @ 79sqm</p> <p><b>Shared Ownership = 2 (agreed that these will be plots 10 and 11)</b>          1 x 2 bedroom 4 person house @ 79sqm          1 x 3 bedroom 5 person house @ 93sqm</p> <p>In previous discussions with the agent and or latest discussion on 4th April 2022 with Mr Simon Burgess of Burgess Homes we have made the following recommendations:</p> <p>“We have asked for this part of the site (plots: 14,15,17,18 and 16) to be re-designed so that the flats are in independent blocks or abutting each other and that the 2 bedroom terraced house (plot 16) is either at one end or built as a detached dwelling.”</p> <p>The applicant has stated that they can provide examples of other sites, in this District, where ‘this design’ as been approved and built out. Please can the applicant provide examples with planning reference numbers.</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	<p><b>Amendments, Clarification or Additional Information Required</b> (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	
7	<b>Recommended conditions</b>	Should this change then planning permission should be re-sought.

Please note that this form can be submitted electronically on the Council's 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 Council's website and available to view by the public.

## **MID SUFFOLK DISTRICT COUNCIL**

### **MEMORANDUM**

TO: Elizabeth Thomas – Planning Officer

From: Sacha Tiller - Housing Enabling Officer – Strategic Planning

Date: 14<sup>th</sup> January 2022

**SUBJECT: - Application for approval of Reserved Matters – DC-21-06871**

Proposal: Application for approval of Reserved Matters following grant of Outline Planning Permission DC/19/01310 dated: 11/12/2019 – Appearance, Landscaping, Layout and Scale for Erection of 20no. dwellings and access (following demolition of existing buildings).

Location: Land Adj To The Principal's House, Stoke Road, Thornton, Eye – DC-21-06871

---

### **Key Points**

#### **1. Background Information**

A development proposal for twenty (20) residential dwellings
--

This is an open market development and based on 20 units should offer 7 affordable housing units = 35% policy compliant position.
---

#### **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 Babergh there is a need for **110** new affordable homes per annum.
- 2.3 The Council's 2014 Suffolk Housing Needs Survey shows that there is high demand for smaller homes, across all tenures, both for younger people, who may be newly forming households, and also for older people who are already in the property-owning market and require different, appropriate housing, enabling them to downsize. Affordability issues are the key drivers for this increased demand for smaller homes.

#### **3. Proposed mix for open Market homes = 13**

7 x 4b houses  
4 x 3b houses  
1 x 3b bungalow  
1 x 2b bungalow

#### **4. Preferred Mix for Open Market homes.**

- 4.1 The open market needs to address the growing demand for smaller homes for sale, both for younger people who may be newly forming households, but also for older people who are

already in the property-owning market and require appropriate housing enabling them to downsize.

4.2 With an ageing population, both nationally and locally new homes should, wherever possible, be built to Building Regulation Part M (4) Category 2 standards and this can include houses, apartments and bungalows. Built to this standard will help our ageing population to remain in their homes for longer. Level access showers are recommended on all ground floor apartments and flats.

4.3 There is strong demand for one and two-bedroom flats/apartments and houses. Developers should consider flats/apartments that are well specified with good size rooms to encourage downsizing amongst older people, provided these are in the right location for easy access to facilities. Older people have also expressed their desire for chalet bungalows of one and a half storey. There is also a demand for smaller terraced and semi-detached houses suitable for all age groups.

4.4 Broadband and satellite facilities as part of the design for all tenures should be standard to support.

4.5 All new properties need to have high levels of energy efficiency.

4.6 The following table from the Strategic Housing Market Assessment updated 2019 shows the open market numbers required by 2036.

**Table 4.4c Size of new owner-occupied accommodation required in Babergh over the next 18 years**

<i>Size of home</i>	<i>Current size profile</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	598	1,183	585	12.2%
Two bedrooms	5,037	6,765	1,729	36.1%
Three bedrooms	12,327	13,774	1,447	30.2%
Four or more bedrooms	10,065	11,098	1,033	21.5%
<b>Total</b>	<b>28,026</b>	<b>32,820</b>	<b>4,794</b>	<b>100.0%</b>

## **5. Proposed mix for Affordable Housing = 7 (proposed plots 14,15,16, 17 and 18)**

Affordable Rent = 5

4 x 1 bedroom 2 person flats @ 50sqm

1 x 2 bedroom 4 person house @ 79sqm

Shared Ownership = 2 (**agreed that these will be plots 10 and 11**)

1 x 2 bedroom 4 person house @ 79sqm

1 x 3 bedroom 5 person house @ 93sqm

### **Objection**

If you look at the latest block plan. It is proposed that dwellings 14,15,16, 17 and 18 are built as one block.

Please note: 14,15,17,18 are flats and plot 16 is a 2 bedroom terraced house.

We have asked for this part of the site to be re-designed so that the flats are in independent blocks or abutting each other and that the 2 bedroom terraced house is either at one end or built as a detached dwelling.

We feel that the current design is unacceptable due to potential noise issues and light (as this house set back from the other parts of the development) and on-going maintenance.

Strategic housing submitted a response regarding the application for Outline approval in June 2019. Looking at the website we did not object to the layout as at this time, as different layout design was provided and no detail was provided on the plot numbers for affordable homes.

Again, we ask for plots: 14,15,17,18 and 16 to be re-designed.

We have also asked for the parking for the above dwellings to be located next to, opposite or nearer to each of these dwellings. Should plot 16 for the 2 bedroom house be relocated then this could have abutting parking.

**The above mix is requested and to be included in the S106 agreement.**

#### **5. Other requirements for affordable homes:**

- Affordable homes must be 'tenure blind'
- Properties must be built to current Homes England and Nationally Described Space Standards March 2015.
- It is recommended that all ground floor flats have a level access shower.
- The council is granted 100% nomination rights to all the affordable units on initial lets and 100% on subsequent lets.
- The Council will not support a bid for Homes England grant funding on the affordable homes delivered as part of an open market development. Therefore, the affordable units on that part of the site must be delivered grant free.
- The location and phasing of the affordable housing units must be agreed with the Council to ensure they are integrated within the proposed development according to current best practice. On larger sites such as this one, the affordable housing should not be placed in groups of more than 15 units.
- Standard triggers points as set out below to be included in the S106: -
  - (a) Not Occupy or permit Occupation of more than fifty per cent (50%) (rounded up to the nearest whole Dwelling) Market Housing Units in each Phase until fifty per cent (50%) of the Affordable Housing Units for that Phase have been constructed and are ready for Occupation and have been transferred to the Registered Provider; and
  - (b) Not Occupy or permit Occupation of more than eight per cent (80%) (rounded up to the nearest whole Dwelling) Market Housing Units in each Phase until all of the Affordable Housing Units for that Phase have been constructed and are ready for Occupation and have been transferred to the Registered Provider
- Adequate parking and cycle storage provision is made for the affordable housing units adjacent to the dwellings.
- It is preferred that the affordable units are transferred freehold to one of Babergh's partner Registered Providers and for the avoidance of doubt this could include the Council itself.

**From:** BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>  
**Sent:** 17 Mar 2022 11:54:18  
**To:**  
**Cc:**  
**Subject:** FW: PLANNING CONSULATION DC2106871 THORNDON  
**Attachments:**

---

**From:** Susan Lennard <Susan.Lennard@baberghmidsuffolk.gov.uk>  
**Sent:** 17 March 2022 09:03  
**To:** BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>  
**Cc:** Elizabeth Thomas <Elizabeth.Thomas@baberghmidsuffolk.gov.uk>; Susan Lennard <Susan.Lennard@baberghmidsuffolk.gov.uk>  
**Subject:** PLANNING CONSULATION DC2106871 THORNDON

**PLANNING APPLICATION: DC/21/06871**

**OUR REFERENCE: 304962**

**PROPOSAL: Application for approval of Reserved Matters following grant of Outline Planning Permission DC/19/01310 dated: 11/12/2019 - Appearance, Landscaping, Layout and Scale for Erection of 20no. dwellings and access (following demolition of existing buildings)**

**LOCATION: Land adj to the Principals House, Stoke Road, Thorndon, Eye.**

**CONSULTEE COMMENTS: Noise, odours, light, smoke.**

Dear Sirs

I write with regard to the additional documents which have been submitted in connection with the above planning consultation. Having reviewed the additional documentation, I write to confirm that we do not wish to make any additional comments further to our comments of the 4<sup>th</sup> January 2022 and requirement for the submission of a Construction Management plan in connection with this proposal.

**Sue Lennard**  
**Senior Environmental Protection Officer**  
**Public Protection**

**Please note I am a part time officer working each Monday Tuesday and Wednesday each week.**

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

[Susan.lennard@baberghmidsuffolk.gov.uk](mailto:Susan.lennard@baberghmidsuffolk.gov.uk)  
01449 724943  
[www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

**From:** BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>

**Sent:** 04 Jan 2022 04:27:08

**To:**

**Cc:**

**Subject:** FW: PLANNING APPLICATION DC/21/06871 THORNDON EYE

**Attachments:**

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**From:** Susan Lennard <Susan.Lennard@baberghmidsuffolk.gov.uk>

**Sent:** 04 January 2022 11:15

**To:** Elizabeth Thomas <Elizabeth.Thomas@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>

**Cc:** Susan Lennard <Susan.Lennard@baberghmidsuffolk.gov.uk>

**Subject:** PLANNING APPLICATION DC/21/06871 THORNDON EYE

**PLANNING APPLICATION: DC/21/06871**

**OUR REFERENCE: 301706**

**PROPOSAL: Application for approval of Reserved Matters following grant of Outline Planning Permission DC/19/01310 dated: 11/12/2019 - Appearance, Landscaping, Layout and Scale for Erection of 20no. dwellings and access (following demolition of existing buildings)**

**LOCATION: Land adj to the Principals House, Stoke Road, Thorndon, Eye.**

**CONSULTEE COMMENTS: Noise, odours, light, smoke.**

Dear Sirs

I write with regard to the above planning consultation. Having reviewed the application, we do not wish to make any additional comments at this stage however would reiterate the requirement for the submission of a Construction Management Plan in respect of the proposal.

**With kind regards**

**Sue Lennard  
Senior Environmental Protection Officer  
Public Protection**

**Please note I am a part time officer working each Monday Tuesday and Wednesday each week.**

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

[Susan.lennard@baberghmidsuffolk.gov.uk](mailto:Susan.lennard@baberghmidsuffolk.gov.uk)

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**From:** BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>

**Sent:** 05 Apr 2022 03:57:31

**To:**

**Cc:**

**Subject:** FW: DC/21/06871

**Attachments:**

---

**From:** Simon Davison <Simon.Davison@baberghmidsuffolk.gov.uk>

**Sent:** 05 April 2022 11:17

**To:** BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>

**Subject:** DC/21/06871

Dear Elizabeth,

**APPLICATION FOR RESERVED MATTERS - DC/21/06871**

**Proposal:** Application for approval of Reserved Matters following grant of Outline Planning Permission DC/19/01310 dated: 11/12/2019 - Appearance, Landscaping, Layout and Scale for Erection of 20no. dwellings and access (following demolition of existing buildings).

**Location:** Land Adjoining The Principals House, Stoke Road, Thorndon, Suffolk IP23 7JG.

**Reason(s) for re-consultation:** Drawings dated 10th March 2022.

I have reviewed the additional documents which have been submitted in connection with the above planning consultation and can confirm that I not wish to make any additional comments further to my comments of the 10th January 2022.

Kind regards

Simon Davison PIEMA  
Senior Environmental Management Officer  
Babergh and Mid Suffolk District Councils - Working Together

Mobile: 07874 634932

t: 01449 724728

email: [simon.davison@baberghmidsuffolk.gov.uk](mailto:simon.davison@baberghmidsuffolk.gov.uk)

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

**From:** BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>

**Sent:** 10 Jan 2022 10:16:02

**To:**

**Cc:**

**Subject:** FW: DC/21/06871

**Attachments:**

---

**From:** Simon Davison <Simon.Davison@baberghmidsuffolk.gov.uk>

**Sent:** 10 January 2022 09:05

**To:** BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>

**Subject:** DC/21/06871

Dear Elizabeth,

**APPLICATION FOR RESERVED MATTERS - DC/21/06871**

**Proposal:** Application for approval of Reserved Matters following grant of Outline Planning Permission DC/19/01310 dated: 11/12/2019 - Appearance, Landscaping, Layout and Scale for Erection of 20no. dwellings and access (following demolition of existing buildings).

**Location:** Land Adjoining The Principals House, Stoke Road, Thorndon, Suffolk IP23 7JG.

Thank you for your request to comment on the planning consultation.

Having reviewed the application I do not wish to make any additional comments at this stage.

Kind regards

Simon Davison PIEMA  
Senior Environmental Management Officer  
Babergh and Mid Suffolk District Councils - Working Together

Mobile: 07874 634932

t: 01449 724728

email: [simon.davison@baberghmidsuffolk.gov.uk](mailto:simon.davison@baberghmidsuffolk.gov.uk)

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



**From:** BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>

**Sent:** 05 Apr 2022 01:51:07

**To:**

**Cc:**

**Subject:** FW: (304958) DC/21/06871. Land Contamination.

**Attachments:**

---

**From:** Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>

**Sent:** 04 April 2022 12:43

**To:** BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>

**Cc:** Elizabeth Thomas <Elizabeth.Thomas@baberghmidsuffolk.gov.uk>

**Subject:** (304958) DC/21/06871. Land Contamination.

**EP Reference : 304958**

**DC/21/06871. Land Contamination.**

**Land adjoining the Principals House, Stoke Road, Thorndon, EYE, Suffolk, IP23 7JG.**

**Application for approval of Reserved Matters following grant of Outline Planning Permission**

**DC/19/01310 dated: 11/12/2019 - Appearance, Landscaping, Layout and Scale for Erection of 20no. dwellings and ...**

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 land contamination.

Regards

Nathan

**Nathan Pittam** BSc. (Hons.) PhD

Senior Environmental Management Officer

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

Email: [Nathan.pittam@baberghmidsuffolk.gov.uk](mailto:Nathan.pittam@baberghmidsuffolk.gov.uk)

Work: 01449 724715

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

*I am working flexibly - so whilst it suits me to email now, I do not expect a response or action outside of your own working hours*

**From:** BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>

**Sent:** 11 Jan 2022 10:38:42

**To:**

**Cc:**

**Subject:** FW: (301703) DC/21/06871. Land Contamination

**Attachments:**

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**From:** Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>

**Sent:** 10 January 2022 14:15

**To:** BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>

**Cc:** Elizabeth Thomas <Elizabeth.Thomas@baberghmidsuffolk.gov.uk>

**Subject:** (301703) DC/21/06871. Land Contamination

**EP Reference: 301703**

**DC/21/06871. Land Contamination**

**Land adjoining the Principals House, Stoke Road, Thorndon, EYE, Suffolk, IP23 7JG.**

**Application for approval of Reserved Matters following grant of Outline Planning Permission**

**DC/19/01310 dated: 11/12/2019 - Appearance, Landscaping, Layout and Scale for Erection of 20no. dwellings ...**

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 land contamination as all such issues were addressed at the outline permission stage.

Regards

Nathan

**Nathan Pittam** BSc. (Hons.) PhD

Senior Environmental Management Officer

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

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Work: 01449 724715

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

*I am working flexibly - so whilst it suits me to email now, I do not expect a response or action outside of your own working hours*

**From:** Vanessa Pannell <Vanessa.Pannell@baberghmidsuffolk.gov.uk>

**Sent:** 21 Mar 2022 05:02:23

**To:**

**Cc:**

**Subject:** FW: DC/21/06871 - Air Quality

**Attachments:**

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**From:** Jennifer Lockington <Jennifer.Lockington@baberghmidsuffolk.gov.uk>

**Sent:** 20 March 2022 22:13

**To:** Elizabeth Thomas <Elizabeth.Thomas@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>

**Cc:** BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>

**Subject:** DC/21/06871 - Air Quality

Dear Elizabeth

YOUR REF: 21/06871

OUR REF: 304957

**SUBJECT:** Application for approval of Reserved Matters following grant of Outline Planning Permission DC/19/01310 dated: 11/12/2019 - Appearance, Landscaping, Layout and Scale for Erection of 20no. dwellings and access (following demolition of existing buildings)  
Land Adjoining The Principals House, Stoke Road, Thorndon, Suffolk IP23 7JG

**Please find below my comments regarding air quality matters only.**

Thank you for your re-consultation on the above application. The additional documents do not affect the assessment of air quality, and I do not wish to amend my original response, found below.

Regards

**Jennifer Lockington (Mrs)**

Senior Environmental Management Officer

**Babergh & Mid Suffolk District Councils - Working Together**

tel: 01449 724706

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

Please note - I work Tuesdays and Wednesdays

**From:** BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>

**Sent:** 23 Dec 2021 09:23:42

**To:**

**Cc:**

**Subject:** FW: DC/21/06871 - Air Quality

**Attachments:**

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**From:** Jennifer Lockington <Jennifer.Lockington@baberghmidsuffolk.gov.uk>

**Sent:** 22 December 2021 16:14

**To:** Elizabeth Thomas <Elizabeth.Thomas@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>

**Cc:** BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>

**Subject:** DC/21/06871 - Air Quality

Dear Elizabeth

YOUR REF: 21/06871

OUR REF: 301704

**SUBJECT:** Application for approval of Reserved Matters following grant of Outline Planning Permission DC/19/01310 dated: 11/12/2019 - Appearance, Landscaping, Layout and Scale for Erection of 20no. dwellings and access (following demolition of existing buildings)  
Land Adjoining The Principals House, Stoke Road, Thorndon, Suffolk IP23 7JG

**Please find below my comments regarding air quality matters only.**

Thank you for your consultation on the above application.

I have no objections with regard to air quality.

Regards

**Jennifer Lockington (Mrs)**

Senior Environmental Management Officer

**Babergh & Mid Suffolk District Councils - Working Together**

tel: 01449 724706

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

Please note - I work Tuesdays and Wednesdays

# **Consultee Comments for Planning Application DC/21/06871**

## **Application Summary**

Application Number: DC/21/06871

Address: Land Adjoining The Principals House Stoke Road Thorndon Suffolk IP23 7JG

Proposal: Application for approval of Reserved Matters following grant of Outline Planning Permission DC/19/01310 dated: 11/12/2019 - Appearance, Landscaping, Layout and Scale for Erection of 20no. dwellings and access (following demolition of existing buildings)

Case Officer: Elizabeth Thomas

## **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 would like to point out that all dwellings should meet Part M4 of the Building Regulations in this planning application.

All dwellings should be visitable and meet Part M4(1), and 50% of the dwellings should meet the 'accessible and adaptable' standard Part M4(2).

Every effort should be made to ensure all footpaths are wide enough for wheelchair users, with a minimum width of 1500mm, and that any dropped kerbs are absolutely level with the road for ease of access.

Surfaces should be firm, durable and level. No loose gravel, cobbles or uneven setts should be used.

# Consultee Comments for Planning Application DC/21/06871

## Application Summary

Application Number: DC/21/06871

Address: Land Adjoining The Principals House Stoke Road Thorndon Suffolk IP23 7JG

Proposal: Application for approval of Reserved Matters following grant of Outline Planning Permission DC/19/01310 dated: 11/12/2019 - Appearance, Landscaping, Layout and Scale for Erection of 20no. dwellings and access (following demolition of existing buildings)

Case Officer: Elizabeth Thomas

## 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 wishes to emphasise that all dwellings should meet Part M4 of the Building Regulations in this planning application.

All dwellings should be visitable and meet Part M4(1), and at least 50% of the dwellings should meet the 'accessible and adaptable' standard Part M4(2).

Every effort should be made to ensure all footpaths are wide enough for wheelchair users, with a minimum width of 1500mm, and that any dropped kerbs are absolutely level with roads for ease of access.

All surfaces should be firm, durable and level. No loose gravel, cobbles or uneven setts should be used.

## Consultation Response Pro forma

<b>1</b>	<b>Application Number</b>	DC/21/06871	
<b>2</b>	<b>Date of Response</b>	22/12/2021	
<b>3</b>	<b>Responding Officer</b>	Name:	Hannah Bridges
		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 the site. Attached are the vehicle specifications for reference.</p> <div style="text-align: center;">         OLYMPUS - 8x4MS        Wide - Euro 6 - Smo     </div> <p>Attached is the latest waste guidance for 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 a RCV to drive on.</p> <p>To provide a scale map of the site to ensure that access around the development is suitable for RCV.</p> <p>The presentation points should be located at the edge of the curtilage, at the end of a private drive, at a communal presentation point and there are suitable collection points. Please relocate bin collection point 1, 3 and 4 to the end of the private drives.</p>	
<b>6</b>	<b>Amendments,</b>		

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.

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

Please note that this form can be submitted electronically on the Council's 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 Council's website and available to view by the public.



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

**Sent:** 29 Apr 2022 11:21:53

**To:**

**Cc:**

**Subject:** FW: DC/21/06871 Thorndon (LLFA holding objection)

**Attachments:**

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

**Sent:** 28 April 2022 11:34

**To:** Elizabeth Thomas <[Elizabeth.Thomas@baberghmidsuffolk.gov.uk](mailto:Elizabeth.Thomas@baberghmidsuffolk.gov.uk)>

**Subject:** RE: DC/21/06871 Thorndon (LLFA holding objection)

See below, sent to you and blue team -

**From:** David Pizzezy

**Sent:** 06 January 2022 09:11

**To:** Elizabeth Thomas

**Cc:** BMSDC Planning Area Team Blue

**Subject:** DC/21/06871 Land Adjoining The Principals House, Stoke Road, Thorndon

Hi Elizabeth

This application is missing the detailed Arboricultural Method Statement and Tree Protection Plan in order to comply with Condition 15 of the outline permission.

Kind regards

David Pizzezy FArborA

Arboricultural Officer

Tel: 01449 724555

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

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

Babergh and Mid Suffolk District Councils – Working Together

**From:** David Pizzezy

**Sent:** 20 January 2022 11:23

**To:** Elizabeth Thomas

**Subject:** DC/21/06871 - Thorndon RM application

Hi Liz

The further arboricultural information contained in Anne's landscape report can be agreed with the exception of bullet point 2 at Section 3.0. Protective fencing should include diagonal supports in all practical instances, as per Hayden's original specification, in order to avoid ambiguity and the consequent risk of incursion into the RPA. The potential for harmful tree root damage from such bracing poles is extremely negligible.

We will also require details of an auditable monitoring schedule to help ensure the ongoing effectiveness of all proposed protection measures.

Kind regards

David Pizzezy

Arboricultural Officer

Tel: 01449 724555

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

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

Babergh and Mid Suffolk District Councils – Working Together

**David Pizzezy**

Arboricultural Officer

**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:**

Brown & Scarlett Architects  
1 Old Hall Barns  
Thurston Road  
Pakenham  
Bury St Edmunds  
Suffolk IP31 2NG

**Applicant:**

The Kerrison Trust

---

**Date Application Received:** 18-Mar-19

**Application Reference:** DC/19/01310

**Date Registered:** 22-Mar-19

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**Proposal & Location of Development:**

Outline Planning Application (with some matters reserved) - Erection of 20no. dwellings and access (following demolition of existing buildings).

Land Adj To The Principal's House, Stoke Road, Thorndon, Eye Suffolk IP23 7JG

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**Section A – Plans & Documents:**

This decision refers to drawing no./entitled 4292-10A received 22/03/2019 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

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

Topographic Survey 6569-D-CP - Received 18/03/2019  
Defined Red Line Plan 4292-10A - Received 22/03/2019  
Tree Protection Plan 6569-D-AIA - Received 12/04/2019

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**Section B:**

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

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

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

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

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

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

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

3. APPROVED PLANS & DOCUMENTS

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

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

4. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS: PRE-COMMENCEMENT CONDITION: APPROVAL OF PHASING OF DEVELOPMENT

Before any development is commenced, and concurrently with the submission of reserved matters, a scheme for the carrying out of the development in successive phases shall be submitted to the Local Planning Authority for approval. No development forming part of any phase other than the first, of any scheme subsequently approved in writing, shall be commenced until 75% of the development in the preceding phase has been occupied.

Reason - To enable the Local Planning Authority to secure an orderly and well-designed development provided in appropriate phases to ensure minimal detriment to residential amenity, the environment and highway safety prior to the commencement of such development.

5. SPECIFIC RESTRICTION ON DEVELOPMENT: LIMIT ON NUMBER OF STOREYS

The dwellings shall be of a maximum two storey design only, with no living accommodation within the roof space(s).

Reason - In order to secure a design in scale with development surrounding the site so as to protect the visual amenities and character of the area and to safeguard local distinctiveness.

6. SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS

Notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and the provisions of Article 3, Schedule 2 Part 1 Classes B and C of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification):- - no loft conversions or openings in the roof of any dwelling(s) shall be carried out except pursuant to the grant of planning permission on an application made in that regard.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of the amenity of the locality and to safeguard local distinctiveness.

7. ACTION REQUIRED IN THE EVENT OF LAND CONTAMINATION

In the event of unexpected ground contamination being encountered the following shall apply:

1. All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department shall be notified as a matter of urgency.
2. A suitable trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and Local Authority informed of the assessment.
3. The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground delineate the area over which contaminated materials are present.
4. The unexpected contaminated material will either be left in situ or be stockpiled (except is suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.
5. The testing suite will be determined by the independent geo-environmental specialist on visual and olfactory observations.
6. Test results will be compared against current assessment criteria suitable for the future use of the ground area of the site affected.
7. Where the material is left in situ awaiting results, it will be either reburied or covered with plastic sheeting.
8. Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.

9. Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into Verification Report
10. A photographic record will be made of relevant observations.
11. The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority materials should either be:

Re-used in areas where test results indicate that it meets compliance targets so can be re-used without treatment; or  
Treatment of material on site to meet compliance with targets so it can be re-used; or  
Removal from site to a suitably licensed landfill or permitted treatment facility.

12. A verification report will be produced and submitted to the Local Planning Authority for the work.

Reason: To protect against any unexpected contamination.

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

Prior to the commencement of development details of the construction methodology shall be submitted to and approved in writing by the Local Planning Authority and shall incorporate the following information:-

- a) Details of the hours of work/construction of the development within which such operations shall take place and the hours within which delivery/collection of materials for the said construction shall take place at the site.
- b) Details of the storage of construction materials on site, including details of their siting and maximum storage height.
- c) Details of how construction and worker traffic and parking shall be managed.
- d) Details of any protection measures for footpaths surrounding the site.
- e) Details of any means of access to the site during construction.
- f) Details of the scheduled timing/phasing of development for the overall construction period.
- g) Details of the siting of any on site compounds and portaloos.
- h) Details of the method of any demolition to take place, including the recycling and disposal of said materials resulting from demolition.
- i) haul routes for construction traffic on the highway network and monitoring and review mechanisms.
- j)provision of boundary hoarding and lighting
- k) details of proposed means of dust suppression
- l) details of measures to prevent mud from vehicles leaving the site during construction
- m) details of provision to ensure pedestrian and cycle safety
- n)programme of works (including measures for traffic management and operating hours)
- o) parking and turning for vehicles of site personnel, operatives and visitors
- p)loading and unloading of plant and materials

The construction shall at all times be undertaken in accordance with the agreed methodology approved in writing by the Local Planning Authority.

Reason - To minimise detriment to nearby residential and general amenity by controlling the construction process to achieve the approved development and in the interests of highway safety to ensure minimal adverse impact on the public highway during the

construction phase. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, by reason of the location and scale of development may result adverse harm on amenity.

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

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 development shall not be carried out other than in accordance with the approved scheme of archaeological evaluation.

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 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 archaeological and historic assets.

10. ACTION REQUIRED PRIOR TO COMMENCEMENT: ARCHAEOLOGICAL RECORDING

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.

11. ACTION REQUIRED PRIOR TO OCCUPATION: ARCHAEOLOGICAL RECORDING

No building shall be occupied until the archaeology evaluation, and if required the Written Scheme of Investigation, have been completed, submitted to and approved, in writing, by the Local Planning Authority. Furthermore, no building shall be occupied until analysis, publication and dissemination of results and archive deposition from the archaeology investigations as agreed under the Written Scheme of Investigation has taken place, unless an alternative agreed timetable or phasing for the provision of results is agreed 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.

12. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT: FIRE HYDRANTS

Prior to the commencement of development a scheme for fire hydrants shall be submitted to and approved in writing by the Local Planning Authority.

The scheme as may be approved shall subsequently be fully implemented as approved prior to the first occupation of the development.

Reason - To ensure adequate provision for fire hydrants.

13. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT: SCHEME FOR HARD STANDING AREAS

Prior to the commencement of development a scheme to provide hard standing carrying capacity to allow for pumping/high reach appliances of 15/26 tonnes respectively shall be submitted to and approved in writing by the Local Planning Authority

The scheme as approved shall be fully implemented as approved prior to the first occupation of the development.

Reason - To ensure adequate provision for fire fighting vehicles.

14. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: SUSTAINABILITY MEASURES

Prior to the commencement of development a scheme for Sustainability and Energy Strategy shall be submitted to an approved in writing by the Local Planning Authority.

All measures detailed in the approved sustainability and energy strategy as may be agreed shall be implemented prior to the first occupation of each dwelling.

Reason: To secure appropriate energy efficient and sustainability measures.

15. SPECIFIC RESTRICTION ON DEVELOPMENT: TREE PROTECTION

Prior to the commencement of any works on site a detailed Tree Protection Plan and Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

Works shall be undertaken in accordance with the protection plan and method statement as agreed.

Reason - To enable existing landscaping to be protected and retained in the interests of visual amenity.

16. ACTION REQUIRED: SURFACE WATER DRAINAGE SCHEME

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.

The scheme shall be in accordance with the approved FRA and 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 7.1l/s 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 flowpaths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;
- 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:
  - i. Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-



1. Temporary drainage systems
  2. Measures for managing pollution / water quality and protecting controlled waters and watercourses
  3. Measures for managing any on or offsite flood risk associated with construction
- h. 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.

Reasons: 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.

17. ACTION REQUIRED: SUSTAINABLE URBAN DRAINAGE SYSTEM

The development hereby permitted shall not be occupied until details of all Sustainable Urban 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 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.

18. SPECIFIC RESTRICTION ON DEVELOPMENT: PROVISION OF ROADS AND FOOTPATHS.

No dwelling shall be first 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.

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

19. ACTION REQUIRED PRIOR TO COMMENCEMENT: REFUSE BINS AND COLLECTION AREAS

Before the development is commenced details of the areas to be provided for presentation and storage of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be carried out in its entirety before the development is brought into first use and shall be retained thereafter for no other purpose.

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

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

The buildings shall not be occupied until the area within the site shown on Drawings listed under Section A for the purposes of loading, unloading, manoeuvring and parking (including garage spaces as applicable) of vehicles for that dwelling has been provided and made functionally available. Thereafter that area/s shall be retained and remain free of obstruction except for the purpose of manoeuvring and parking of vehicles.

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.

21. ACTION REQUIRED PRIOR TO COMMENCEMENT DEVELOPMENT: MITIGATION TO BE AGREED

Prior to the commencement of development a scheme of appropriate ecology mitigation measures (including precise details of the measure, location and details of implementation) shall be submitted to and approved, in writing, by the Local Planning Authority. No development shall be undertaken except in accordance with the approved scheme of mitigation and timings as may be agreed in writing.

The scheme shall include measures for hedgehog friendly fencing, bat boxes, bird boxes and hedgehog homes.

Reason - In order to safeguard protected wildlife species and their habitats. 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 disturb protected species and their habitat.

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

- NPPF - National Planning Policy Framework
- CS01 - Settlement Hierarchy
- CS03 - Reduce Contributions to Climate Change
- CS04 - Adapting to Climate Change
- CS05 - Mid Suffolk's Environment
- CS06 - Services and Infrastructure
- CS07 - Brown Field Target
- FC01 - Presumption In Favour Of Sustainable Development
- FC01\_1 - Mid Suffolk Approach To Delivering Sustainable Development
- GP01 - Design and layout of development
- H03 - Housing development in villages
- 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
- HB13 - Protecting Ancient Monuments
- CL02 - Development within special landscape areas
- CL08 - Protecting wildlife habitats
- T09 - Parking Standards
- T10 - Highway Considerations in Development

## NOTES:

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

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area. In this case the applicant took advantage of the Council's pre-application service prior to making the application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

- 2. o Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- o Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
- o Any discharge of surface water to a watercourse that drains into an Internal Drainage Board catchment may be subject to payment of a surface water developer contribution
- o 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 1991
- o Any works to a main river may require an environmental permit

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/19/01310

**Signed: Philip Isbell**

**Dated: 11th December 2019**

**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.