



Philip Isbell
Corporate Manager – Growth & Sustainable Planning

The Owner/Occupier

Please ask for : John Pateman-Gee

Direct line : 07860 827036

Our reference : DC/17/06293

E-mail : planningblue@baberghmidsuffolk.gov.uk

11th January 2018

Dear Sir/Madam

APPLICATION FOR OUTLINE PLANNING PERMISSION - DC/17/06293

Proposal: Outline Planning permission (all matters reserved) except for access immediately from the public highway, for: the erection of up to 295 dwellings, 2ha for potential primary school site or community/care use, and two new vehicular accesses from Gracechurch Street, together with associated developments including flood alleviation and attenuation features; associated public open space and landscaping; and other infrastructure and utilities.

Location: Land To The North Of, Gracechurch Street, Debenham, Suffolk

We have received the above application which may be of interest to you. To view details of the application please search for it at <http://www.midsuffolk.gov.uk/planning/development-management/application-search-and-comment/search-for-applications/> using the application number above. The application may also be inspected electronically at the following – Stowmarket Contact Centre, 54 Ipswich Street, IP14 1AD or Sudbury Town Hall, Old Market Place, CO10 1TL. Your Town or Parish Council may also let you see the application at their offices; please contact the parish clerk for further information.

You can make comments and track this application to view changes such as committee meeting dates, by visiting <http://www.midsuffolk.gov.uk/planning/development-management/application-search-and-comment/search-for-applications/>. For further guidance on how to log-on or register to do this please visit: <http://www.midsuffolk.gov.uk/planning/development-management/application-search-and-comment/guide-to-public-access/>

If you have provided your email address to us, most subsequent communications will be to your email address. If you wish to send comments in writing they should be sent to the District Council address below quoting the application number. Please note, we do not normally acknowledge receipt of comments made in writing.

All comments in relation to this application must be received before **1st February 2018**. Comments received after this date may not be taken into account in the determination of this application. If you do have any questions or queries regarding this application please contact the case officer named at the top of this letter. Please also read the guidance notes included before commenting.

Yours faithfully

Philip Isbell
Corporate Manager – Growth & Sustainable Planning

Babergh District Council
Endeavour House, 8 Russell Road, Ipswich IP1 2BX
Telephone: (0300) 1234 000
SMS Text Mobile: (07827) 842833
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Guidance on submitting comments on a planning application:

When sending comments to us please be aware that they will be made public for everyone to read and will be published on our website. We will remove signatures, email addresses and telephone numbers from responses before making them publically available. Names and addresses will be made public. Please also ensure your comments are appropriate and do not contain defamatory or offensive language. We reserve the right to remove any comments from our website which we feel contain such language.

If you have specific queries in respect of the application which you would like answered, we recommend that you call the case officer directly to resolve these before submitting your comments. We cannot provide you with a personal reply to comments received via our website or received by post due to the volume of correspondence received in connection with applications. If you would like further information on what happens to your comments in the event of an appeal please visit our website.

A determination will be made on this application taking into account only 'material planning considerations'. Such considerations do not normally include the following concerns:

- Loss of a personal view
- Affect upon property values
- Matters dealt with under alternative legislation (such as building control)
- Personal circumstances (unless exceptionally and clearly relevant e.g. provision of facilities for someone with a disability)
- Private issues between neighbours (land/boundary disputes, maintenance, covenants, damage to property, private rights of access)
- Previous breaches of planning control
- Opposition to business competition
- Factual misrepresentation of the proposal

They do normally include considerations in the public interest such as:

- Local, strategic and national Planning Policies and Policies in the Development Plan
- Previous appeal decisions and principles of case law as held through the courts
- Loss of sunlight, daylight, outlook or privacy
- Design, layout and impact upon the character of the surrounding area
- Highway issues; traffic generation, highway safety, vehicular access and parking issues
- Noise or disturbance, smells and fumes
- Capacity of physical infrastructure (public drainage, water systems)
- Deficiencies in social facilities (employment, healthcare, community facilities, school spaces)
- Impact upon heritage assets (listed buildings, conservation areas) or designated landscapes
- Impact upon nature conservation interests, protected species or trees
- Layout, design and density of buildings, their landscaping or means of enclosure

Please note these lists are not exhaustive and are included only for your general information.

For an application which is in **outline** form, with all matters reserved, consideration should be confined only to the principle of development. Where a reserved matter category (appearance, scale, layout, landscaping or access) has been included in an outline application, this category may be considered in the same way as a planning application. Where a separate application is made to discharge **reserved matters** following the granting of an outline application, please note that the principle of development will already have been established under the outline.

In the case of **prior notifications** requesting prior approval for householder development, changes of use and agricultural development the considerations are confined further. This is similarly the case for **advertisement consents, applications for lawful development certificates of proposed or existing use, works to trees and listed building consents**. In these cases, if you are unsure whether the concerns that you wish to raise represent relevant considerations, it is recommended you contact the case officer named at the top of your letter.