

**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 77
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT
PROCEDURE) ORDER 1995
TOWN AND COUNTRY PLANNING (INQUIRIES PROCEDURE)
(ENGLAND) RULES 2000**

APPLICATION BY HAYLINK LTD

LAND AT FORMER HMS GANGES, SHOTLEY GATE, SUFFOLK

Statement of Case by Suffolk County Council (“Rule 6” Statement)

1. Suffolk County Council’s Executive Committee considered this application as a strategic consultation from Babergh District Council on 5th April 2005.
2. The Committee agreed to make the following response to Babergh District Council, on behalf of the County Council as both Strategic Planning Authority and Local Transport Authority:
 - " (i) Suffolk County Council objects to the grant of planning permission for application B/03/01085 as modified for 325 dwellings and considers that any development should be restricted to a maximum of 200 dwellings;
 - (ii) subject to the Director of Environment & Transport agreeing the final requirements in consultation with the Portfolio Holder, any planning permission should be subject to the imposition of conditions and completion of a Section 106 agreement providing for appropriate contributions relating to specified infrastructure and service improvements necessitated by the proposed development, all of which should be in place before the development is occupied."
3. Babergh District Council’s Development Control Sub-Committee subsequently resolved to grant permission for the proposed development. The Council then referred the application to the Secretary of State as a departure from the Development Plan, leading to a call-in to Inquiry.
4. In support of the Executive Committee decision of 5th April 2005, Suffolk County Council will present evidence to the inquiry on the way in which the proposed development relates to the following:
 - a) approved and emerging development plan policies for the area, including Regional Planning Guidance for East Anglia (RPG6, 2000); the draft East of England Plan (RSS14, 2004) the Suffolk Structure Plan 2001, the adopted Babergh Local Plan Alteration 1

(1995) and the Babergh Local Plan Alteration 2 second deposit draft (2003);

- b) Government policy as set down in Planning Policy Guidance note 3: "Housing", with particular regard to other planning commitments in the area, the planning history of the site, the status of the majority of the land as "previously developed", the accessibility of jobs, shops and other services from the site by means other than the private car, and the potential for increasing that accessibility;
 - c) Government policies in Planning Policy Statement 7: "Sustainable Development in Rural Areas", in particular the requirement that the nature and scale of the development and access to it should be sustainable in the proposed location; and the likely impact of the development on the local environment, part of which is in an Area of Outstanding Natural Beauty (AONB).
 - d) Government policies in Planning Policy Guidance note 13: "Transport", in particular the transport demands expected to arise from the development and the sustainability and transport implications of accommodating the traffic likely to be generated on the local highway network.
5. Suffolk County Council recognises that planning permission may be granted for the proposed development following the Public Inquiry. The County Council will present evidence to the Inquiry on a range of infrastructure and service improvements which it considers would be required to enable the development to be accommodated in a satisfactory way, in accordance with the Executive Committee's resolution of 5th April 2005. These should be funded by the developer, secured through a s106 agreement linked to the planning permission, and in place before occupation of the development

Suffolk County Council
30 September 2005