

From: Contact Us Team <donotreply@baberghmidsuffolk.gov.uk>
Sent: 17 May 2024 10:18
To: drinkstoneclerk@gmail.com
Subject: Our response to your case (CU602425905)



**Babergh & Mid Suffolk District Councils
- Contact Us**

Dear Mr. Michael Walton,

We have responded to your case with reference number CU602425905.

I refer to your complaint received by us, which has been forwarded to me for a response in accordance with the Council's formal complaint procedures. I have investigated the issues raised in your letter and my conclusion below constitutes the Stage 1 response to your complaint, as set out in the Council's procedures.

Dear Mr Walton

Please accept my sincere apologies for the delay in getting back to you.

When determining applications Planning Officers will consider the policies in the Neighbourhood Plan and Local Plan. The Neighbourhood Plan will be listed, as in this case, on the decision notice and in the officers report. The officer will then consider the policies in the report when determining the application, and this report is publicly available on the website.

In this case the application site is inside the settlement boundary, where Policy SP03 of the JLP supports new development, neither SP01 nor SP02 preclude this. This is supported by DRN1 in terms of the focus on development within the settlement boundary. Similarly DRN2 allows for infill plots in the settlement boundary.

The housing need sets a housing land supply expectation, but it does not represent a cap on development, furthermore within the settlement boundary, as in this case, new residential development is supported by both the Neighbourhood Plan and Joint Local Plan.

The proposal is not for 10 or more dwellings, or more than 0.5ha, so as to meet JLP triggers for affordable housing, and is not a rural exception site with regards to DRN4. Whilst the applicant may describe the proposal as affordable, there is no requirement under the Local Plan in this case.

The development is in the settlement boundary, and SP03 supports new residential development in that instance, and does not limit this based on sustainability criteria.

Electric vehicle charging points were secured by condition, and furthermore within the application the predicted energy assessment was considered.

The proposal was assessed by a Senior Planning Officer, in liaison with a Principal Planning Officer. A full site visit was undertaken by the Officer who considers the site, and its surroundings, and assessed this subject to policies including Policy DRN 12.

With regards to BNG this application was submitted prior to the imposition of BNG requirements, and as such there is no requirement to provide a small sites metric. Nonetheless a biodiversity enhancement condition has been applied to seek enhancements in line with LP16.

I hope that this provides you with further information about the process and your queries, however if you are not satisfied with this response you can ask for your complaint to be investigated under Stage 2 of Babergh and Mid Suffolk District Council's Compliments, Comments and Complaints procedure. To do this, please contact the Customer Support Team at feedback@baberghmidsuffolk.gov.uk or via telephone on 0300 123 4000 (option 7)

Kind regards

Gemma Walker BSc (Hons), MA, MRTPI

Area Planning Manager

Development Management

Customer Satisfaction Survey

We now have a customer satisfaction survey regarding your experience whilst your complaint is being investigated. We are continuing to commit to improve our services to our tenants, residents, and customers across Babergh & Mid Suffolk. The survey should not take any longer than 5 minutes to complete and your feedback would be greatly appreciated. To carry out the survey please visit <https://www.smartsurvey.co.uk/s/DBHG73/>

Thank you for giving us the opportunity to deal with this issue.

If you are not satisfied with this response you can ask for your complaint to be investigated under Stage 2 of Babergh and Mid Suffolk District Council's Compliments, Comments and Complaints procedure. To do this, please visit <https://www.midsuffolk.gov.uk/the-council/compliments-comments-and-complaints> or via telephone on 0300 123 4000 (option 7).

Babergh District Council and Mid Suffolk District Council

NOTE: THIS EMAIL ADDRESS IS NOT MONITORED, PLEASE DO NOT RESPOND TO THIS EMAIL AS IT WILL NOT BE RECEIVED. THIS ADDRESS IS ONLY USED FOR THE ISSUE OF AUTOMATED RESPONSES.

If you wish to contact either Babergh District Council or Mid Suffolk District Council please visit our websites www.babergh.gov.uk or www.midsuffolk.gov.uk, click on Contact Us and select the Complaints team option. Please include your complaint reference number in any message and do not submit another complaint form.

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council.

Babergh District Council and Mid Suffolk District Council (BMSDC) will be Data Controllers of the information you are providing. As required by the Data Protection Act 2018 the information will be kept safe, secure, processed and only shared for those purposes or where it is allowed by law. In some circumstances however we may need to disclose your personal details to a third party so that they can provide a service you have requested, or fulfil a request for information. Any information about you that we pass to a third party will be held securely by that party, in accordance with the Data Protection Act 2018 and used only to provide the services or information you have requested.

For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.