

# Monitoring, Compliance and Enforcement

## Overview & Scrutiny Committee

### Case Studies



**Bradley Fulcher**

**Planning Enforcement Officer**



**Working Together**



# Planning Enforcement

## Prioritisation Strategy: Initial Harm Assessment – Officer's Proforma

Reference No:	EN/24/00075
Nature of Problem:	Alleged breach of Condition 6 (Prohibition Of Burning Of Horse Manure Burning On Site). Unauthorised residential use of the land and the storage of Horse Boxes following grant of permission DC/23/02326.
Location:	Somersham Stud Pettaugh Lane Gosbeck Ipswich Suffolk IP6 9SE

### Harm Framework – Tier 1

Assessment to be undertaken on receipt of the report or after an initial visit. Where the reported allegation achieves a score of 3 or more, progress the investigation.

Where the reported allegation achieves a score of 2 or under, close with no further action taken.

Points from the two matrices Table A and Table B set out below will be combined to achieve an overall score. Issues may cause harm in more than one category in Table A – the highest scoring 'harm' will be that which is used in the assessment score. Where the issue reported does not fit any given category a bespoke precautionary approach will be taken on the facts of the case having regard to the impact of the development on proper planning interests.

### Table A

Significant harm (3 points)	Y / N
Unauthorised works to a listed building or ancient monument	
Development/changes of use with significant implications upon the continued health and wellbeing or amenity of the public in Babergh and Mid Suffolk, including industrial/commercial uses	
Development which has a significant impact upon amenity including residential amenity and risks causing unacceptable planning harm	
Unauthorised development where a material public impact is felt over a wide area.	
Breach of planning conditions which results in significant harm to public amenity	
Unauthorised works in progress to a tree protected by a tree preservation order or tree within a conservation area	
Non-compliance with pre-commencement environmental conditions	

### Medium harm (2 points)

	Y / N
Unauthorised development which would adversely affect the character and appearance of a conservation area or the setting of a listed building	
Unauthorised signage and advertisements with a material impact on wider public amenity	
Residential extensions which do not benefit from permitted development rights	
Any breach of planning control which is not of a temporary nature.	
Development which has a material impact upon amenity including residential amenity	

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Unauthorised buildings or outbuildings which results in material harm to public amenity	
Breach of planning conditions which results in material harm to public amenity	
Development of poor-quality design including housing, including large houses of multiple occupancy, flat conversions and residential use of outbuildings	
Unauthorised telecommunications equipment or satellite dishes or similar small-scale development on retail or commercial buildings with a visual impact in the street scene	
Unauthorised changes of use where the implications do not give rise to significant harm to amenity	

Low harm (1 point)	Y / N
Unauthorised signage and advertisements with limited public impact within a limited area	
Any breach of planning control which is of a temporary nature	
Development which has a limited impact upon amenity including residential amenity.	
Unauthorised fences walls and gates or similar small-scale building works which result in limited impact upon public amenity	
Breach of planning conditions which results in limited impact upon public amenity	Y
Unauthorised telecommunications equipment or satellite dishes or similar small-scale development on residential dwellings or industrial buildings	
Untidy land	

TABLE A – SCORE: 1

### Table B

Descriptor	(0)	(1)	(2)
Is the breach in a conservation area, AONB, SSSI, or similar?	X		
Is the property subject to an article 4 Direction?	X		
Is the untidy land causing an offensive smell / odour or health hazard?	X		
Has the untidy land been causing an issue for more than a month?	X		
Is a site visit required to determine the extent of harm?			X
Is there a highway safety issue?	X		
Is there a breach of a tree preservation order?	X		
Is this a statutory listed building?	X		

TABLE B – SCORE: 2

TABLE A + TABLE B = ASSESSMENT SCORE: 3

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# Planning Enforcement

## Prioritisation Strategy: Initial Harm Assessment – Officer’s Proforma

Reference No:	EN/23/00023
Nature of Problem:	Alleged breach of Condition 4 (Construction Management Plan) of planning permission DC/20/03619.
Location:	Land North Of Bildeston Road Combs Suffolk

### Harm Framework – Tier 1

Assessment to be undertaken on receipt of the report or after an initial visit. Where the reported allegation achieves a score of 3 or more, progress the investigation.

Where the reported allegation achieves a score of 2 or under, close with no further action taken.

Points from the two matrices Table A and Table B set out below will be combined to achieve an overall score. Issues may cause harm in more than one category in Table A – the highest scoring ‘harm’ will be that which is used in the assessment score. Where the issue reported does not fit any given category a bespoke precautionary approach will be taken on the facts of the case having regard to the impact of the development on proper planning interests.

**Table A**

Significant harm (3 points)	Y / N
Unauthorised works to a listed building or ancient monument	
Development/changes of use with significant implications upon the continued health and wellbeing or amenity of the public in Babergh and Mid Suffolk, including industrial/commercial uses	
Development which has a significant impact upon amenity including residential amenity and risks causing unacceptable planning harm	
Unauthorised development where a material public impact is felt over a wide area.	
Breach of planning conditions which results in significant harm to public amenity	
Unauthorised works in progress to a tree protected by a tree preservation order or tree within a conservation area	
Non-compliance with pre-commencement environmental conditions	

Medium harm (2 points)	Y / N
Unauthorised development which would adversely affect the character and appearance of a conservation area or the setting of a listed building	
Unauthorised signage and advertisements with a material impact on wider public amenity	
Residential extensions which do not benefit from permitted development rights	
Any breach of planning control which is not of a temporary nature.	
Development which has a material impact upon amenity including residential amenity	
Unauthorised buildings or outbuildings which results in material harm to public amenity	
Breach of planning conditions which results in material harm to public amenity	
Development of poor-quality design including housing, including large houses of multiple	

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occupancy, flat conversions and residential use of outbuildings	
Unauthorised telecommunications equipment or satellite dishes or similar small-scale development on retail or commercial buildings with a visual impact in the street scene	
Unauthorised changes of use where the implications do not give rise to significant harm to amenity	

Low harm (1 point)	Y / N
Unauthorised signage and advertisements with limited public impact within a limited area	
Any breach of planning control which is of a temporary nature	Y
Development which has a limited impact upon amenity including residential amenity.	
Unauthorised fences walls and gates or similar small scale building works which result in limited impact upon public amenity	
Breach of planning conditions which results in limited impact upon public amenity	
Unauthorised telecommunications equipment or satellite dishes or similar small-scale development on residential dwellings or industrial buildings	
Untidy land	

TABLE A – SCORE:	1
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**Table B**

Descriptor	(0)	(1)	(2)
Is the breach in a conservation area, AONB, SSSI, or similar?			
Is the property subject to an article 4 Direction?			
Is the untidy land causing an offensive smell / odour or health hazard?			
Has the untidy land been causing an issue for more than a month?			
Is a site visit required to determine the extent of harm?			X
Is there a highway safety issue?			X
Is there a breach of a tree preservation order?			
Is this a statutory listed building?			

TABLE B – SCORE:	4
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TABLE A + TABLE B = ASSESSMENT SCORE:	5
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**Chloe Anderson**

**Senior Planning  
Enforcement Officer**



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# Planning Enforcement

## Prioritisation Strategy: Initial Harm Assessment – Officer's Proforma

Reference No:	EN/21/00850
Nature of Problem:	Alleged construction of footpath not in accordance with Condition 3 (Landscaping Scheme) - Phase 1 Roadway and Footpath. Planning Permission DC/20/02211.
Location:	Land South Of Barrells Road Thurston Suffolk

### Harm Framework – Tier 1

Assessment to be undertaken on receipt of the report or after an initial visit. Where the reported allegation achieves a score of 3 or more, progress the investigation.

Where the reported allegation achieves a score of 2 or under, close with no further action taken.

Points from the two matrices Table A and Table B set out below will be combined to achieve an overall score. Issues may cause harm in more than one category in Table A – the highest scoring 'harm' will be that which is used in the assessment score. Where the issue reported does not fit any given category a bespoke precautionary approach will be taken on the facts of the case having regard to the impact of the development on proper planning interests.

**Table A**

Significant harm (3 points)	Y / N
Unauthorised works to a listed building or ancient monument	
Development/changes of use with significant implications upon the continued health and wellbeing or amenity of the public in Babergh and Mid Suffolk, including industrial/commercial uses	
Development which has a significant impact upon amenity including residential amenity and risks causing unacceptable planning harm	
Unauthorised development where a material public impact is felt over a wide area.	
Breach of planning conditions which results in significant harm to public amenity	
Unauthorised works in progress to a tree protected by a tree preservation order or tree within a conservation area	
Non-compliance with pre-commencement environmental conditions	

### Medium harm (2 points)

Medium harm (2 points)	Y / N
Unauthorised development which would adversely affect the character and appearance of a conservation area or the setting of a listed building	
Unauthorised signage and advertisements with a material impact on wider public amenity	
Residential extensions which do not benefit from permitted development rights	
Any breach of planning control which is not of a temporary nature.	
Development which has a material impact upon amenity including residential amenity	
Unauthorised buildings or outbuildings which results in material harm to public amenity	
Breach of planning conditions which results in material harm to public amenity	Y
Development of poor-quality design including housing, including large houses of multiple	

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occupancy, flat conversions and residential use of outbuildings	
Unauthorised telecommunications equipment or satellite dishes or similar small-scale development on retail or commercial buildings with a visual impact in the street scene	
Unauthorised changes of use where the implications do not give rise to significant harm to amenity	

Low harm (1 point)	Y / N
Unauthorised signage and advertisements with limited public impact within a limited area	
Any breach of planning control which is of a temporary nature	
Development which has a limited impact upon amenity including residential amenity.	
Unauthorised fences walls and gates or similar small scale building works which result in limited impact upon public amenity	
Breach of planning conditions which results in limited impact upon public amenity	
Unauthorised telecommunications equipment or satellite dishes or similar small-scale development on residential dwellings or industrial buildings	
Untidy land	

TABLE A – SCORE: 2

**Table B**

Descriptor	(0)	(1)	(2)
Is the breach in a conservation area, AONB, SSSI, or similar?			
Is the property subject to an article 4 Direction?			
Is the untidy land causing an offensive smell / odour or health hazard?			
Has the untidy land been causing an issue for more than a month?			
Is a site visit required to determine the extent of harm?			X
Is there a highway safety issue?			X
Is there a breach of a tree preservation order?			
Is this a statutory listed building?			

TABLE B – SCORE: 4

TABLE A + TABLE B = ASSESSMENT SCORE: 6

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# Planning Enforcement

## Prioritisation Strategy: Initial Harm Assessment – Officer's Proforma

Reference No:	EN/24/00037
Nature of Problem:	Alleged unauthorised erection of a fence obstructing visibility.
Location:	Tanglewood The Street Stonham Aspal Stowmarket Suffolk IP14 6AL

### Harm Framework – Tier 1

Assessment to be undertaken on receipt of the report or after an initial visit. Where the reported allegation achieves a score of 3 or more, progress the investigation.

Where the reported allegation achieves a score of 2 or under, close with no further action taken.

Points from the two matrices Table A and Table B set out below will be combined to achieve an overall score. Issues may cause harm in more than one category in Table A – the highest scoring 'harm' will be that which is used in the assessment score. Where the issue reported does not fit any given category a bespoke precautionary approach will be taken on the facts of the case having regard to the impact of the development on proper planning interests.

**Table A**

Significant harm (3 points)	Y / N
Unauthorised works to a listed building or ancient monument	
Development/changes of use with significant implications upon the continued health and wellbeing or amenity of the public in Babergh and Mid Suffolk, including industrial/commercial uses	
Development which has a significant impact upon amenity including residential amenity and risks causing unacceptable planning harm	
Unauthorised development where a material public impact is felt over a wide area.	
Breach of planning conditions which results in significant harm to public amenity	
Unauthorised works in progress to a tree protected by a tree preservation order or tree within a conservation area	
Non-compliance with pre-commencement environmental conditions	

Medium harm (2 points)	Y / N
Unauthorised development which would adversely affect the character and appearance of a conservation area or the setting of a listed building	
Unauthorised signage and advertisements with a material impact on wider public amenity	
Residential extensions which do not benefit from permitted development rights	
Any breach of planning control which is not of a temporary nature.	
Development which has a material impact upon amenity including residential amenity	
Unauthorised buildings or outbuildings which results in material harm to public amenity	
Breach of planning conditions which results in material harm to public amenity	

Development of poor-quality design including housing, including large houses of multiple occupancy, flat conversions and residential use of outbuildings	
Unauthorised telecommunications equipment or satellite dishes or similar small-scale development on retail or commercial buildings with a visual impact in the street scene	
Unauthorised changes of use where the implications do not give rise to significant harm to amenity	

Low harm (1 point)	Y / N
Unauthorised signage and advertisements with limited public impact within a limited area	
Any breach of planning control which is of a temporary nature	
Development which has a limited impact upon amenity including residential amenity.	
Unauthorised fences walls and gates or similar small scale building works which result in limited impact upon public amenity	
Breach of planning conditions which results in limited impact upon public amenity	Y
Unauthorised telecommunications equipment or satellite dishes or similar small-scale development on residential dwellings or industrial buildings	
Untidy land	

**TABLE A – SCORE:** 1

**Table B**

Descriptor	(0)	(1)	(2)
Is the breach in a conservation area, AONB, SSSI, or similar?			
Is the property subject to an article 4 Direction?			
Is the untidy land causing an offensive smell / odour or health hazard?			
Has the untidy land been causing an issue for more than a month?			
Is a site visit required to determine the extent of harm?			
Is there a highway safety issue?			
Is there a breach of a tree preservation order?			
Is this a statutory listed building?			

**TABLE B – SCORE:** 0

**TABLE A + TABLE B = ASSESSMENT SCORE:** 1



The graphic contains two logos side-by-side. The left logo is for Babergh District Council, South Suffolk, featuring a sun, trees, and a house. The right logo is for Mid Suffolk District, featuring a stylized house icon. Below the logos is the slogan "Working Together" in a green, sans-serif font. The entire graphic is enclosed in a green oval border. The graphic is part of a larger design with green and maroon curved lines.



**David Steel**

**Senior Planning  
Enforcement Officer**



**Working Together**



# Planning Enforcement

## Prioritisation Strategy: Initial Harm Assessment – Officer's Proforma

Reference No:	EN/23/00669
Nature of Problem:	Alleged unauthorised works to a listed building. Removal of Grade II Listed Inn Sign in front (South) of White Horse Inn.
Location:	White Horse White Horse Hill Tattingstone Ipswich Suffolk IP9 2NU

### Harm Framework – Tier 1

Assessment to be undertaken on receipt of the report or after an initial visit. Where the reported allegation achieves a score of 3 or more, progress the investigation.

Where the reported allegation achieves a score of 2 or under, close with no further action taken.

Points from the two matrices Table A and Table B set out below will be combined to achieve an overall score. Issues may cause harm in more than one category in Table A – the highest scoring 'harm' will be that which is used in the assessment score. Where the issue reported does not fit any given category a bespoke precautionary approach will be taken on the facts of the case having regard to the impact of the development on proper planning interests.

**Table A**

Significant harm (3 points)	Y / N
Unauthorised works to a listed building or ancient monument	Y
Development/changes of use with significant implications upon the continued health and wellbeing or amenity of the public in Babergh and Mid Suffolk, including industrial/commercial uses	
Development which has a significant impact upon amenity including residential amenity and risks causing unacceptable planning harm	
Unauthorised development where a material public impact is felt over a wide area.	
Breach of planning conditions which results in significant harm to public amenity	
Unauthorised works in progress to a tree protected by a tree preservation order or tree within a conservation area	
Non-compliance with pre-commencement environmental conditions	

Medium harm (2 points)	Y / N
Unauthorised development which would adversely affect the character and appearance of a conservation area or the setting of a listed building	
Unauthorised signage and advertisements with a material impact on wider public amenity	
Residential extensions which do not benefit from permitted development rights	
Any breach of planning control which is not of a temporary nature.	
Development which has a material impact upon amenity including residential amenity	
Unauthorised buildings or outbuildings which results in material harm to public amenity	
Breach of planning conditions which results in material harm to public amenity	

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

Development of poor-quality design including housing, including large houses of multiple occupancy, flat conversions and residential use of outbuildings	
Unauthorised telecommunications equipment or satellite dishes or similar small-scale development on retail or commercial buildings with a visual impact in the street scene	
Unauthorised changes of use where the implications do not give rise to significant harm to amenity	

Low harm (1 point)	Y / N
Unauthorised signage and advertisements with limited public impact within a limited area	
Any breach of planning control which is of a temporary nature	
Development which has a limited impact upon amenity including residential amenity.	
Unauthorised fences walls and gates or similar small scale building works which result in limited impact upon public amenity	
Breach of planning conditions which results in limited impact upon public amenity	
Unauthorised telecommunications equipment or satellite dishes or similar small-scale development on residential dwellings or industrial buildings	
Untidy land	

TABLE A – SCORE:	3
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**Table B**

Descriptor	(0)	(1)	(2)
Is the breach in a conservation area, AONB, SSSI, or similar?	X		
Is the property subject to an article 4 Direction?	X		
Is the untidy land causing an offensive smell / odour or health hazard?	X		
Has the untidy land been causing an issue for more than a month?	X		
Is a site visit required to determine the extent of harm?			X
Is there a highway safety issue?	X		
Is there a breach of a tree preservation order?	X		
Is this a statutory listed building?		X	

TABLE B – SCORE:	3
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TABLE A + TABLE B = ASSESSMENT SCORE:	6
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**BABERGH**  
DISTRICT COUNCIL  
SOUTH SUFFOLK



*Mid Suffolk*  
DISTRICT

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# Planning Enforcement

## Prioritisation Strategy: Initial Harm Assessment – Officer’s Proforma

Reference No:	EN/23/00353
Nature of Problem:	Alleged commencement of works on site prior to the access being constructed following grant of permission DC/20/04663.
Location:	Land East Of The Constable Country Medical Centre Heath Road East Bergholt Suffolk

### Harm Framework – Tier 1

Assessment to be undertaken on receipt of the report or after an initial visit. Where the reported allegation achieves a score of 3 or more, progress the investigation.

Where the reported allegation achieves a score of 2 or under, close with no further action taken.

Points from the two matrices Table A and Table B set out below will be combined to achieve an overall score. Issues may cause harm in more than one category in Table A – the highest scoring ‘harm’ will be that which is used in the assessment score. Where the issue reported does not fit any given category a bespoke precautionary approach will be taken on the facts of the case having regard to the impact of the development on proper planning interests.

Table A

Significant harm (3 points)	Y / N
Unauthorised works to a listed building or ancient monument	
Development/changes of use with significant implications upon the continued health and wellbeing or amenity of the public in Babergh and Mid Suffolk, including industrial/commercial uses	
Development which has a significant impact upon amenity including residential amenity and risks causing unacceptable planning harm	
Unauthorised development where a material public impact is felt over a wide area.	
Breach of planning conditions which results in significant harm to public amenity	
Unauthorised works in progress to a tree protected by a tree preservation order or tree within a conservation area	
Non-compliance with pre-commencement environmental conditions	

### Medium harm (2 points)

Medium harm (2 points)	Y / N
Unauthorised development which would adversely affect the character and appearance of a conservation area or the setting of a listed building	
Unauthorised signage and advertisements with a material impact on wider public amenity	
Residential extensions which do not benefit from permitted development rights	
Any breach of planning control which is not of a temporary nature.	
Development which has a material impact upon amenity including residential amenity	
Unauthorised buildings or outbuildings which results in material harm to public amenity	
Breach of planning conditions which results in material harm to public amenity	Y

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Development of poor-quality design including housing, including large houses of multiple occupancy, flat conversions and residential use of outbuildings	
Unauthorised telecommunications equipment or satellite dishes or similar small-scale development on retail or commercial buildings with a visual impact in the street scene	
Unauthorised changes of use where the implications do not give rise to significant harm to amenity	

Low harm (1 point)	Y / N
Unauthorised signage and advertisements with limited public impact within a limited area	
Any breach of planning control which is of a temporary nature	
Development which has a limited impact upon amenity including residential amenity.	
Unauthorised fences walls and gates or similar small scale building works which result in limited impact upon public amenity	
Breach of planning conditions which results in limited impact upon public amenity	
Unauthorised telecommunications equipment or satellite dishes or similar small-scale development on residential dwellings or industrial buildings	
Untidy land	

TABLE A – SCORE: 2

Table B

Descriptor	(0)	(1)	(2)
Is the breach in a conservation area, AONB, SSSI, or similar?	X		
Is the property subject to an article 4 Direction?	X		
Is the untidy land causing an offensive smell / odour or health hazard?	X		
Has the untidy land been causing an issue for more than a month?	X		
Is a site visit required to determine the extent of harm?			X
Is there a highway safety issue?			X
Is there a breach of a tree preservation order?	X		
Is this a statutory listed building?	X		

TABLE B – SCORE: 4

TABLE A + TABLE B = ASSESSMENT SCORE: 6



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26/09/2023 01:57 pm



**Jon Gerrish**

**Planning Enforcement Officer**



**Working Together**



# Planning Enforcement

## Prioritisation Strategy: Initial Harm Assessment – Officer’s Proforma

Reference No:	EN/22/00243
Nature of Problem:	Alleged Section 215 - Collapsed wall (forming boundary of planning application site: DC/21/05089)
Location:	Rear Of 30 Market Hill Sudbury Suffolk CO10 2EN

### Harm Framework – Tier 1

Assessment to be undertaken on receipt of the report or after an initial visit. Where the reported allegation achieves a score of 3 or more, progress the investigation.

Where the reported allegation achieves a score of 2 or under, close with no further action taken. Points from the two matrices Table A and Table B set out below will be combined to achieve an overall score. Issues may cause harm in more than one category in Table A – the highest scoring ‘harm’ will be that which is used in the assessment score. Where the issue reported does not fit any given category a bespoke precautionary approach will be taken on the facts of the case having regard to the impact of the development on proper planning interests.

### Table A

Significant harm (3 points)	Y / N
Unauthorised works to a listed building or ancient monument	
Development/changes of use with significant implications upon the continued health and wellbeing or amenity of the public in Babergh and Mid Suffolk, including industrial/commercial uses	
Development which has a significant impact upon amenity including residential amenity and risks causing unacceptable planning harm	
Unauthorised development where a material public impact is felt over a wide area.	
Breach of planning conditions which results in significant harm to public amenity	
Unauthorised works in progress to a tree protected by a tree preservation order or tree within a conservation area	
Non-compliance with pre-commencement environmental conditions	

Medium harm (2 points)	Y / N
Unauthorised development which would adversely affect the character and appearance of a conservation area or the setting of a listed building	Y
Unauthorised signage and advertisements with a material impact on wider public amenity	
Residential extensions which do not benefit from permitted development rights	
Any breach of planning control which is not of a temporary nature.	
Development which has a material impact upon amenity including residential amenity	
Unauthorised buildings or outbuildings which results in material harm to public amenity	
Breach of planning conditions which results in material harm to public amenity	
Development of poor-quality design including housing, including large houses of multiple	

occupancy, flat conversions and residential use of outbuildings	
Unauthorised telecommunications equipment or satellite dishes or similar small-scale development on retail or commercial buildings with a visual impact in the street scene	
Unauthorised changes of use where the implications do not give rise to significant harm to amenity	

Low harm (1 point)	Y / N
Unauthorised signage and advertisements with limited public impact within a limited area	
Any breach of planning control which is of a temporary nature	
Development which has a limited impact upon amenity including residential amenity.	
Unauthorised fences walls and gates or similar small scale building works which result in limited impact upon public amenity	
Breach of planning conditions which results in limited impact upon public amenity	
Unauthorised telecommunications equipment or satellite dishes or similar small-scale development on residential dwellings or industrial buildings	
Untidy land	

TABLE A – SCORE:	2
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### Table B

Descriptor	(0)	(1)	(2)
Is the breach in a conservation area, AONB, SSSI, or similar?		Y	
Is the property subject to an article 4 Direction?			
Is the untidy land causing an offensive smell / odour or health hazard?			
Has the untidy land been causing an issue for more than a month?		Y	
Is a site visit required to determine the extent of harm?			Y
Is there a highway safety issue?			
Is there a breach of a tree preservation order?			
Is this a statutory listed building?		Y	

TABLE B – SCORE:	5
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TABLE A + TABLE B = ASSESSMENT SCORE:	7
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# Planning Enforcement

## Prioritisation Strategy: Initial Harm Assessment – Officer’s Proforma

Reference No:	EN/23/00298
Nature of Problem:	Alleged non-compliance with approved plans following grant of planning permission DC/21/05957.
Location:	Appleberry House Folly Lane Lawshall Bury St Edmunds Suffolk IP29 4TH

### Harm Framework – Tier 1

Assessment to be undertaken on receipt of the report or after an initial visit. Where the reported allegation achieves a score of 3 or more, progress the investigation.

Where the reported allegation achieves a score of 2 or under, close with no further action taken.

Points from the two matrices Table A and Table B set out below will be combined to achieve an overall score. Issues may cause harm in more than one category in Table A – the highest scoring ‘harm’ will be that which is used in the assessment score. Where the issue reported does not fit any given category a bespoke precautionary approach will be taken on the facts of the case having regard to the impact of the development on proper planning interests.

Table A

Significant harm (3 points)	Y / N
Unauthorised works to a listed building or ancient monument	
Development/changes of use with significant implications upon the continued health and wellbeing or amenity of the public in Babergh and Mid Suffolk, including industrial/commercial uses	
Development which has a significant impact upon amenity including residential amenity and risks causing unacceptable planning harm	
Unauthorised development where a material public impact is felt over a wide area.	
Breach of planning conditions which results in significant harm to public amenity	
Unauthorised works in progress to a tree protected by a tree preservation order or tree within a conservation area	
Non-compliance with pre-commencement environmental conditions	

### Medium harm (2 points)

Medium harm (2 points)	Y / N
Unauthorised development which would adversely affect the character and appearance of a conservation area or the setting of a listed building	
Unauthorised signage and advertisements with a material impact on wider public amenity	
Residential extensions which do not benefit from permitted development rights	
Any breach of planning control which is not of a temporary nature.	Y
Development which has a material impact upon amenity including residential amenity	
Unauthorised buildings or outbuildings which results in material harm to public amenity	
Breach of planning conditions which results in material harm to public amenity	

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Mid Suffolk District Council  
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[www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

Development of poor-quality design including housing, including large houses of multiple occupancy, flat conversions and residential use of outbuildings	
Unauthorised telecommunications equipment or satellite dishes or similar small-scale development on retail or commercial buildings with a visual impact in the street scene	
Unauthorised changes of use where the implications do not give rise to significant harm to amenity	

Low harm (1 point)	Y / N
Unauthorised signage and advertisements with limited public impact within a limited area	
Any breach of planning control which is of a temporary nature	
Development which has a limited impact upon amenity including residential amenity.	
Unauthorised fences walls and gates or similar small scale building works which result in limited impact upon public amenity	
Breach of planning conditions which results in limited impact upon public amenity	
Unauthorised telecommunications equipment or satellite dishes or similar small-scale development on residential dwellings or industrial buildings	
Untidy land	

TABLE A – SCORE:	2
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Table B

Descriptor	(0)	(1)	(2)
Is the breach in a conservation area, AONB, SSSI, or similar?			
Is the property subject to an article 4 Direction?			
Is the untidy land causing an offensive smell / odour or health hazard?			
Has the untidy land been causing an issue for more than a month?			
Is a site visit required to determine the extent of harm?			Y
Is there a highway safety issue?			
Is there a breach of a tree preservation order?			
Is this a statutory listed building?			

TABLE B – SCORE:	2
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TABLE A + TABLE B = ASSESSMENT SCORE:	4
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Working Together





The logo consists of a green oval containing two distinct parts. On the left is a small landscape scene with a sun, trees, and a building, with the text 'Babergh DISTRICT COUNCIL SOUTH SUFFOLK' below it. On the right is a stylized house icon with the text 'Mid Suffolk DISTRICT' below it. At the bottom of the oval, the phrase 'Working Together' is written in a green, sans-serif font. The entire logo is set against a background of green and maroon curved stripes.

**Carmel Driscoll**

**Principal Planning  
Enforcement Officer**



**Working Together**



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# Planning Enforcement

## Prioritisation Strategy: Initial Harm Assessment – Officer's Proforma

Reference No:	EN/23/00680
Nature of Problem:	Alleged unauthorised tree felling within a Conservation Area.
Location:	Hill Cottage High Street Coddenham Ipswich Suffolk IP6 9PN

### Harm Framework – Tier 1

Assessment to be undertaken on receipt of the report or after an initial visit. Where the reported allegation achieves a score of 3 or more, progress the investigation.

Where the reported allegation achieves a score of 2 or under, close with no further action taken.

Points from the two matrices Table A and Table B set out below will be combined to achieve an overall score. Issues may cause harm in more than one category in Table A – the highest scoring 'harm' will be that which is used in the assessment score. Where the issue reported does not fit any given category a bespoke precautionary approach will be taken on the facts of the case having regard to the impact of the development on proper planning interests.

Table A

Significant harm (3 points)	Y / N
Unauthorised works to a listed building or ancient monument	
Development/changes of use with significant implications upon the continued health and wellbeing or amenity of the public in Babergh and Mid Suffolk, including industrial/commercial uses	
Development which has a significant impact upon amenity including residential amenity and risks causing unacceptable planning harm	
Unauthorised development where a material public impact is felt over a wide area.	
Breach of planning conditions which results in significant harm to public amenity	
Unauthorised works in progress to a tree protected by a tree preservation order or tree within a conservation area	Y
Non-compliance with pre-commencement environmental conditions	

Medium harm (2 points)	Y / N
Unauthorised development which would adversely affect the character and appearance of a conservation area or the setting of a listed building	
Unauthorised signage and advertisements with a material impact on wider public amenity	
Residential extensions which do not benefit from permitted development rights	
Any breach of planning control which is not of a temporary nature.	
Development which has a material impact upon amenity including residential amenity	
Unauthorised buildings or outbuildings which results in material harm to public amenity	
Breach of planning conditions which results in material harm to public amenity	

Development of poor-quality design including housing, including large houses of multiple occupancy, flat conversions and residential use of outbuildings	
Unauthorised telecommunications equipment or satellite dishes or similar small-scale development on retail or commercial buildings with a visual impact in the street scene	
Unauthorised changes of use where the implications do not give rise to significant harm to amenity	

Low harm (1 point)	Y / N
Unauthorised signage and advertisements with limited public impact within a limited area	
Any breach of planning control which is of a temporary nature	
Development which has a limited impact upon amenity including residential amenity.	
Unauthorised fences walls and gates or similar small scale building works which result in limited impact upon public amenity	
Breach of planning conditions which results in limited impact upon public amenity	
Unauthorised telecommunications equipment or satellite dishes or similar small-scale development on residential dwellings or industrial buildings	
Untidy land	

TABLE A – SCORE: 3

Table B

Descriptor	(0)	(1)	(2)
Is the breach in a conservation area, AONB, SSSI, or similar?		Y	
Is the property subject to an article 4 Direction?			
Is the untidy land causing an offensive smell / odour or health hazard?			
Has the untidy land been causing an issue for more than a month?			
Is a site visit required to determine the extent of harm?			Y
Is there a highway safety issue?			
Is there a breach of a tree preservation order?			
Is this a statutory listed building?			

TABLE B – SCORE: 3

TABLE A + TABLE B = ASSESSMENT SCORE: 6



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# Planning Enforcement

## Prioritisation Strategy: Initial Harm Assessment – Officer's Proforma

Reference No:	
Nature of Problem:	
Location:	

### Harm Framework – Tier 1

Assessment to be undertaken on receipt of the report or after an initial visit. Where the reported allegation achieves a score of 3 or more, progress the investigation.

Where the reported allegation achieves a score of 2 or under, close with no further action taken.

Points from the two matrices Table A and Table B set out below will be combined to achieve an overall score. Issues may cause harm in more than one category in Table A – the highest scoring 'harm' will be that which is used in the assessment score. Where the issue reported does not fit any given category a bespoke precautionary approach will be taken on the facts of the case having regard to the impact of the development on proper planning interests.

**Table A**

Significant harm (3 points)	Y / N
Unauthorised works to a listed building or ancient monument	
Development/changes of use with significant implications upon the continued health and wellbeing or amenity of the public in Babergh and Mid Suffolk, including industrial/commercial uses	
Development which has a significant impact upon amenity including residential amenity and risks causing unacceptable planning harm	
Unauthorised development where a material public impact is felt over a wide area.	
Breach of planning conditions which results in significant harm to public amenity	
Unauthorised works in progress to a tree protected by a tree preservation order or tree within a conservation area	
Non-compliance with pre-commencement environmental conditions	

Medium harm (2 points)	Y / N
Unauthorised development which would adversely affect the character and appearance of a conservation area or the setting of a listed building	
Unauthorised signage and advertisements with a material impact on wider public amenity	
Residential extensions which do not benefit from permitted development rights	
Any breach of planning control which is not of a temporary nature.	
Development which has a material impact upon amenity including residential amenity	
Unauthorised buildings or outbuildings which results in material harm to public amenity	
Breach of planning conditions which results in material harm to public amenity	
Development of poor-quality design including housing, including large houses of multiple occupancy, flat conversions and residential use of outbuildings	
Unauthorised telecommunications equipment or satellite dishes or similar small-scale development on retail or commercial buildings with a visual impact in the street scene	

Unauthorised changes of use where the implications do not give rise to significant harm to amenity	
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Low harm (1 point)	Y / N
Unauthorised signage and advertisements with limited public impact within a limited area	
Any breach of planning control which is of a temporary nature	
Development which has a limited impact upon amenity including residential amenity.	
Unauthorised fences walls and gates or similar small scale building works which result in limited impact upon public amenity	
Breach of planning conditions which results in limited impact upon public amenity	
Unauthorised telecommunications equipment or satellite dishes or similar small-scale development on residential dwellings or industrial buildings	
Untidy land	

<b>TABLE A – SCORE:</b>	
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**Table B**

Descriptor	(0)	(1)	(2)
Is the breach in a conservation area, AONB, SSSI, or similar?			
Is the property subject to an article 4 Direction?			
Is the untidy land causing an offensive smell / odour or health hazard?			
Has the untidy land been causing an issue for more than a month?			
Is a site visit required to determine the extent of harm?			
Is there a highway safety issue?			
Is there a breach of a tree preservation order?			
Is this a statutory listed building?			

<b>TABLE B – SCORE:</b>	
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<b>TABLE A + TABLE B = ASSESSMENT SCORE:</b>	
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Working Together

The logo for Babergh District Council, South Suffolk, featuring a sun, trees, and a house. The logo for Mid Suffolk District, featuring a stylized house shape. The slogan 'Working Together' is written in green text below the logos.

**BABERGH**  
DISTRICT COUNCIL  
SOUTH SUFFOLK

*Mid Suffolk*  
DISTRICT

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