

Following the recent adoption of the Babergh & Mid Suffolk Joint Local Plan – Part 1 (November 2023). Please be aware that the following reasons for refusal based upon the harm to the distinctive character of the local area from the new development, considered under previous policies CS11, CS15, and CN01 that are no longer adopted, and should be taken to be updated to the appropriate Joint Local Plan policies. Namely, LP17 and LP24.

### **REVISED RECOMMENDATION**

*That the application is REFUSED planning permission for the following reasons:*

- The proposed development does not relate well to the village's existing pattern of development, and the new built form would result in the closure of an important gap in the streetscape that would be disrespectful to the historic environment, namely the nearby locally listed pub The Case is Altered. Which is not in accordance with the expectations of the Joint Local Plan policies LP17 and LP24.*
- The number of units sought would over develop the site and in effect elongate the settlement. The existing settlement boundary at the west would then be entirely diluted and indistinguishable. Consequently, the new development will diminish the local distinctiveness of the village by not paying due regard to the scale, form and nature of adjacent development and the environment surrounding the site; and is considered to not demonstrate accordance with the Joint Local Plan Policy LP24."*