

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

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



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## **PLANNING PERMISSION**

**TOWN AND COUNTRY PLANNING ACT 1990**

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

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**Correspondence Address:**

Mr Mark Slater  
West Waddy Archadia  
Ashley House  
58 - 60 Ashley Road  
Hampton  
TW12 2HU

**Applicant:**

Housing 21  
Tricorn House  
51-53 Hagley Road  
Birmingham  
B16 8TP

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**Date Application Received:** 13-Aug-21

**Application Reference:** DC/21/04549

**Date Registered:** 14-Aug-21

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**Proposal & Location of Development:**

Planning Application. Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping.

Land On The South Side Of, Heath Road, Thurston, Suffolk

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**Section A – Plans & Documents:**

This decision refers to drawing no./entitled 961-WWA-00-00-A-0001P3 received 13/08/2021 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:

Defined Red Line Plan 961-WWA-00-00-A-0001 P3 - Received 13/08/2021  
Block Plan - Existing 961-WWA-00-00-A-0002 P3 - Received 13/08/2021  
Proposed Site Plan 961-WWA-B1-00-A-0003 P5 - Received 13/08/2021  
Topographic Survey 961-WWA-B1-00-A-0004 P3 - Received 22/02/2022  
Block Plan - Proposed 961-WWA-00-RF-A-0006 P3 - Received 13/08/2021  
Floor Plan - Proposed 961-WWA-B1-00-A-0100 P10 - Received 08/07/2022  
Floor Plan - Proposed 961-WWA-B1-01-A-0101 P9 - Received 08/07/2022  
Roof Plan - Proposed 961-WWA-B1-RF-A-0102 P5 - Received 08/07/2022  
Roof Plan - Proposed 961-WWA-B2-XX-A-0103 P4 - Received 13/08/2021  
Roof Plan - Proposed 961-WWA-B3-XX-A-0104 P4 - Received 13/08/2021  
Roof Plan - Proposed 961-WWA-B4-XX-A-0105 P3 - Received 13/08/2021

Roof Plan - Proposed 961-WWA-B5-XX-A-0106 P3 - Received 13/08/2021  
Roof Plan - Proposed 961-WWA-B6-XX-A-0107 P3 - Received 13/08/2021  
Roof Plan - Proposed 961-WWA-B7-XX-A-0108 P3 - Received 13/08/2021  
Elevations - Proposed 961-WWA-B1-EL-A-0200 P4 - Received 13/08/2021  
Elevations - Proposed 961-WWA-B1-EL-A-0201 P4 - Received 13/08/2021  
Elevations - Proposed 961-WWA-B2-EL-A-0202 P4 - Received 13/08/2021  
Elevations - Proposed 961-WWA-B3-EL-A-0203 P4 - Received 13/08/2021  
Elevations - Proposed 961-WWA-B4-EL-A-0204 P3 - Received 13/08/2021  
Elevations - Proposed 961-WWA-B5-EL-A-0205 P3 - Received 13/08/2021  
Elevations - Proposed 961-WWA-B6-EL-A-0206 P3 - Received 13/08/2021  
Elevations - Proposed 961-WWA-B7-EL-A-0207 P3 - Received 13/08/2021  
Sectional Drawing 961-WWA-00-XX-A-0300 P2 - Received 13/08/2021  
Sectional Drawing 961-WWA-B1-XX-A-0301 P2 - Received 13/08/2021  
Sectional Drawing 961-WWA-XX-XX-A-0302 P2 - Received 13/08/2021  
3D/Axonometric Drawings 961-WWA-XX-XX-A-0900 P4 - Received 13/08/2021  
Surface Water Drainage Strategy - Received 06/04/2022  
Flood Risk Assessment FRA 21 1006 F0 - Received 02/03/2022  
961-WMA-Z0-EX-DR-A-0010 - Received 22/02/2022  
Soakaway Infiltration Testing - Received 17/03/2022  
SP21149-1 V0 - Received 02/03/2022  
961-WMA-Z0-EX-0011 P01 - Received 22/02/2022  
961-WMA-Z0-DR-A-0013 P03 - Received 22/02/2022  
AAL 2022117 - Received 06/10/2022  
Land Contamination Assessment - Received 13/08/2021  
Noise Impact Assessment - Received 13/08/2021  
Arboricultural Assessment - Received 13/08/2021  
Ecological Survey/Report - Received 13/08/2021  
Topographic Survey SD21149-01 - Received 13/08/2021  
Proposed Landscaping Plan 2261-TF-XX-00-DR-L-1000 - Received 13/08/2021  
Proposed Landscaping Plan 2261-TF-XX-00-DR-L-3000 - Received 13/08/2021

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## Section B:

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

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

The development hereby permitted shall be begun not later than the expiration of two 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. APPROVED PLANS & DOCUMENTS

The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in

writing by the Local Planning Authority as a non-material amendment following an application in that regard. Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved under Section A, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

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

**3. SPECIFIC RESTRICTION ON DEVELOPMENT: EXTRA CARE USE**

Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and The Town and Country Planning (Use Classes) Order 1987 (as amended) or any amendments made to those orders, the hereby approved development shall solely be used for extra care purposes (Class C3), including purposes ancillary to that use, and shall not be used for any other purpose, including those uses that would ordinarily fall within the same use class or use (Class C2) unless approved in writing with the Local Authority. For the avoidance of doubt this restriction prevents use of the development for non-specialist residential purposes.

Reason: In determining this application the Council had determinative regard to the effect of Adopted Thurston Neighbourhood Development Plan policies 1 and 3 which permit extra care facilities outside of the defined settlement boundary for Thurston in certain circumstances such as were relevant here. This condition is therefore applied to enable the Local Planning Authority to retain control over the development- in the interest of ensuring that the impacts of any future change of use proposal can be fully assessed against relevant adopted planning policy as the site is outside of the defined settlement boundary for Thurston.

**4. SPECIFIC RESTRICTION ON DEVELOPMENT: FENESTRATION AND DORMERS**

Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any amendment made to that order, no additional windows, apertures or other openings, other than those hereby approved shall be installed in the eastern flank elevation(s) of block A. No dormers, skylights or other openings shall be installed into the roof of any of the buildings unless an application has first been submitted to and subsequently approved in writing by the Local Planning Authority if it determines the changes are acceptable.

Reason: In the interests of maintaining a high-quality design and safeguarding residential amenity.

**5. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: MATERIALS**

Prior to development above slab level, manufacturer's details of the external facing and roofing materials to be used in the construction of the development shall be submitted to and approved in writing by the Local Planning Authority. The materials as may be approved shall solely be those used in construction. You are advised that red/ orange cream buff or white clay stock bricks must be selected for use on external surfaces along with clay plain, pantile, real slate and/or authentic artificial slates [not concrete].

Reason: In the interests of securing a well-designed and sympathetic development and that materials reflect those typical within the traditional Suffolk vernacular palette.

6. SPECIFIC RESTRICTION ON DEVELOPMENT: FENESTRATION

All fenestration in brick elevations shall be set back from the outer face of the wall with a reveal of 75mm. All glazing bars where timber joinery is not being used shall be applied to the external face of the outer pane of glass and shall not be placed between the inner and outer panes. The profile of the externally applied glazing bars shall either be lambs tongue or ovolo.

Reason: In the interest of ensuring that glazing bar detailing adds to the overall design quality of the development by reflecting a traditional appearance and to allow for the play of light across raised surfaces thereby adding visual interest by reducing the sense of flatness of elevations.

7. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: BOUNDARY TREATMENT

Notwithstanding such detail as may have been submitted further details of any fencing or means of enclosure, details of the posts, rails and mesh to be used shall be submitted to and approved in writing by the Local Planning Authority prior to erection or placement. Any fencing or means of enclosure shall be erected entirely as approved prior to first occupation.

Reason: In the interests of securing a well-designed and sympathetic development.

8. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: SURFACE WATER DISPOSAL

Prior to the commencement of development, details of the strategy for the disposal of surface water, which shall include details of its implementation, maintenance and management on the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall be implemented, maintained and managed entirely in accordance with the approved details.

Reason: To ensure that the principles of sustainable drainage are incorporated into the proposal and to ensure that the proposed development can be adequately drained.

9. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: SURFACE WATER DRAINAGE VERIFICATION

Within 28 days of practical completion of the final unit, a surface water drainage verification report shall be submitted to and approved in writing by the Local Planning Authority, detailing and verifying that the surface water drainage system has been inspected and has been built and functions in accordance with the approved designs and drawings. The report shall include details of all SUDS components and piped networks in an agreed form for inclusion on the Local Lead Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation and to ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk

assets and their owners are recorded onto the Local Lead Flood Authority's statutory flood risk asset register as required under s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk within the county of Suffolk.  
<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-risk-asset-register/>

10. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE:  
CONSTRUCTION SURFACE WATER MANAGEMENT PLAN

Prior to the commencement of development, 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) shall be submitted to and agreed in writing by the Local Planning Authority. The CSWMP shall be implemented, managed and maintained in accordance with the approved plan for the duration of construction.

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater.

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-development-and-flood-risk/constructionsurface-water-management-plan/>

11. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: SURFACE WATER- HIGHWAY

Prior to the commencement of development, details showing the means to prevent the discharge of surface water from the development onto the highway including any system to dispose of the water shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to first use of the access and shall then be retained as approved.

Reason: To prevent hazards caused by flowing water or ice on the highway.

12. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: FOOTWAY

Prior to commencement of development, details of the proposed access and footway improvements as indicatively shown on drawings 961-WWA-B1-00-A-0003 Rev P5 and J32-5515-001 Rev A shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be laid out and constructed in its entirety prior to first occupation. The access and footway shall then be retained in their approved form.

Reason: To ensure that the access and highway works are designed and constructed to an appropriate and acceptably safe specification and made available for use at an appropriate time.

13. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: BIN PRESENTATION AND STORAGE

Prior to development above slab level, details of the areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to first occupation and shall then be retained and used for no other purpose.

Reason: To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway.

14. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: PARKING AND MANOEUVRING

Notwithstanding the submitted plans, prior to development above slab level, a parking scheme, which shall include parking for disabled users shall be submitted to and approved in writing by the Local Planning Authority. The parking and manoeuvring space as may be approved shall then be provided in its entirety prior to first occupation and shall then be retained and used for no other purpose.

Reason: To ensure that sufficient areas for vehicles to be parked are provided in accordance with Suffolk Guidance for Parking 2019 where on-street parking and or loading, unloading and manoeuvring would be detrimental to the safe use of the highway.

15. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: ACCESS

Prior to first use of the access, visibility splays shall be provided as shown on Drawing No. J32-5515-001 Rev A with an X dimension of 2.4 metres and a Y dimension of 43 metres [tangential to the nearside edge of the carriageway] and shall then be retained in this specified form.

Notwithstanding the provisions of Part 2 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any amendment revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

Reason: To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely including giving way to approaching users of the highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary.

16. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: CONSTRUCTION MANAGEMENT PLAN

Prior to commencement of development a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following matters:

- a) parking and turning for vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) piling techniques (if applicable)
- d) storage of plant and materials
- e) provision and use of wheel washing facilities
- f) programme of site and all associated works such as utilities including details of traffic management necessary to undertake these works
- g) site working and delivery times to the site during construction
- h) a communications plan to inform local residents of the program of works
- i) provision of boundary hoarding and lighting

- j) details of proposed means of dust suppression
- k) details of measures to prevent mud from vehicles leaving the site during construction
- l) haul routes for construction traffic on the highway network and
- m) monitoring and review mechanisms
- n) noise and vibration
- o) details of any other site-specific impacts that may affect off site receptors and members of the public

Construction of the development shall be carried out entirely in accordance with the approved CMP.

Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase. This is a pre-commencement condition because an approved Construction Management Plan must be in place at the outset of the development

17. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: CYCLE STORAGE AND SHOWERS

Prior to development above slab level, details of the areas to be provided for secure covered cycle storage for both visitors and employees and details of changing facilities including storage lockers and showers (which shall be inside the building) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to first occupation and shall be retained thereafter and used for no other purpose.

Reason: In the interests of sustainable development as set out in the NPPF, Cycle Infrastructure Design Local Transport.

Note: 1/20 and Core Strategy Objectives SO3 and SO6. Note 1: The employee cycle storage shall be in a lockable facility away from public access to maximise the uptake in cycling among staff.

18. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: TRAVEL INFORMATION PACK

Three months prior to first occupation, a completed Travel Information Pack shall be submitted to and approved in writing by the Local Planning Authority which shall contain the sustainable transport information and measures identified in the Transport Statement (dated July 2021) and specifically include up-to-date walking, cycling and bus maps, relevant bus and rail timetable information, car sharing information, and sustainable transport discounts. Within one month of the first occupation, each employee shall be provided with the Travel Information Pack. The Travel Information Pack shall then be maintained and operated.

Reason: In the interests of sustainable development as set out in the NPPF and Core Strategy Objectives SO3 and SO6.

Note 2: The Employee Travel Pack should be produced in accordance with Suffolk County Council's Travel Plan Guidance ([www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/information-for-developers](http://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/information-for-developers)).

19. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE:  
SUSTAINABILITY MEASURES

Prior to the commencement of development, a Sustainability and Energy Statement covering the construction and operational phases of the development shall be submitted and approved in writing by the Local Planning Authority.

The statement shall detail and demonstrate how the development will minimise the environmental impact through securing the highest levels of energy, water and resource efficiency during construction and occupation and shall include details of sustainable materials, construction techniques, EV charging, resource conservation, minimisation of carbon emissions and running costs and reduced use of potable water. The scheme shall also include a clear timetable for the implementation of the measures in relation to the construction and occupancy of the development. The development shall then be constructed entirely in accordance with the scheme and any measures shall be made functionally available for use in accordance with the agreed timetable.

Reason - To enhance the sustainability of the development through better use of water, energy and resources. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, has the potential to include energy and resource efficiency measures that may improve or reduce harm to the environment and result in wider public benefit in accordance with the NPPF.

Note: water usage is suggested maximum of 105ltr per person per day. Further guidance can be found:  
<https://www.midsuffolk.gov.uk/environment/environmentalmanagement/planningrequirements/>

20. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: TREE  
PROTECTION MEASURES

Prior to the commencement of development, the tree protection measures as detailed within the Arboricultural Report shall be implemented in full and shall then be retained in accordance with the Arboricultural Report.

Reason: In the interests of securing a well-designed and sympathetic development.

21. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: WILDLIFE  
SENSITIVE LIGHTING

Prior to first occupation, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the approved scheme and shall then be retained. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species



Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

22. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE:  
BIODIVERSITY ENHANCEMENT STRATEGY

Prior to development above slab level, a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) persons responsible for implementing the enhancement measures;
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To conserve and enhance protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

23. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL

All mitigation measures and/or works shall be carried out in their entirety in accordance with the details contained in the Ecological Assessment Report (Huckle Ecology, July 2021).

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

24. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: SOUND AND VENTILATION SCHEME

Prior to the commencement of development, a detailed sound insulation and ventilation scheme as guided by the Environmental Noise Assessment (Loven Acoustics, Reference LA/1735/02aR/ML, dated 9th July 2021) shall be submitted to and approved in writing with the Local Planning Authority. The approved sound insulation and ventilation scheme shall then be implemented in full prior to first occupation and shall then be retained.

Reason: In the interests of residential amenity.

25. SPECIFIC RESTRICTION ON DEVELOPMENT: CONSTRUCTION HOURS

No construction or demolition works shall take place outside of the following hours:  
Monday to Friday: 08:00 to 18:00, Saturday: 08:00 to 13:00 with no works on Sundays or Public Holidays.

Reason: In the interests of residential amenity.

26. SPECIFIC RESTRICTION ON DEVELOPMENT: NO BURNING

There shall be no burning of demolition of construction waste and materials on site at any time.

Reason: In the interests of residential amenity.

27. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE:  
LANDSCAPING SCHEME

Prior to the commencement of development above slab level, a landscaping scheme which shall include a scheme of hard, soft and boundary treatment works for the site, any proposed changes in ground levels and accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site, indicating any to be retained, shall be submitted to and approved, in writing, by the Local Planning Authority.

All landscaping details shown on the approved plans, shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be approved, in writing, by the Local Planning Authority up to the first use or first occupation of the development.

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 10 years of being planted or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and species.

Reason - In the interests of visual amenity and the character and appearance of the area.

28. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: LANDSCAPE  
MANAGEMENT PLAN

Prior to development above slab level, a landscape management plan shall be submitted to and approved in writing by the Local Planning Authority. The management of the landscaping shall then be carried out entirely in accordance with the approved plan.

Reason: In the interests of visual amenity and the character and appearance of the area.

29. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE:  
COMMUNICATIONS STRATEGY

Prior to the commencement of development, a communications strategy for notifying nearby neighbouring properties, specifically along Heath Road and Maltings Garth, of the building programme, progress, advanced warning of ad hoc activity likely to cause some disturbance and exceptional planned activity, shall be submitted to and approved in writing by the Local Planning Authority. Neighbours shall then be communicated with entirely in accordance with the approved strategy.

Reason: In the interests of safeguarding residential amenity and to help build a good working relationship between the contractor and local residents and to allow nearby

residents to better plan ahead in terms of arranging outdoor social events in their gardens and undertaking day to day activities.

30. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: PARISH COUNCIL LIAISON

Prior to the commencement of development, a communications strategy for liaison with Thurston Parish Council, which shall include provisions to keep the parish council regularly up to date on the progress of the construction of the development, shall be submitted to and approved in writing by the Local Planning Authority. Liaison with Thurston Parish Council shall then be carried out entirely in accordance with the approved strategy.

Reason: In the interests of residential amenity and ensuring the parish council remain well-informed.

31. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: EV CHARGING

Notwithstanding the submitted plans, prior to development above slab level, details of additional EV charging points to be provided on site shall be submitted to and approved in writing by the Local Planning Authority. The EV charging points shall be installed entirely as approved and made functionally available prior to first occupation.

Reason: In the interests of facilitating and supporting the use of electric vehicles.

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

FC01 - Presumption In Favour Of Sustainable Development  
FC01\_1 - Mid Suffolk Approach To Delivering Sustainable Development  
CS01 - Settlement Hierarchy  
CS02 - Development in the Countryside & Countryside Villages  
CS03 - Reduce Contributions to Climate Change  
CS04 - Adapting to Climate Change  
CS05 - Mid Suffolk's Environment  
CS06 - Services and Infrastructure  
GP01 - Design and layout of development  
CL08 - Protecting wildlife habitats  
CL11 - Retaining high quality agricultural land  
H15 - Development to reflect local characteristics  
H07 - Restricting housing development unrelated to needs of countryside  
H13 - Design and layout of housing development  
H14 - A range of house types to meet different accommodation needs  
H16 - Protecting existing residential amenity  
H17 - Keeping residential development away from pollution  
T09 - Parking Standards  
T10 - Highway Considerations in Development  
T11 - Facilities for pedestrians and cyclists  
T12 - Designing for people with disabilities  
SC10 - Siting of local community health services  
Thurston Neighbourhood Plan  
NPPF - National Planning Policy Framework

**NOTES:**

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

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

2. Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991.

Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017.

Any discharge of surface water to a watercourse that drains into an Internal Drainage Board district catchment is subject to payment of a surface water developer contribution.

Any works to lay new surface water drainage pipes underneath the public highway will need a licence under section 50 of the New Roads and Street Works Act.

Any works to a main river may require an environmental permit.

3. It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification.

The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing. For further information please visit: <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/application-for-works-licence>

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/21/04549

**Signed: Philip Isbell**

**Dated: 19th December 2022**

**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/appeal-planning-decision>.

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.