



This matter is being dealt with by
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FOA Mrs Charlotte Waugh
West Suffolk District Council,
West Suffolk House,
Western Way,
Bury St Edmunds,
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16th December 2025

Dear Mrs Charlotte Waugh,

Ref: DC/15/2151/OUT

Outline Application (Means of Access to be considered) - Residential development of up to 2,500 units (within use classes C2/C3); two primary schools; two local centres including retail, community and employment uses (with use classes A1/A2/A3/A4/A5, B1 and D1/D2; open space; landscaping and associated infrastructure.

Section 73 Application to amend the wording of Condition No. 23 to allow for attenuation features to be installed prior to junction improvements.

Introduction

1. We write on behalf of Hallam Land and Bloor Homes Limited ("the Applicant") to submit an application under Section 73 of the Town and Country Planning Act 1990 as amended, pursuant to outline planning permission DC/15/2151/OUT. This application seeks to amend the wording of Condition No. 23 to allow the construction of a balancing pond without triggering the delivery of junction improvements to serve the Country Park.
2. Hallam Land and Mrs H J Pelly secured outline planning permission on 15th August 2018. The planning permission approved a number of parameter plans under condition 3, including a Land Use Parameter Plan (ref: 5055-ES-01 Rev N) which identifies development parcels. Bloor Homes Limited have purchased the next phase including parcels A15 and A14. Bloor Homes Limited's reserved matters application is being submitted to West Suffolk District Council concurrently with this Section 73 application.

Condition No.23: Junction Delivery and Improvements

3. Condition No. 23 of planning permission ref: DC/15/2151/OUT reads:

No part of the Country Park shall be commenced until the proposed junction improvements at the south-eastern site access junction with Coupals Road, generally as shown on drawing number 10173-HL-20 have been completed. The approved access junction shall be laid out and constructed in its entirety prior to any other part of the development phase taking place. Thereafter, the access shall be retained in its approved form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

Reason for Amendment

4. At the time of the outline planning permission, it was considered that surface water attenuation for parcels A14 and A15 could be accommodated within the parcels themselves. Following development of the detailed drainage strategy for these parcels, it is clear that the required attenuation is more extensive than envisaged and this is no longer feasible. The technical work to support this is included in the reserved matters application by Bloor Homes Limited.
5. In order to accommodate the required attenuation, it is necessary to include a balancing pond within the area identified on the Land use Parameter Plan as the Country Park. The location of the pond is shown on plan EA232-SK22 submitted as part of Bloor Homes Limited's reserved matters application. Given that the original outline application was clear that water features would form part of the Country Park's design, and the approved Land Use Parameter Plan makes provision for SUDs in this location, it is considered that this is in keeping with the principles of the Country Park.
6. By rewording this condition, the Applicant is seeking to facilitate the increased surface water drainage requirement on site without triggering the delivery of junction improvements for the Country Park.

Suggested Revised Wording of Condition No. 23

7. It is requested that condition No. 23 be amended as follows to allow for the construction of the balancing pond.
8. *With the exception of the balancing pond to serve parcels A14 and A15, no part of the Country Park shall be commenced until the proposed junction improvements at the south-eastern site access junction with Coupals Road, generally as shown on drawing number 10173-HL-20 have been completed. The approved access junction shall be laid out and constructed in its entirety prior to any other part of the development phase taking place. Thereafter, the access shall be retained in its approved form.*

Conclusion

9. This Section 73 application seeks the re-wording of condition 23 to allow for the installation of a balancing pond to serve parcels A14 and A15 without triggering the delivery of Junction Improvements for the Country Park at this stage of the development.
10. We trust that you have sufficient information to validate and determine this S73 application and we look forward to working proactively with yourselves to resolve this matter.

Yours sincerely

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