



Mrs Beth Deacon  
Persimmon Homes  
Persimmon Homes Suffolk  
Orion Court  
Great Blakenham  
IP6 0LW

## Approval of Reserved Matters

### Town and Country Planning Act 1990

### The Town and Country Planning (Development Management Procedure) (England) Order 2015

Permission is hereby **granted** by East Suffolk Council as local planning authority for the purposes of the Town and Country Planning Act 1990, for development in complete accordance with the application shown above, the plan(s) and information contained in the application, and subject to compliance with the following conditions as set out below. Your further attention is drawn to any informatives that may have been included.

<b>Our reference</b>	DC/22/4019/ARM
<b>Date valid</b>	11 October 2022
<b>Site</b>	Land At , Redwald Road , Rendlesham
<b>Parish</b>	Rendlesham
<b>Proposal</b>	Approval of Reserved Matters of Planning Permission DC/20/3890/OUT - Outline Application (With Some Matters Reserved) - Residential development for up to 75 dwellings, with associated open space, including community orchards and allotments, along with play space and integrated public rights of way   Land At Redwald Road Rendlesham Suffolk IP12 2TZ

In determining the application, the council has given due weight to all material planning considerations including policies within the development plan as follows:

### Conditions:

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1. The development hereby permitted shall not be carried out other than in complete accordance with the following drawings/documents:

850-P-100 Planning Layout (Black and White version) Rev E  
22-808-11 Planning Layout (Coloured version) Rev D  
22-808-10 Location Plan  
850-P-15 Movement Connectivity Plan Rev C  
850-P-105 POS Plan B / Rev B  
850-P-110 Character Area Plan Rev C  
850-P-113 Street Scenes Rev B  
850-P-114 Green Energy Plan Rev B  
850-P-116 Cycle Storage Plan Rev C  
850-P-120 Storey Height Plan Rev C  
850-P-130 Refuse Strategy Plan Rev C  
850-P-140 Parking Allocation Plan Rev D  
850-P-150 Materials Plan Rev C  
850-P-151 Materials Schedule Rev A  
850-P-160 Affordable Plan Rev B  
850-P-170 Housing Distribution Plan Rev C  
850-P-175 M42 Plan Rev B  
850-P-185 Surveillance Plan Rev B  
850-P-190 Boundary Treatment Plan Rev C  
850-P-191 Fence Specification and Standard details  
850-P195 Road Visibility Splay Plan Rev B  
850-P196 Parking Bay widths Plan sheet 1 of Rev B  
850-P197 Parking Bay widths Plan sheet 2 of 4 Rev B  
850-P198 Parking Bay widths Plan sheet 3 of 4 Rev B  
850-P199 Parking Bay widths Plan sheet 4 of 4 Rev B  
850-P-200 Site layout Rev G  
850-P-300 External Works Sheet 1 of 7 Rev C  
850-P-301 External Works Sheet 2 of 7 Rev D  
850-P-302 External Works Sheet 3 of 7 Rev C  
850-P-303 External Works Sheet 4 of 7 Rev D  
850-P-304 External Works Sheet 5 of 7 Rev E  
850-P-305 External Works Sheet 6 of 7 Rev D  
850-P-306 External Works Sheet 7 of 7 Rev D  
850-P-001 Barnwood Elevation Pack Rev C  
850-P-002 Barnwood DT Elevation Pack Rev C  
850-P-003 Boxted Elevation Pack C C 850-P-004 Brampton Elevation Pack Rev C  
850-P-005 Braunton Elevation Pack Rev C  
850-P-006 Brightstone Elevation Pack Rev C  
850-P-007 Burnham Elevation Pack Rev C  
850-P-008 Cannock Elevation Pack Rev C  
850-P-009 Charnwood Elevation Pack Rev A  
850-P-010 Dallington End Elevation Pack Rev C

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850-P-011 Dallington Mid Elevation Pack Rev C  
850-P-012 Grizdale End Elevation Pack Rev C  
850-P-013 Haldon Elevation Pack Rev C  
850-P-014 Kielder Elevation Pack Rev C  
850-P-015 Kingley Elevation Pack Rev C  
850-P-016 Marston 6x3 Elevation Pack Rev C  
850-P-017 Saunton Elevation Pack Rev C  
850-P-018 Sherwood Elevation Pack Rev C  
850-P-019 Wareham End Elevation Pack Rev C  
850-P-020 Wareham Mid Elevation Pack Rev C  
850-P-021 Garage Pack  
850-P-022 Bin/Cycle Store Plan/Elevations  
850-P-023 Substation Plan/Elevations  
850-E-228 Vehicle Tracking

Reason: For avoidance of doubt as to what has been considered and approved.

2. All windows serving bathrooms, en-suites and WC's shall be fitted and remain fitted with patterned/obscured glass and thereafter retained in that form.

Reason: In the interest of residential amenity.

3. The first floor side landing window of plot 74 and the first floor rear landing windows of the following plots 36, 70, 73 shall be fitted with obscure glass and thereafter retained in that form

The first floor south west facing side window of plot 2, the first floor north west facing window of plot 20, the first floor south east facing window of plot 21, the first floor north east facing side window of plot 60 and the first floor east facing window of plot 65 shall be fitted with obscure glass and prior to construction above slab level, details of the method of opening to those windows, in order to protect privacy of neighbours, shall be submitted and agreed in writing and thereafter retained in that form.

Reason: In the interest of residential amenity.

4. Development must be undertaken in accordance with the ecological avoidance and mitigation measures identified within the Preliminary Ecological Appraisal (PEA) (Temple, September 2022) as submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To ensure that ecological receptors are adequately protected and enhanced as part of the development.

5. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately

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to the Local Planning Authority. No further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety.

An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS10175:2011+A2:2017 and the Land Contamination Risk Management (LCRM)) and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. Where remediation is necessary a detailed remediation method statement (RMS) must be prepared, and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works.

Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

#### **Informatives:**

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. This application seeks the discharge of some conditions applied to DC/20/3890/OUT and confirmation of the conditions discharged is issued under separate cover for this application reference.
3. 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
4. Suffolk County Council Highways Informative:

The principle of the reserved matters application is acceptable to SCC as the local highways authority. Most points outstanding are comments covered by previous planning conditions

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on DC/20/3890/OUT which are to be discharged. Acceptance of this reserved matters application does not supercede them.

There are still some technical details that need to be resolved at section 38 adoption phase. Plans submitted on this application show three number ramps on the internal roads which may affect the drainage strategy and may need to be relocated due to their proximity to private drives. Traffic calming should be located every 40m. There are long areas of dropped kerbs that will need to be designed to be at grade for footway users . Acceptance of the plans, is a broad acceptance using them as indicative, and understanding that they will be reviewed and amended as suitable at s38 stage.

Yours sincerely,



**Philip Ridley BSc (Hons) MRTPI | Head of Planning & Coastal Management**  
East Suffolk Council

**Date:** 28 April 2023

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**Please note the content of the following pages in respect of the community infrastructure levy which may affect your development, Building Regulations and appeals against decisions.**

## **Community Infrastructure Levy**

East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended). For more information and CIL forms please see:

[About the Community Infrastructure Levy | Community Infrastructure Levy | Planning Portal](#)

[Community Infrastructure Levy \(CIL\) » East Suffolk Council](#)

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, holiday let of any size or convenience retail, your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to [CIL@eastsoffolk.gov.uk](mailto:CIL@eastsoffolk.gov.uk)

A CIL commencement Notice (CIL Form 6) must be submitted at least 24 hours prior to the commencement date. The consequences of not submitting CIL Forms can result in the loss of payment by instalments, surcharges and other CIL enforcement action.

## **Building Regulations**

Most work, including change of use, has to comply with Building Regulations. Have you made an application or given notice before work is commenced?

## **Appeals to the Secretary of State**

Notification to be sent to an applicant when a local planning authority refuse planning permission or grant it subject to conditions

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under;  
Planning applications: Section 78 Town & 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 & Country Planning (Control of Advertisements) Regulations 2007.

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- 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 an enforcement notice has been/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 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- Appeals can be made online at:  
<https://www.gov.uk/appeal-planning-decision> (Full planning application)  
<https://www.gov.uk/appeal-householder-planning-decision> (Householder)  
<https://www.gov.uk/planning-inspectorate> (All other)  
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

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