

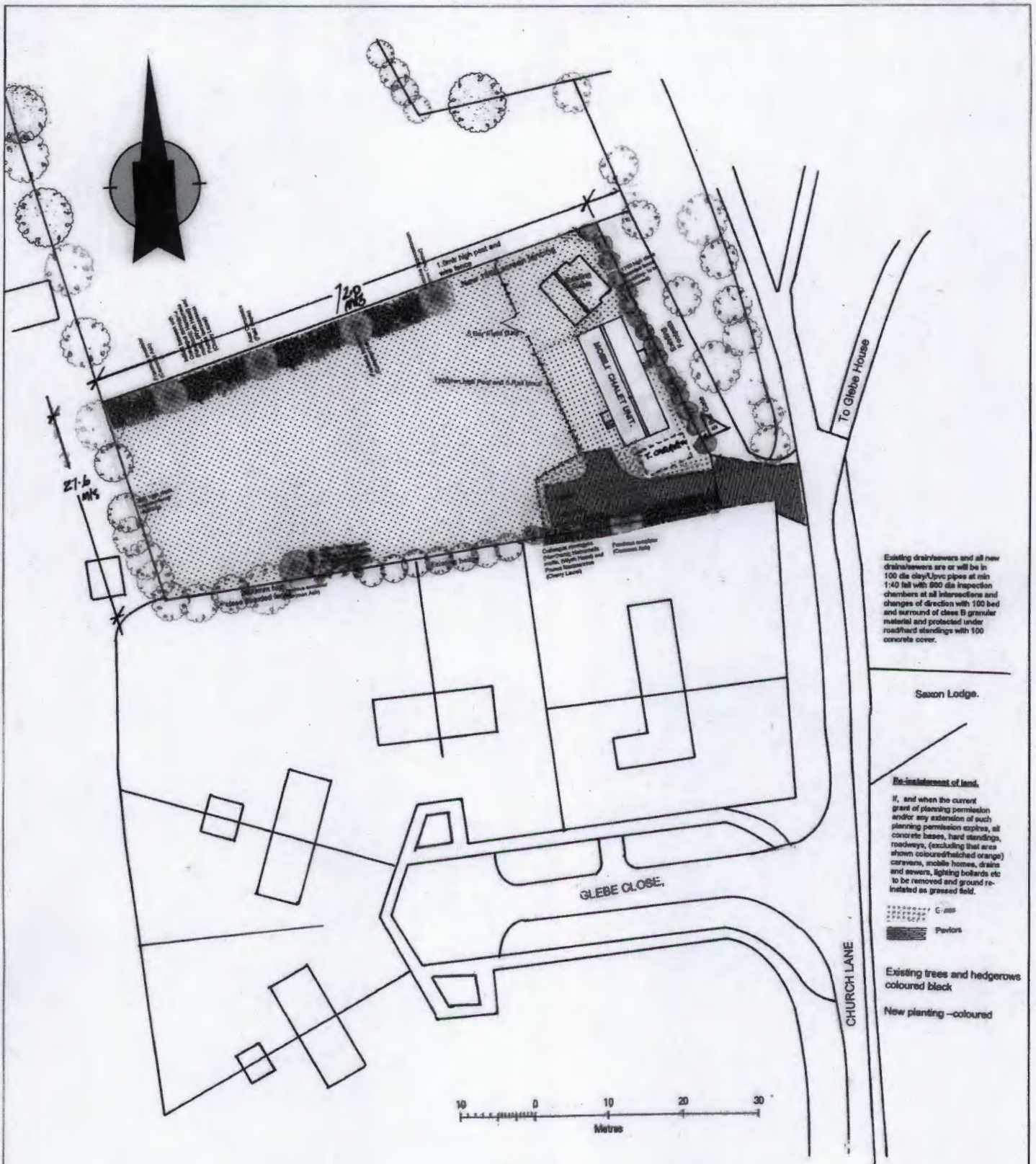
(c) Crown Copyright and database rights 2014. Ordnance Survey 100022861.

Legend

□ Parishes (GB)

Projection = OSGB36  
 xmin = 609400  
 ymin = 251300  
 xmax = 611200  
 ymax = 252100

Map produced by MAGIC on 21 October, 2014.  
 Copyright resides with the data suppliers and the map must not be reproduced without their permission. Some information in MAGIC is a snapshot of the information that is being maintained or continually updated by the originating organisation. Please refer to the metadata for details as information may be illustrative or representative rather than definitive at this stage.



Existing drains/sores and all new drains/sores are to be in 100 dia clay/UPVC pipes at min 1.40 fall with 900 dia inspection chambers at all intersections and changes of direction with 100 bed and surround of class B granular material and protected under road/hard standings with 100 concrete cover.

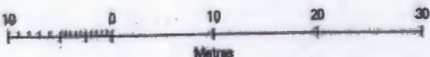
Saxon Lodge.

Re-installment of land.

If, and when the current grant of planning permission and/or any extension of such planning permission expires, all concrete bases, hard standings, roadways, (excluding that area shown coloured/red/ochre) caravans, mobile homes, drains and sewers, lighting bollards etc to be removed and ground re-installed as grassed field.

Existing trees and hedgerows coloured black

New planting -coloured



**NOTE "COPYRIGHT ACT"**

This drawing is supplied for YOUR information only. It should not be copied, duplicated or reproduced in any form, in part or in total without the expressed permission of E & P Building Design given in writing. Should you require additional copies please ask.

DO NOT SCALE  
CHECK ALL DIMENSIONS ON SITE  
IF IN DOUBT, ASK SURVEYORS

ALL STRUCTURAL  
TIMBER TO BE STRESS  
GRADED AND  
PRESERVATIVE  
TREATED

**SITE BLOCK PLAN - Siting of Mobile 'park home' and 1 Touring Caravan, Land to north of Glebe Close, Church Lane, Baylham, Suffolk. IP6 8JS.**

**E & P Building Design**

S A C Harrison M&PS, Tech IOSH.  
(Member of the RIBA and the RTPI.)

THE GABLES, FIELD WALK, MILDENHALL, BURY ST EDMUNDS, SUFFOLK, IP28 7AH  
TELEPHONE 01638 717379. FAX 01638 714725.

E-mail: office@eandpbuildingdesign.co.uk

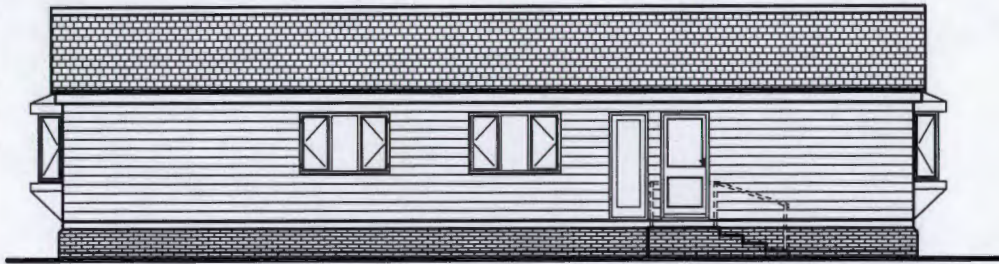
Architectural Services and Building Surveyors,  
Town Planning and Listed Building Consultants  
Project Safety Consultants and Risk Assessors  
Party Wall Surveyors - Project Managers.

MOBILE 07802 314536

Web address: eandpbuildingdesign.co.uk

**NOTE "COPYRIGHT ACT"**

This drawing is supplied for YOUR information only. It should not be copied, duplicated or reproduced in any form, in part or in total without the expressed permission of E & P Building Design given in writing. Should you require additional copies please ask.



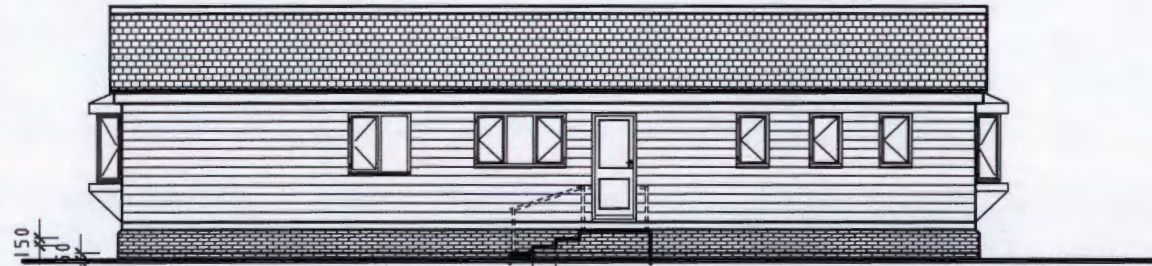
FRONT ELEVATION.



6650  
SIDE ELEVATION



6650  
SIDE ELEVATION



150  
150  
450  
450  
REAR ELEVATION

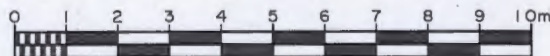
**NOTES.**

Black stained timber boarding to match existing stable above red brick plinth to match existing stable under tiled roof to match stable.

Stained double glazed side hung sash windows in medium panes.

Half/fully glazed personal doors with brick access steps and handrails finish black

DO NOT SCALE  
CHECK ALL DIMENSIONS ON SITE  
IF IN DOUBT, ASK SURVEYORS



ALL STRUCTURAL  
TIMBER TO BE STRESS  
GRADED AND  
PRESERVATIVE  
TREATED

Proposed Mobile 'Park Home'  
Land north of Glebe Close, Curch Lane, Baylham, Suffolk IP6 8JT

**E & P Building Design**

S A C Harrison M&PS, Tech IOSH,  
(Member of the RIBA and the RTPI.)

THE GABLES, FIELD WALK, MILDENHALL, BURY ST EDMUNDS, SUFFOLK, IP28 7AH  
TELEPHONE 01638 717379. FAX 01638 714725.

E-mail: office@sandpbuildingdesign.co.uk

Architectural Services and Building Surveyors.  
Town Planning and Listed Building Consultants  
Project Safety Consultants and Risk Assessors  
Party Wall Surveyors - Project Managers.

MOBILE 07802 314538

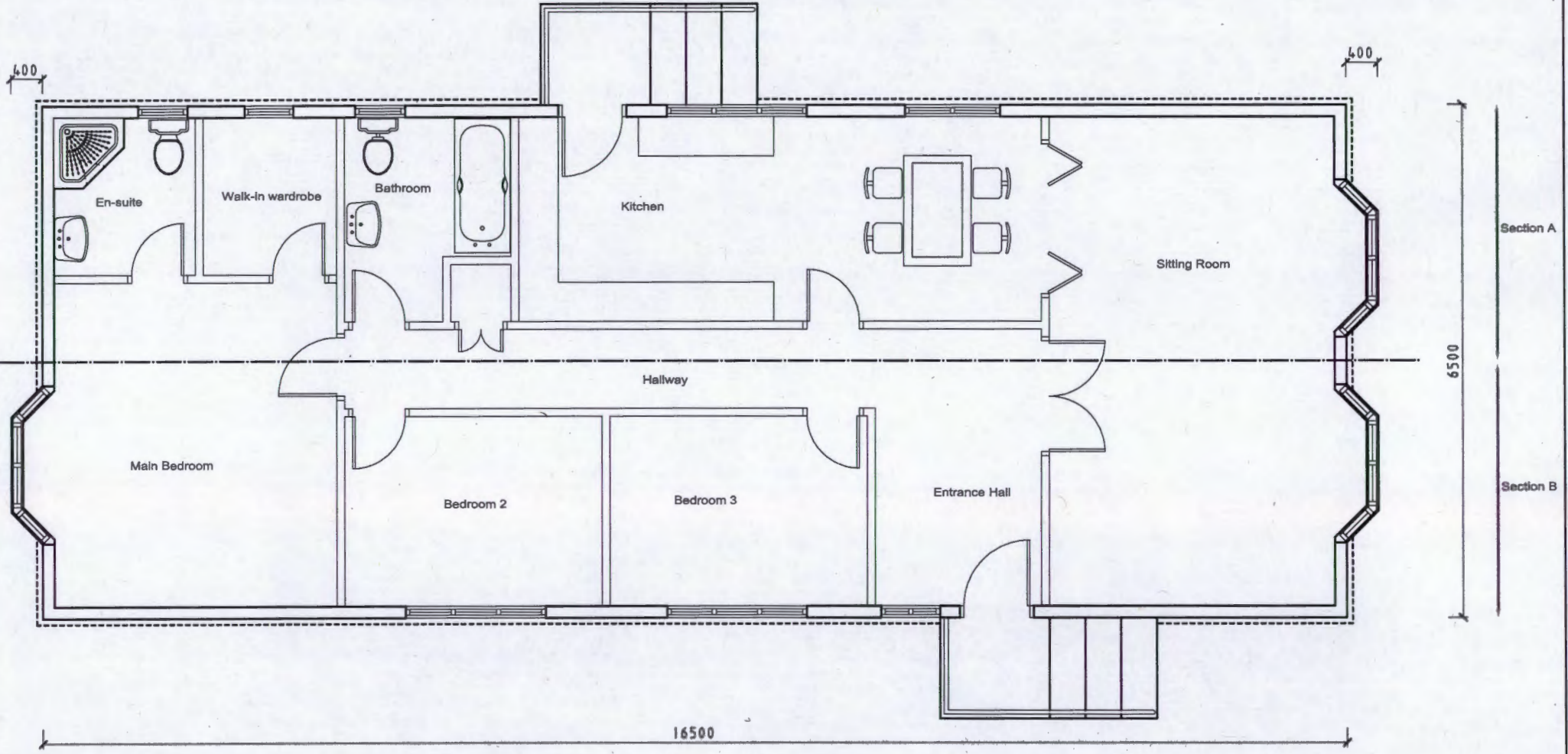
Web address: sandpbuildingdesign.co.uk

DRAWING NO 15 - 0511 - 02 REV A

DATE February 2015

SCALE 1:100 at A3

104



105

**NOTE "COPYRIGHT ACT"**

This drawing is supplied for YOUR information only. It should not be copied, duplicated or reproduced in any form, in part or in total without the expressed permission of E & P Building Design given in writing. Should you require additional copies please ask.

DO NOT SCALE  
CHECK ALL DIMENSIONS ON SITE  
IF IN DOUBT, ASK SURVEYORS



ALL STRUCTURAL  
TIMBER TO BE STRESS  
GRADED AND  
PRESERVATIVE  
TREATED

Proposed Mobile 'Park Home'  
Land to north of Glebe Close, Church Lane, Baylham, Suffolk, IP6 8JT.

**E & P Building Design**

S A C Harrison MaPS, Tech IOSH.  
(Affiliate Member of the RIBA.)

Architectural Services and Building Surveyors.  
Town Planning and Listed Building Consultants  
Project Safety Consultants and Risk Assessors  
Party Wall Surveyors - Project Managers.

THE GABLES, FIELD WALK, MILDENHALL, BURY ST EDMUNDS, SUFFOLK, IP28 7AH  
TELEPHONE 01638 717370. FAX 01638 714725.

MOBILE 07802 314538

E-mail: office@eandpbuildingdesign.co.uk

Web address: eandpbuildingdesign.co.uk

DRAWING NO 16 - 0511 - 01 REV A

DATE February 2015

SCALE 1:50 @ A3

## MEMBER REFERRAL TO COMMITTEE

See Planning Charter for principles. Paragraph references below link to Planning Charter.

Planning application reference	1311/15
Parish	Baylham
Member making request	Cllr David Card Barking & Somersham
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	Development in open countryside abutting a small village with limited sustainability capacity, accessed by long, bending and narrow country roads. If granted would set a precedence contrary to the established Planning decision making criteria
13.4 Please detail the clear and substantial planning reasons for requesting a referral	<ul style="list-style-type: none"> <li>• this new application does not change the underlying grounds for refusal given last year after full consideration by the previous MSDC Planning Committee</li> <li>• The proposed development is not sustainable and is in a village that is deemed to have limited sustainability</li> <li>• The proposed development is in open countryside and currently provides a visually important space and setting abutting the village of Baylham</li> <li>• The proposed development is out of character and conflict with the existing homes closest to the site</li> </ul>
13.5 Please detail the wider District and public interest in the application	<p>In addition other concerns were raised with regard to the current and possible future developments on this site :-</p> <ul style="list-style-type: none"> <li>• the land upon which the alteration for vehicular access is requested is not in the ownership of the applicant</li> <li>• the plans show a hedge line that has been grubbed out has this action been conducted in accordance with the protection of Hedgerow Legislation?</li> <li>• the applicant has stated that he has a waste licence but it is unclear as to whether this is person or site specific. The relevance of declaring that a waste licence is held has not been expanded on. The possible impact that holding a waste licence and the associated business activities arising from those activities at this site have not been adequately explained</li> </ul>
13.6 If the application is not in your Ward please describe the very significant	

impacts upon your Ward which might arise from the development	
13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer	Spoke to Lisa Evans Fri July 3rd with regards to process and procedures and outlined the concerns I had been made aware of

## Baylham Parish Meeting: Objection

### Planning Application 1311/15/ Land at Church Lane, Baylham

*Use of land for the siting of 1 static caravan and 1 touring caravan for occupation by Gypsies/ Travellers. Alterations to vehicular access. Construction of hard standing. Erection of perimeter fencing*

The views of the parish were gauged at a meeting called on 30<sup>th</sup> June 2015 specifically for that purpose by a notice on the village board and by a leaflet, delivered widely but not to all dwellings. Some residents were informed verbally. The meeting was attended by 44 people from the village; all objected to the proposals. The residents who had been in favour of the previous application chose not to attend but there is no reason to assume their views have changed. We assume that these 5 remain in favour.

There had been no previous contact from the applicant's agent and therefore the opportunity to invite either the applicant or his agent did not present itself. However, the village view was that the applicant had expressed his views and answered relevant questions clearly at the meeting concerning application 1643/14/FUL. The current meeting was called to establish if changes to the application had altered village views.

Application documents were available and many had examined the data on Mid Suffolk District Council's planning application www site. The meeting agreed the following set of objections.

#### Village in Countryside

Baylham is designated as a village in the countryside where, under Mid Suffolk's Core Strategy Development Plan Document and its focused review, no development is permitted. Baylham is not considered sustainable: it has few community facilities and poor access to sustainable modes of transport. Residents understand that development in the countryside can be permitted on exception sites for affordable housing and for Gypsy and Traveller accommodation. However Government gypsy and traveller policy reinforces the need to strictly limit development in the countryside. All development on exception sites would be expected adjacent to the development boundary of sustainable settlements and only where it meets the wishes and expectations of the local community. This proposal does not meet these criteria.

*The Village Plan: This proposed development would not conform to the village plan.*

#### Visually Important Open Space and Special Landscape Area

The proposed development would be on a visually important open space adjacent to what was the development boundary of the village. Visually important open spaces (VIOS) are protected under the local plan as an important element in the character of the neighbourhood, a link with the historic landscape and a vital contributor to village amenity. To grant permission for development on this site would be inconsistent for a district in which developments on VIOS have been refused without exception and contrary to Mid Suffolk policy.

*MSDC Policy States "Within or abutting settlement boundaries, visually important open spaces will be protected because of their contribution to the character or appearance of their surroundings and their amenity value to the local community. The district planning authority will resist development which would have a harmful effect on these identified visually important open spaces because of their contribution, in an undeveloped form, to the distinctiveness of their setting or the character of a settlement or nearby landscape."*

Within the local plan, the Gipping Valley is defined as a Special Landscape Area to preserve the unique character of the river valley landscape area. The proposed development would introduce a discordant, out of character element that would have an unacceptable impact on the landscape.

*MSDC Policy States "Within special landscape areas, particular care will be taken to safeguard landscape quality, and where development does occur it should be sensitively designed, with high standards of layout, materials and landscaping."*

Planning Control  
Received

27 JUL 2015

Acknowledged RR  
Date 10-08-15  
Pass To LE



### Close Proximity to Listed Building

Church Piece, a Grade 2 listed building is adjacent to the development. The impact on the context within which it is seen and on its significance would be unacceptable. The Grade 2 listed church is within 130 metres.

*MSDC Policy States "The district planning authority places a high priority on protecting the character and appearance of all buildings of architectural or historic interest. Particular attention will be given to protecting the settings of listed buildings"*

### Does not match the Suffolk and the village vernacular

The proposed development is a large "Park Home" often termed a "Mobile Home". It is not by any stretch of the imagination in the Suffolk vernacular and is dissimilar to other dwellings in the village. It forms a substantial discordant element that is not compatible with the street scene which consists of one and two story dwellings of traditional design and a number of ancient and listed buildings. This development would not maintain or enhance the character and appearance of its surroundings.

Previous unauthorised developments involving "Mobile Homes" within the village and its Special Landscape Area have been demolished after enforcement litigation.

The proposal to place a touring caravan on the site is in conflict with covenants, introduced by the original landowners, Shrublands Hall or the Church, which preclude the siting of caravans or "A House on Wheels" or any development that could impact on the amenity of adjacent properties. While not directly a planning issue these restrictions should not be ignored

### MSDC Policy States

- *"proposals should maintain or enhance the character and appearance of their surroundings, and respect the scale and density of surrounding development:*
- *materials and finishes should be traditional, or compatible with traditional materials and finishes and should respect local architectural styles where appropriate; -*
- *the siting of buildings and the creation of open spaces between existing and proposed buildings should maintain or enhance the character of the site, with attention to the treatment of boundaries particularly on the edge of settlements; - "*

### Plan Detail

We believe that the site boundary as drawn is inaccurate and that the site entrance is not within the ownership of the applicant.

### Conclusion

The parish opposed the application to convert this site to equine use with a stable block believing that to be incompatible with the Visually Important Open Space classification and likely to lead to further applications. It continues to oppose development to provide domestic accommodation. Such development is totally incompatible with the site's Visually Important Open Space classification and is in conflict with the general prohibition of development in the village. It would not be compatible with local wishes as defined in the village plan.

Please reject this application

**From:** David Pizzev  
**Sent:** 18 June 2015 14:36  
**To:** Lisa Evans  
**Cc:** Planning Admin  
**Subject:** 1311/15 Land at Church Lane, Baylham.

Hi Lisa

There are no arboricultural implications relating to this proposal.

David

**David Pizzev**  
Arboricultural Officer  
Babergh and Mid Suffolk District Councils - Working Together

111  
Your Ref: MS/1311/15  
Our Ref: 570\CON\2428\15  
Date: 24 August 2015  
Highways Enquiries to: kyle.porter@suffolk.gov.uk



**All planning enquiries should be sent to the Local Planning Authority.**

Email:

The Planning Officer  
Mid Suffolk District Council  
131 High Street  
Ipswich  
Suffolk  
IP6 8DL

**For the Attention of:** Lisa Evans

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/1311/15**

**PROPOSAL:** Use of land for the siting of 1 static caravan and 1 touring caravan for occupation by Gypsies/ Travellers. Alterations to vehicular access.  
Construction of hard standing. Erection of perimeter fencing.

**LOCATION:** Land at, Church Lane, Baylham, Ipswich, Suffolk

**ROAD CLASS:**

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

**1 P 1**

Condition: The use shall not commence until the area(s) within the site shown on Drawing titled: SITE BLOCK PLAN for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

**2 NOTE 02**

Note 2: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: [www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/](http://www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/)

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

112

Yours sincerely,

**Mr Kyle Porter**  
**Development Management Technician**  
Strategic Development – Resource Management

**DISCLAIMER:** This information has been produced by Suffolk County Council's Natural Environment Team on behalf of Mid Suffolk District Council, at their request. However, the views and conclusions contained within this report are those of the officers providing the advice and are not to be taken as those of Suffolk County Council.

Ms A Westover  
Landscape Planning Officer  
Natural Environment Team  
Suffolk County Council  
Endeavour House (B2 F5 55)  
Russell Road  
Ipswich  
Suffolk IP1 2BX

Tel: 01473 264766  
Fax: 01473 216889  
Email: [anne.westover@suffolk.gov.uk](mailto:anne.westover@suffolk.gov.uk)  
Web: <http://www.suffolk.gov.uk>

Ms L Evans  
Planning Services  
Mid Suffolk District Council  
131 High Street  
Needham Market  
Suffolk IP6 8DL

Your Ref: 1311/15  
Our Ref: Landscape/MSDC/Baylham  
Date: 17<sup>th</sup> July 2015

Dear Lisa,

**Proposal:** Use of land for the siting of 1 static caravan and 1 touring caravan for occupation by gypsies/travellers. Alterations to vehicular access. Construction of hard standing. Erection of perimeter fencing

**Location:** Land at Church Lane, Baylham

**Application Number:** 1311/15

Based on the information provided on the MSDC web site and a site visit carried out on 8<sup>th</sup> July 2014 I offer the following response to this application.

### Site Location and Landscape Character

The proposed site is located within the Special Landscape Area (SLA) and within a designated Visually Important Open Space (VIOS). The site lies within the Suffolk Rolling Valley Farmlands (LCA type 18).

The green and rural character of the site and local area is recognised by the designation as a VIOS. This designation encapsulates Glebe House, a former rectory and parkland area. Adjacent to the VIOS, to the west lies Church Piece (formerly Abotts Mead) which is a Grade II listed property. The residential buildings are set within a timeless, unspoilt patchwork of small gardens, field and meadows which contribute to the value of the area and the designation.

A public footpath runs along the road past the site and affords views into the field as one walks from the developed part of the village into the countryside. The open field is visible

from Church Lane, beyond the last two houses and when one approaches the turning to Glebe Close. The proposed residential unit will be set within this view.

The site is part of a larger field which was formerly managed as one field and comprised a rural access off the lane and outer boundary hedges and trees. The character of what is now the southern part of the field changed during 2013/2014 following the removal of the field hedges, the erection of close boarded fences and the hardening and kerbing of the access off Church Lane. In addition other aspects of the rural character have been altered such as the addition of a membrane and shingle on the side and edge of the ditch and the placing of a brick wall, piers and metal railings along the brow of the sloped access.

The erection of a brick and timber stable building within the field has resulted in some visual impact but it does have a rural quality if it were to be used for stabling horses the agricultural character of the field would be maintained.

### **The Proposed Use and Buildings**

The proposed static unit, mobile caravan and vehicle parking placed within the eastern end of the field will occupy much of the width of the site. These units are proposed to be placed close to the existing stable block and will result in the width of the field having a developed appearance with the open field edge being occupied by buildings. Combined with the access track, parking and turning area the character of the VIOS will change irreversibly.

The Landscape Strategy submitted with the application proposes new hedges on the north and east boundaries of the field. This is indicated on the site block plan where there is also some indication of new planting alongside the access drive. However the proposed details of the landscape are unclear as some elements of the various documents (Site block plan, Planning Statement and Landscape Strategy) do not match up. There does not appear to be sufficient space for hedging on the east edge of the field (where there is also an access to the neighbouring section of field). The plant species indicated are not entirely suitable; in particular the wych hazel (*Hamamelis*) and cherry laurel are non-native species which will look out of character in the rural context of the site.

Further close boarded screen fencing is also proposed on part of the north and east boundary and will detract still further from the existing character.

I have no concern regarding the use of the existing stable block for stabling or the use of the field for grazing.

### **RECOMMENDATION**

**I recommend that the application be refused on the grounds of unacceptable landscape impact and intrusion into the Special Landscape Area and the Visually Important Open Space.**

The proposed use of this small field for residential purposes and introduction of a static unit and mobile caravan, vehicles, driveway/turning is out of keeping with its quality and character.

The proposed buildings will visually intrude into the east end of the field and detract from the openness which currently prevails. The character of the proposed units will be at odds with the existing stable block and will result in an incongruous overall appearance of development. The new planting proposed and indicated on the plan will look out of character with the meadow landscape. The space is visible from a number of adjacent properties, road and public right of way and contributes to the rural character of this area of Baylham.

The MSDC key policy relating to this recommendation is Policy CL2 SLA's which reads as follows:

*Within special landscape areas, particular care will be taken to safeguard landscape quality, and where development does occur it should be sensitively designed, with high standards of layout, materials and landscaping.*

The retained policy SB3 relating to Visually Important Open Spaces reads as follows:

*Within or abutting settlement boundaries, visually important open spaces will be protected because of their contribution to the character or appearance of their surroundings and their amenity value to the local community. The district planning authority will resist development which would have a harmful effect on these identified visually important open spaces because of their contribution, in an undeveloped form, to the distinctiveness of their setting or the character of a settlement or nearby landscape.*

Please let me know if you have any queries relating the matters covered in this response.

Yours sincerely

Anne Westover BA Dip LA CMLI  
Landscape Planning Officer

**DISCLAIMER:** This information has been produced by Suffolk County Council's Natural Environment Team on behalf of Babergh District Council, at their request. However, the views and conclusions contained within this report are those of the officers providing the advice and are not to be taken as those of Suffolk County Council.

Mrs S Hooton  
Senior Ecologist  
Natural Environment Team  
Suffolk County Council  
Endeavour House (B2 F5 48)  
Russell Road  
Ipswich  
Suffolk IP1 2BX

Tel: 01473 264784  
Fax: 01473 216889  
Email: [sue.hooton@suffolk.gov.uk](mailto:sue.hooton@suffolk.gov.uk)  
Web: <http://www.suffolk.gov.uk>

Your Ref: 1311/15  
Our Ref: Ecology/MSDC/Church Lane Baylham  
Date: 15th July 2015

Ms Lisa Evans  
Planning Dept  
Mid Suffolk District Council  
131 High St  
Needham Market  
Suffolk  
IP6 8DL

Dear Lisa,

**Proposal: Application for Planning Permission for the use of land for the siting of 1 static caravan and 1 touring caravan for occupation by Gypsies/ Travellers. Alterations to vehicular access. Construction of hard standing. Erection of perimeter fencing.**

**Location: Land off Church Lane Baylham**

Based on the information provided by the applicant and additional ecological information submitted by email on 7<sup>th</sup> July, I offer the following comments:

**Review of ecological information**

The Phase 1 survey and HSI report (Anglian Ecology, Feb 2015) identified that the site consists of a small area of grassland which, despite being sown with a wild flower mixture in 2008, is now dominated by improved grassland species.

A Habitat Suitability Index (HSI) for Gt Crested Newts was carried out for 5 of the known ponds within the 500m trigger distance for surveys and all of these were considered as "poor" suitability for this European Protected Species, including pond 5, on the adjoining land. Although the recent record of Gt Crested Newt was not known at the time of the data search undertaken by Suffolk Biological Records Centre and provided to Anglian Ecology in Feb 2015, pond 5 is unlikely to be suitable for sustaining a breeding population due to the presence of fish, identified in the Anglian Ecology report.



The Natural England Standing Advice for protected species was followed by the ecological consultant, and the appraisal and HSI survey was carried out by a suitably qualified ecologist with the necessary skills and experience.

The additional information provided includes confirmation from Mr John Baker, County Recorder of Amphibians and Reptiles, that Great Crested Newts are present on neighbouring land, which is adjacent to the site in question. Furthermore the planning officer is now in possession of the details of the wildflower meadow-mix with which the site was sown in 2008.

### **Likely Ecological Impacts**

The likely impacts of the proposed development on biodiversity have been assessed in line with professional best practice.

The conclusion that the proposed development is unlikely to have any impact on Gt Crested Newts is considered appropriate due to limited scope of the works, which do not include digging of foundations. Although there is potential for the connection of utilities to impact on Gt Crested Newts, this can easily be avoided by timing of such works and secured by condition of any consent.

There is a reference to exterior lighting not illuminating the east boundary hedgerow and off site mature trees to avoid impacts on bats. A detailed scheme of lighting to minimise light falling on boundary trees and hedgerows, using directional LED or lamps fitted with shields should therefore also be secured by a condition of any consent.

### **Recommendations**

1. Although this development is unlikely to require a licence for Gt Crested newts, any breaking of ground should be undertaken under a Precautionary Method Statement to include mitigation by timing.

#### **PRE COMMENCEMENT: PRECAUTIONARY METHOD STATEMENT**

*"Prior to commencement, a Precautionary Method Statement shall be submitted to and agreed in writing with the LPA. This shall be implemented in full and all works shall be carried out in accordance with its contents."*

2. A condition for lighting design to minimise impacts on bats will be required to avoid deliberate disturbance to these European Protected Species and light sensitive biodiversity. The following model condition is taken from BS42020:2013 Biodiversity – Code of practice for planning and development :

#### **PRE COMMENCEMENT: LIGHTING DESIGN SCHEME**

*"Prior to commencement, a lighting design scheme for biodiversity" shall be submitted to and approved in writing by the local planning authority. The scheme shall*

- a) *Identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and*
- b) *Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.*

*All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority."*

**Reasons**

1. The applicant has provided sufficient information to allow the LPA to discharge its duties under the Habitats Regulations.
2. The use of a condition to require a Precautionary Method Statement helps the LPA to discharge its obligations under S17 of the Crime and Disorder Act (1998) where it is obliged in the exercise of all its various functions to do all that it can to prevent crime in its area.

I have made these recommendations in order to minimise the impact of the proposal on ecology and having due regard for the NPPF and Policy CS5, as well as the statutory obligations of the LPA.

Yours sincerely

**Sue Hooton CEnv CMIEEM**  
Senior Ecologist



Lisa Evans  
 Planning Department  
 Mid Suffolk District Council  
 131 High Street  
 Needham Market  
 IP6 8DL

08/07/2015

Dear Lisa,

**RE: 1311/15 Use of land for the siting of 1 static caravan and 1 touring caravan for occupation by Gypsies/ Travellers. Alterations to vehicular access. Construction of hard standing. Erection of perimeter fencing. Land at Church Lane, Baylham**

Thank you for sending us details of this application, we have the following comments:

We have read the ecological survey report (Anglian Ecology, Feb 2015) and we note the findings of the consultant. We have also received representation that great crested newts have been recorded adjacent to this site, although it is noted that the ponds surrounding the site have been scored as of 'below average' suitability for this species in the ecological survey report. The site is described as being improved grassland with a hedge and trees to the east. These habitat types could provide some suitable terrestrial habitat for great crested newts, dependent on their management. The proposal should therefore be considered against the requirements of national planning policy set out in the National Planning Policy Framework (NPPF) and of local planning policy set out in Mid Suffolk District Council's adopted Core Strategy Development Plan Document (policy CS5) and Local Plan document (policy CL8).

Notwithstanding the above, should permission be granted for the proposed development we request that the recommendations made within the ecological survey report are implemented in full, via a condition of planning consent.

If you require any further information please do not hesitate to contact us.

Yours sincerely

James Meyer  
 Conservation Planner



Suffolk Wildlife Trust,  
 Brooke House, Ashbocking,  
 Ipswich, IP6 9JY  
 Tel: 01473 890089

[www.suffolkwildlifetrust.org](http://www.suffolkwildlifetrust.org)

[info@suffolkwildlifetrust.org](mailto:info@suffolkwildlifetrust.org)

Suffolk Wildlife Trust is a  
 registered charity  
 no. 262777

Date: 24 June 2015  
 Our ref: 157341  
 Your ref: 1311 / 15



Lisa Evans  
 Mid Suffolk District Council Offices  
 131 High Street  
 Needham Market  
 Ipswich  
 Suffolk  
 IP6 8DL

Sustainable Development  
 Hombeam House  
 Crewe Business Park  
 Electra Way  
 Crewe  
 Cheshire  
 CW1 6GJ

**BY EMAIL ONLY**

T 0300 060 3900

Dear Ms Evans

**Planning consultation:** Use of land for the siting of 1 static caravan and 1 touring caravan  
**Location:** Land at, Church Lane, Baylham

Thank you for your consultation on the above dated 17 June 2015 which was received by Natural England on 17 June 2015.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

**The Wildlife and Countryside Act 1981 (as amended)**

**The Conservation of Habitats and Species Regulations 2010 (as amended)**

Natural England's comments in relation to this application are provided in the following sections.

**Statutory nature conservation sites – no objection**

This application is in close proximity to the Little Blakenham Pit Site of Special Scientific Interest (SSSI).

Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the site has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(I) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.

**Local sites**

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

**Sites of Special Scientific Interest Impact Risk Zones**

The Town and Country Planning (Development Management Procedure) (England) Order 2015, which came into force on 15 April 2015, has removed the requirement to consult Natural England on notified consultation zones within 2 km of a Site of Special Scientific Interest (Schedule 5, v (ii) of the 2010 DMPO).



The requirement to consult Natural England on "*Development in or likely to affect a Site of Special Scientific Interest*" remains in place (Schedule 4, w). Natural England's **SSSI Impact Risk Zones** are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments *likely to affect a SSSI*. The dataset and user guidance can be accessed from the [gov.uk](http://gov.uk) website.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely  
Richard Sykes  
Sustainable Development Consultations Team

## Consultation Response Pro forma

1	<b>Application Number</b>	1311/15	
2	<b>Date of Response</b>	1/7/15	
3	<b>Responding Officer</b>	Name:	Louise Barker
		Job Title:	Housing Development Officer
		Responding on behalf of...	Strategic Housing
4	<b>Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection subject to condition	
5	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>This response is given with regard to the NPPF and accompanying document 'planning policy for traveller sites', the Core Strategy DPD for Mid Suffolk (Policy CS1, CS2 &amp; CS10) and the revised 2012 Gypsy and Traveller Accommodation Assessment. The village of Baylham is identified in policy CS1 of the Mid Suffolk DPD as within the definition 'countryside and countryside villages'. In accordance with policy CS2 only specified types of development will be permitted in the countryside and villages. This includes sites for gypsies, travellers and travelling show people.</p> <p>Generally, government guidance recognises the long-standing under-provision of sites for Gypsies and Travellers and the need for identification of suitable pitches in appropriate locations. The Housing Act 2004 requires Local Authorities to assess housing needs for all households including Gypsy and Traveller households. In 2012 five Suffolk Local Authorities, including Mid Suffolk and Babergh commissioned the revised GTAA (Gypsy and Traveller Accommodation Assessment for the period 2012 -2017.</p>	

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

		<p>The assessment identified a need for 11 new residential pitches for Mid Suffolk for the period 2012 – 2017. From the period 2011 to 2013, 6 residential pitches have been secured; consequently the balance of 5 new residential pitches to the end of 2017 remains. With regard to a small Gypsy or Traveller site the evidence can be provided within the Gypsy and Traveller Accommodation Assessment that provides information at a district level.</p> <p>Also Policy CS10 of the MSDC Core Strategy seeks to ensure the delivery of sufficient good quality, appropriately located residential pitches to satisfy the unmet need. This application accords generally with the main criteria listed in CS10.</p> <p>All the existing traveller pitch provision in Mid Suffolk is provided through private sites owned by traveller households. The proximity of the West Meadows site in Ipswich to the eastern fringe of Mid Suffolk has meant that these parishes have become popular for a small number of households who have sought to leave the rented site and secure a site of their own. We know that small family sites tend to work best when integrated into local settled communities, this site is another such example.</p> <p>To summarise, we consider that there is a need for additional site provision within Mid Suffolk and we are currently working to ensure that additional site provision is developed. We would therefore wish to support this planning application (with a condition upon the grant of permission that limits occupation of the site to Gypsies and Travellers) for the reasons mentioned above.</p>
6	<p><b>Amendments, Clarification or Additional Information Required</b> (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	
7	<p><b>Recommended conditions</b></p>	<p>Limit occupation of the site to Gypsies and Travellers</p>

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

**From:** PROW Planning  
**Sent:** 06 July 2015 14:36  
**To:** Planning Admin  
**Subject:** RE: Consultation on Planning Application 1311/15

**Our Ref: W/131/020/315/15**

**For The Attention of: Lisa Evans**

**Public Rights of Way Response**

Thank you for your consultation concerning the above application.

Public Footpath 20 is recorded adjacent to the proposed development site; a digital plot showing the definitive alignment of the route as near as can be ascertained; which is for information only and is not to be scaled from, is attached.

We have **no objection** to the proposed works but would draw the applicant's attention to the attached "Public Rights of Way Planning Application Response - Applicant Responsibility".

Regards

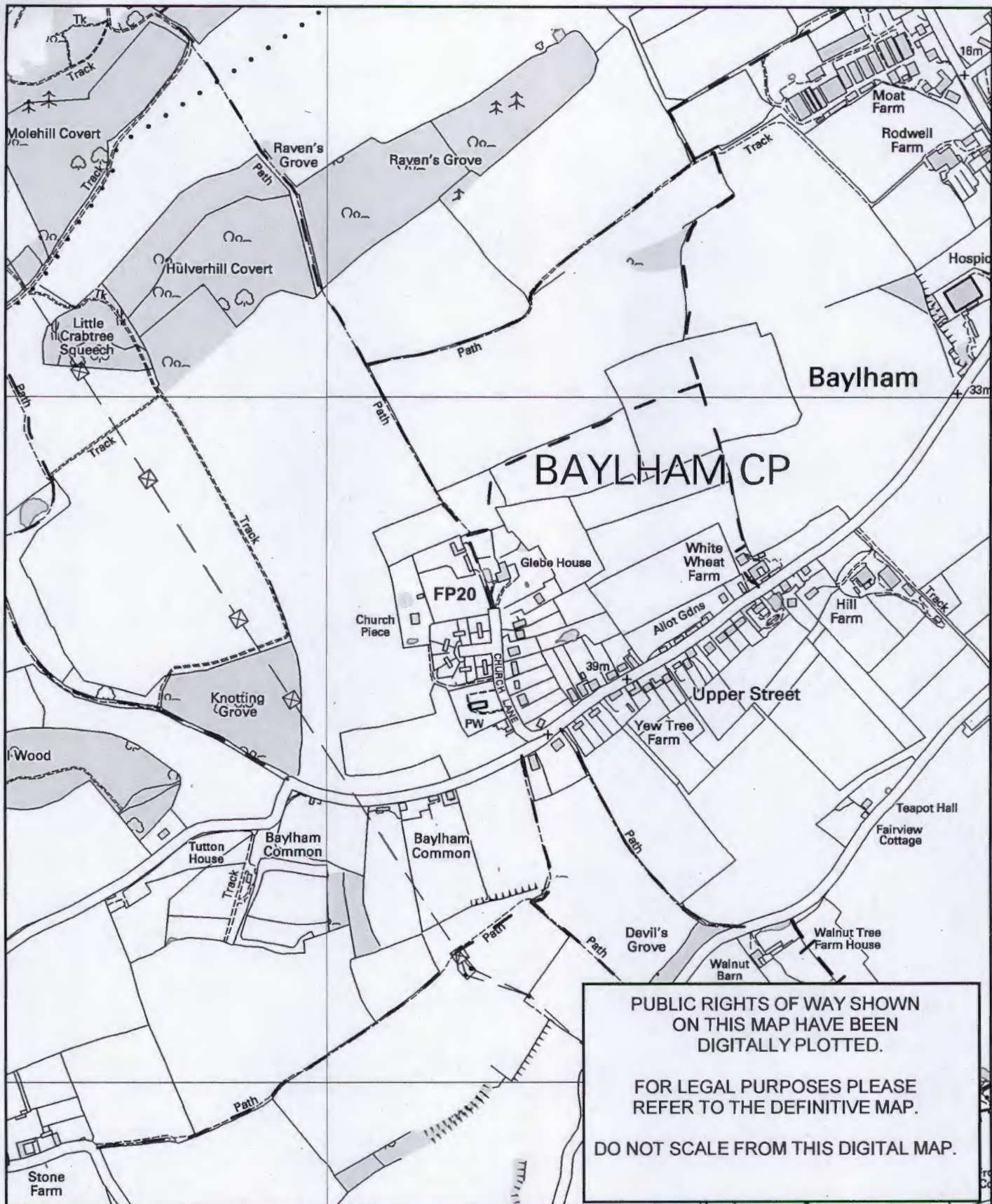
Francesca

**Francesca Clarke**  
**Countryside Access Development Team**  
Rights of Way and Access  
Economy Skills and Environment, Suffolk County Council  
Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

☎ (01473) 264758 | ✉ [PROWPlanning@suffolk.gov.uk](mailto:PROWPlanning@suffolk.gov.uk) | 🌐  
<http://publicrightsofway.onesuffolk.net/>

**For great ideas on visiting Suffolk's countryside visit [www.discoversuffolk.org.uk](http://www.discoversuffolk.org.uk)**





PUBLIC RIGHTS OF WAY SHOWN ON THIS MAP HAVE BEEN DIGITALLY PLOTTED.

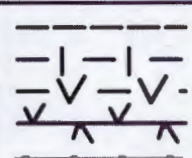
FOR LEGAL PURPOSES PLEASE REFER TO THE DEFINITIVE MAP.

DO NOT SCALE FROM THIS DIGITAL MAP.

**MS/1311/15 Land at, Church Lane, Baylham**  
**Public Footpaths 20**



Economy, Skills and Environment,  
 Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX



Ordnance Survey MasterMap

- Public Footpath
- Bridleway
- Restricted Byway
- Byway
- Definitive Map Parish Boundary

Scale 1:7500



© Crown Copyright. All rights reserved.  
 Suffolk County Council Licence No. 100023395 2015