

**Mid Suffolk District Council Planning Control Department  
131 High Street Needham Market IP6 8DL**

**PLANNING PERMISSION  
Town and Country Planning Act 1990  
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2015**

Date of Application: 01 October 2014  
Date Registered: 22 October 2014

REFERENCE: 3153 / 14

Documents to which this decision relates: **Defined Red Line Plan:**

The defined Red Line Plan for this application is Drawing NEE4-000 received 03 October 2014 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

**Approved Plans and Documents:**

External Works Layout	A0	NEE4-002	Rev. B	
.Materials Plan	A0	NEE4-003	Rev. B	
<i>- both received 27 Febuary 2015</i>				
.Street Elevations	A2	NEE4-004		
<i>- received 03 October 2014</i>				
Planning Layout	A0	NEE4-001	Rev. B	
<i>- received 27 February 2015 and incorporating....</i>				
Housetype 1050 & 1200 - Floor Plans	A3	NEE4-010		A
Housetype 1050 & 1200 - Elevations	A3	NEE4-011	A	
Housetype 1050 & 1200 - Elevations	A3	NEE4-012	A	
Housetype 660 & 790 - Floor Plans	A3	NEE4-013		
Housetype 660 & 790 - Elevations	A3	NEE4-014		
Housetype 1050 - Floor Plans	A3	NEE4-015		A
Housetype 1050 - Elevations	A3	NEE4-016	A	
Housetype 790 & 892 - Floor Plans	A3	NEE4-017		
Housetype 790 & 892 - Elevations	A3	NEE4-018		
Housetype 1050 & 1200 - Floor Plans	A3	NEE4-019		A
Housetype 1050 & 1200 - Elevations	A3	NEE4-020	A	
Housetype 1050 & 1200 - Elevations	A3	NEE4-021	A	
Housetype 852 - Plans & Elevations	A3	NEE4-022		
Housetype 790 & 892 - Floor Plans	A3	NEE4-023		
Housetype 790 & 892 - Elevations	A3	NEE4-024		
Housetype 1262 - Floor Plans	A3	NEE4-025		
Housetype 1262 - Elevations	A3	NEE4-026		
Housetype 1262 - Elevations	A3	NEE4-027		
Housetype 1262 - Elevations	A3	NEE4-028		
Housetype 1300 - Plans & Elevations	A3	NEE4-029		A
Housetype 1200 - Floor Plans	A3	NEE4-030		
Housetype 1200 - Elevations	A3	NEE4-031		
Housetype 1200 - Elevations	A3	NEE4-032		
Housetype 1300 - Plans & Elevations	A3	NEE4-033		A

Housetype 852 - Plans & Elevations	A3	NEE4-034
Housetype 495 & 725 - Floor Plans	A3	NEE4-035
Housetype 495 & 725 - Elevations	A3	NEE4-036
Housetype 495 & 725 - Elevations	A3	NEE4-037
Housetype 495 & 725 - Elevations	A3	NEE4-038
Housetype 1416 - Floor Plans	A3	NEE4-039
Housetype 1416 - Elevations	A3	NEE4-040
Housetype 1416 - Elevations	A3	NEE4-041
Housetype 1416 - Elevations	A3	NEE4-042
Housetype 725 - Floor Plans	A3	NEE4-043
Housetype 725 - Elevations	A3	NEE4-044

JBA13/38-01 Landscape Masterplan

OAS/1418-TS01

OAS/1418-TS02

OAS/1418-TS03

Environmental Statement – Non-Technical Summary, September 2014

Environmental Statement – Volume 1: Main Report, September 2014

Environmental Statement – Volume 2: Technical Appendices, September 2014

Environmental Statement – Volume 3: Technical Appendices, September 2014

Environmental Statement – Volume 4: Technical Appendices, September 2014

Environmental Statement – Volume 5: Technical Appendices, September 2014

Design & Access Statement, September 2014

Daylight Assessment, September 2014

Aboricultural Constraints Report – Off Site Highway Hedgerow

Aboricultural Constraints Report – Needham Quarry Tree Constraints

Landscape Strategy Document, September 2014

Landscape & Biodiversity Management Plan, September 2014

Waste Management Strategy, September 2014

Statement of Community Engagement, September 2014

Planning Statement, September 2014

- all received 03 October 2014

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Off Site Highway Works: Bidwells Drawing no. TR 010 Rev. P5

- received 08 September 2015

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**CORRESPONDENCE ADDRESS:**

Mr Alflatt  
16 Upper King Street  
Norwich  
NR3 1HA

**NAME AND ADDRESS OF APPLICANT:**

Hopkins Homes Ltd, MDS Suffolk Ltd &  
Idlerock  
c/o Melton Park House  
Melton  
Woodbridge  
Suffolk  
IP12 1TJ

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**PROPOSED DEVELOPMENT AND LOCATION OF THE LAND:**

Construction of 266 residential dwellings (including market and affordable homes), garages, parking, vehicular accesses (with B1113), estate roads, public open space, play areas, landscaping, ground remodelling works, drainage and other infrastructure works following demolition of existing buildings.

- Needham Chalks Ltd, Ipswich Road, Needham Market, IP6 8EL

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The Council, as local planning authority, hereby gives notice that **PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans submitted subject to the following conditions:

**1. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE:  
COMMENCEMENT TIME LIMIT**

The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

*Reason – To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004*

**2. LISTING OF APPROVED PLANS & DOCUMENTS**

The development hereby permitted shall be carried out in accordance with the following approved documents 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 :

Defined Red Line Plan:

The defined Red Line Plan for this application is Drawing No. NE4-000 received 03 October 2014 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Approved Plans and Documents: \_

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Off Site Highway Works: Bidwells Drawing no. TR 010 Rev. P5

- received 08 September 2015

*Reason: For the avoidance of doubt and in the interests of proper planning of the*

*development.*

**3. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPING SCHEME**

Notwithstanding the details submitted with the application, no development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard, soft and boundary treatment landscaping works for the site. This shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837:2012 Trees in relation to design, demolition and construction.

In addition, the scheme shall include the provision of an area of replacement calcareous grassland within the site, the extent and location of which shall have been previously agreed in writing with the Local Planning Authority.

*Reason – In the interests of visual amenity, the character and appearance of the area and biodiversity. This condition is required to be agreed prior to the commencement of any development to ensure matters of tree and hedgerow protection are secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of loss and damage to important trees and hedgerow that would result in harm to amenity.*

**4. ON GOING REQUIREMENT OF DEVELOPMENT: TIMESCALE FOR LANDSCAPING**

All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out in accordance with agreed timescales as set out in a Landscape Phasing Plan which shall have been previously submitted to and approved in writing by the Local Planning Authority.

Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 5 years of being planted or in the case of existing planting within a period of 5 years from the commencement of works in the relevant phase of the approved Landscape Phasing Plan shall be replaced in the next planting season with others of similar size and species.

*Reason - To ensure that the approved landscaping scheme has sufficient time to establish, in the interests of visual amenity and the character and appearance of the area.*

**5. SURFACE WATER MANAGEMENT**

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (dated August 2014, prepared by JMS Consulting Engineers Ltd), FRA Addendum (dated March 2015, prepared by JMS Consulting Engineers Ltd) and email correspondence (dated 18/03/2015, prepared by Mr Richard Wigzell of JMS Consulting Engineers Ltd) and the following mitigation measures detailed within the aforementioned documents:

1. Detailed infiltration testing in accordance with BRE Digest 365 at the location of the

proposed infiltration features to verify infiltration rates. Testing should be undertaken within each infiltration feature. Should unfeasible infiltration rates be discovered; proposed infiltration features will utilise imported material with a specified minimum infiltration rate. The CIRIA document C697 "The SuDS Manual" states that infiltration devices will normally require a minimum infiltration rate of  $1.0 \times 10^{-6} \text{m/s}$  to work effectively.

2. Details of how the proposed infiltration features will be designed in accordance with the best practice contained in the CIRIA document C697 "The SuDS Manual". Infiltration features must be a minimum distance of 1m from the base to the seasonally high groundwater table, in accordance with key design criteria. In addition, infiltration features must be designed to half drain within 24 hours.

3. Supporting calculations, drawings and flow routing to demonstrate that the surface water drainage system has the ability to manage the volumes of water produced by all rainfall events up to the critical duration 1 in 100 year return period event, including allowances for climate change. At the detailed design stage if the intention is for surface water to be conveyed to the infiltration features, modelling of the surface water drainage system, including pipe network, will be required to ensure that in a range of events up to and including the critical duration 1 in 100 year return period event, including allowances for climate change, the system will be able to manage the expected volumes of water without causing nuisance or damage.

4. Confirmation that in the event of exceedance flows that surpass the critical duration rainfall event or a blockage/failure occurs within the drainage network any proposed surface water management features should incorporate an emergency spillway as part of their design. We suggest that the emergency spillway directs any exceedance flows away from the development.

5. Plans and drawings showing the locations and dimensions of all aspects of the proposed surface water management scheme. The submitted plans should demonstrate that the proposed drainage layout will perform as intended based on the topography of the site and the location of the proposed surface water management features. In addition, full design details, including cross sections of any proposed infiltration features will be required.

6. Details of the future adoption and maintenance of all aspects of the surface water drainage strategy, including the maintenance schedules. The local planning authority should be satisfied that arrangements are in place for the long term maintenance and management of the surface water management scheme.

*Reason: To prevent an increase in the risk of flooding to the proposed development and elsewhere, and ensure a suitable SuDS approach is adopted for the management of surface water.*

## 6. PROTECTION OF GROUNDWATER

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

*Reason: To protect the water environment from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109 and 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection: Principles and Practice (GP3 v.1.1, 2013) position statements A4 – A6, J1 – J7 and N7.*

## **7. PROTECTION OF GROUNDWATER**

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

*Reason: To protect and prevent the pollution of controlled waters (particularly the Chalk Principal Aquifer underlying the site, Source Protection Zone (SPZ2) and EU Water Framework Directive Drinking Water Protected Area) in line with National Planning Policy Framework (NPPF; paragraphs 109, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3 v.1.1, 2013) position statements G1, G9 to G13, N7 and N10. The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration sustainable drainage systems (SuDS) such as soakaways, unsealed porous pavement systems or infiltration basins.*

## **8. WORKS REQUIRED PRIOR TO OCCUPATION: DELIVERY OF HIGHWAY WORKS**

Prior to the occupation of the first dwelling hereby approved, the First Offsite Highway Works as indicated on Bidwells drawing no. TR 010 Re. P5 - received 08 September 2015 - shall be completed to the satisfaction the Local Planning Authority in accordance with a specification and drawings which shall have been previously agreed with the Local Highway Authority.

*Reason: To ensure satisfactory connectivity for pedestrians between the application site and local facilities at an appropriate stage in the development process, in the interests of highway safety.*

## **9. WORKS REQUIRED PRIOR TO OCCUPATION: DELIVERY OF HIGHWAY WORKS**

Prior to the occupation of the first dwelling to be served by the proposed new junction of the easterly site access road and the B1113/Maitland Road, the Second Offsite Highway Works as indicated on Bidwells drawing no. TR 010 Rev. P5 shall be completed to the satisfaction of the Local Planning Authority in accordance with a specification and drawing which shall have been previously agreed with the Local Highway Authority.

*Reason: To ensure satisfactory connectivity for pedestrians and cyclists between the application site and local facilities at an appropriate stage in the development process, in the interests of highway safety.*

## **10. ENVIRONMENTAL MITIGATION**

The development hereby permitted shall be carried out in accordance with the management and mitigation measures set out in the Environmental Statement - received 03 October 2014 - and as summarised in Table 17.1, para. 17.30 of Volume 1 of that document unless otherwise agreed in writing with the Local Planning Authority or as provided for in other conditions attached to this permission.

*Reason: To ensure there is no significant adverse effect on the environment and that all management and mitigation measures proposed are appropriately secured.*

**11. CONSTRUCTION PROGRAMME TO BE IN ACCORDANCE WITH ECOLOGICAL RECOMMENDATIONS**

The ecological mitigation measures set out in paras. 9.142 to 9.176 and Table 9.4 of Volume 1 of the Environmental Statement - received 03 October 2014 shall be fully complied with at the appropriate stage of the development and construction process.

*Reason: To safeguard the ecological and biodiversity interest.*

**12. DEALING WITH CONTAMINATION**

No development shall take place until:

1. A strategy for investigating any contamination present on site (including ground gases, where appropriate) has been submitted for approval by the Local Planning Authority.
2. Following approval of the strategy, an investigation shall be carried out in accordance with the strategy.
3. A written report shall be submitted detailing the findings of the investigation referred to in (2) above, and an assessment of the risk posed to receptors by the contamination (including ground gases, where appropriate) for approval by the Local Planning Authority. Subject to the risk assessment, the report shall include a Remediation Scheme as required.
4. Any remediation work shall be carried out in accordance with the approved Remediation Scheme.
5. Following remediation, evidence shall be provided to the Local Planning Authority verifying that remediation has been carried out in accordance with the approved Remediation Scheme.

*Reason: To identify the extent and mitigate risk to the public, the wider environment and buildings arising from land contamination.*

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

The areas within the site as shown on drawing no. NEE4-001B (Planning Layout) - received 20 February 2015 - for the purposes of manoeuvring and parking of vehicles shall have been provided and made functionally available before the dwellings to which they relate are first occupied. Thereafter those areas shall be retained and remain free of obstruction except for the purpose of manoeuvring and parking of vehicles.

*Reason - To ensure the provision of adequate on-site space for the parking and*



*manoeuvring of vehicles where on-street parking and manoeuvring would otherwise be detrimental to highway safety.*

**14. ACTION REQUIRED PRIOR TO OCCUPATION - HIGHWAYS: PROVISION OF GARAGE/PARKING SPACES**

The garage/parking spaces for each dwelling hereby approved shall be made available for use prior to the occupation of the associated dwelling and shall thereafter be retained for these purposes. Notwithstanding the provisions of Article 3, Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development shall be carried out in such a position as to preclude vehicular access to those car parking spaces.

*Reason - In the interests of highway safety and to ensure adequate vehicular parking and turning provision within the site is provided and maintained.*

**15. MANAGEMENT OF CONSTRUCTION TRAFFIC**

No vehicles delivering or exporting landfill material shall use the existing quarry entrance and access road following occupation of either

- the 40th dwelling approved by this permission or
- completion and availability for use of the easterly access point (opposite Maitland Road) as approved by this permission

whichever is the sooner.

*Reason: To safeguard the amenity of residential occupiers*

**16. 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 any wheel washing to be undertaken, management and location it is intended to take place.
- h) Details of the siting of any on site compounds and portaloos.
- i) Details of the method of any demolition to take place, including the recycling and disposal of said materials resulting from demolition.

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. 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.*

#### 17. **RESTRICTION ON WORKING HOURS**

No construction work, delivery or removal of materials shall be undertaken except between to hours of 0700hrs. - 1800hrs.on Monday to Friday, 0700hrs. - 1300 hrs. on Saturdays and not at all on Sundays and public/bank holidays.

*Reason: To safeguard the amenity of residential occupiers.*

#### SUMMARY OF POLICIES AND PROPOSALS WHICH ARE RELEVANT TO THE DECISION:

1. This permission has been granted having regard to policy(ies)

COR1 - CS1 SETTLEMENT HIERARCHY  
COR2 - CS2 DEVELOPMENT IN THE COUNTRYSIDE & COUNTRYSIDE VILLAGES  
COR4 - CS4 ADAPTING TO CLIMATE CHANGE  
COR5 - CS5 MID SUFFOLKS ENVIRONMENT  
COR6 - CS6 SERVICES AND INFRASTRUCTURE  
COR7 - CS7 BROWN FIELD TARGET  
COR8 - CS8 PROVISION AND DISTRIBUTION OF HOUSING  
COR9 - CS9 DENSITY AND MIX  
CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT  
CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT  
CSFR-FC2 - PROVISION AND DISTRIBUTION OF HOUSING

of the Mid Suffolk Core Strategy Document, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

2. This permission has been granted having regard to policy(ies)

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT  
HB1 - PROTECTION OF HISTORIC BUILDINGS  
H2 - HOUSING DEVELOPMENT IN TOWNS  
H4 - PROPORTION OF AFFORDABLE HOUSING IN NEW HOUSING DEVELOPMENT  
H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT  
H14 - A RANGE OF HOUSE TYPES TO MEET DIFFERENT ACCOMMODATION NEEDS  
H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS  
H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION  
CL8 - PROTECTING WILDLIFE HABITATS

T9 - PARKING STANDARDS  
T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT  
T11 - FACILITIES FOR PEDESTRIANS AND CYCLISTS  
RT5 - RECREATIONAL FACILITIES AS PART OF OTHER DEVELOPMENT

of the Mid Suffolk Local Plan, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

3. This permission has been granted having regard to policy(ies)

NPPF - NATIONAL PLANNING POLICY FRAMEWORK

of the Planning Policy Statement, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

- 4.

NOTES:

1. **Summary Reason for Approval**

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations.

*The proposal accords with the aims and policies of the adopted Development Plan and does not cause unacceptable harm to interests of acknowledged importance.*

Taking all relevant matters into account the proposal is considered to be acceptable subject to an appropriate S106 Agreement and conditions.

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

This relates to document reference: 3153 / 14

**Signed: Philip Isbell**

**Dated: 14 December 2015**

**Corporate Manager  
Development Management**

**MID SUFFOLK DISTRICT COUNCIL, 131 HIGH STREET, NEEDHAM MARKET, IPSWICH  
IP6 8DL**