

**Philip Isbell – Chief Planning Officer**  
**Sustainable Communities**

**Babergh District Council**

Endeavour House, 8 Russell Road, Ipswich IP1 2BX

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



## **APPROVAL OF RESERVED MATTERS**

**TOWN AND COUNTRY PLANNING ACT 1990**

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

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**Correspondence Address:**

Mr James Bailey  
James Bailey Planning Ltd  
Stirling House  
3 Abbeyfields  
Bury St Edmunds  
IP33 1AQ

**Applicant:**

Bloor Homes  
Marauder House  
Skyliner Way  
Bury St Edmunds  
Suffolk  
IP32 7YA

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**Date Application Received:** 19-Apr-21

**Application Reference:** DC/21/02319

**Date Registered:** 20-Apr-21

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**Proposal & Location of Development:**

Submission of Details (Reserved Matters) and Discharge of Conditions 5, 7, 9, 10, 11, 13, 16, 21, 22 and 24 under Outline Planning Permission DC/18/00606. Appearance, Landscaping, Layout and Scale for the erection of 150no dwellings and associated infrastructure.

Land To The East Of, Station Road, Long Melford, Suffolk CO10 9HP

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**Section A – Plans & Documents:**

This decision refers to drawing no. 8104-L-04 Location Plan 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:

<b>Document Category</b>	<b>Drawing Number</b>	<b>Description</b>
<b>Arboriculture</b>	8729 - AIA - Station Road Long Melford	Arboricultural Impact Assessment
	8729-D-AIA - Station Road Long Melford	AIA Survey
<b>Archaeology</b>	04.21 WSI Excavation, Station Rd, Long Melford	Archaeological WSI
<b>Architectural</b>	001_Location Plan	Site Location Plan
	002_Site Plan Rev K	Site Layout
	003_Massing Plan Rev D	Massing Plan

	004_Refuse Plan Rev E 005_Boundary Treatment Plan Rev E 006_Materials Plan Rev F 006_Materials Plan - Facing Only 006_Materials Plan - Roof Only 006_Materials Plan - Details Only 006_Materials Plan Rev F 008_Parking and Cycle Plan Rev E 009_Character Plan Rev D 014_Street Scenes A-D Rev A 015_Street Scenes E-F Rev A 0144_Street Scenes 020_Boundary Treatment Details 050_Sub-Station Design & Access Statement Rev B - Part 1 Design & Access Statement Rev B - Part 2 Design & Access Statement Rev B - Part 3 Design & Access Statement Rev B - Part 4 010_Water Efficiency Plan 011_EV Charging Plan Rev B 013_Housetype Mix Plan Rev D 016_Sustainability Plan 017_Open Space Plan EA171-Long Melford-revC (3D Views+Print Copy) EA171-PD-025 (Footpath Widening) SoA Long Melford	Refuse Plan Boundary Treatments Plan Materials Plan Materials Plan - Facing Only Materials Plan - Roof Only Materials Plan - Details Only Tenure Plan Parking and Cycle Plan Character Plan Street Scenes Street Scenes Street Scenes Comparison Drawing Boundary Treatment Details Plan Sub-Station Plan Design and Access Statement Design and Access Statement Design and Access Statement Design and Access Statement Water Efficiency Plan EV Charging Plan House Type Mix Plan Sustainability Plan Open Space Plan  3D Visualisations PROW Widening Plan Schedule of Accommodation
<b>Construction Management</b>	Station Road Long Melford CEMP final v05 EA171-SL-200F (Construction Management Plan) EA171-EN-203 (Enabling Plan)  Station Rd Long Melford CSWMP final v3	Construction Environmental Management Plan  Construction Management Plan Enabling Plan Construction Surface Water Management Plan
<b>Ecology</b>	Preliminary Ecological Appraisal_Station Road, Long Melford_Issue 1_010421 Station Road, Long Melford_Biodiversity Enhancement Strategy_090421 Ecological Enhancement Plan Station Rd Long Melford Station Road, Long Melford_CEMP Biodiversity_090421 Station Road, Long Melton - Skylpot Plot Schedule of Maintenance	Preliminary Ecological Appraisal  Biodiversity Enhancement Strategy  Ecological Enhancement Plan  CEMPB Skylark Plot Schedule of Maintenance
<b>Energy</b>	Station Road Long Melford Energy Statement v2	Energy Statement
	17039 Rev A - SK1 Site Plan - Station Rd, Long	PV Panel Drawings

<b>PV</b>	Melford - Bloor Homes	
<b>House Types</b>	Long Melford - House Type Booklet Rev B Part 1 Long Melford - House Type Booklet Rev B Part 2	House Type Booklet House Type Booklet
<b>Landscaping</b>	EA171-LS-001d (Site Landscaping) EA171-LS-002d (Site Landscaping) EA171-LS-003c (Site Landscaping) EA171-LS-004c (Site Landscaping) EA171-LS-004c (Site Landscaping) EA171-LS-006c (Site Landscaping) EA171-LS-007d (Site Landscaping Planting Schedule + Specification) EA171-LS-008a (Site Landscaping+Site Entrance) EA171-LS-009 (Illustrative Site Landscaping+Play Area)	Site Landscaping Site Landscaping Site Landscaping Site Landscaping Site Landscaping Site Landscaping Site Landscaping Planting Schedule + Specification  Site Landscaping+Site Entrance Illustrative Site Landscaping+Play Area
<b>Travel Plan</b>	P1602B_20210407_Station Road Travel Plan	Travel Plan
<b>Community Involvement</b>	MPC_Bloor Homes_Long Melford_Statement of Community Involvement_April 2021	Statement of Community Involvement
<b>Topography</b>	27535ea-01 27535ea-02 27535ea-03 27535ea-04 27535ea-05 27535ea-06 27535ea-07 27535ea-08	Topographical Survey Topographical Survey Topographical Survey Topographical Survey Topographical Survey Topographical Survey Topographical Survey Topographical Survey
<b>Engineering</b>	66202580-MLM-ZZ-XX-DR-C-0250-P03 66202580-MLM-ZZ-XX-DR-C-0251-P03 66202580-MLM-ZZ-XX-DR-C-0252-P03 66202580-MLM-ZZ-XX-DR-C-0253-P03 66202580-MLM-ZZ-XX-DR-C-0300-P02 66202580-MLM-ZZ-XX-DR-C-0301-P02 66202580-MLM-ZZ-XX-DR-C-0302-P03 66202580-MLM-ZZ-XX-DR-C-0303-P02 66202580-MLM-ZZ-XX-DR-C-0310-P03 66202580-MLM-ZZ-XX-DR-C-0311-P03 66202580-MLM-ZZ-XX-DR-C-0312-P03 66202580-MLM-ZZ-XX-DR-C-0313-P03  66202580-MLM-ZZ-XX-DR-C-0350-P03 66202580-MLM-ZZ-XX-DR-C-0360-P02 66202580-MLM-ZZ-XX-RP-C-0001-DS-2-070421 Appendix E+F 66202580-MLM-ZZ-XX-RP-C-	Forward Visibility and Vis-Splays Forward Visibility and Vis-Splays Forward Visibility and Vis-Splays Forward Visibility and Vis-Splays Auto Tracking - Refuse Lorry Auto Tracking - Refuse Lorry Auto Tracking - Refuse Lorry Auto Tracking - Refuse Lorry Auto Tracking - Fire Tender Auto Tracking - Fire Tender Auto Tracking - Fire Tender Auto Tracking - Fire Tender S38 Adoption Areas and Street Lighting Plan S278 Plan Surface & Foul Water Drainage Strategy Surface & Foul Water Drainage

	0001-DS-2-070421	Strategy
	66202580-MLM-ZZ-XX-DR-C-0010-P06	Proposed FFLS and Retaining Features
	66202580-MLM-ZZ-XX-DR-C-0011-P06	Proposed FFLS and Retaining Features
	66202580-MLM-ZZ-XX-DR-C-0012-P06	Proposed FFLS and Retaining Features
	66202580-MLM-ZZ-XX-DR-C-0013-P06	Proposed FFLS and Retaining Features
	PA632-EN-655(Electric Diversion Plan Indicative)	Indicative Electric Diversion Plan
	66202580-MLM-ZZ-XX-DR-C-0240-P01	Overland Exceedance Flow Route
	66202580-MLM-ZZ-XX-DR-C-0210-P02	Foul & Surface Water Drainage Strategy Drawing
	66202580-MLM-ZZ-XX-DR-C-0211-P03	Foul & Surface Water Drainage Strategy Drawing
	66202580-MLM-ZZ-XX-DR-C-0212-P02	Foul & Surface Water Drainage Strategy Drawing
	66202580-MLM-ZZ-XX-DR-C-0213-P02	Foul & Surface Water Drainage Strategy Drawing
	66202580-MLM-ZZ-XX-DR-C-0214-P03	Foul & Surface Water Drainage Strategy Drawing
	66202580-MLM-ZZ-XX-DR-C-0215-P03	Foul & Surface Water Drainage Strategy Drawing
	66202580-MLM-ZZ-XX-DR-C-0220-P03	Basin Sections
<b>Planning Statement</b>	Planning Statement_Station Road_Long Melford_Bloor Homes_JBPL	Planning Statement

## Section B:

Babergh District Council as Local Planning Authority, hereby give notice that **RESERVED MATTERS HAVE BEEN APPROVED** in accordance with the application particulars and plans listed in section A subject to the following conditions:

### The Reserved Matters

#### **1. Reserved Matters and the relevant Outline planning permission – time limited submission and link to outline planning permission condition**

This Reserved Matters approval is granted pursuant to condition 1 attached to the outline planning permission reference DC/18/00606 dated 1 April 2020 as granted on appeal. The Reserved Matters hereby approved relate to a development that is the subject of a S106 Agreement. That Agreement remains in force and applies to this permission.

Reason: To ensure that the development proceeds in accordance with the commencement restrictions contained in the original outline planning permission. That permission contained reduced commencement times in order to stimulate rapid implementation.

## **2. Commencement time limit – time limited compliance condition**

The development the subject of this Reserved Matters approval must now be commenced within 1 year of the date of this Reserved Matters Approval.

Reason: In order to comply with the commencement restriction contained in condition 3 as attached to the outline planning permission reference DC/18/00606 as granted on appeal on 1 April 2020.

## **3. Implementation to accord with the approved drawings – restrictive**

The Reserved Matters hereby approved shall be implemented in strict accordance with the details approved and as specified on the approved drawing schedule above except where further specific detail is required to be submitted by conditions below. Where further specific detail is required to be submitted it is that detail, once approved in writing by the Local Planning Authority, that shall be implemented.

Reason: The Reserved Matters details were subject to significant community liaison during the process of determination of this application and the details were amended in response to objections received, including those from Long Melford Parish Council and in response to comments made by the Council's Planning Committee. The Council wishes to ensure that the resultant quality of place that emerged on the drawings is realised in the interest of good planning, good urban design, sensitive character, safeguarded amenity, sustainability and excellent connectivity.

## **4. External Materials – above slab restriction, further submission**

Notwithstanding such detail as may have been submitted and notwithstanding such detail as may have been approved under condition 3 above, further details of the external materials to be used on any part/s of the site [including buildings] shall be submitted to and approved in writing by the local planning authority prior to any construction proceeding above slab level on any part/s of the site. Such detail shall include the manufacturer, the product name, colour, type, material of composition and location/s or plot/s where intended for use. Such details as shall be subsequently approved in writing by the local planning authority shall thereafter be implemented as approved.

Reason: The submitted details contain inadequate specific information to properly assess the acceptability of the materials in terms of reinforcing local distinctiveness, character and interest. It is noted that the applicant made a commitment to use flint, stock bricks, clay plain and pantiles and good quality artificial slates [to closely resemble real slate in terms of profile, colour texture size and thickness] in visually dominant locations within the development. This was one of many of the determining factors in the Council approving the Reserved Matters.

## **5. Electric vehicle charging – compliance prior to occupation**

The amended electric vehicle [ev] charging details as are hereby approved shall be implemented prior to the occupation of the relevant dwelling.

Reason: The applicant amended the distribution of electric vehicle charging capability to ensure that all dwellings would either be provided with ev charging points as specified or be capable of having the technology retro-fitted as a result of an adequate electricity supply and connection point having first been previously installed on completion of the associated unit.

With the ban on the sale of petrol and diesel vehicles from 2030 the Council wishes to ensure that new housing developments are constructed with built-in ev capability to support the shift from fossil fuel-based travel and as a response to the climate emergency.

The commitment is described in an email dated 22 September provided by James Bailey the planning agent for Bloor Homes that states:

*“we will be looking to provide electric charging point infrastructure and blanking plates to the side of properties where the plot has on-plot parking.*

*Where the plot doesn’t have on-plot parking Bloor will provide EV charging point infrastructure to the front of the properties, with a blanking plate.*

*Currently, only the private plots are shown on the attached EV Charging Plan, but Bloor has committed to doing this on the affordable housing as well, and will update the drawing accordingly.*

*For common parking areas, such as those opposite plots 11-24, ducting and draw string will be installed from the plots to the spaces to allow for future installation, should the affordable housing require, again this will be shown on the updated drawing.”*

#### **6. Level Access – compliance prior to completion**

Notwithstanding such detail as shall have been approved all dwellings shall be provided with level access prior to completion.

Reason: In order to permit ease of access for wheelchair users

#### **7. Phasing Details – before above slab work can commence**

Prior to any work proceeding above slab level, written details as to the phased build-out of the development shall be submitted to and approved, in writing, by the Council before further construction can proceed. Such phasing as shall have been agreed shall be followed as approved, unless otherwise agreed in writing by the local planning authority.

Reason: In order to provide information as to the likely build-out pattern in the interest of enabling existing and prospective residents to understand the likely disruption associated with the build and in order to facilitate phased CIL payments as may be appropriate.

#### **8. Footpath widening – pre-occupation**

Notwithstanding such detail as may be shown on any of the approved drawing/s, the footpath widening shown in blue on drawing reference EA171-PD-025 ‘Footpath Widening’ shall have been completed to the satisfaction of the local planning authority prior to the occupation of any dwelling/s.

Reason: In order to ensure that enhanced connectivity to the incoming residents to and from the remainder of Long Melford is available upon moving in, such as to encourage sustainable movement.

#### **9. Specific landscape requirement for extra heavy standards in specific location**

- compliance prior to occupation

Notwithstanding the details of the landscaping scheme agreed, the applicant shall, prior to development above slab level, confirm the planting of extra heavy standard trees of a height of at least 7-8m in locations adjacent to all/any turning head near to a site boundary with the countryside prior to the occupation of any nearby dwelling. Such trees shall as with all other landscaping be subject to an approved landscape management plan.

Reason: In determining this application the Council's Planning Committee had regard to the amended detailing offered by the applicant to provide extra heavy standard trees in the locations specified above as a response to the need to provide strong natural focal points to views out towards the open countryside from within the development along open cul-de-sacs. Having accepted the introduction of semi mature trees in such locations as an appropriate device to create a sense of enclosure and to provide a visual transition from urban to rural the Council wishes to ensure implementation as intended in the interest of visual amenity and to protect the character of the countryside beyond.

### **Informatives:**

1. It is noted that Bloor Homes has committed itself to regular liaison with Long Melford Parish Council during the pre-construction and construction period in order to ensure good lines of communication and to facilitate the exchange of information. This is welcomed.
2. The granting of planning permission is separate to any consents that may be required in relation to Public Rights of Way, including the authorisation of gates. These consents are to be obtained from the Public Rights of Way & Access Team at Suffolk County Council, as the Highway Authority.

To apply to carry out work on the Public Right of Way or seek a temporary closure, visit [http: www.suffolkpublicrightsofway.org.uk/home/temporary-closure-of a-public-right-of-way](http://www.suffolkpublicrightsofway.org.uk/home/temporary-closure-of-a-public-right-of-way) or telephone 0345 606 6071.

To apply for structures, such as gates, on a Public Rights of Way, visit [http:/ /www.suffolkpublicrightsofway.org.uk/home/land-manager-information/](http://www.suffolkpublicrightsofway.org.uk/home/land-manager-information/) or telephone 0345 6066071

## **Discharge of Specified Conditions**

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

The following details submitted pursuant to the specific conditions identified below as attached to the outline planning permission reference DC/18/00606 are hereby discharged:

*Condition 5: Open Market Housing Mix*

*Condition 9: Construction Management Plan*

*Condition 11: Construction Surface Water Management Plan*

*Condition 16: Surface Water Drainage*

*Condition 21: Energy Assessment*

*Condition 22: Archaeological WSI*

*Condition 24: Scheme to Direct Existing High Voltage Overhead Lines*

**Condition 5:**

Prior to or concurrent with the first reserved matters application submitted, details of the mix of type and size of the market dwellings to be provided shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

The amended open market mix below is hereby approved. It is noted that the applicant amended the originally submitted mix as requested in order to reduce the number of larger units. This is welcomed.

Long Melford SCHEDULE OF ACCOMMODATION			
PRIVATE			
Housetype	Beds	Sqft	No. of Units
Boon	2	1110	6
Buxton	2	919	18
Tanham	2	940	1
Lyford	3	940	4
Kane	3	924	8
Huxley	3	963	5
Welford	3	1331	8
Wotner	3	1240	5
Hulton	3	1216	2
Hudson	4	1241	9
Wynyard	4	1311	6
Gwynn	4	1410	11
Plomer	4	1553	9
Lister	4	1706	5
<b>TOTALS</b>		<b>116441</b>	<b>97</b>



**Condition 9:**

Before the development is commenced, a Construction Management Plan (CMP) shall have been submitted to and approved in writing by the local planning authority. The CMP shall include and address the following matters:

- parking and turning for vehicles of site personnel, operatives and visitors; - loading and unloading of plant and materials;
  - piling techniques;
  - storage of plant and materials;
  - programme of works (including measures for traffic management and operating hours); - provision of boundary hoarding and lighting;
  - details of the proposed means of dust suppression;
  - details of measures to prevent mud from vehicles leaving the site during construction; - haul routes for construction traffic on the highway network;
  - monitoring and review mechanisms;
  - details of delivery times to the site during the construction phase;
  - location and nature of compounds and storage areas (including maximum storage heights) and factors to prevent wind-whipping;
  - waste storage and removal;
  - temporary buildings and boundary treatments;
  - noise and vibration management (to include arrangements for monitoring, and specifically for any concrete breaking and any piling);
  - litter management during the construction phases of the development;
  - during any ground works/construction there shall be no burning of materials on the site;
  - any external lighting associated with the development during any ground works/construction for the purposes of security and site safety shall prevent upward and outward light radiation.
- Thereafter, the approved CMP shall be fully implemented and adhered to during all phases of the development approved.

**Details as specified on Drawing No. EA171-SL-200E titled Construction Management Plan received 1<sup>st</sup> September 2021 have been considered by this Authority in consultation with our Environmental Protection Officer and are acceptable.**

**This condition has been satisfied subject to implementation in accordance with the wording of the condition above.**

**In doing so the local planning authority has been advised by the applicant that piling of foundations is not required on this site. In approving this Construction Management Plan the Council has regard to this fact. In the event that piling is required the developer shall first provide the local planning authority with full written details of the type, the piling programme, hours of operation [including regular down times throughout the day to provide respite from noise intrusion, vibration and intrusion], phasing, and communication strategy for informing existing local residents of such activity. No piling shall be undertaken until such details have been approved in writing by the local planning authority. Such details as shall have been approved in writing shall thereafter be implemented as approved.**

**Condition 11:**

No development shall commence until 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 shall include:

Method statements,

Scaled and dimensioned plans and drawings detailing surface water management proposals to include:

- i. Temporary drainage systems;
- ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses;
- iii. Measures for managing any on or offsite flood risk associated with construction.

**Details as specified in Drawing No's 20-3086-sk02 (Location Plan), 20-3086-sk02 Rev F (Site Layout Plan) EA171-LS-001 (Site Landscaping), EA171-SL-200A (Construction Management Plan), EA171-LS-007 (Site Landscaping Specification and Schedule), 422533 FINAL (April 2021) (Construction Surface Water Management Plan), 66202580-MLM-ZZ-XX-RP-C-0001 Rev 02 (Surface and Foul Water Drainage Strategy) and 66202580-MLM-ZZ-XX-DR-C-0240-P01 (Overland Flow Exceedance Route) have been considered by this Authority in consultation with the LLFA Engineer and are acceptable.**

**This condition has been satisfied subject to implementation in accordance with the wording of the condition above.**

#### **Condition 16:**

Concurrent with the first reserved matters application submitted, 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 (Flood Risk Assessment & Outline Surface Water Drainage Strategy ref: 881308-R2(02)- FRA) and include:

- i. Dimensioned plans and drawings of the surface water drainage scheme;
- ii. 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;
- iii. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Qbar or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
- iv. 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;
- v. 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;
- vi. 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;
- vii. Details of the implementation, maintenance and management of the surface water drainage.

Development shall be carried out in accordance with the approved details.

**Details as specified in Drawing No's 20-3086-sk02 (Location Plan), 20-3086-sk02 Rev F (Site Layout Plan) EA171-LS-001 (Site Landscaping), EA171-SL-200A (Construction Management Plan), EA171-LS-007 (Site Landscaping Specification and Schedule), 422533 FINAL (April 2021) (Construction Surface Water Management Plan), 66202580-MLM-ZZ-XX-RP-C-0001 Rev 02 (Surface and Foul Water Drainage Strategy) and 66202580-MLM-ZZ-XX-DR-C-0240-P01 (Overland Flow Exceedance Route) have been considered by this Authority in consultation with the LLFA Engineer and are acceptable.**

**This condition has been satisfied subject to implementation in accordance with the wording of the condition above.**

**Condition 21:**

At least a 10% reduction in the predicted carbon emissions of the development shall be secured from decentralised and renewable or low-carbon energy sources or equivalent fabric first standards that would secure a 10% reduction in carbon emissions over Approved Document Part L 2013 (as amended) of the Building Regulations 2010. Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by the local planning authority concurrent with the first reserved matters application(s). The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter.

**Details as specified in the Energy Strategy Statement received 19<sup>th</sup> April 2021 have been considered by the Authority in consultation with our Environmental Management Officer and are acceptable.**

**This condition has been satisfied subject to implementation in accordance with the wording of the condition above.**

**In approving the amended submitted details the local planning authority welcomes the measures that Bloor Homes is incorporating into this development to deliver a 19% reduction.**

**Condition 22:**

No development shall take place until the implementation of a 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:

- i. The programme and methodology of site investigation and recording;
- ii. The programme for post investigation assessment;
- iii. Provision to be made for analysis of the site investigation and recording;
- iv. Provision to be made for publication and dissemination of the analysis and records of the site investigation;
- v. Provision to be made for archive deposition of the analysis and records of the site investigation;
- vi. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation;
- vii. The site investigation shall be completed prior to development, or in such other phased

arrangement, as agreed and approved in writing by the local planning authority.

**Details as specified in the Preliminary Ecological Appraisal received 19<sup>th</sup> April 2021 have been considered by this Authority in consultation with the Senior Archaeological Officer from Suffolk County Council and are acceptable.**

**This condition has been satisfied subject to implementation in accordance with the wording of the condition above.**

#### **Condition 24:**

Details for a scheme to divert or under-ground the existing high voltage overhead electricity lines, including details of its implementation, shall be submitted and approved as part of the Reserved Matters application. This shall be between points A to B, C to D and D to E as identified on plan Ref OHC-001 Rev -.

**Details as specified on Drawing No. PA632/655 (Indicative Overhead High Voltage Diversion Layout) received 19<sup>th</sup> April 2021 has been considered by this Authority and are acceptable.**

**This condition has been satisfied subject to implementation in accordance with the wording of the condition above.**

#### **IMPORTANT NOTE**

**It should be noted that decisions in respect of the details submitted pursuant to conditions 7, 10 and 13 Namely:**

*Condition 7: Biodiversity Enhancement Strategy for Protected and Priority Species*

*Condition 10: Construction Environmental Management Plan*

*Condition 13: Noise and Vibration Protection Scheme*

**will be issued under a separate decision notice. The decision notice above therefore does not provide any authority or approval in respect of conditions 7, 10 and/or 13 as attached to the outline planning permission reference DC/18/00606**

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

NPPF - National Planning Policy Framework

#### **Babergh Core Strategy**

CN01 - Design Standards

CS01 - Applying the presumption in Favour of Sustainable Development in Babergh

CS02 - Settlement Pattern Policy

CS03 - Strategy for Growth and Development

CS11 Strategy for Development for Core and Hinterland Villages

CS15 Implementing Sustainable Development in Babergh

CS18 - Mix and Types of Dwellings

CS19 - Affordable Homes

CS21 Infrastructure Provision

**Relevant saved policies of the Babergh Local Plan (Alteration 2) 2006**

TP15 - Parking Standards - New Development

HS31 Public Open Space (Sites of 1.5ha and above)

CN01 Design Standards

CN06 Listed Buildings – Alteration/Extensions/Change of use

CR07 Landscaping Schemes

**Relevant Supplementary Planning Document:**

- Suffolk Adopted Parking Standards (2015)
- Rural Development and Core Strategy Policy CS11 Supplementary Planning Document, 2014

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/21/02319

**Signed: Philip Isbell**

**Dated: 16<sup>th</sup> November 2021**

**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.

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### **Babergh District Council**

Endeavour House, 8 Russell Road, Ipswich IP1 2BX  
Telephone: (0300) 1234 000  
SMS Text Mobile: (07827) 842833  
[www.babergh.gov.uk](http://www.babergh.gov.uk)

### **Mid Suffolk District Council**

Endeavour House, 8 Russell Road, Ipswich IP1 2BX  
Telephone: (0300) 1234 000  
SMS Text Mobile: (07827) 842833  
[www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)