
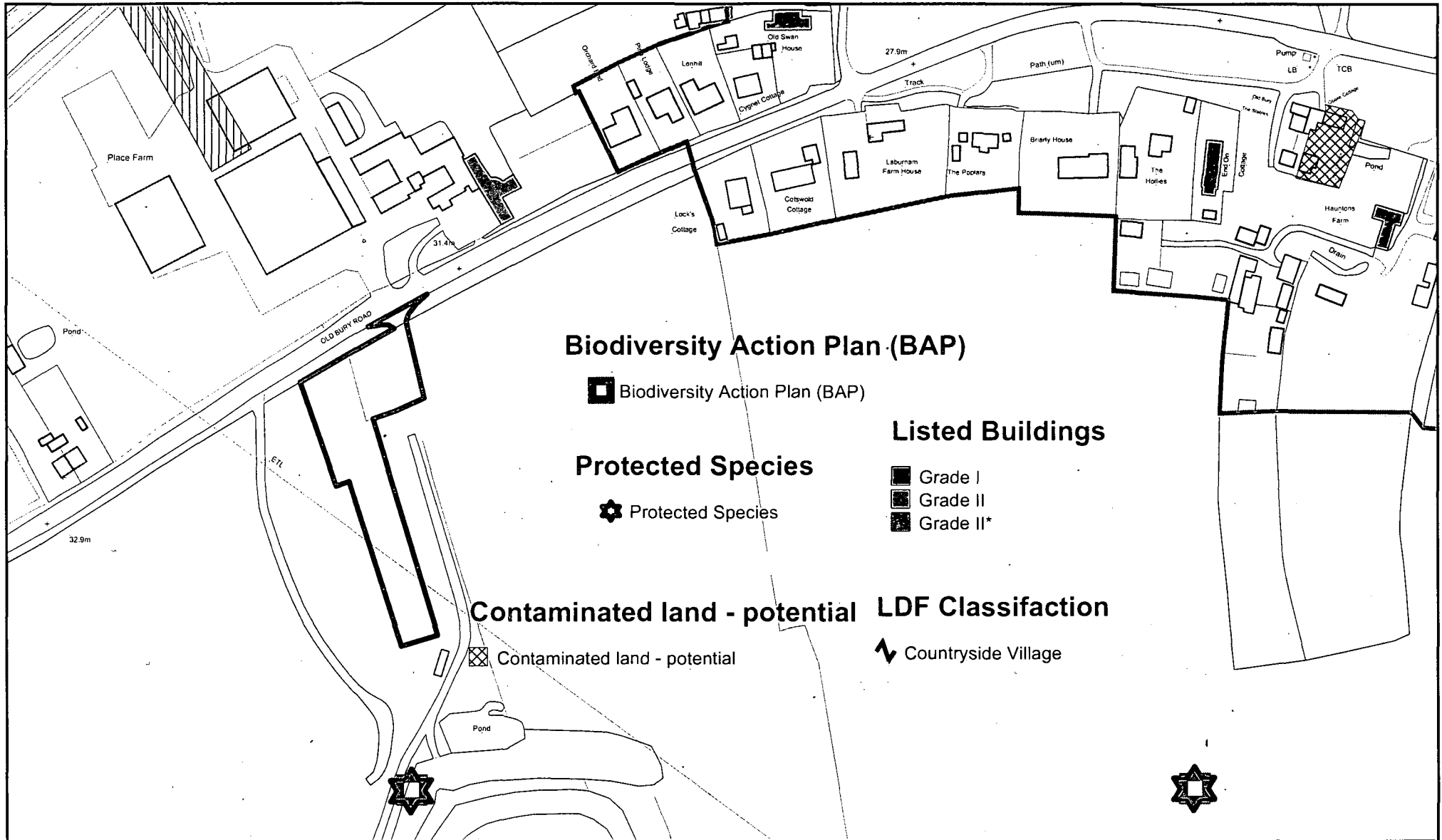


Title: Site Location Plan
Reference: 3844-14
Site: Place Farm, Stuston



MID SUFFOLK DISTRICT COUNCIL
131, High Street, Needham Market, IP6 8DL
Telephone : 01449 724500
email: customerservice@csduk.com
www.midsuffolk.gov.uk

 **SCALE 1:1250**
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14.

Committee Constraints Map

3844/14 Place Farm, Stuston



MID SUFFOLK DISTRICT COUNCIL

131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
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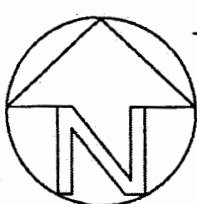
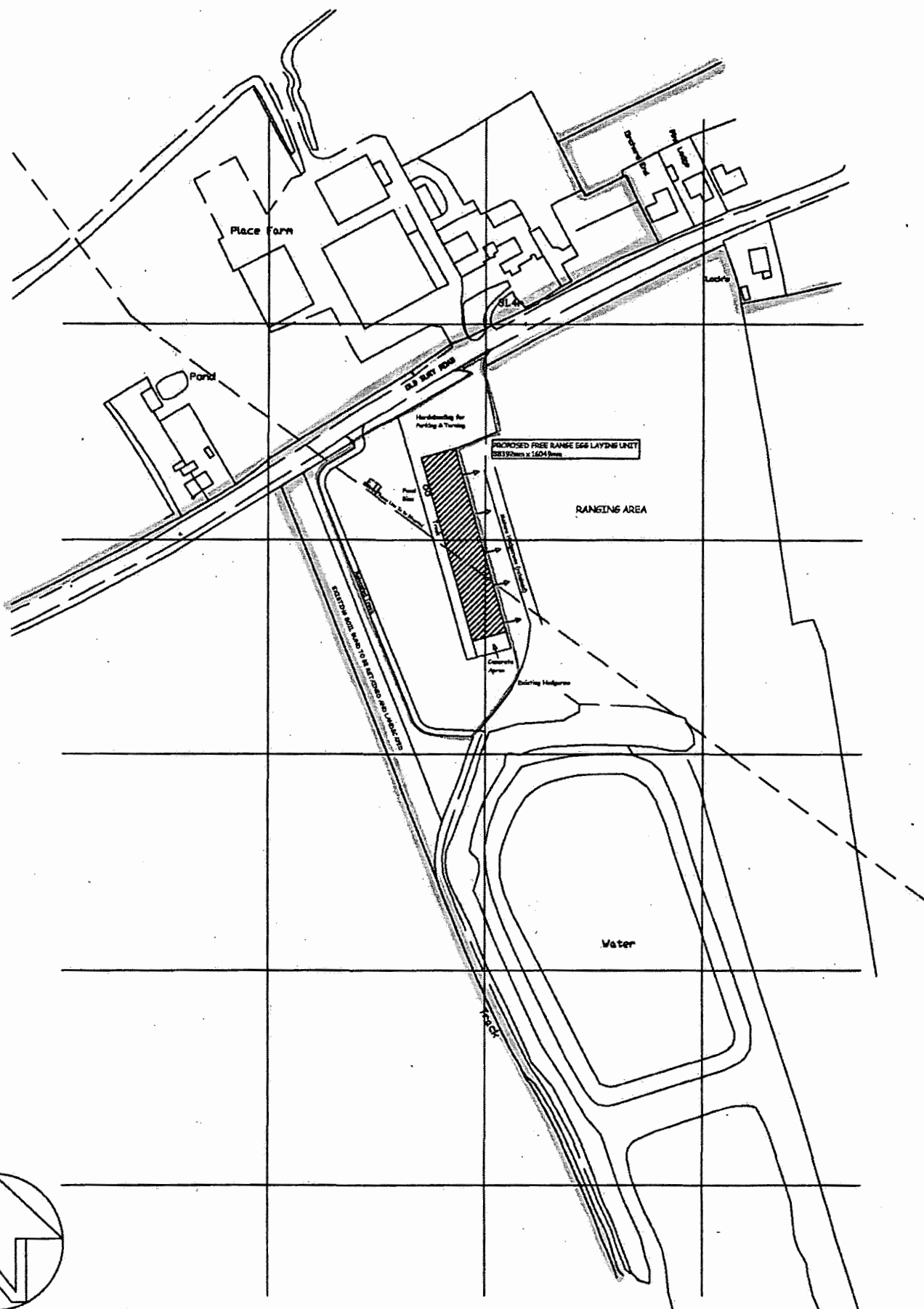
Date Printed : 03/02/2015

PROPOSED ROUTING PLAN

Applicant : D R & T J Laurie
Free Range Egg Laying Unit
Reference: 3844/14

Ian Pick Associates Ltd
Llewellyn House
Middle Street
Kilham
East Yorrkshire
YO25 4RL





<p>Llewellyn House Middle Street Kilham Driffield East Yorkshire YO25 4RP Tel/Fax (01262) 421807 Mobile 07702814950</p> <p>Ian Pick Associates Ltd Specialist Agricultural & Rural Planning Consultants</p>	<p>CLIENT D R & T J Laurie Stuston Place Farm Stuston Diss IP21 4AD</p>	<p>JOB TITLE Livestock Building</p> <hr/> <p>DWG. TITLE Location Plan REV B</p>	<p>SCALE 1=2500</p> <hr/> <p>DWG. NUMBER IP/DL/01B</p>	<p>Rev -</p> <hr/> <p>DATE JAN 15</p>
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This drawing is to be read in conjunction with the schedule of works



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YO25 4RL
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Mobile 07702814950

CLIENT
D Laurie & Sons Ltd
Stuston Place Farm
Stuston
Diss
IP21 4AD

JOB TITLE
Proposed Free Range Egg Unit

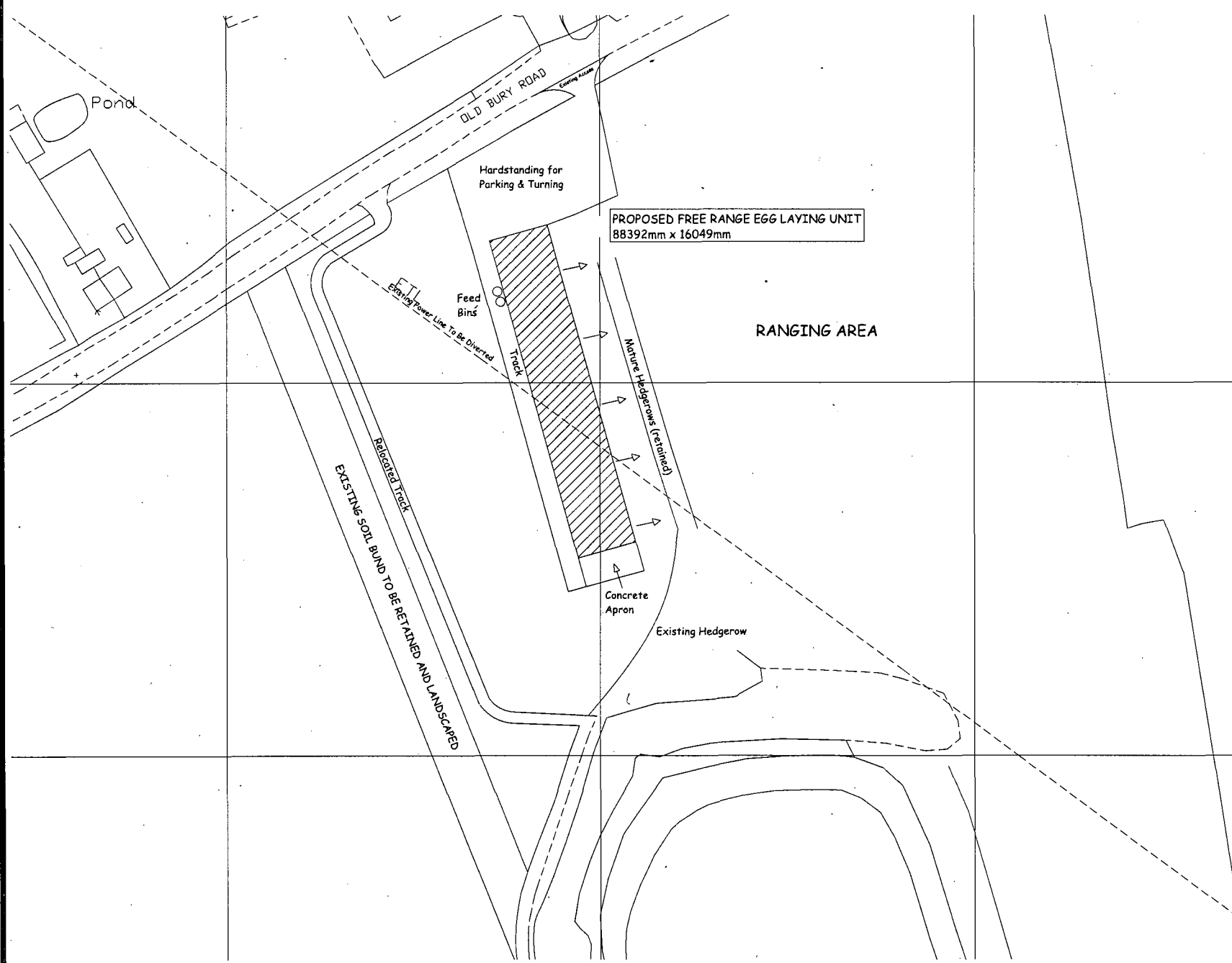
DWG. TITLE
SITE LAYOUT PLAN REV B

SCALE
1=500

DRN
IP

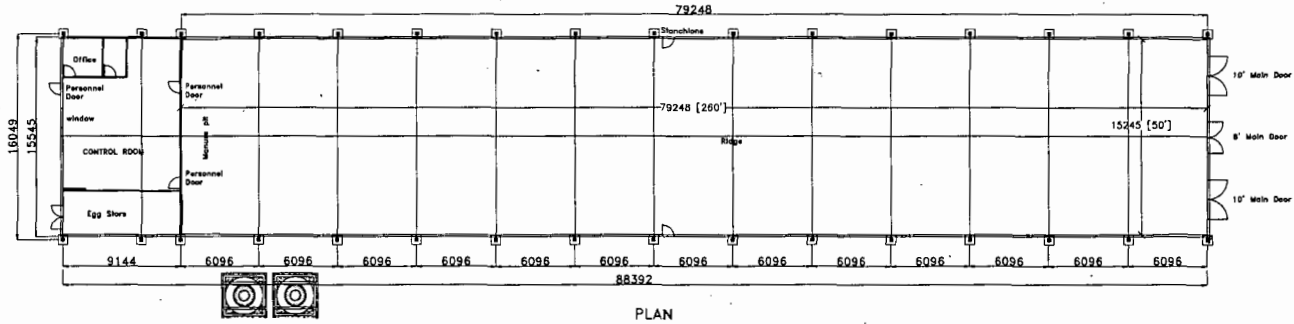
DATE	ALTERATION	REV

DWG. NUMBER IP/DL/02B	DATE JAN 15	REV -
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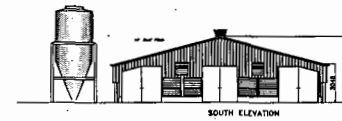


17.

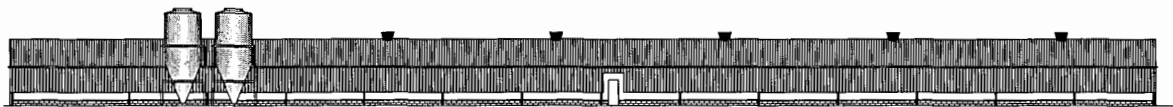
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EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



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Stuston Place Farm
Stuston
Diss
IP21 4AD

JOB TITLE
Proposed Free Range Egg Unit

DWG. TITLE
ELEVATIONS

SCALE
1=500

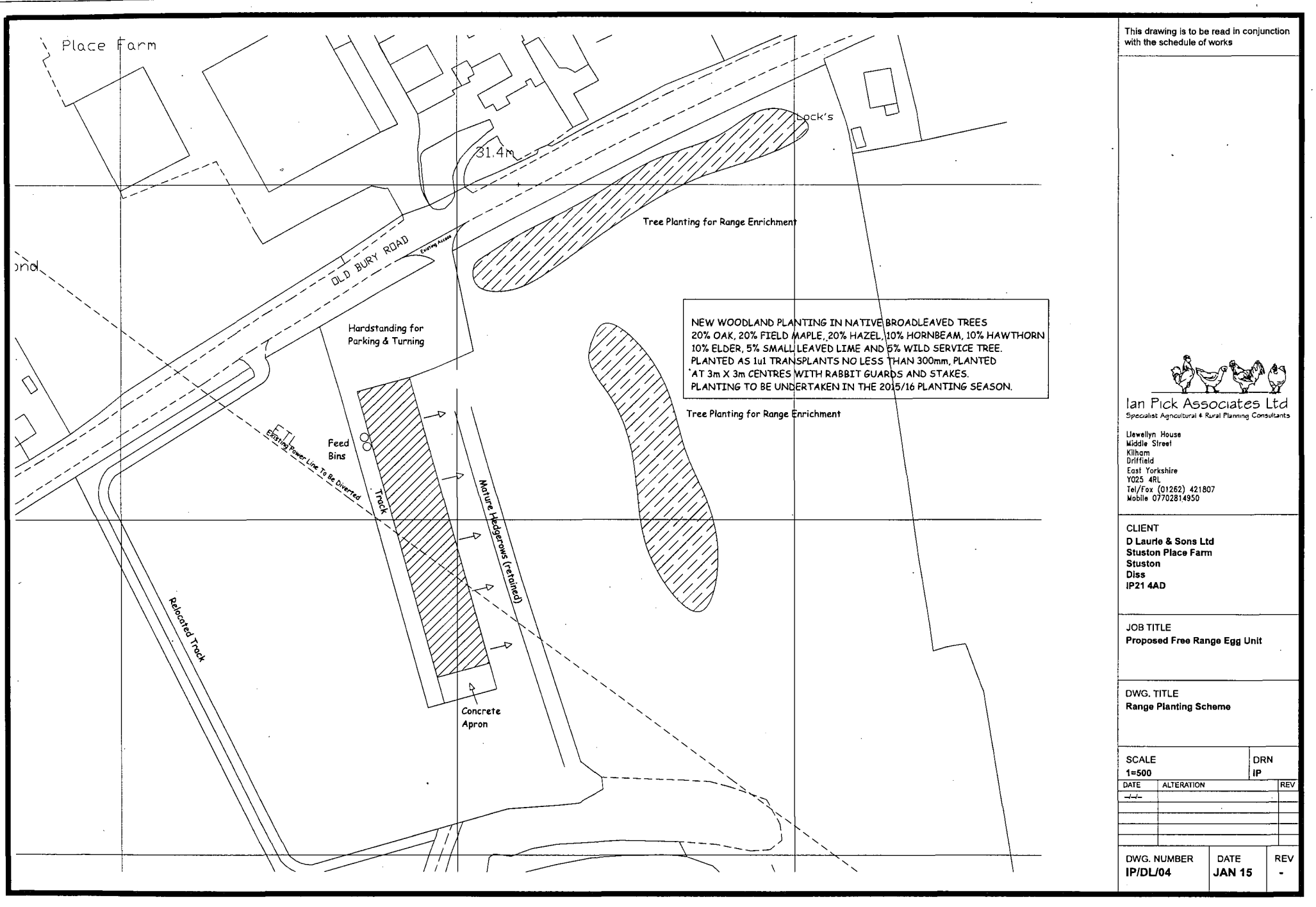
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IP

DATE	ALTERATION	REV
15/1		

DWG. NUMBER
IP/DL/03A

DATE
JAN 15

REV
-



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CLIENT
D Laurie & Sons Ltd
Stuston Place Farm
Stuston
Diss
IP21 4AD

JOB TITLE
Proposed Free Range Egg Unit

DWG. TITLE
Range Planting Scheme

SCALE
1=500

DRN
IP

DATE	ALTERATION	REV

DWG. NUMBER
IP/DLJ04

DATE
JAN 15

REV
-

HERITAGE COMMENTS



Application No.: 3844/14

Proposal: Erection of a livestock unit for the housing of free range hens, with associated feed bins and hardstandings

Address: Place Farm, Old Bury Road, Stuston

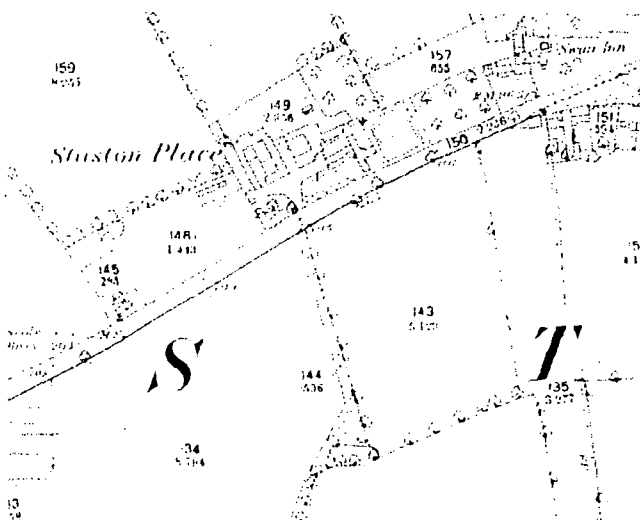
Date: 08/01/15

SUMMARY

1. The Heritage Team considers that the proposal would cause
 - No harm to a designated heritage asset because only partial views of the development site will be had from the grade II listed Place Farm. The new development is also set back from the highway which bisects the farm site. Therefore the setting of the heritage asset will remain largely unaffected.
2. The Heritage Team recommends that the application is approved subject to retained visual screening from the green boundary treatment of the site.

DISCUSSION

Place farm dates from around 1600 with alterations during the 18th and 19th centuries. It is grade II listed and is adjacent to Old Bury road on the edge of Stuston. The development site is located on the opposite side of the road to the listed farm and set back from the highway.



The OS map of 1886 a track way ran through the development site. This still exists in part but is partly covered by hard standing adjacent to Old Bury road.

The proposals to construct a free range egg unit for around 16,000 birds within a large single story pitched roof unit. While its footprint is large its height is quite low (5.2m ridge) therefore only having a limited impact on the surrounding landscape and the setting of the adjacent heritage asset. It has been indicated in the design and access statement that existing hedges and growth will screen the site sufficiently from the wider area including Old Bury road. It is important that this is retained to ensure sufficient screening.

Name: Mark Wilson
Position: Enabling Officer – Heritage

22.

MSDC ENV. HEALTH
(LAND CONTAMINATION)

From: Pittam, Nathan [mailto:Nathan.Pittam@babergh.gov.uk]
Sent: 15 December 2014 10:00
To: Planning Admin
Subject: 3844/14/FUL. EH. Land Contamination.

3844/14/FUL. EH. Land Contamination.
Place Farm, Old Bury Road, Stuston, DISS, IP21 4AD.
Erection of a livestock unit for the housing of free range hens, with associated feed bins and hardstandings.

Many thanks for your request for comments in relation to the above application. I have looked at the application and can confirm that the likelihood of contamination adversely affecting the proposed end use is low and as such I have no objection to raise with respect to this application. I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Regards

Nathan

Dr. Nathan Pittam
Senior Environmental Management Officer - Environmental Protection
Babergh and Mid Suffolk District Council - Working Together
t: 01449 724715
e: nathan.pittam@babergh.gov.uk
w: www.babergh.gov.uk www.midsuffolk.gov.uk

Your Ref: MS/3844/14
 Our Ref: 570\CON\3252\14
 Date: 13/01/2015
 Enquiries to: KylePorter
 Tel: 01473 265379
 Email: kyle.porter@suffolk.gov.uk

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

For the Attention of: Stephen Burgess

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990
 CONSULTATION RETURN MS/3844/14**

PROPOSAL: Erection of a livestock unit for the housing of free range hens, with associated feed bins and hardstandings

LOCATION: PLace Farm, Old Bury Road, Stuston

ROAD CLASS: C564

Notice is hereby given that the County Council as Highway Authority make the following comments:

After receiving additional information:

"In response to the comments of the Highway Authority, the table below shows the commercial traffic generation associated with the proposed free range egg unit once operational.

Activity	Vehicle Size	Frequency
Bird Delivery	38 tonne articulated lorry	2 lorries every 14 months
Egg Collection	18 tonne rigid lorry	2 per week
Feed Delivery	32 tonne rigid lorry	1 per fortnight
Bird Collection	38 tonne articulated lorry	2 lorries every 14 months
Manure Removal	Tractor and Trailer	2 per week

I have also enclosed a traffic routing plan for HGV's, which will all be routed to the west to avoid Stuston Village.

Regards

Ian."

PROPOSED ROUTING PLAN
Applicant : D R & T J Laurie
Free Range Egg Laying Unit
Reference: 3844/14

Ian Pick Associates Ltd
Llewellyn House
Middle Street
Kilham
East Yorkshire
YO25 4RL



Suffolk County Council can confirm that the frequencies and proposed route is acceptable in terms of highway safety therefore Suffolk County Council can support this application.

Yours faithfully

Mr Kyle Porter
Development Management Technician
Highway Network Improvement Services
Economy, Skills & Environment

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.

Mr S Burgess
 Planning Services
 Mid Suffolk District Council
 131 High Street
 Needham Market
 Suffolk IP6 8DL

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
 Web: <http://www.suffolk.gov.uk>

Your Ref: 3844/14
 Our Ref: Landscape/MSDC/Stuston
 Date: 23rd January 2015

Dear Stephen,

Proposal: Erection of a livestock unit for the housing of free range hens, with associated feed bins and hardstanding

Location: Place Farm, Old Bury Road, Stuston

Application Number: 3844/14

Thank you for your consultation dated 6th January 2014. Based on the information provided on the MSDC web site and a site visit carried out on 14th January 2014 I offer the following response to this application. I have referred to the amended Location Plan IP/DL/01B and the Site Layout Plan Rev B received on 22nd January 2015. These plans address the position of the west boundary of the site and indicate the location of the remnants of the historic hedged track.

Site Location and proposed building

The site is located to the south of the Old Bury Road and at the 35 metre contour. The land rises gently to the south. To the north of the road the Special Landscape Area (SLA) wraps around Place Farm and Tyrells Farm. The site itself lies outside the SLA.

The landscape type is Rolling Valley Claylands (LCA landscape type 17) with guidance provided on the web site www.suffolklandscape.org.uk. The landscape management guidelines of particular relevance are as follows:

- Recognise localised areas of late enclosure hedges when restoring and planting hedgerows.
- Maintain and increase the stock of hedgerow trees.
- Increase the area of woodland cover; siting should be based on information from the Historic Landscape Characterisation and in consultation with the Archaeological Service.

The **proposed building** will have a relatively low profile with a height of 3.0 metres to eaves and 5.2 metres to ridge height. The colour is proposed to be Juniper green which is acceptable in terms of suitability in the landscape. Feeder bins should be coloured to match. The orientation of the unit will mean that views will generally be limited to those available from the roadside through

the hedgerow (especially in winter) and through the vehicle access points off the road. The upper section of the building is likely to be visible from the west when the mounds of soil are graded to a more suitable profile. The two bunded reservoirs provide some screening to views of the site from the south and south east including from the Grove Lane track, public footpath. This is the only public footpath in the immediate locality. Views from properties to the north and east of the site will be restricted by the presence existing hedgerows and the new planting proposed within and around the range area.

I would expect that exterior site lighting would be limited to security lights on the building and that there would be minimal lighting for the site parking area. I would hope that site lighting could be turned off at the end of the working day; this would ensure that the night time impact of the proposed unit would be negligible.

There is a proposal to divert the overhead lines which cross the proposed site. I would advise that the diverted route should be carefully chosen to avoid conflict with hedges, trees and proposed planting locations.

Landscape matters

Further to my email dated 19th January in which I raised some queries a number of aspects have been confirmed by the agent. I have also supplied a sketch plan illustrating the points I raise in terms of landscape and planting.

The west boundary of the site is identified on the ground by the post and wire mesh fence. I understand that within the area to the west of the proposed unit the mounds of soil will be regraded with some surplus material removed and placed on the fields. I suggest that a softly profiled mound at a variable but maximum height of 3 metres be created. This could be seeded or left to naturalise as grass with wildflowers.

I recommend that a new mixed hedge (such as hawthorn with some smaller amounts of blackthorn, field maple, hazel, dogwood, holly and spindle) be incorporated on the west boundary; this can link into the existing hedge to the south. New trees such as oak, hornbeam and field maple could be added to the east side of this hedge between it and the mound. I would not recommend planting on the mound itself as this would not be in character with the landscape.

I note that it will not be feasible to combine the two access points which currently exist due to operational constraints. I have suggested that some new planting be inserted alongside the access track to the reservoirs and around the car park; this will help with screening of the unit.

The unit will be located close to the historic green lane track, a remnant of which remains. There appears to be some 8 – 10 metres gap alongside the east elevation with the pop holes and at the southern end of the unit. It is important that the unit construction and subsequent use does not jeopardise the track and hedgerows. The distance proposed should be sufficient to ensure there is no conflict. Site ground levels should be maintained alongside the hedge. There is scope to carry out some hedgerow management, including the removal of all redundant plastic guards. Ideally the ditch along the east side of the track leading into the pond would be restored and managed.

I welcome the introduction of new planting into the range area and have suggested that this be positioned to:

- Reflect former hedgerow alignments
- Enclose the southern boundaries of the range area with hedging
- Develop small copses to enclose views of the unit and provide cover for the chickens

The final detail of this planting can be dealt with by a landscape condition. The larger blocks of planting shown on the Range Planting Scheme plan (IP/DL/04) are likely to appear incongruous with the historic landscape pattern but could be refined to ensure greater suitability.

I have considered the Policy CL13 relating to this recommendation is Policy CL13 which reads as follows:

- Where a new agricultural building is proposed, it should normally be sited within or adjacent to existing farm building groups and be sympathetically related to them in style, size and use of building materials. **The building is on the southern side of the road but will not be unrelated to the existing farm complex.**
- Agricultural development should have regard to its effect on the visual amenity of the landscape and the desirability of preserving known archaeological sites and sites of recognised nature conservation value. **The proposal will be accompanied by new planting and will result in the site being improved following removal of redundant structures and spoil mounds.**
- A scheme of landscaping should be prepared as part of any development. In cases where a new agricultural building cannot be integrated within existing groups, particular care should be given to its setting in the landscape and avoiding intrusion on the open skyline. **There will be a comprehensive scheme of planting submitted as part of a planning condition should approval be forthcoming.**

RECOMMENDATION

I conclude that in terms of landscape impact the free range unit should, subject to careful construction and new planting sit comfortably in the landscape without undue detrimental impact. I am content that the application can be approved. The proposal will offer opportunities to deal with some of the unattractive elements of the site as well as to undertake positive hedgerow management and new planting.

Should the LPA be minded to approve this planning application then I advise the following conditions, requiring further detail be applied to the planning permission:

- Detail / controls relating to exterior lighting
- Detail of a comprehensive planting scheme to include new planting within the red line of the application and the offsite proposals within the range area and west of the building. Such a scheme should be fully specified and include basic management notes and an implementation timetable.
- Implementation of the landscape scheme, I recommend this takes place in the first planting season following the construction of the unit.
- Colour of the building and feed bins to be deep green or brown (or as currently specified in the planning statement).

Please let me know if you have any queries relating to matters raised in this letter.

Yours sincerely

Anne Westover BA Dip LA CMLI
Landscape Planning Officer

From: Bromley, Rebecca [mailto:rebecca.bromley@environment-agency.gov.uk]
Sent: 16 December 2014 13:51
To: Planning Admin
Subject: EA consultation response: 3844/14

For the attention of Stephen Burgess

Thank you for consulting us on the above planning application. We do not wish to object but please see our comments below.

Environmental Permitting Regulations 2010

Only clean, uncontaminated surface water should be discharged to soakaway or sewer. The applicant should ensure that there is no possibility of contaminated water discharging to surface or underground waters, as this is an offence under the Environmental Permitting Regulations (2010). They should also be aware that if pollution does occur as a result of activities on the site, this may lead to prosecution.

The proposal is to house 16,000 birds; therefore the operation will be below the permit threshold of 40,000. Should the applicant wish to expand the facility in the future to house 40,000 birds, they will need to apply for an Environmental Permit. More information about this, along with other information on poultry keeping, can be found online here: <https://www.gov.uk/poultry-farms-general-regulations>

Further information regarding making a permit application for intensive poultry farms can be found on our [Environmental Permitting for intensive farming \(pigs and poultry\)](#) web pages.

Kind regards,

Rebecca

Rebecca Bromley
Sustainable Places Planning Advisor
Essex, Norfolk and Suffolk

☎ 01473 706081

✉ rebecca.bromley@environment-agency.gov.uk

📍 Icen House, Cobham Road, Ipswich, Suffolk. IP3 9JD

Date: 30 January 2015
 Our ref: 142639
 Your ref: 3844/14



Stephen Burgess
 Mid Suffolk District Council
 131 High Street
 Needham Market
 Suffolk
 IP6 8DL

Customer Services
 Hornbeam House
 Crewe Business Park
 Electra Way
 Crewe
 Cheshire
 CW1 6GJ

planningadmin@midsuffolk.gov.uk

T 0300 060 3900

BY EMAIL ONLY

Dear Mr Burgess

Planning consultation: Erection of a livestock unit for the housing of free range hens, with associated feed bins and hardstandings.

Location: Place Farm, Old Bury Road, Stuston

Thank you for your further consultation on the above dated 21st and 27th January 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.

Advice under the Wildlife and Countryside Act 1981 (as amended)

No objection – no conditions requested

This application is in close proximity to Gypsy Camp Meadows, Thrandeston Site of Special Scientific Interest (SSSI). Following the submission of further information by the applicant regarding potential air quality issues as requested in our previous response (our ref: 139890, dated 9th January 2015), 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(l) of the *Wildlife and Countryside Act 1981* (as amended), requiring your authority to re-consult Natural England.

Other advice

We would expect the Local Planning Authority (LPA) to assess and consider the other possible impacts resulting from this proposal on the following when determining this application:

- local sites (biodiversity and geodiversity)
- local landscape character
- local or national biodiversity priority habitats and species.

Natural England does not hold locally specific information relating to the above. These remain



material considerations in the determination of this planning application and we recommend that you seek further information from the appropriate bodies (which may include the local records centre, your local wildlife trust, local geoconservation group or other recording society and a local landscape characterisation document) in order to ensure the LPA has sufficient information to fully understand the impact of the proposal before it determines the application. A more comprehensive list of local groups can be found at [Wildlife and Countryside link](#).

Protected Species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published [Standing Advice](#) on protected species. The Standing Advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and mitigation strategy.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at consultations@naturalengland.org.uk.

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 relating to the specific advice in this letter only please contact Jack Haynes using the details given below. For any new consultations, or to provide further information on this consultation please send your correspondences to 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

Jack Haynes

Land Use Operations Norfolk & Suffolk Team

Email: jack.haynes@naturalengland.org.uk

Tel: 0300 060 1498