

Public Document Pack

DEVELOPMENT CONTROL COMMITTEE B

DATE	Wednesday 16 March 2016
PLACE	Council Chamber, Council Offices, High Street, Needham Market
TIME	9.30 a.m.

Please ask for: Val Last
Direct Line: 01449 724673
Fax Number: 01449 724696
E-mail: val.last@baberghmidsuffolk.gov.uk

8 March 2016

The Council, members of the public and the press may record/film/photograph or broadcast this meeting when the public and press are not lawfully excluded. Any member of the public who attends the meeting and wishes to be filmed should advise the Committee Clerk.

A G E N D A

1. Apologies for absence/substitutions
2. To receive any declarations of pecuniary or non-pecuniary interest by members
3. Declarations of lobbying
4. Declarations of personal site visits
5. Confirmation of the minutes of the meeting held on 17 February 2016
Report SA/07/16 Pages A to H
6. To receive notification of petitions in accordance with the Council's Petition Procedure
7. **Questions from Members**

The Chairman to answer any questions on any matters in relation to which the Council has powers or duties which affect the District and which fall within the terms of reference of the Committee of which due notice has been given in accordance with Council Procedure Rules.

8. Schedule of planning applications

Report SA/08/16

Pages 1 to 287

Note: The Chairman may change the listed order of items to accommodate visiting Ward Members and members of the public.

9. Site Inspection

Note: *Should a site inspection be required for any of the applications this will be held on Wednesday, 23 March 2016 (exact time to be given). The Committee will reconvene after the site inspection at 12:00 noon in the Council Chamber.*

Would Members please retain the relevant papers for use at that meeting.

10. Urgent business – such other business which, by reason of special circumstances to be specified, the Chairman agrees should be considered as a matter of urgency

(Note: Any matter to be raised under this item must be notified, in writing, to the Chief Executive or District Monitoring Officer before the commencement of the meeting, who will then take instructions from the Chairman.)

Notes:

1. The Council has adopted a Charter for Public Speaking at Planning Committees. A link to the full charter is provided below.

<http://www.midsuffolk.gov.uk/assets/UploadsMSDC/Organisation/Democratic-Services/Constitution/Revised-2015/Pages-22-25-Charter-on-Public-Speaking-Planning-Committee-Extract-for-web.pdf>

Those persons wishing to speak on a particular application should arrive in the Council Chamber early and make themselves known to the Officers. They will then be invited by the Chairman to speak when the relevant item is under consideration. This will be done in the following order:

- Parish Clerk or Parish Councillor representing the Council in which the application site is located
- Objectors
- Supporters
- The applicant or professional agent / representative

Public speakers in each capacity will normally be allowed 3 minutes to speak.

2. Ward Members attending meetings of Development Control Committees and Planning Referral Committee may take the opportunity to exercise their speaking rights but are not entitled to vote on any matter which relates to his/her ward.

Val Last
Governance Support Officer

Members:

Councillor Kathie Guthrie – Chairman – Conservative and Independent Group
Councillor Roy Barker – Vice-Chairman – Conservative and Independent Group

Conservative and Independent Group

Councillors: Julie Flatman
Jessica Fleming
Glen Horn
Barry Humphreys MBE
Dave Muller
Jane Storey

Green Group

Councillor: Keith Welham

Liberal Democrat Group

Councillor: Mike Norris

Substitutes

Members can select a substitute from any Member of the Council providing they have undertaken the annual planning training

Ward Members

Ward Members have the right to speak but not to vote on issues within their Wards

Mid Suffolk District Council

Vision

“We will work to ensure that the economy, environment and communities of Mid Suffolk continue to thrive and achieve their full potential.”

Strategic Priorities 2014-2019

1. Economy and Environment

Lead and shape the local economy by promoting and helping to deliver sustainable economic growth which is balanced with respect for wildlife, heritage and the natural and built environment.

Outcomes

- Strong and productive relationships with business, visitors and partners are established.
- Investment is secured and employment opportunities are developed through existing and new business including the delivery of more high value jobs.
- Local skills provision is more aligned to the local economy with our education and training equipping people for work.
- Key strategic sites are developed and an infrastructure is in place that delivers economic advantage to existing and new business.
- The natural and built environment and our heritage and wildlife are balanced with growth.
- Our market towns are accessible and sustainable vibrant local and regional centres.
- Growth achieved in the key sectors of food, drink, agriculture, tourism, advanced manufacturing (engineering), logistics and energy sectors of the local economy.
- Potential from the green economy is maximised, for homes and businesses.
- Our environment is more resilient to climate change and flooding, water loss and emissions are reduced.
- A cleaner, safer and healthier environment is delivered providing a good quality of life for residents and visitors.

2. Housing

Ensure that there are enough good quality, environmentally efficient and cost effective homes with the appropriate tenures and in the right locations.

Outcomes

- That the supply of housing meets the needs and demands of all and supports diverse vibrant communities.
- Appropriate amenities and infrastructure for core villages acting as hubs for their surrounding areas.
- A high standard of housing that is energy efficient, accessible, of good quality, in the right locations and with the right tenures.
- People are able to move more readily and have the choice and ability to access appropriate housing.

3. Strong and Healthy Communities

Encourage and support individuals and communities to be self sufficient, strong, healthy and safe.

Outcomes

- Vibrant, healthy, sustainable and resilient communities maximising their skills and assets.
- Individuals and communities taking responsibility for their own health, wellbeing, fitness and lifestyles.
- Communities feel safer and there are low levels of crime.
- Communities are better connected and have a strong and productive relationship with Mid Suffolk District Council.

Suffolk Local Code of Conduct

1. Pecuniary Interests

Does the item of Council business relate to or affect any of your/your spouse /partner's pecuniary interests?

Yes

No

No interests to declare

Declare you have a pecuniary interest

Leave the room. Do not participate or vote (Unless you have a dispensation)

Breach = criminal offence

2. Non-Pecuniary Interests

Does the item of Council business relate to or affect any of your non-pecuniary interests ?

Yes

No

Declare you have a non-pecuniary interest

Participate fully and vote

Breach = non-compliance with Code

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held at the Council Offices, Needham Market on 17 February 2016 at 09:30 am

PRESENT: Councillor Kathie Guthrie – Chairman – Conservative and Independent Group
Councillor Roy Barker – Vice-Chairman – Conservative and Independent Group

Conservative and Independent Group

Councillor: Julie Flatman
Jessica Fleming
Derrick Haley*
Glen Horn
Dave Muller
Jane Storey

Green Group

Councillor: Keith Welham

Liberal Democrat Group

Councillor: John Field *

Denotes substitute *

Ward Members: David Card
Diana Kearsley

In attendance: Corporate Manager - Development Control (PI)
Senior Development Management Planning Officer (JPG)
Development Management Planning Officer
(AM/S Burgess/S Bunbury/RB)
Senior Legal Executive
Corporate Manager (Economic Development and Tourism)
Senior Ecologist – Suffolk County Council
Governance Support Officer (VL/GB)

SA56 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

Councillors John Field and Derrick Haley were substituting for Councillors Mike Norris and Barry Humphreys MBE respectively.

SA57 DECLARATIONS OF PECUNIARY/NON-PECUNIARY INTEREST

All Members of the Committee declared a non-pecuniary interest in Application 3778/15 as the applicant was a Member of the Council.

Councillor Dave Muller declared a pecuniary interest in Application 3308/15 as a member of the Board of Directors and also Manager for the Cedars Park Community Centre.

Councillor Dave Muller declared a non-pecuniary interest in Application 3308/15 as the Ward Member for Stowmarket North and having had contact with Cedars Park Action Group.

SA58 DECLARATIONS OF LOBBYING

It was noted that all Members had been lobbied on Application 3308/15.

SA59 DECLARATIONS OF PERSONAL SITE VISITS

Councillor Dave Muller declared that he had visited the sites for Applications 4063/15 and 3308/15. Councillor Derrick Haley had visited the site or Application 3308/15.

SA60 QUESTIONS FROM MEMBERS

None received.

SA61 SCHEDULE OF PLANNING APPLICATIONS

Application Number	Representations from
3778/15	Christopher Manning (Objector)
4226/15	Paul Burd (parish Council) Phil Cobbold (Agent)
3308/15	Paula Mayhew (an Objector) Michael Smith (Agent for the Applicant)
4244/15	Keith Earl (Objector) Phil Cobbold (Agent)

Item 1

Application Proposal	3778/15 Minor material amendment to implemented planning permission 1402/04 ('Erect two storey dwelling and attached cart lodge using existing vehicular access') to reduce extent of demolition in order to allow creation of annex (and reduce size of approved cart lodge). [Application made under S73 of the Town and Country Planning Act 1990 to vary condition 3 of planning permission 1402/04]
Site Location	YAXLEY – Sunnyside Cottage, Church Lane, IP23 8BU
Applicant	Mr D Burn & Ms L Seward

The Development Management Planning Officer advised Members of the following amendments to the report:

- Page 5, paragraph 2 – The length of the single storey 'cartlodge' garaging would be *decreased* ...
- Page 8, first bullet point – Two year time limit for completion of works of demolition.

It was noted that Yaxley Parish Council described the building as a 'condemned property' (page 14) but the building was not condemned and would be better described as uninhabitable.

Christopher Manning, an objector said he did not believe the application was a 'minor material amendment' to that already approved, or that the remainder of the original dwelling could be described as an annex as it would be necessary to leave Sunnyside

House to access it. The property was in a bad condition and would require substantial work to make it safe. Access was via a grass track in his ownership which was not suitable for additional traffic and building materials could only be delivered to outside his own front gate. He had been assured by the applicant when purchasing his own property that Sunnyside Cottage would never be sold or let as the planning permission only allowed one house on the land and the remainder to be used as workshop or storage areas. He was concerned that this proposed change was a first step to selling the property at a later date.

In response to Members' questions the Planning Officer advised that:

- The proposal was not for a 'replacement dwelling' as only one household would be maintained on site
- Permission had already been granted for works which would necessitate builders accessing the site. This application only reduced the scale of demolition and size of the cartlodge.

Members were generally satisfied with the application but were concerned that the annex must remain as ancillary to the main dwelling in the future and the relevant condition must not be varied. Concern was also expressed regarding the length of time since the original permission was granted and Members wished to see the demolition and securing of the building completed within an appropriate timescale. A motion to grant permission subject to an amendment to the condition to read 'Demolition completed and remaining building to be weatherproofed and structurally sound within two years of decision' was proposed and seconded.

By a unanimous vote

Decision – Grant Planning Permission subject to the following conditions:

- Standard 'Annex' condition (restricting occupation to family members of the occupants of the replacement dwelling approved under reference 1402/04)
- Remainder of original dwelling only to be used for purposes ancillary and incidental to the replacement dwelling when not in use as a residential annex to the dwelling approved under reference 1402/04
- Demolition completed and remaining building to be weatherproofed and structurally secure within two years of the decision
- Provision of parking and manoeuvring areas
- Works to be carried out in accordance with the approved documents.

Item 2

Application	4226/15
Proposal	Variation of condition 3 of planning permission 2689/15 "Use of land for the stationing of 23 holiday lodges" to permit extended occupation of lodges.
Site Location	WORTHAM – Honeypot Farm, Bury Road, IP22 1PW
Applicant	Mr Feeney

Following the Officer presentation issues raised by Members were clarified including:

- How the use for 'holiday purposes' could be policed
- How to define 'principle home address.'

Paul Burd, speaking for the Parish Council said that the applicant clearly wanted to maximise the sale value of the plots and it had been concluded that the previous application was not about providing holiday accommodation, which the Parish Council was happy with, but about trying to provide permanent accommodation. The existing '28 day stay' condition encouraged overnight stays and frequent visiting to the area by freeing accommodation for others, people did not normally holiday for 11 months of the year or they would be resident and if the application was approved the site would cease to be an attractive holiday venue. The agent and the Tourism Officer had quoted from a Good Practice Guide that the proposed variation represented current good practice but a council who had introduced these conditions had subsequently reviewed them and introduced a more robust policy to prevent permanent accommodation. He requested that if the application was approved this was also in place in Mid Suffolk. The Parish Council believed that if permission was granted the site would essentially become a residential area.

Phil Cobbold, the agent said the original application for holiday lodges was sought to upgrade the site as a holiday location. The current owner was retiring and wished to maximise the value of the land so the business could be sold to another firm but no one was interested in purchasing the site with the existing '28 day condition'. Most sites now included a mix of owner occupied and rental properties and no one would buy a property with a condition that prevented them from visiting every weekend in the summer. The proposed condition reflected current Government guidance and was also supported by the Tourism Officer. The Council could monitor the site to ensure that there were no permanent residents.

Councillor Diana Kearsley, Ward Member, said that the original application had given no indication that the lodges were likely to go on the open market. The previously agreed condition was to safeguard use for visitors and to ensure the lodges did not become part of housing stock. The Government guidance mentioned was not statutory and there were a number of similar style lodges in the village that had to comply with occupancy restrictions. She was concerned that if the application was granted it would lead to permanent occupation and this was not appropriate for a rural village like Wortham. She also felt that it might not be possible for the Council to enforce the condition due to lack of resources.

The Corporate Manager (Economic Development and Tourism) confirmed that he supported the recommendation as the '28 day' condition prevented people from visiting every weekend. The site was central to the area in attractive countryside and would be a good base to explore the area.

Although having sympathy with the applicant that the existing condition could impede the sale of the lodges, Members expressed concern that approval could result in them being used as a permanent residence. Members requested the application be deferred for Officers to negotiate with the applicant regarding a modified condition that gave more flexibility while safeguarding occupancy and gave reassurance to the community that the lodges would not be used as a permanent residence.

By 9 votes to 0 with 1 abstention

Decision – Defer for further negotiation as to the period of occupancy and tenure management issues

Item 3

Application 4063/15
Proposal Store Extension
Site Location **STOWMARKET** - Cedars Park Community Centre, Pintail Road,
IP14 5FP
Applicant Mid Suffolk District Council

Councillor Dave Muller, Ward Member, advised the Committee that the existing storage containers had been in use for two years and were used by the thriving pre-school group and the Cedars Park Football Club. The store extension was needed to allow the removal of the units and storage within the Community Centre.

Members unanimously supported the proposal.

By a unanimous vote

Decision – That Full Planning Permission be granted subject to the following conditions:

- Standard time limit
- To be in accordance with submitted details
- Storage containers to be removed and cycle spaces to be re-sited within three months of the completion of the extension.

Note: Councillor Dave Muller left the Council Chamber and was not present for the debate or vote on this item

Item 4

Application 3308/15
Proposal Erection of 97 dwelling houses and apartments, associated roads, car parking, public open space and landscaping including vehicle access from Wagtail Drive and cycleway access from Stowupland Road
Site Location **STOWMARKET** – Phase 6C Cedars Park
Applicant Crest Nicholson Eastern

At the previous meetings, prior to consideration of the Application, photographic evidence from the residents of Cedars Park depicting parking arrangements at Wagtail Drive was provided for Members together with photographs of the landscape and street view by Officers. The photographs were again circulated prior to consideration of the application. Papers were also tabled showing the proposed minor design amendments.

The Senior Development Management Planning Officer advised that he recommended an additional condition requiring the design of those windows relocated to the sides of dwellings to be amended to prevent overlooking into neighbouring properties.

Following the presentation the Officer clarified various points for Members including:

- Landscaping proposals
- Width of the green lane
- Possible outcomes of a Highways Survey.

Paula Mayhew, an objector, addressed the Committee on behalf of the Cedars Park Action Group and spoke against the proposal on grounds including:

- Minor amendments had been made but no plots had been removed and the proposal still resulted in an overbearing development to Elizabeth Way
- Not all the rear facing windows had been removed, the ridge heights had not been lowered and the plots behind the leylandii hedge would not get any sunlight in the gardens
- No consideration had been given to building bungalows on this part of the site
- Two ash trees were to be removed that had been recommended for retention by the Tree Officer
- It was possible to develop the site without destroying the skyline or affecting biodiversity
- The ancient hedge would be destroyed by heavy vehicles
- No play area
- The single access road could result in residents of the development being trapped in the case of a major incident
- The number of objections from Stowmarket Town Council and the community.

Michael Smith, the agent, said the previous application had been deferred to explore possible amendments. Design amendments were proposed that would overcome concerns regarding overlooking Elizabeth Way and a biodiversity enhancement plan provided to show how biodiversity would be strengthened by the proposal. A soft landscaping scheme had also been provided. A change to the construction traffic access had been explored but to place an access drive in the meadow would adversely impact on the hedgerow and delay biodiversity enhancement and was not considered appropriate. The site was in a sustainable location, there were no objections from any statutory consultees and the Council had a significant shortfall in its five year land supply. There were therefore no defensible reasons to refuse the application.

Councillor Dave Muller, Ward Member, emphasised concerns including:

- Construction traffic access
 - Traffic could access from Stowupland Road via Phoenix Way and Wagtail Drive but this was not suitable for large vehicles
 - A WWII Gun Emplacement which was an undesignated heritage asset within the NPPF was situated inside the green lane and was likely to be damaged/destroyed
- Increased flood risk to gardens on Elizabeth Way
- Impact on residents in neighbouring streets and loss of residential amenity
- Heavy congestion of nearby roads
- Increased traffic on Wagtail Drive where on street parking was a problem would increase the risk of pedestrian accidents
- Lack of passable space to allow emergency and waste disposal vehicle access
- High number of objections received
- Increased pressure on the educational and medical facilities in the area.

Councillor Barry Humphreys MBE, Ward Member, commenting by email said he was steadfast in his view that the planned access through Wagtail Drive was flawed on grounds of public safety. He had read the reports by the Highways officials but in his view the increased traffic would have an adverse effect on safety for other road users and pedestrians along Wagtail Drive due to the many issues discussed in the proposal document. He also asked the Committee to consider if protective measures were in place to protect the historically important WWII Gun Emplacement close to the planned construction access.

The Suffolk County Council (SCC) Senior Ecologist responded to Members' questions and confirmed that:

- The copse by Hill Farm had no protection and its removal would not impact on the bats commuting and foraging route
- The width of the green lane was appropriate for construction traffic and would only require minimal cutting back on the left side
- Use of the green lane for construction traffic was the preferred option as it would not affect the bats foraging and commuting route.

Member opinion was divided with some finding the amended application satisfactory subject to the additional condition regarding window design. It was felt that overlooking issues had been overcome and with the relocation of windows to the side aspects of the dwellings. Additional parking on Wagtail Drive would not be a problem as the development would support its own parking. Although Old Lane did not look wide on the photographs the SCC Senior Ecologist had confirmed that it was suitable for construction traffic and as an emergency access if required. A motion for approval was proposed and seconded but lost by four votes to five.

Others considered that notwithstanding the proposed amendments the design and layout of the development would adversely impact on the character of the area and would have an unacceptable effect on the existing trees, shrubs and hedgerows. It was felt that the use of the green lane for construction traffic was also unacceptable. A motion for refusal was proposed and seconded.

By 6 votes to 3

Decision – That Full Planning Permission be refused for the following reason:

The proposed development by reason of its design layout and access arrangements would not protect or enhance natural landscape features within the site including existing trees, shrubs and hedgerows. The development would fail to maintain or enhance the character and appearance of the surroundings. The use of the green lane for the construction access would moreover be unacceptable. The development would have an unacceptable effect upon landscape features including existing trees, shrubs and hedgerows to the detriment of local distinctiveness contrary to policy CS5 and FC1.1 and would fail to provide a high quality and inclusive design contrary to paragraphs 57 and 60 of the NPPF.

Item 5

Application	4244/15
Proposal	Erection of detached dwelling and garage and alterations to existing access
Site Location	WILLISHAM - Antler Ridge, Main Road, IP8 4SP
Applicant	Mr K Cornforth

Keith Earl, commenting on the application, said that there was a flooding issue in Tye Lane and requested that if the application was approved a condition was included requiring the applicant to clear the ditch adjoining the site to all water to drain away.

Philip Cobbold, the agent said that the Core Strategy Focused Review did not accord with the NPPF which said that isolated properties should not be built in the countryside. The proposed dwelling would sit within 100 properties and would not be isolated and it would help to sustain facilities in neighbouring villages. The removal of the Settlement

Boundary did not accord with current policy or guidance and the development would not cause harm and would help the Council's housing shortage.

Councillor David Card, Ward Member, said that most villages could be deemed to be unsustainable but residents had a different view. The appeal decision was now three years old and times had changed and the criteria should be looked at moving forward. The letter was flawed when judging against today's criteria particularly in relation to the District's housing need. The proposed dwelling was in the middle of the village in a large garden and would not cause any harm. There were no objections and the proposal was supported by the Parish Council.

Whilst having great sympathy with the applicant it was generally considered the recommendation accorded with current policies and a motion for refusal was proposed and seconded.

By 5 votes to 3 with 2 abstentions

Decision – That Full Planning Permission be **REFUSED** for the following reason:

The proposal is not considered to form sustainable development within the dimensions set out by the National Planning Policy Framework (NPPF). The proposal would result in the development of a new dwelling in the countryside that would be isolated from other nearby settlements and the full range of services and facilities likely to be needed for its residential use. Additionally the development is not located to give priority to pedestrian and cycle movements and would not support the transition to a low carbon future. Consequently the development would not meet the environmental dimension of sustainable development. Furthermore no exceptional circumstances or other material considerations have been demonstrated to outweigh the harm identified in this respect. The proposal is therefore considered to be contrary to the paragraph 17, 30, 35 and 55 of the NPPF and Policies FC 1 and FC 1.1 of the Mid Suffolk Core Strategy Focused Review (2012).

.....
Chairman

MID SUFFOLK DISTRICT COUNCILDEVELOPMENT CONTROL COMMITTEE B 16TH MARCH 2016

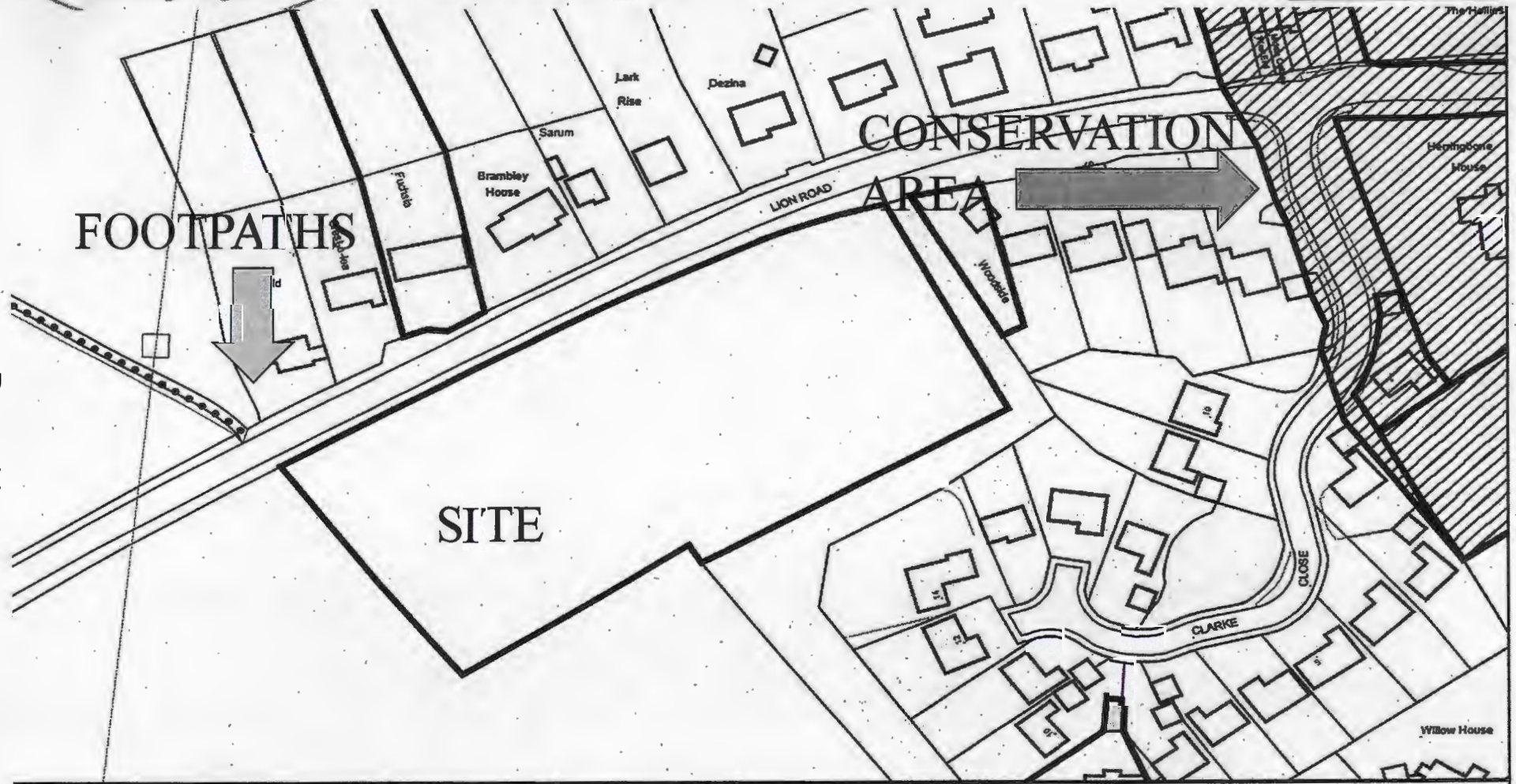
INDEX TO SCHEDULED ITEMS

<u>ITEM</u>	<u>REF. NO</u>	<u>PROPOSAL & PARISH</u>	<u>MEMBER/WARD</u>	<u>OFFICER</u>	<u>PAGE NO</u>
1	4195/15	Erection of 21 dwellings, 3no. new highways accesses, associated parking, turning & on-site open space provision as amended by drawing no's 01L, 22A and 25, received 20 January 2016, re-positioning plot 11 and altering proposed access. Land at, Lion Road, Palgrave.	Cllr D Burn	RB	1-113
2	0412/16	Remove existing rough cast render and replace with grey Hardiplank 38 Burton Drive, Needham Market.	Cllr Mrs W Marchant	SES	114-130
3	4028/15	Outline application for the erection of 15 dwellings. Cherry Tree Close, Yaxley.	Cllr D Burn	GW	131-171
4	4372/15	Demolition of 4no. modern agricultural buildings. Partial demolition of cattle shed and elements of Castle Farm Barns. Conversion of barns to 3no. dwellings comprising rebuilding and repair of existing structures, new cartlodge to barn 3, landscaping to provide surfaced access, parking and amenity spaces. Installation of 3no. sewage package	Cllr E Gibson-Harries	RB	172-228

		treatment plants & air source units to serve new dwellings. Castle Farm, Vicarage Road, Wingfield.			
5	4373/15	Listed Building Consent- Demolition of 4no. modern agricultural buildings. Partial demolition of cattle shed and elements of Castle Farm Barns. Conversion of barns to 3no. dwellings comprising rebuilding and repair of existing structures, new cartlodge to barn 3, landscaping to provide surfaced access, parking and amenity spaces. Installation of 3no. sewage package treatment plants & air source units to serve new dwellings. Castle Farm, Vicarage Road, Wingfield.	Cllr E Gibson-Harries	RB	229-269
6	4226/15	Variation of condition 3 of planning permission 2689/15 "use of land for the stationing of 23 holiday lodges" to permit extended occupation of lodges. Honey Pot Farm Caravan Park, Bury Road, Wortham.	Cllr D Kearsley	SLB	270-287

Constraints Map

Slide 4



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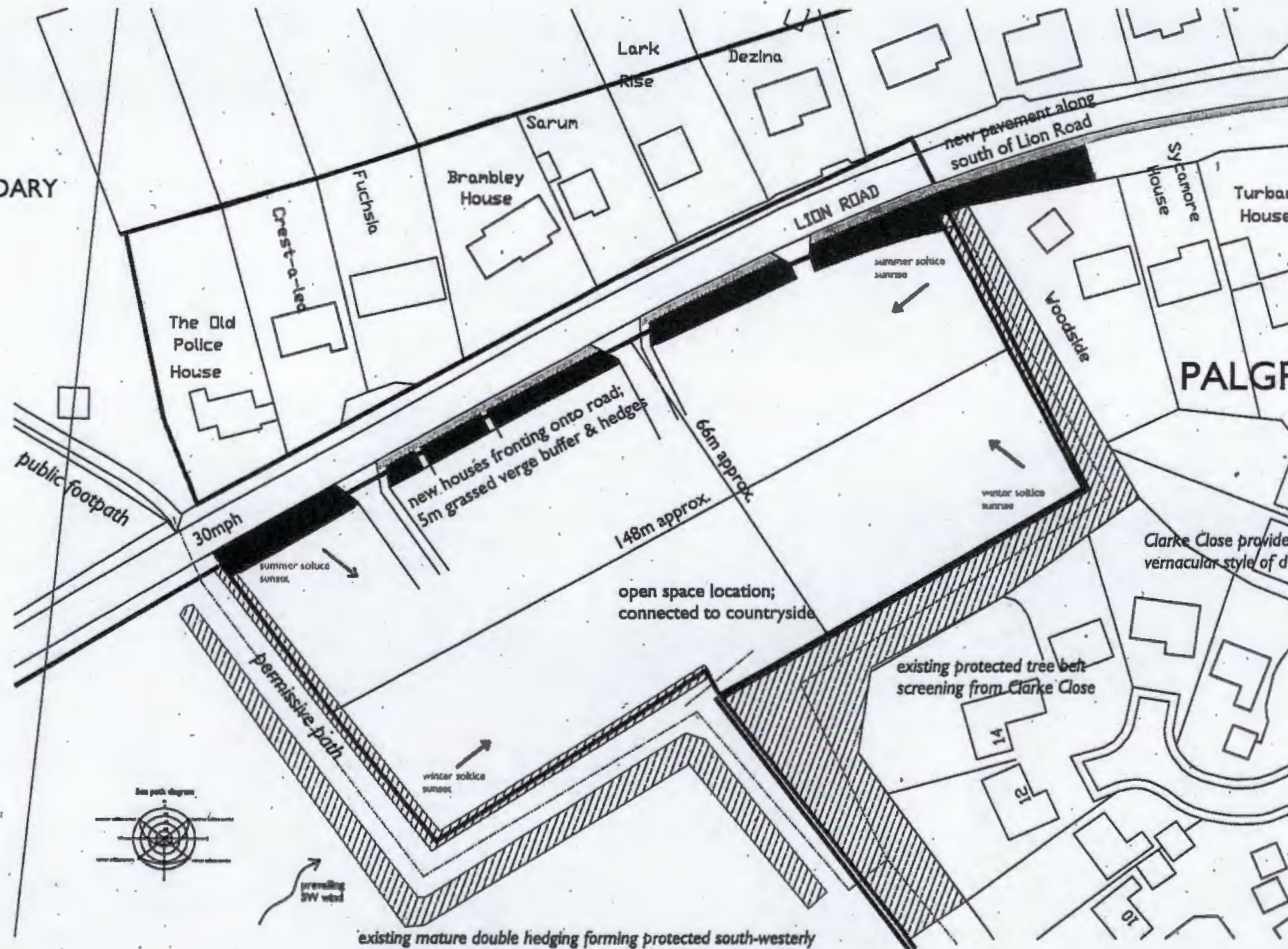
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LOCATION PLAN

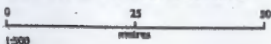


SETTLEMENT BOUNDARY



existing mature double hedging forming protected south-westerly view from open countryside and also forms existing permissive footpath, used by locals and connecting public footpath to the north with the tree belt behind Clarke Close.

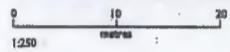
CONTEXT PLAN & EXISTING



Ref.	Date	Revision
<p>Ensure all dimensions are checked on site prior to starting of professional elements. Ensure minimum headroom requirements are met for all passages. Do not scale from this, or any other drawing. Any discrepancies, contact the issuer. This drawing or any of its contents cannot be used except with the express written permission of the issuer. Without such permission no responsibility is taken for its content.</p>		
<p>ROBERTS.MOLLOY ASSOCIATES architects and consultants</p>		
<p>3 Church Lane Bromwicham Hill Northolt Uxbridge M22 2AE</p>		<p>ROBERTS MOLLOY ASSOCIATES © Tel: 01379 587705 E-mail: info@robertsmolloy.co.uk</p>
<p>CLIENT: DANNY WARD BUILDERS</p>		
<p>PROJECT: NEW HOUSING LION ROAD, PALGRAVE</p>		
<p>TITLE: LOCATION & CONTEXT PLAN</p>		
Scale:	1:1250; 1:500@A1	Date: 04/15
DWG No.	PLR	CRG No. 23

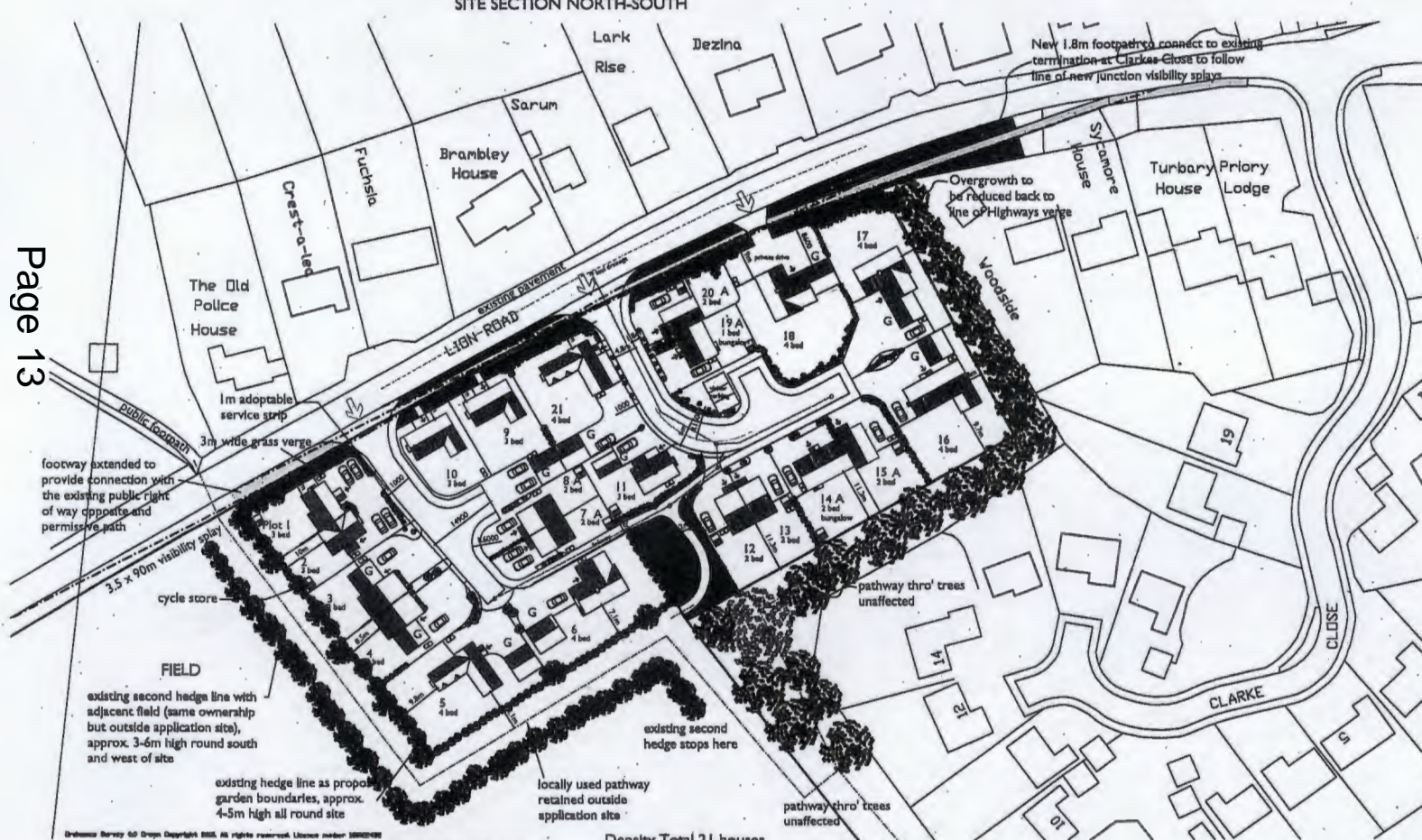


STREET SCENE ALONG LION ROAD



SITE SECTION NORTH-SOUTH

Page 13



PROPOSED NUMBERS:

No garage - Affordable (A)
 19A, - 1 no. 1 bed bungalow
 7A, 8A, 15A; 20A, - 4no. 2 bed
 14A - 1 no. 2 bed bungalow

No garage - Market
 12, 13, - 2no. 2 bed
 1, 2, - 2 no. 3 bed

With garage - Market (G)
 3, 4, 9, 10, 11, 5no. 3 Bed
 5, 6, 16, 17, 18, 21, - 6no. 4 bed

21 Total Houses
 inc. 4 no. Shared equity
 & 2no. Affordable rental

- L 20.01.16 Highways Revisions
- K 16.12.15 Plans 13-15 Rear Gardens Increased
- J 04.12.16 Cycle Store Added
- H 20.11.15 Cross section added
- G 11.11.15 Plans 14 & 15 amended
- F 27.10.15 Open space moved
- E 12.10.15 Minor amendments
- D 23.09.15 Layout Proposed
- C 21.07.15 Plot Sizes Added
- B 18.04.15 General revisions
- A 17.06.15 Access paths amended

Ref. Date Revision
 Figure all dimensions are checked on site prior to starting of construction. Ensure minimum headroom requirements are met for all entrances.
 Do not scale from this or any other drawing. Any discrepancy, contact the issuer.
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ROBERTS.MOLLOY ASSOCIATES
 architects and consultants

3 church lane
 Birmingham city
 B2 2AE

ROBERTS.MOLLOY ASSOCIATES ©
 Tel: 0121 70 68705
 E-mail: info@robertsmolloy.co.uk

CLIENT:
 DANNY WARD BUILDERS

PROJECT:
 NEW HOUSING
 LION ROAD, PALGRAVE

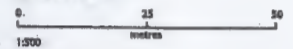
TITLE:
 BLOCK PLAN & STREET SCENES
 PROPOSED

DATE:
 1:1250; 1:500@A1

DATE:
 04/15

JOB No. PLR DRG No. 011

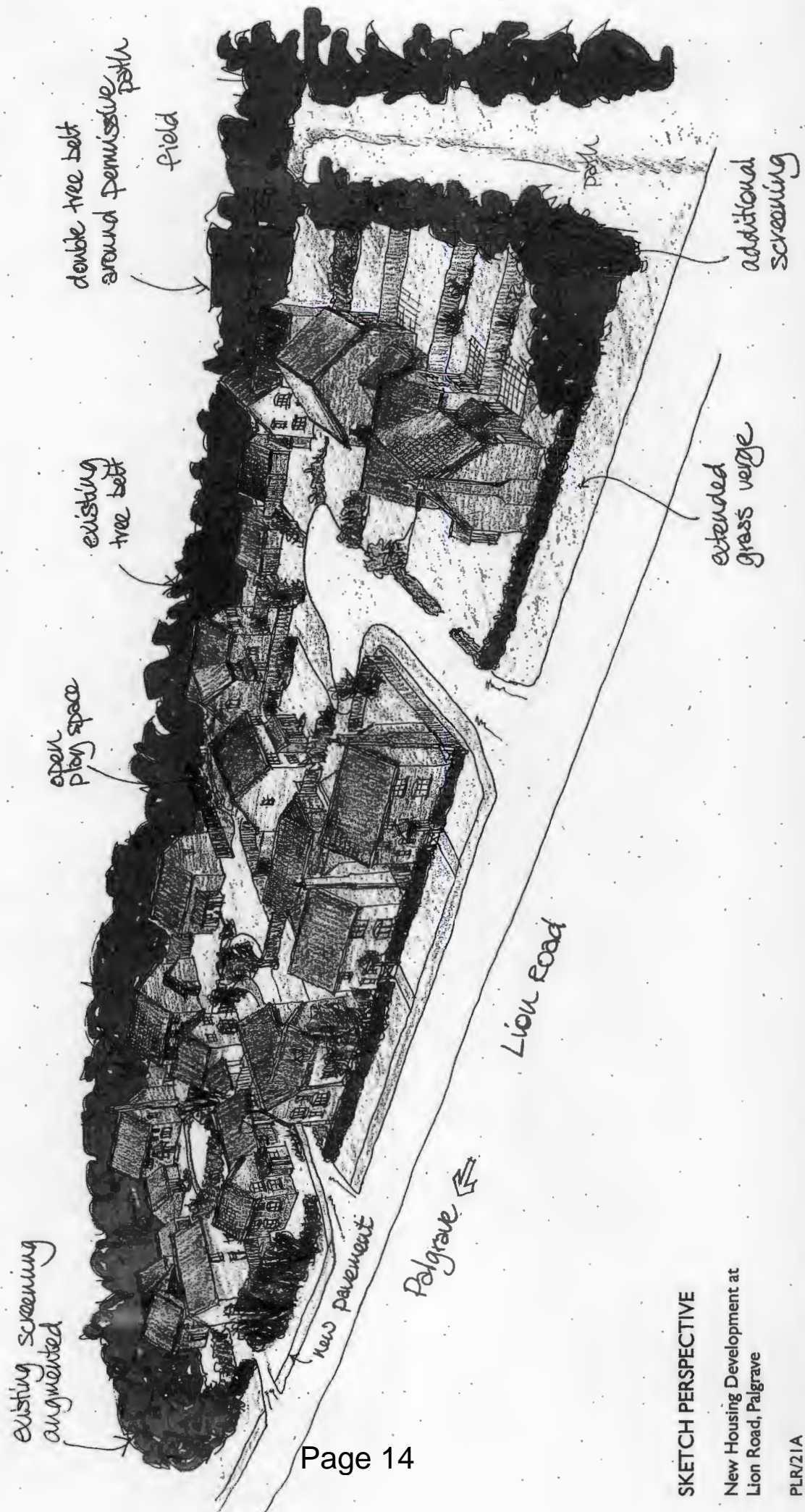
BLOCK PLAN



bat and bird nesting boxes to boundary trees - quantity and placement in accordance with Eco-Check report for wildlife mitigation.

Density Total 21 houses
 (29% Affordable)
 0.97 Hectares total,
 = 21 houses / Ha

21



SKETCH PERSPECTIVE

New Housing Development at
Lion Road, Palgrave

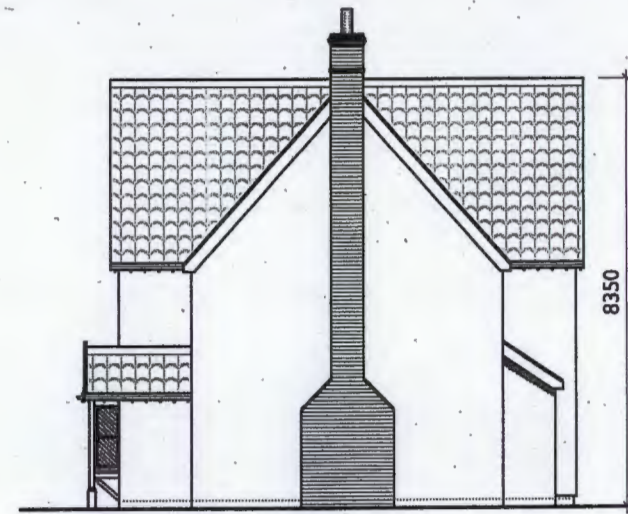
PLR/21A

3 Church Lane, Boreingham
Norfolk, Norfolk
E10 3TE
t: 01379 693705
e: info@robertsmolloy.co.uk
www.robertsmolloy.co.uk

ROBERTS-MOLLOY ASSOCIATES
architects & consultants



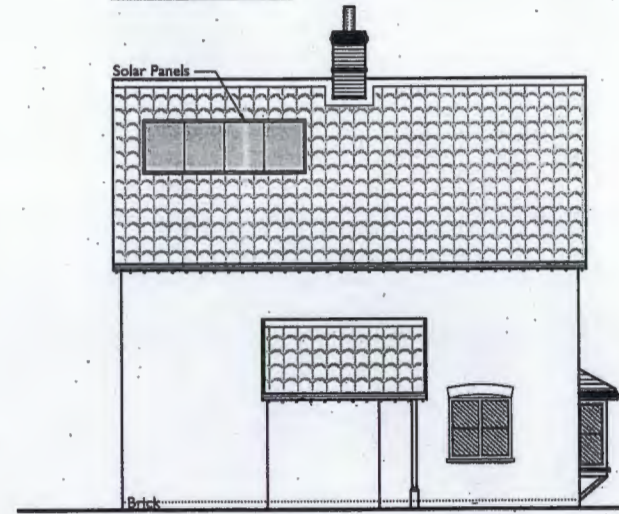
Front Elevation - East



Side Elevation - North



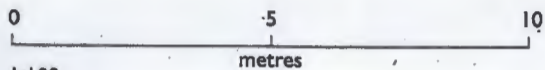
Rear Elevation - West



Side Elevation - South

Page 15

23



1:100

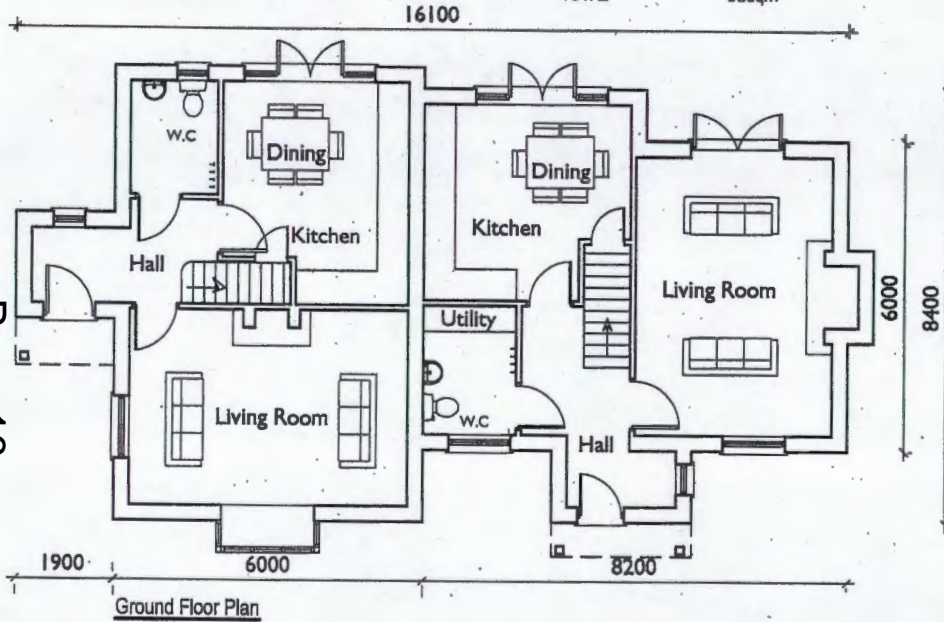
Ref. Date Revision

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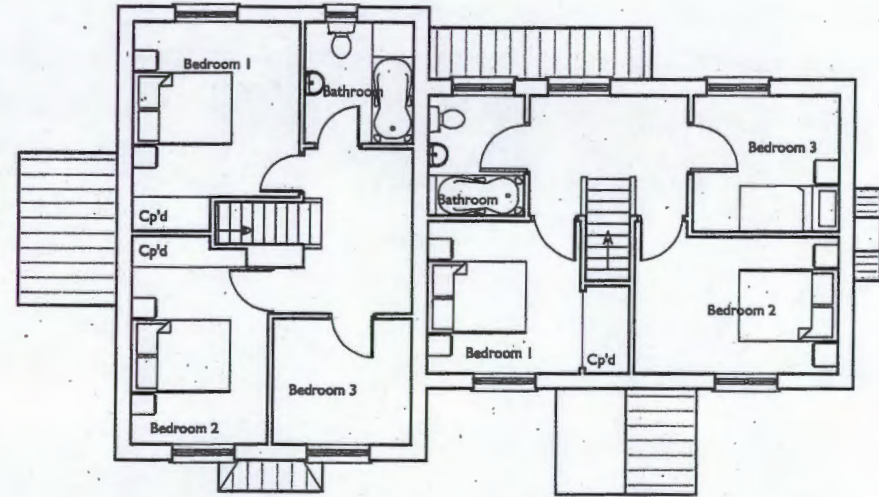
ROBERTS.MOLLOY ASSOCIATES architects and consultants		3 church lane bressingham diss norfolk IP22 2AE	ROBERTS MOLLOY ASSOCIATES © Tel: 01379 687705 E-mail: info@robertsmolloy.co.uk
DETAIL: PLOTS 1 & 2 - ELEVATIONS 3 BED SF DETACHED		PROJECT: NEW HOUSING DEVELOPMENT LION ROAD PALGRAVE	
Scale: 1:100@A3	Date: 09.'15	JOB No. PLR	DRG No. 06

FLOOR AREAS
 GD FL 47sqm
 1ST FL 44sqm
 TOTAL 91sqm

FLOOR AREAS
 GD FL 50sqm
 1ST FL 43sqm
 TOTAL 93sqm

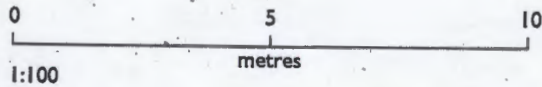


Ground Floor Plan



First Floor Plan

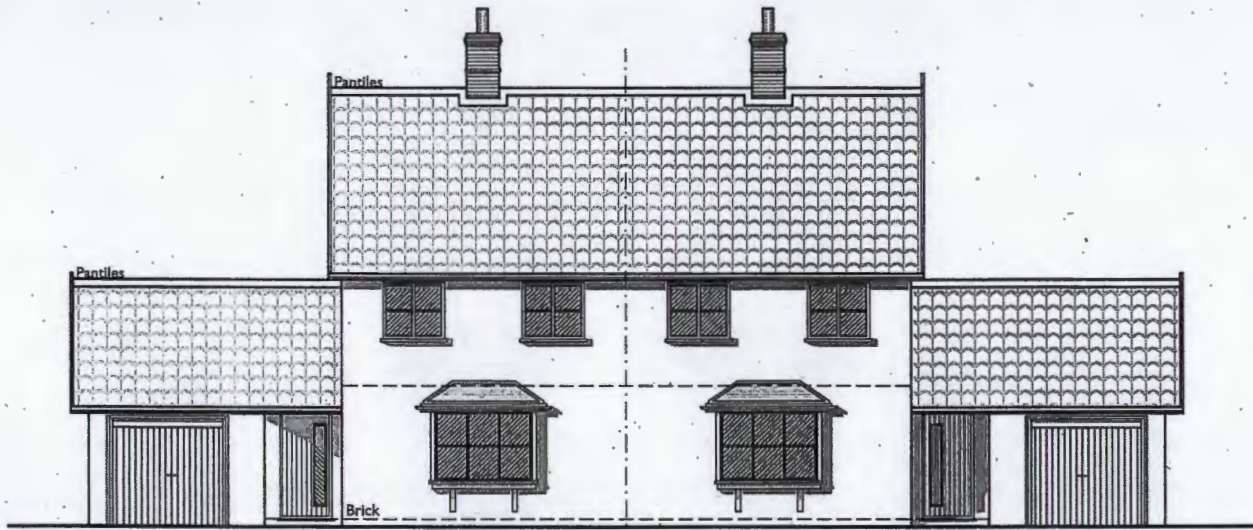
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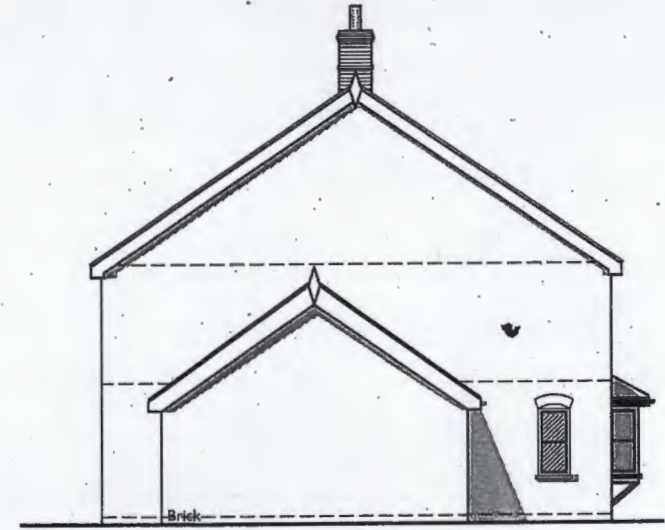
Ref. Date Revision

Ensure all dimensions are checked on site prior to ordering of prefabricated elements. Ensure minimum headroom requirements are met for all staircases. Do not scale from this or any other drawing. Any discrepancies, contact the issuer. This drawing or any of its contents cannot be used except with the express written permission of the issuer. Without such permission no responsibility is taken for its content.

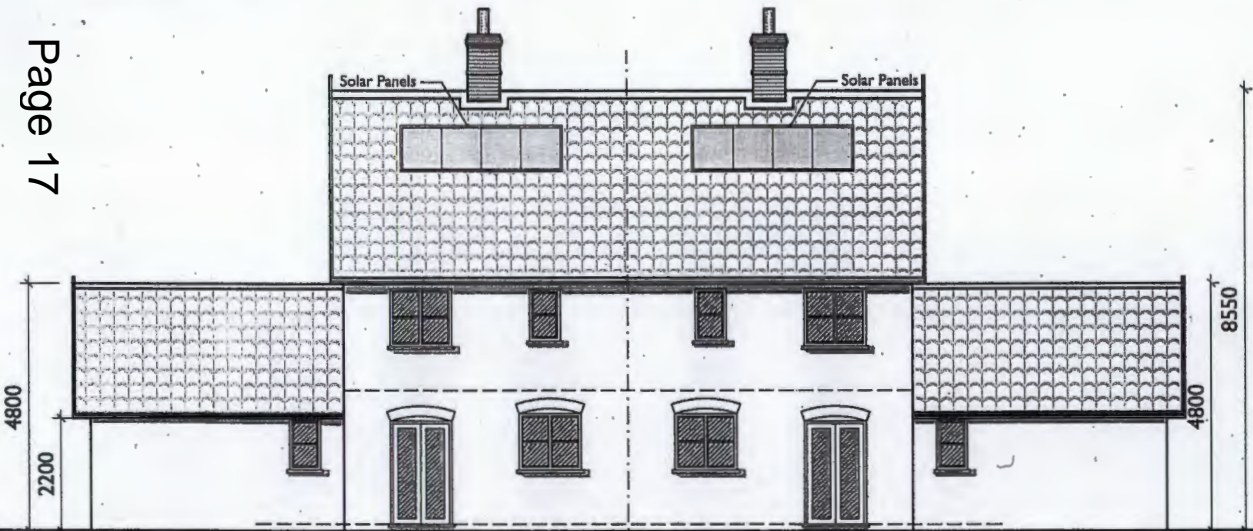
ROBERTS.MOLLOY ASSOCIATES architects and consultants		3 church lane bressingham diss norfolk IP22 2AE	ROBERTS MOLLOY ASSOCIATES © Tel: 01379 687705 E-mail: info@robertamolloy.co.uk
DETAIL: PLOTS 1 & 2 - FLOOR PLANS 3 BED SEMI-DETACHED		PROJECT: NEW HOUSING DEVELOPMENT LION ROAD, PALGRAVE	
Scale: 1:100@A3	Date: .09.'15	JOB No. PLR	DRG No. 05



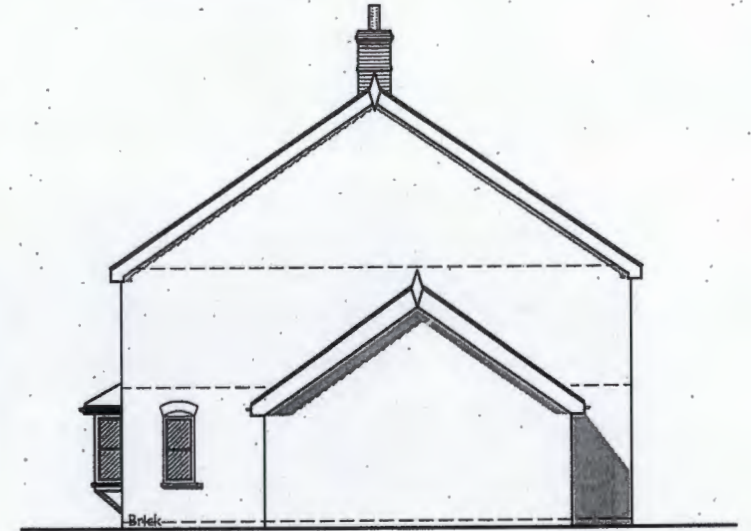
Front Elevation - East



Side Elevation - South



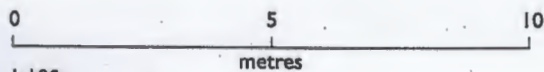
Rear Elevation - West



Side Elevation - North

Page 17

25

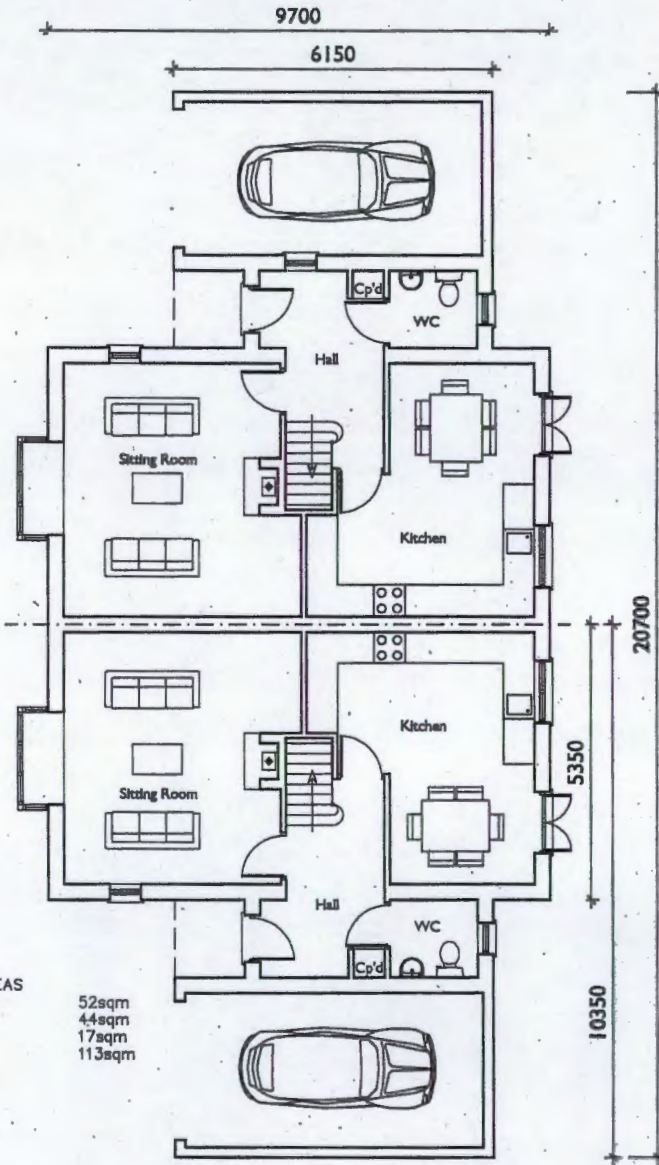


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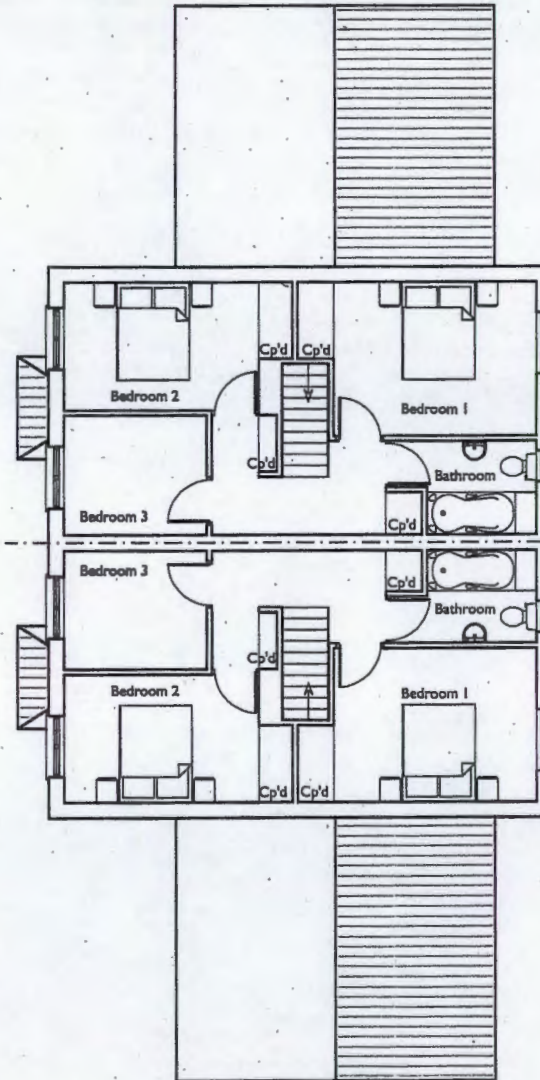
Ensure all dimensions are checked on site prior to ordering of prefabricated elements. Ensure minimum headroom requirements are met for all staircases. Do not scale from this or any other drawing. Any discrepancies, contact the issuer. This drawing or any of its contents cannot be used except with the express written permission of the issuer. Without such permission no responsibility is taken for its content.

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DETAIL: PLOTS 3 & 4 - ELEVATIONS 3 BED SEMI DETACHED ATT. GARAGE		PROJECT: NEW HOUSING DEVELOPMENT LION ROAD PALGRAVE	
Scale: 1:100@A3	Date: '09.'15	JOB No. PLR	DRG No. 08

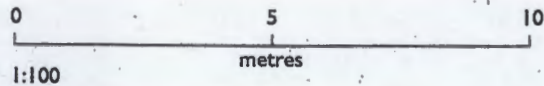


FLOOR AREAS	
GD FL	52sqm
1ST FL	44sqm
GARAGE	17sqm
TOTAL	113sqm

Ground Floor Plan



First Floor Plan

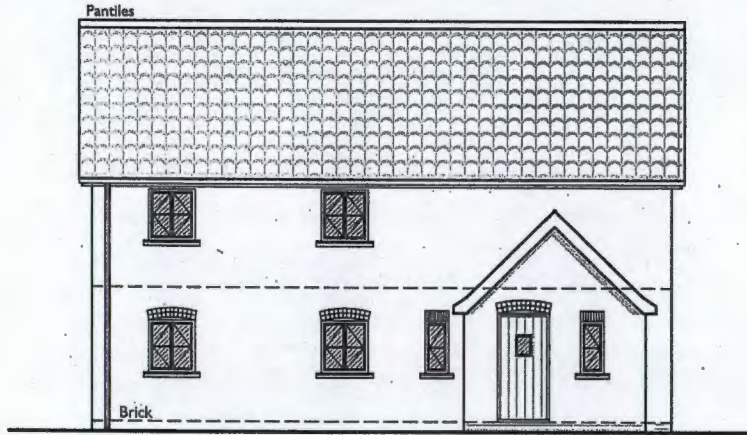


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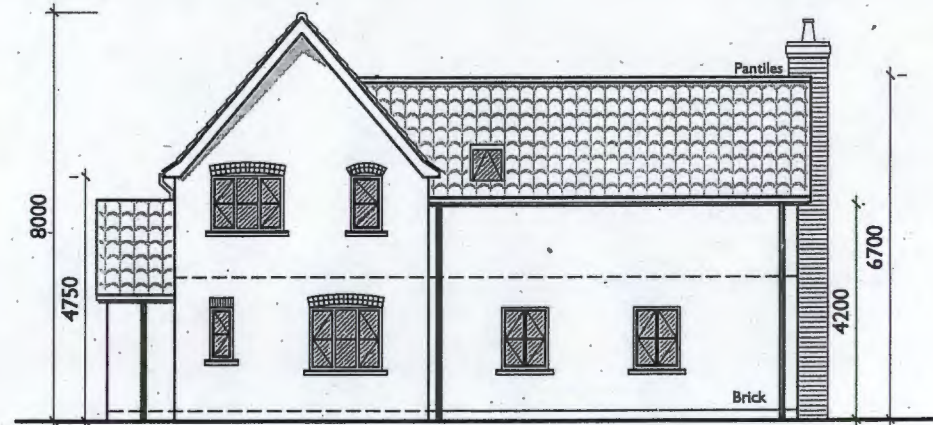
Ensure all dimensions are checked on site prior to ordering of prefabricated elements. Ensure minimum headroom requirements are met for all staircases. Do not scale from this or any other drawing. Any discrepancies, contact the issuer. This drawing or any of its contents cannot be used except with the express written permission of the issuer. Without such permission no responsibility is taken for its content.

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	PROJECT: NEW HOUSING DEVELOPMENT LION ROAD, PALGRAVE	
DETAIL: PLOTS 3 & 4 - FLOOR PLANS 3 BED SEMI-DETACHED ATT GARAGE	Scale: 1:100@A3	Date: 09.15
JOB No. PLR	DRG No. 07	

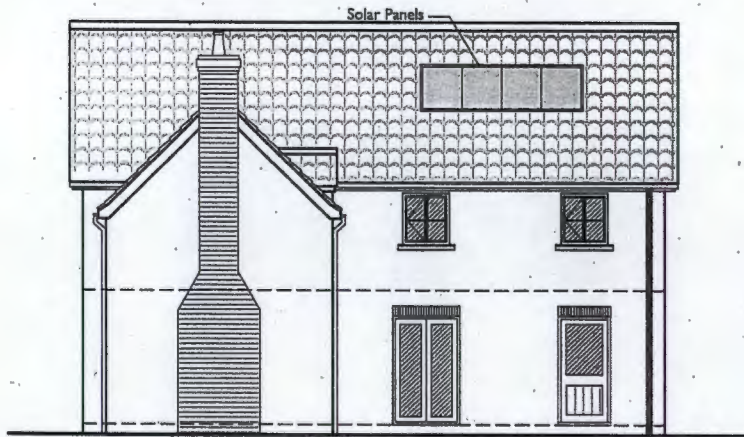
26



Front Elevation - East



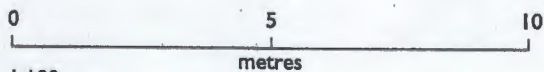
Side Elevation - North



Rear Elevation - West



Side Elevation - South

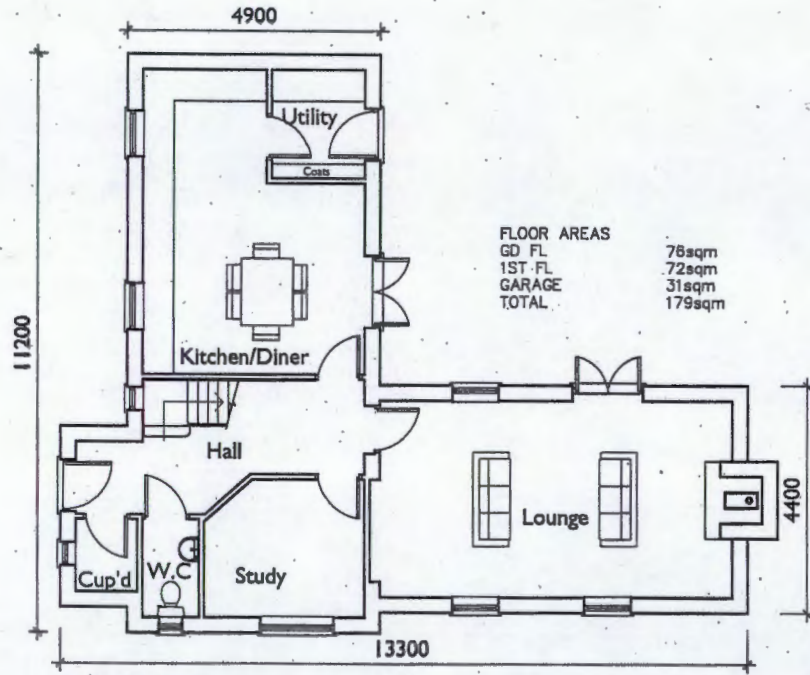


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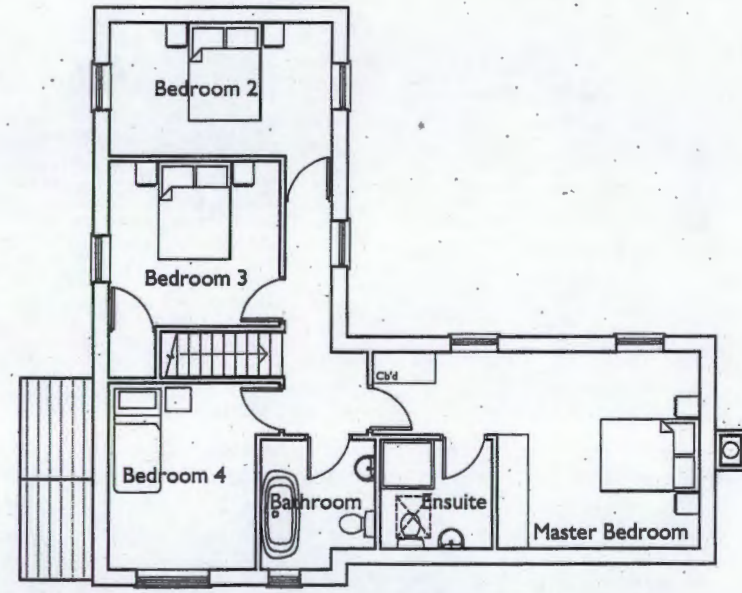
Ref. Date Revision

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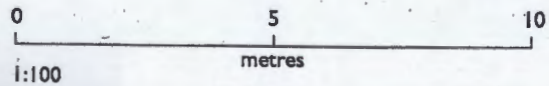
ROBERTS.MOLLOY ASSOCIATES architects and consultants		3 church lane bressingham diss norfolk IP22 2AE	ROBERTS MOLLOY ASSOCIATES © Tel: 01379 887705 E-mail: info@robertsmolloy.co.uk
DETAIL: PLOT 5 - ELEVATIONS 4 BED W DETACHED GARAGE		PROJECT: NEW HOUSING DEVELOPMENT LION ROAD, PALGRAVE	
Scale: 1:100@A3	Date: 09.'15	JOB No. PLR	DRG No. 20



Ground Floor Plan



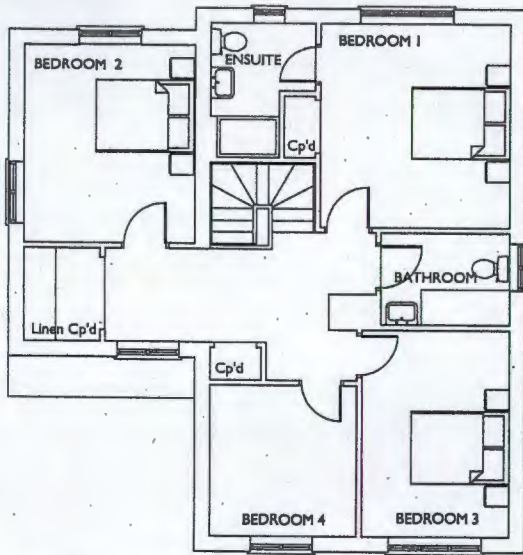
First Floor Plan



Ref. Date Revision

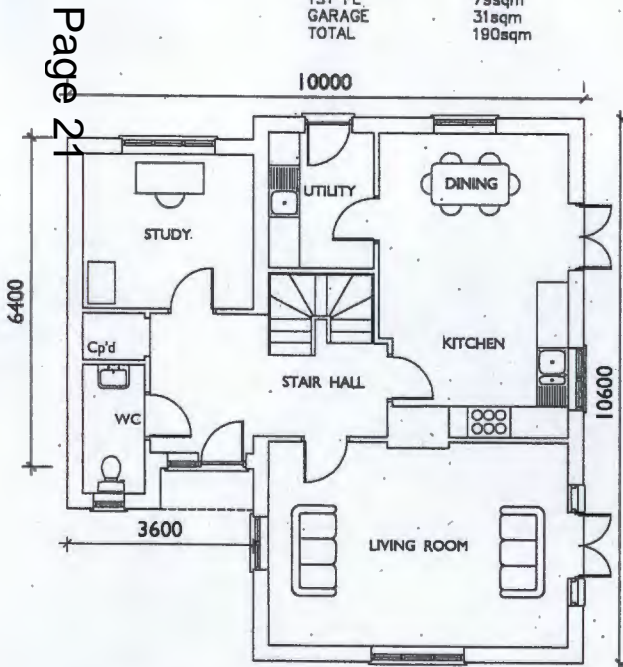
Ensure all dimensions are checked on site prior to ordering of pre-fabricated elements. Ensure minimum headroom requirements are met for all staircases. Do not scale from this or any other drawing. Any discrepancies, contact the issuer. This drawing or any of its contents cannot be used except with the express written permission of the issuer. Without such permission no responsibility is taken for its content.

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DETAIL: PLOT 5 - FLOOR PLAN 4 BED WITH DETACHED GARAGE		PROJECT: NEW HOUSING DEVELOPMENT LION ROAD, PALGRAVE	
Scale: 1:100@A3	Date: 09.15	JOB No. PLR	DRG No. 19

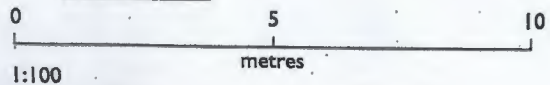


First Floor Plan

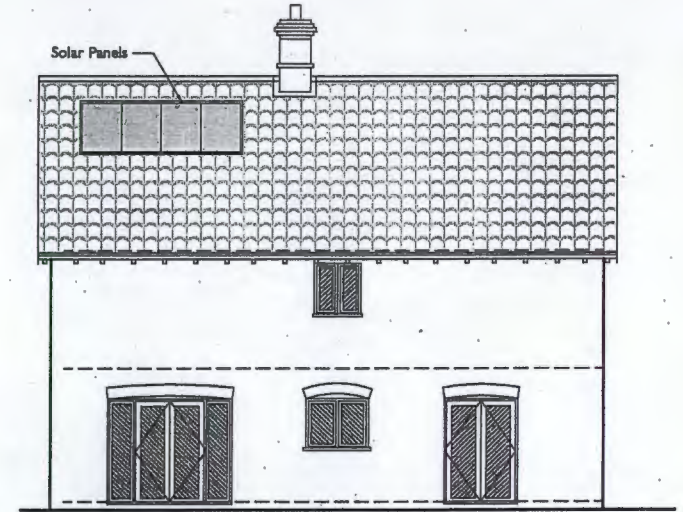
FLOOR AREAS	
GD FL	80sqm
1ST FL	79sqm
GARAGE	31sqm
TOTAL	190sqm



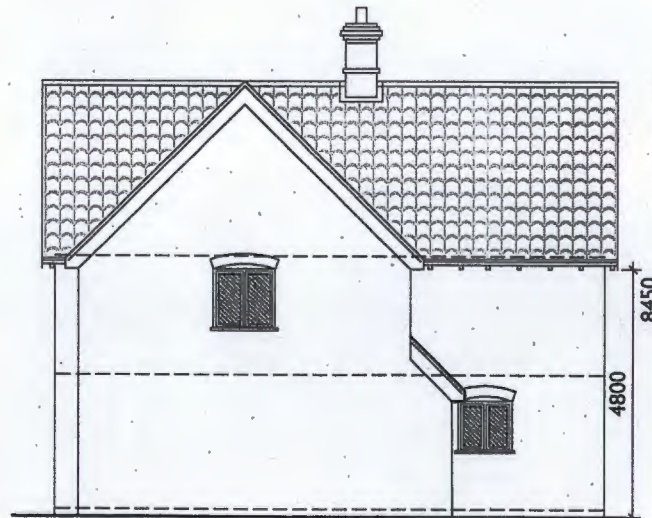
Ground Floor Plan



Side Elevation - East



Rear Elevation - South



Side Elevation - North

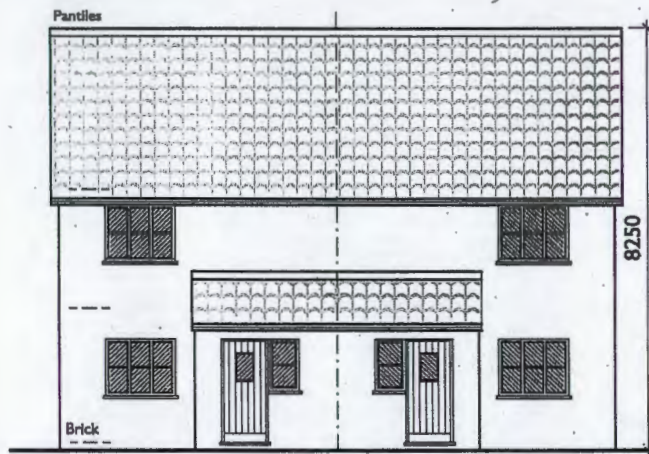


Front Elevation - West

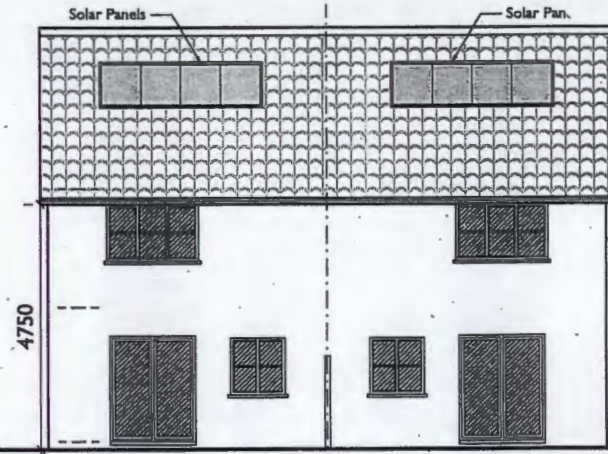
Ensure all dimensions are checked on site prior to ordering of prefabricated elements. Ensure minimum headroom requirements are met for all staircases. Do not scale from this or any other drawing. Any discrepancies, contact the issuer. This drawing or any of its contents cannot be used except with the express written permission of the issuer. Without such permission no responsibility is taken for its content.

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DETAIL: PLOT 6 4 BED W DET. GARAGE		PROJECT: NEW HOUSING DEVELOPMENT LION ROAD, PALGRAVE	
Scale: 1:100@A3	Date: 09/15	JOB No. PLR	DRG No. 14

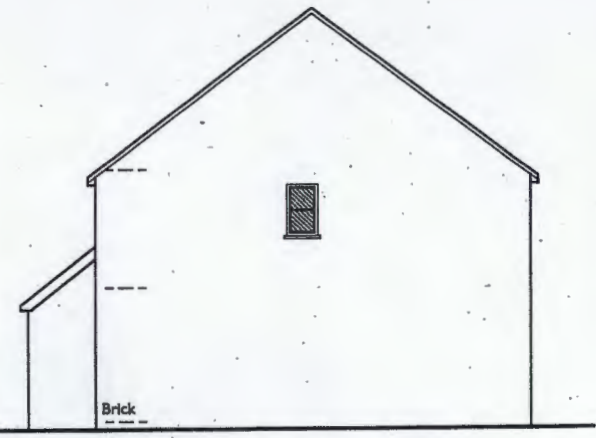
Ref. Date Revision



Front Elevation - West

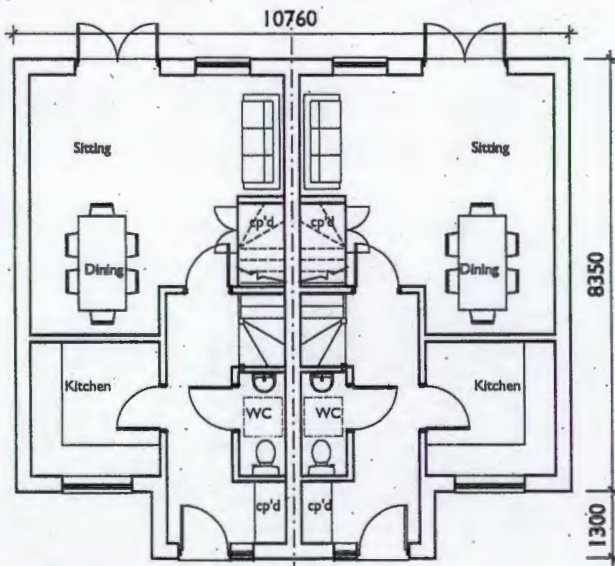


Rear Elevation - East



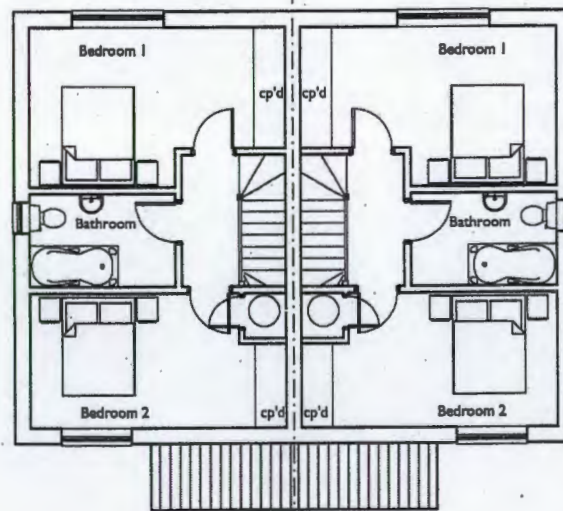
Side Elevation - South

Page 22



Ground Floor Plan

FLOOR AREAS	
GD FL	41sqm
1ST FL	38sqm
TOTAL	79sqm

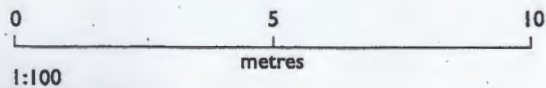


First Floor Plan



Side Elevation - North

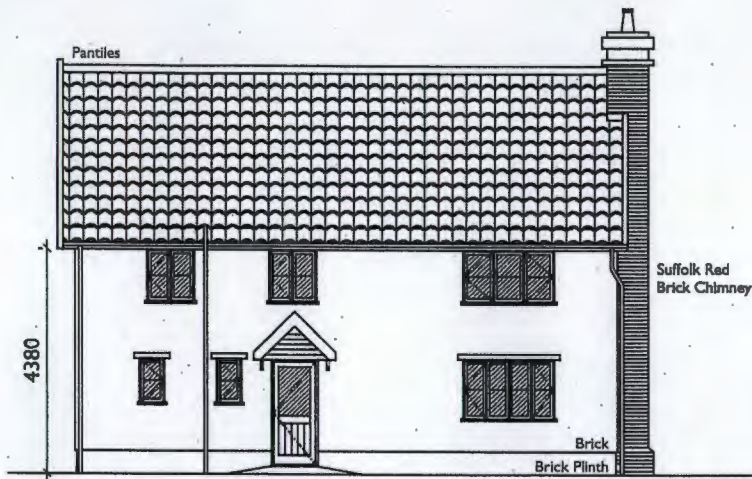
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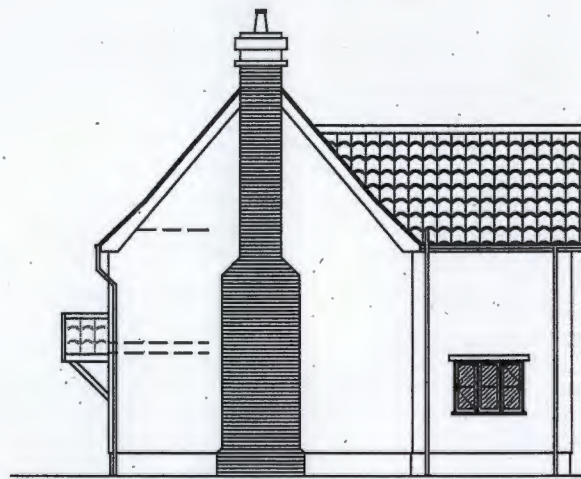
Ref. Date Revision

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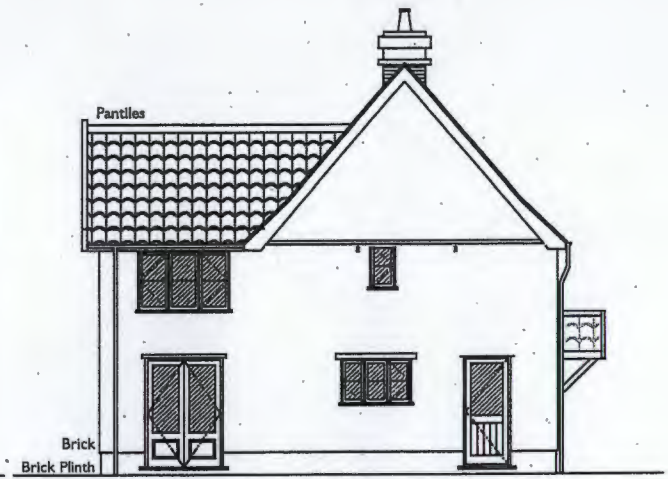
ROBERTS.MOLLOY ASSOCIATES architects and consultants	3 church lane bressingham diss norfolk IP22 2AE	ROBERTS MOLLOY ASSOCIATES © Tel: 01379 887705 E-mail: info@robertsmolloy.co.uk	
	DETAIL: PLOT 7 & 8 - AFFORDABLE UNITS 2 BED		PROJECT: NEW HOUSING DEVELOPMENT LION ROAD, PALGRAVE
Scale: 1:100@A3	Date: 09.'15	JOB No. PLR	DRG No. 03



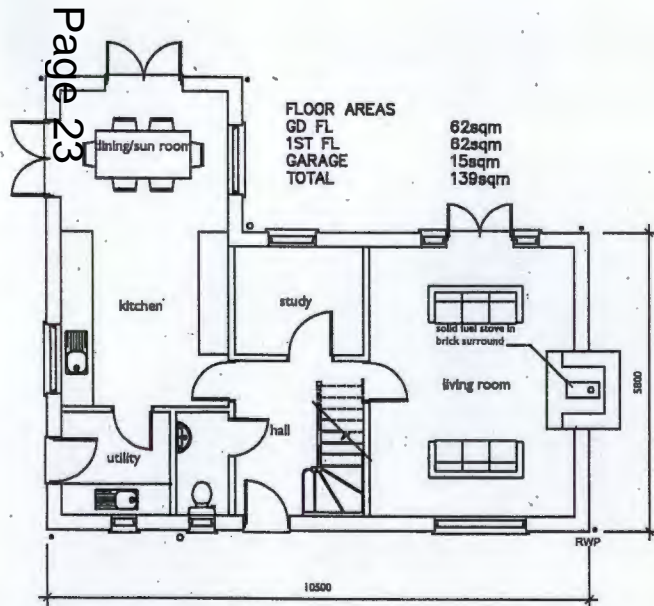
Front Elevation - North



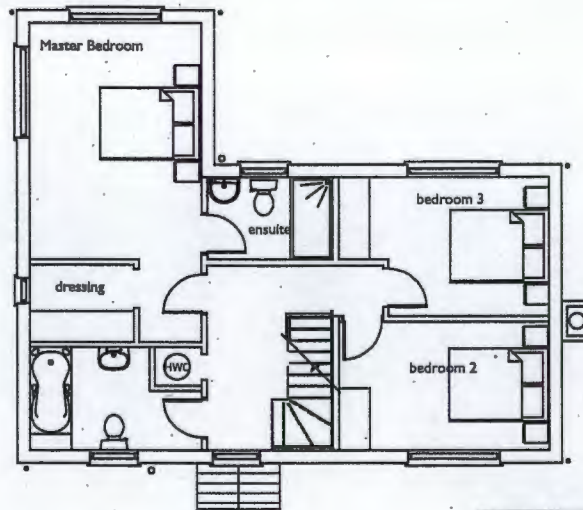
Side Elevation - West



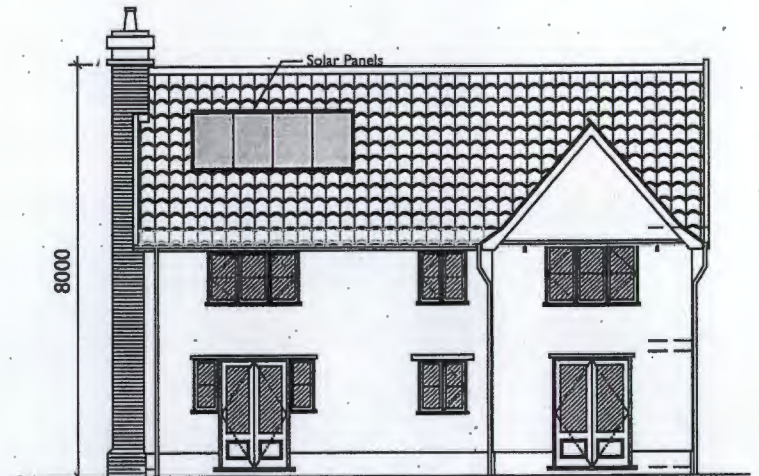
Side Elevation - East



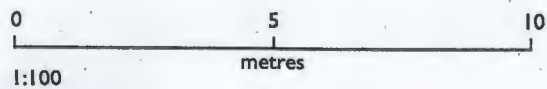
Ground Floor Plan
1:100



First Floor Plan



Rear Elevation - South



Ref. Date Revision

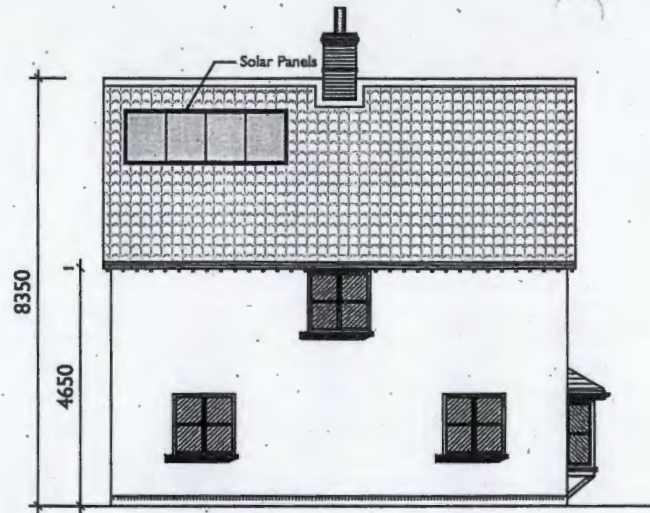
Ensure all dimensions are checked on site prior to ordering of prefabricated elements. Ensure minimum headroom requirements are met for all staircases. Do not scale from this or any other drawing. Any discrepancies, contact the issuer. This drawing or any of its contents cannot be used except with the express written permission of the issuer. Without such permission no responsibility is taken for its content.

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DETAIL: PLOT 9 & 10 3 BED DETACHED WITH GARAGE		PROJECT: NEW HOUSING DEVELOPMENT LION ROAD, PALGRAVE	
Scale: 1:100@A3	Date: 09.15	JOB No. THP	DRG No. 13

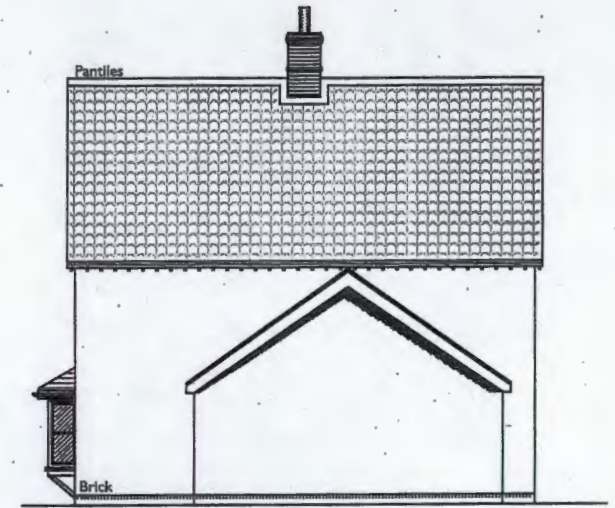
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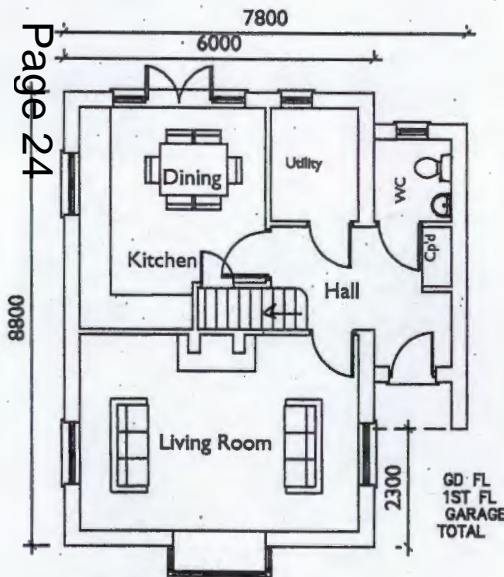
Front Elevation - East



Side Elevation - South

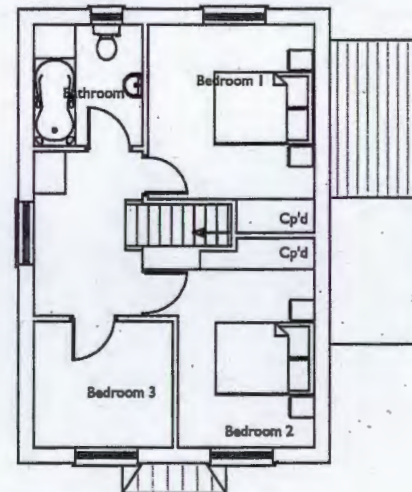


Side Elevation - North



Ground Floor Plan

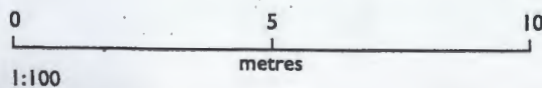
FLOOR AREAS
 GD FL 52sqm
 1ST FL 44sqm
 GARAGE 17sqm
 TOTAL 113sqm



First Floor Plan



Rear Elevation - West



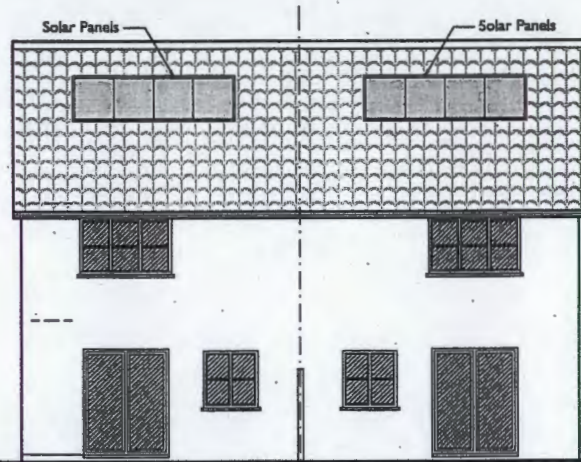
A. 20.01.16 Garage Rem'vd; Orientation Amended
 Ref. Date Revision

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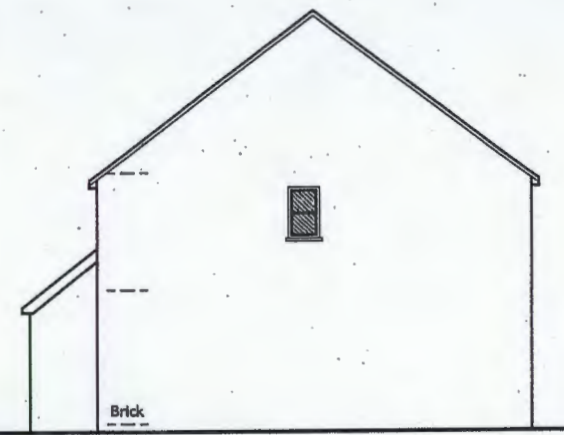
ROBERTS.MOLLOY ASSOCIATES architects and consultants		3 church lane bressingham dis. norfolk IP22 2AE	ROBERTS MOLLOY ASSOCIATES © Tel: 01379 687705 E-mail: Info@robertsmolloy.co.uk
DETAIL: PLOT 11 3 BED DETACHED WITH GARAGE		PROJECT: NEW HOUSING DEVELOPMENT LION ROAD, PALGRAVE	
Scale: 1:100@A3	Date: 10.'15	JOB No. PLR	DRG No. 22A



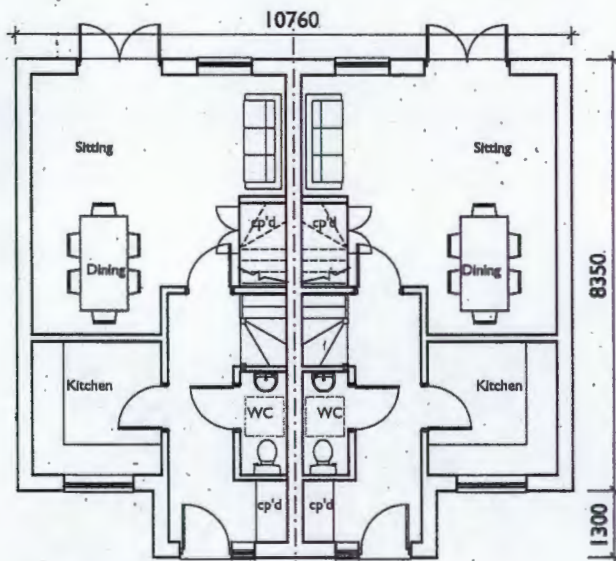
Front Elevation - North



Rear Elevation - South

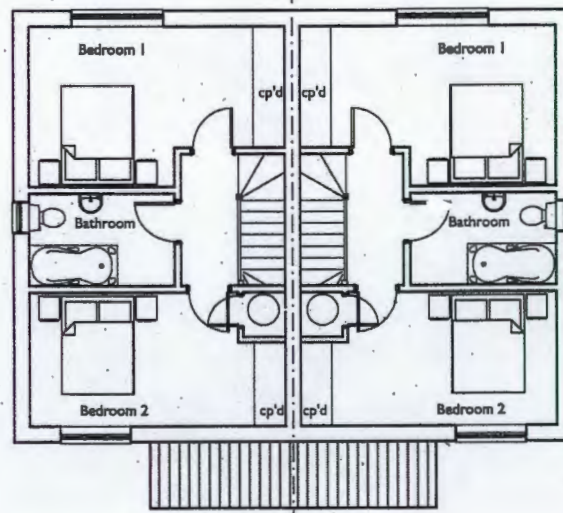


Side Elevation - West



Ground Floor Plan

FLOOR AREAS
 GD FL 41sqm
 1ST FL 38sqm
 TOTAL 79sqm



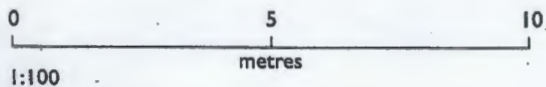
First Floor Plan



Side Elevation - East

Page 25

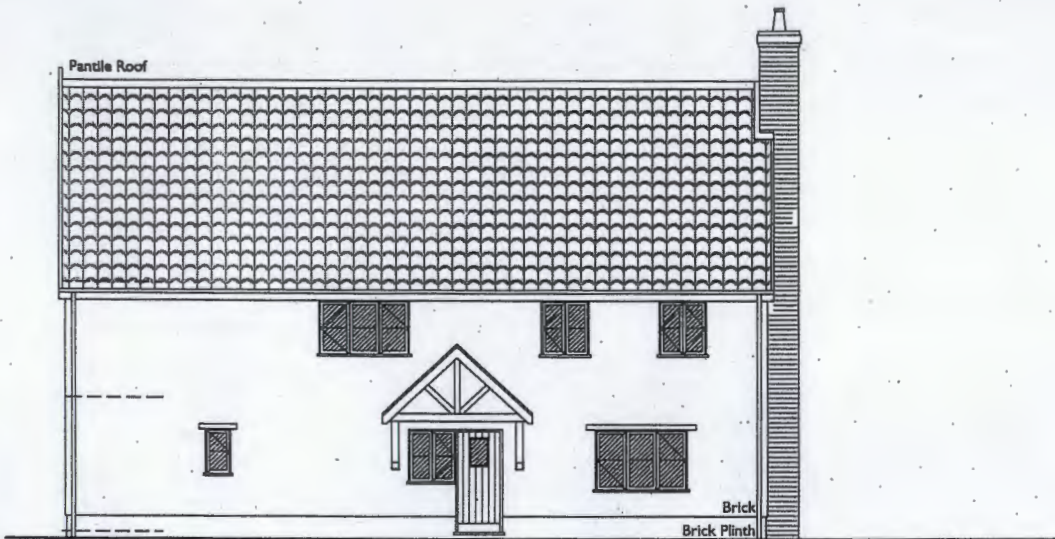
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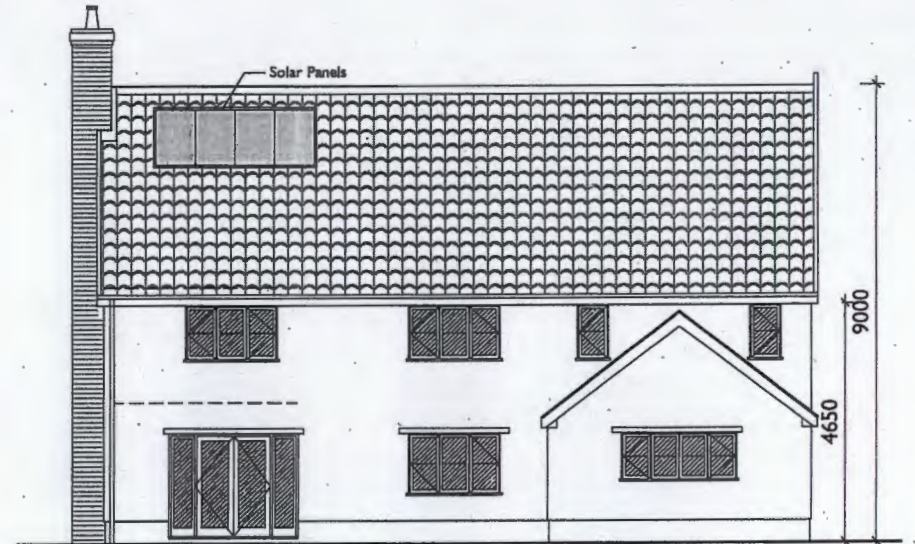
Ref. Date Revision

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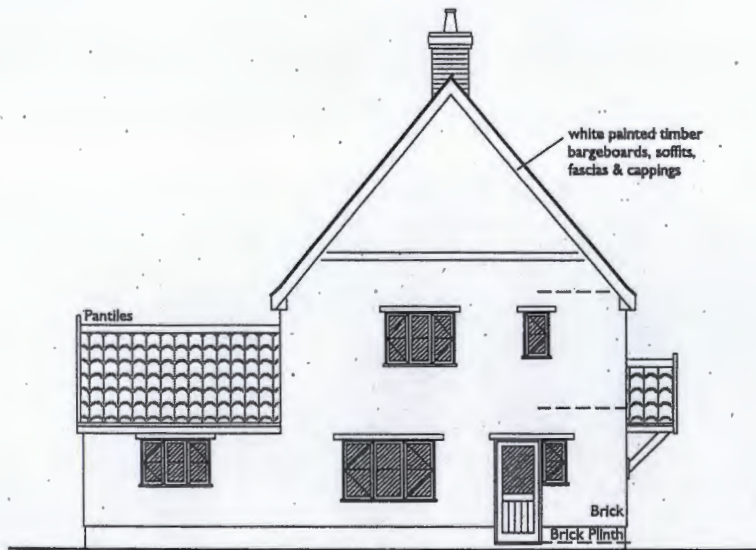
ROBERTS.MOLLOY ASSOCIATES architects and consultants		3 church lane bressingham diss norfolk IP22 2AE	ROBERTS MOLLOY ASSOCIATES © Tel: 01379 687705 E-mail: Info@robertsmolloy.co.uk
DETAIL: PLOT 12 & 13 2 BED SF ETACHED		PROJECT: NEW HOUSING DEVELOPMENT LION ROAD, PALGRAVE	
Scale: 1:100@A3	Date: 09.'15	JOB No. PLR	DRG No. 09



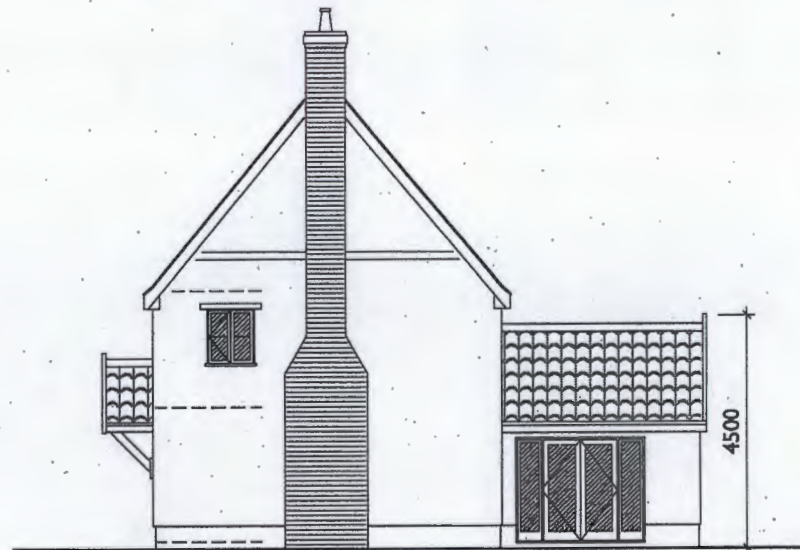
Front Elevation - North



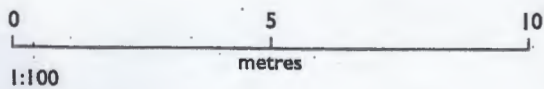
Rear Elevation - South



Side Elevation - East



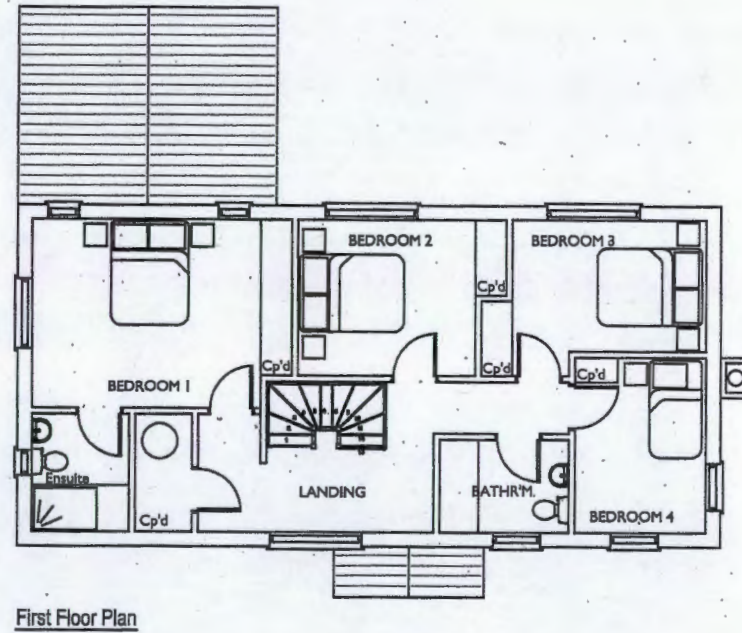
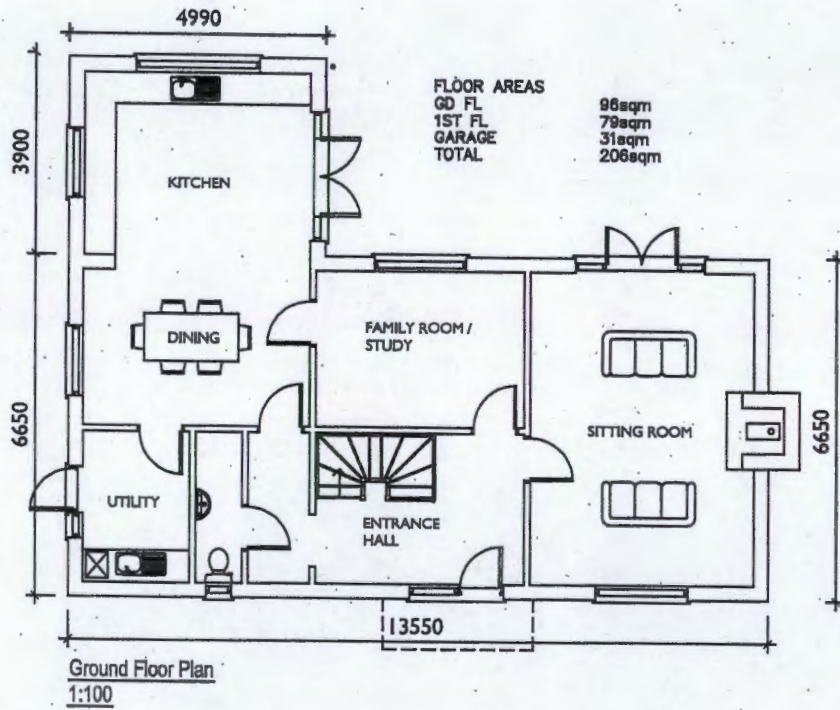
Side Elevation - West



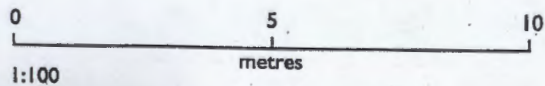
Ref. Date Revision

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	PROJECT: NEW HOUSING DEVELOPMENT LION ROAD, PALGRAVE	
Scale: 1:100@A3	Date: 09.15	JOB No. PLR
		DRG No. 16

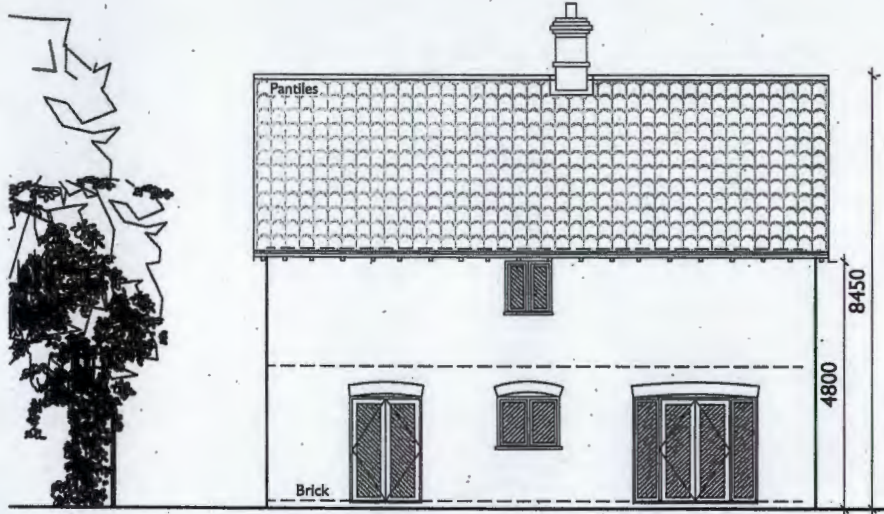


36



Ref. Date Revision

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<p>DETAIL: PLOT 16 - FLOOR PLAN 4 BED WITH DETACHED GARAGE</p>	<p>PROJECT: NEW HOUSING DEVELOPMENT LION ROAD, PALGRAVE</p>	
<p>Scale: 1:100@A3</p>	<p>Date: 09.15</p>	<p>JOB No. PLR</p>
		<p>DRG No. 15</p>



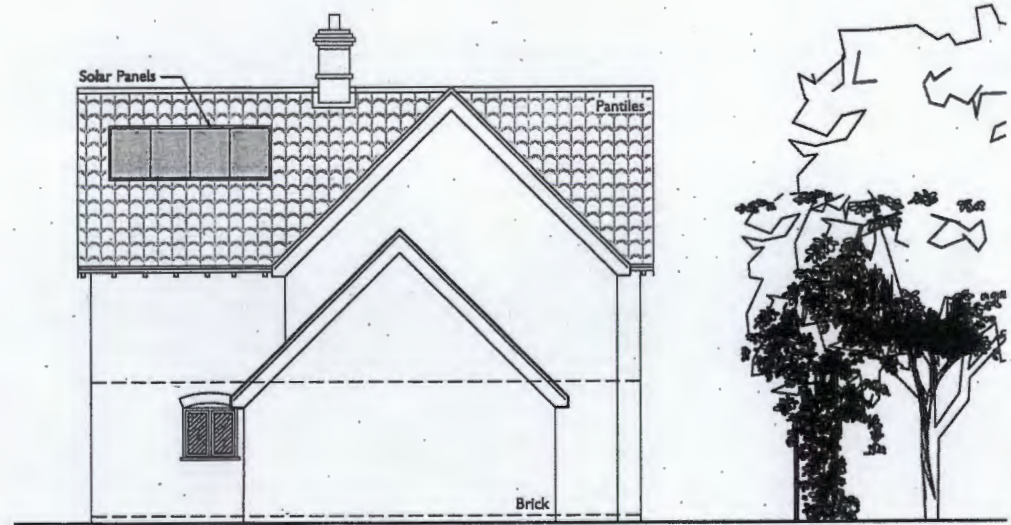
Side Elevation - North



Rear Elevation - East

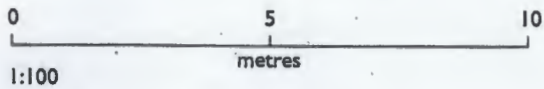


Front Elevation - West



Side Elevation - South

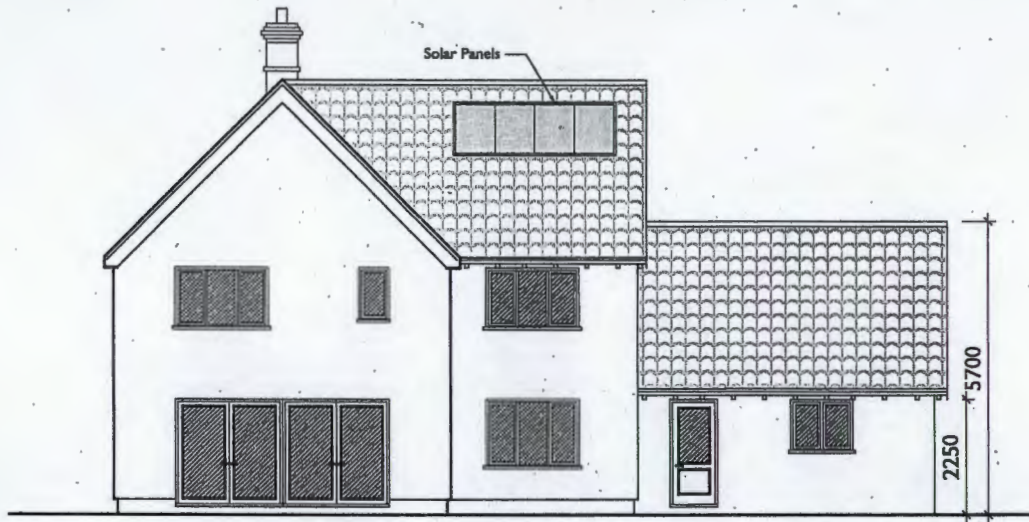
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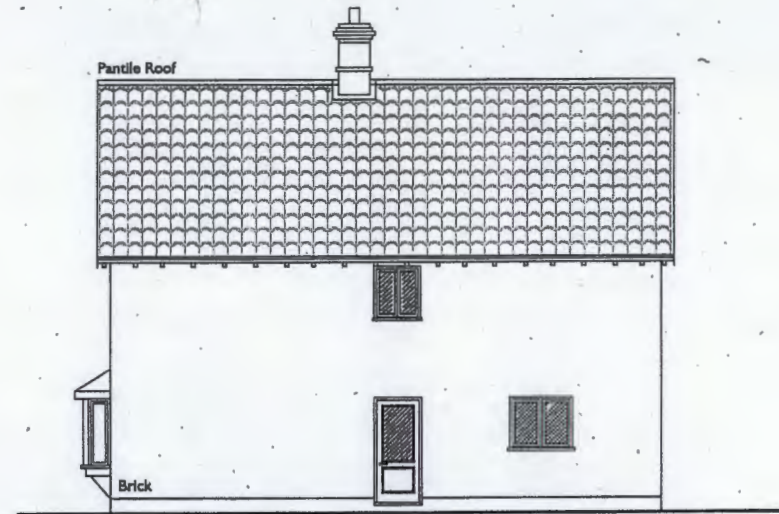
Ref. Date Revision

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DETAIL: PLOT 17 - ELEVATIONS 4 BED WITH TT. GARAGE		PROJECT: NEW HOUSING DEVELOPMENT LION ROAD, PALGRAVE	
Scale: 1:100@A3	Date: 09.15	JOB No. PLR	DRG No. 11

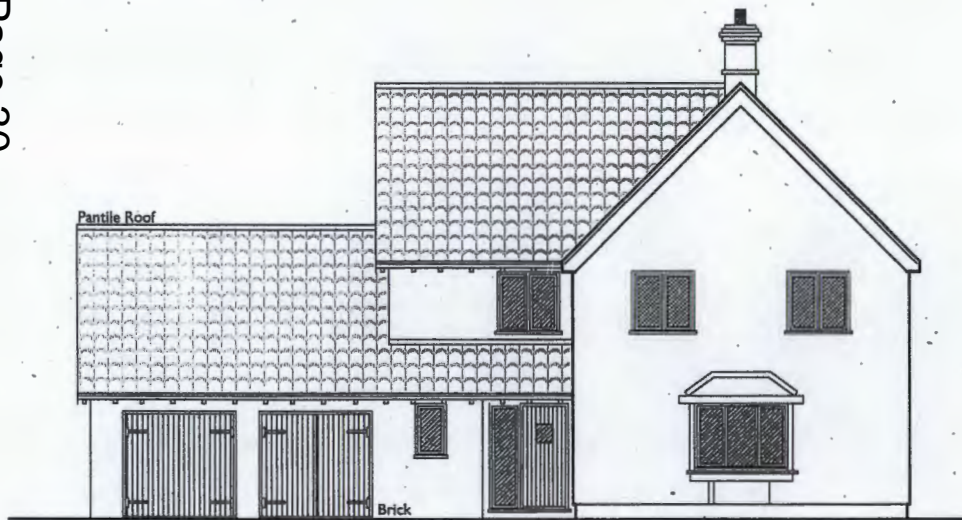


Rear Elevation - South

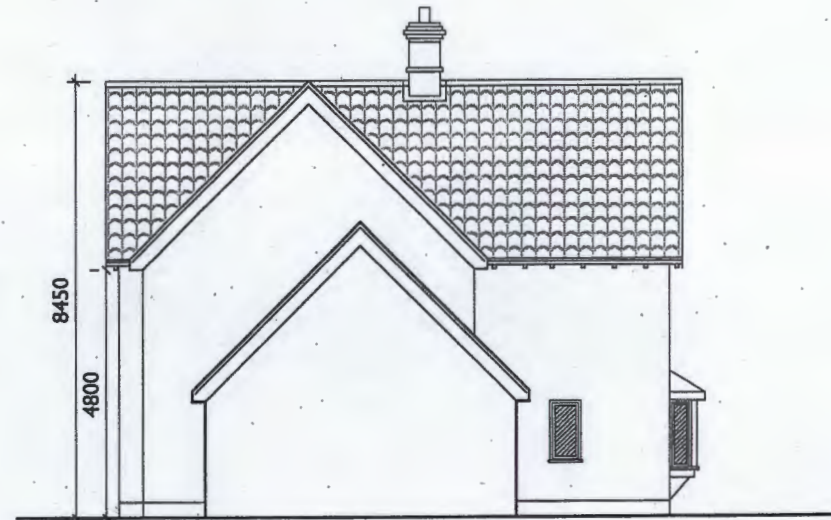


Side Elevation - West

Page 30

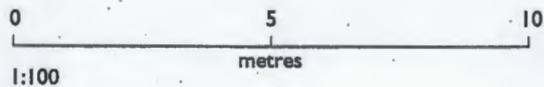


Front Elevation - North



Side Elevation - East

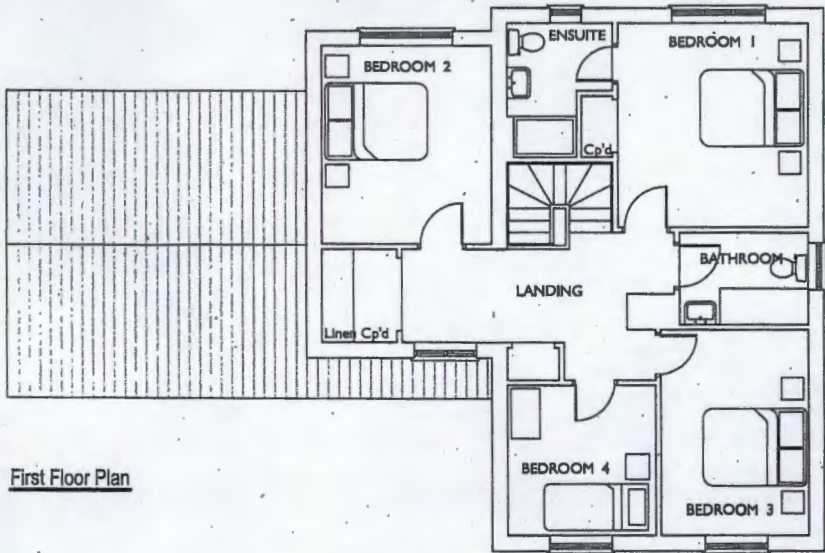
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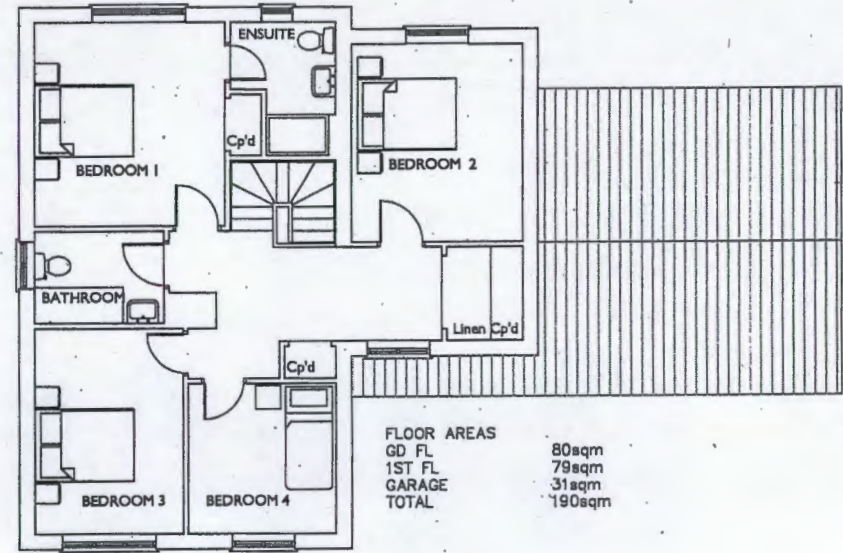
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	DETAIL: PLOT 18 - ELEVATIONS 4 BED WITH ATT. GARAGE	PROJECT: NEW HOUSING DEVELOPMENT LION ROAD, PALGRAVE
Scale: 1:100@A3	Date: 09.'15	JOB No. PLR DRG No. 12

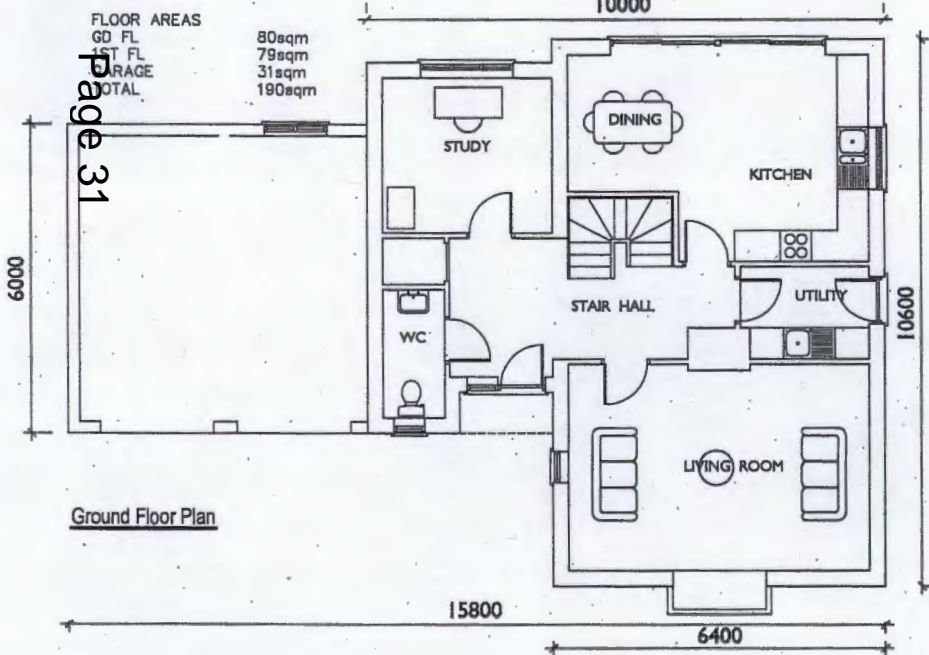


First Floor Plan



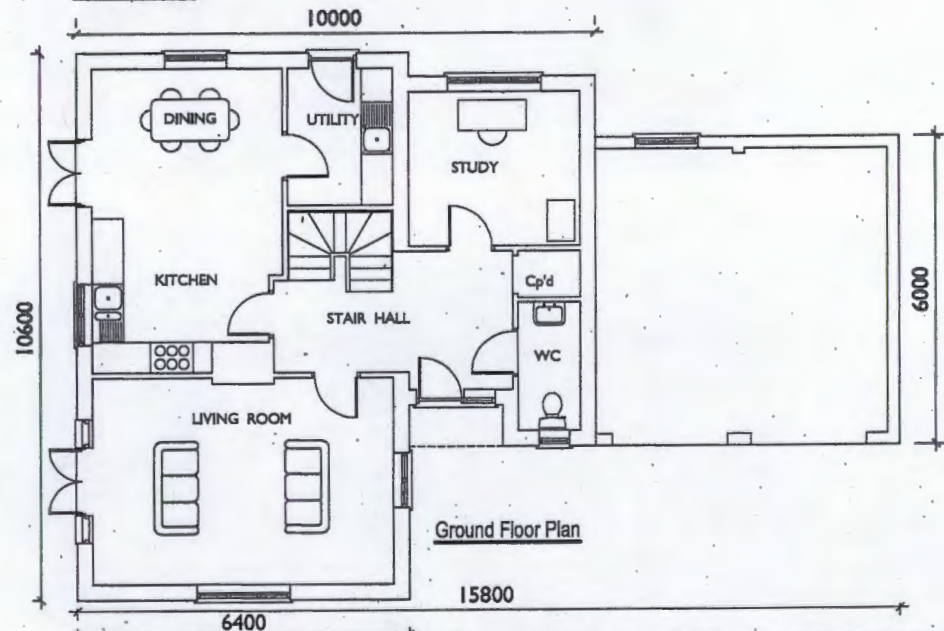
First Floor Plan

FLOOR AREAS	
GD FL	80sqm
1ST FL	79sqm
GARAGE	31sqm
TOTAL	190sqm

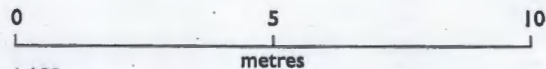


Ground Floor Plan

FLOOR AREAS	
GD FL	80sqm
1ST FL	79sqm
GARAGE	31sqm
TOTAL	190sqm



Ground Floor Plan



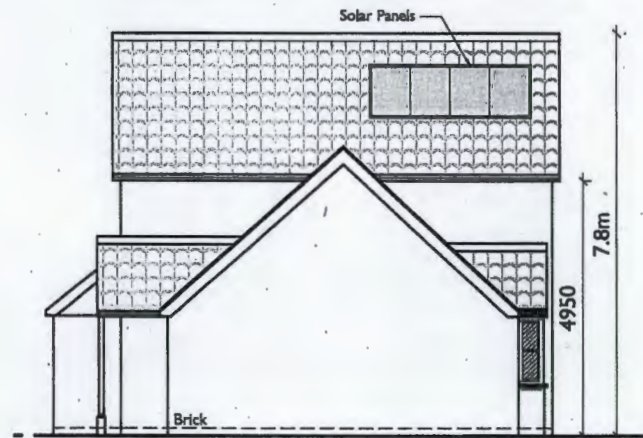
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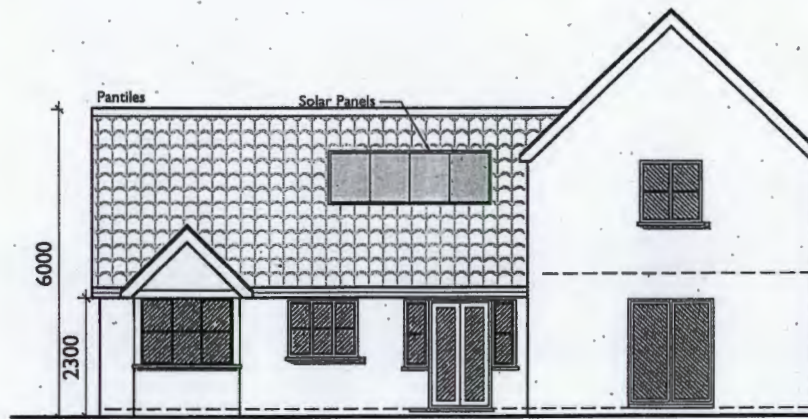
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	PROJECT: NEW HOUSING DEVELOPMENT LION ROAD, PALGRAVE	
DETAIL: PLOT 17 & 18 - PLANS 4 BED WITH ATT. GARAGE	Scale: 1:100@A3	Date: 09.15
JOB No. PLR	DRG No. 10	

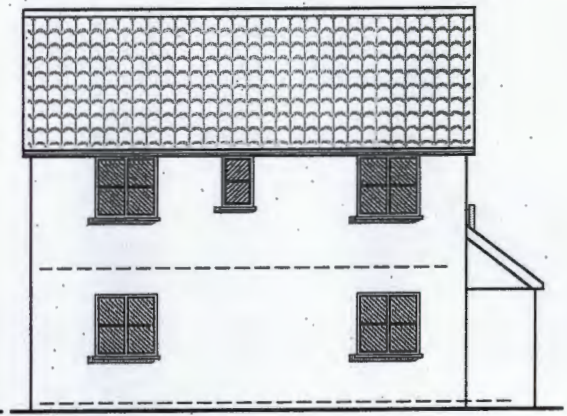
39



Side Elevation - South

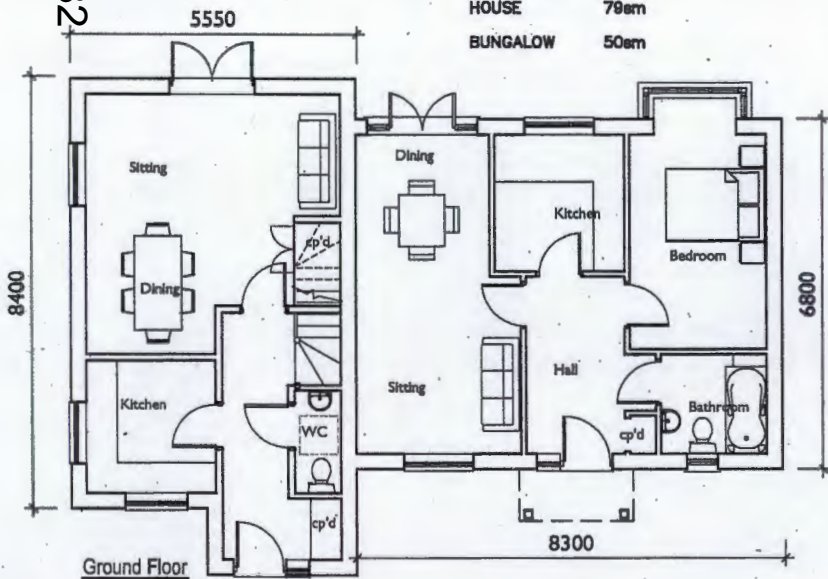


Rear Elevation - East

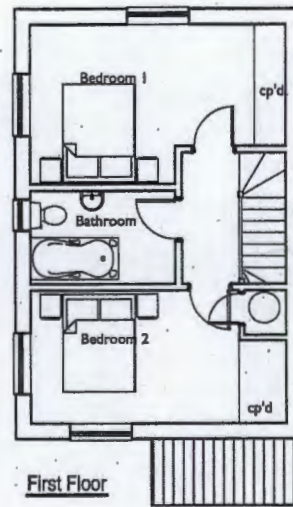


Side Elevation - North

FLOOR AREAS
 HOUSE 79sqm
 BUNGALOW 50sqm



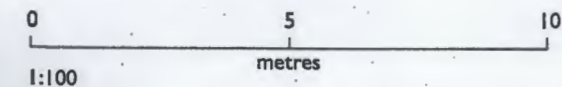
Ground Floor



First Floor



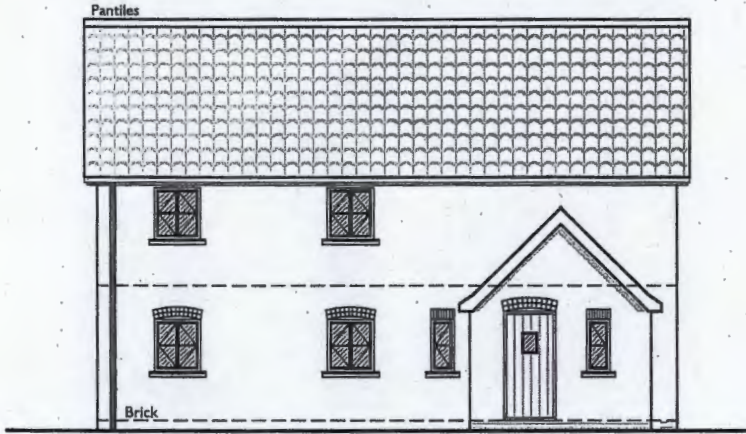
Front Elevation - West



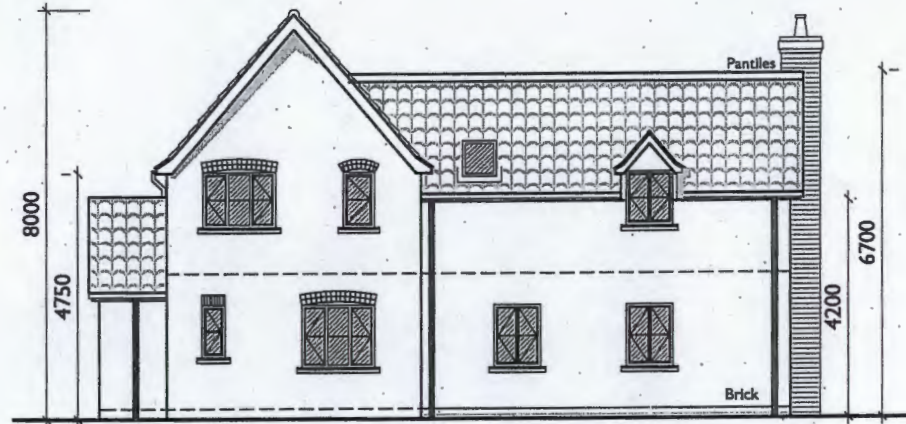
Ref. Date Revision

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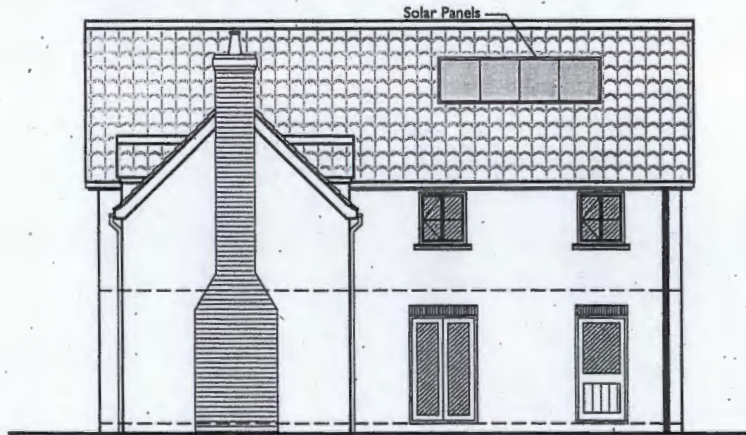
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DETAIL: PLOTS 19 & 20-- AFFORDABLE UNITS 2 BED & 1 BED		PROJECT: NEW HOUSING DEVELOPMENT LION ROAD, PALGRAVE	
Scale: 1:100@A3	Date: 09.15	JOB No. PLR	DRG No. 02



Front Elevation - East



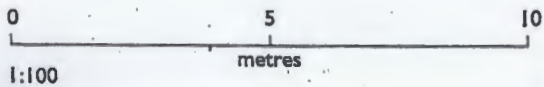
Side Elevation - North



Rear Elevation - West



Side Elevation - South

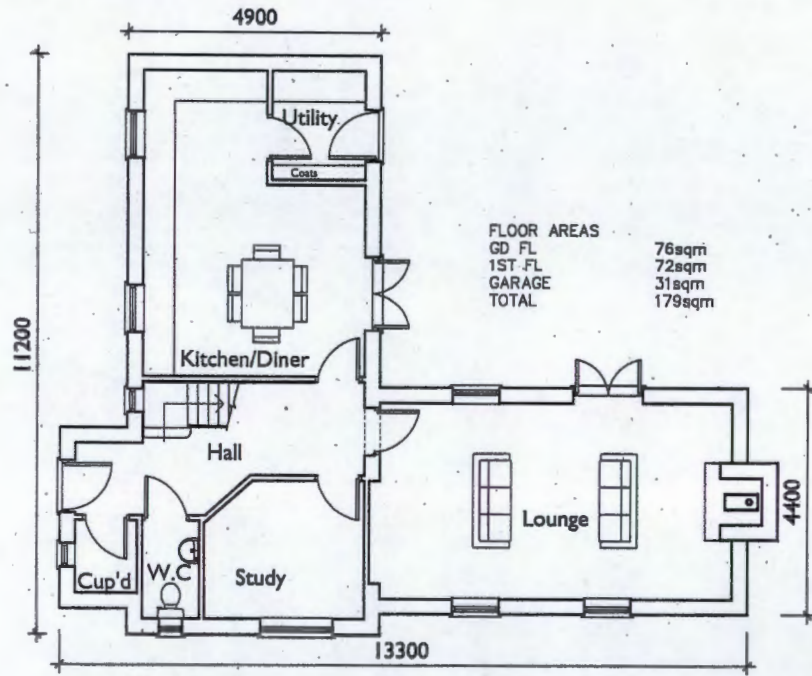


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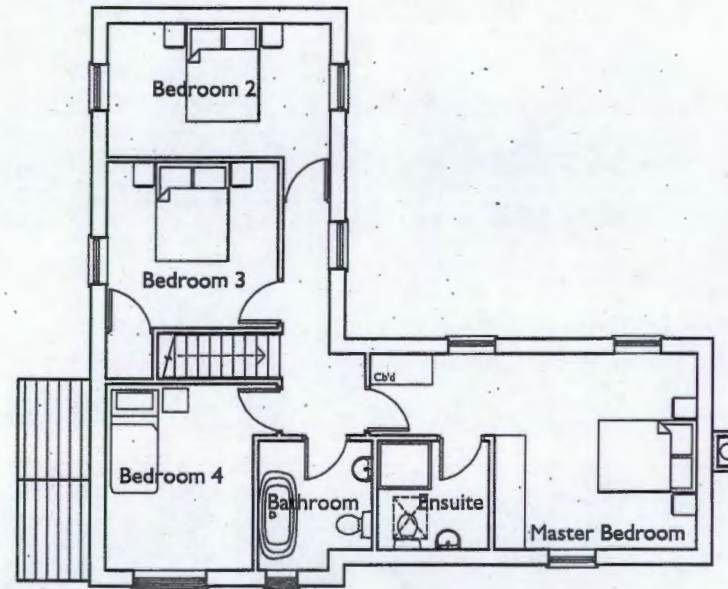
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DETAIL: PLOT 21 - ELEVATIONS 4 BED V DETACHED GARAGE		PROJECT: NEW HOUSING DEVELOPMENT LION ROAD, PALGRAVE	
Scale: 1:100@A3	Date: 09.'15	JOB No. PLR	DRG No. 18

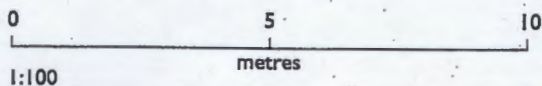
4



Ground Floor Plan



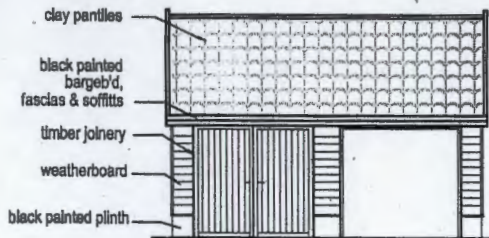
First Floor Plan



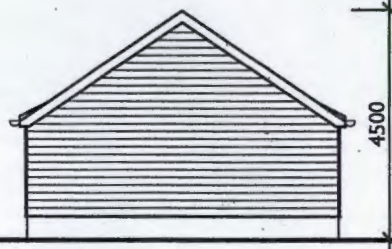
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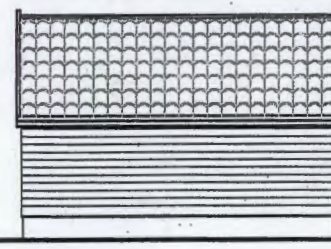
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	DETAIL: PLOT 21 - FLOOR PLAN 4 BED WITH DETACHED GARAGE	
PROJECT: NEW HOUSING DEVELOPMENT LION ROAD, PALGRAVE		Scale: 1:100@A3
Date: 09.'15	JOB No. PLR	DWG No. 17



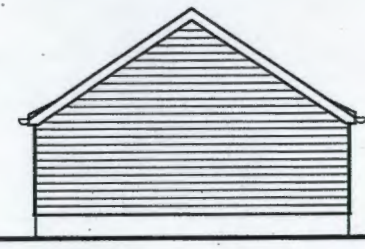
Front Elevation



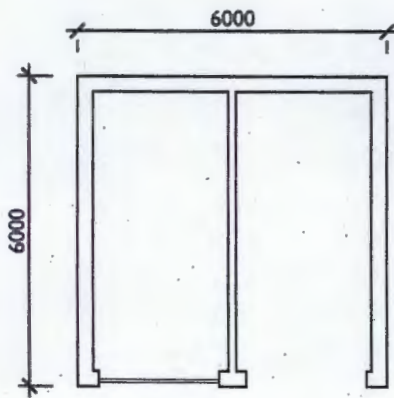
Side Elevation



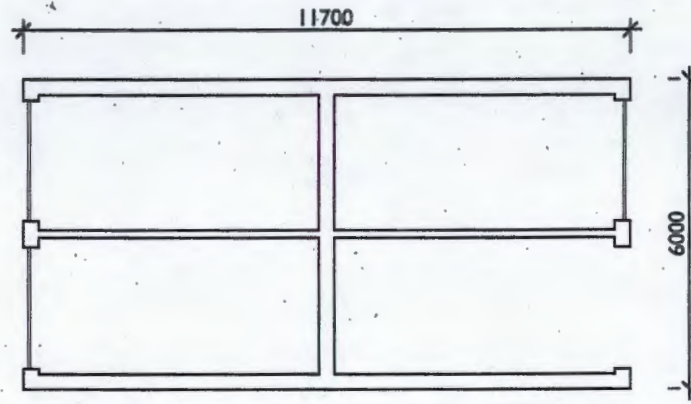
Rear Elevation



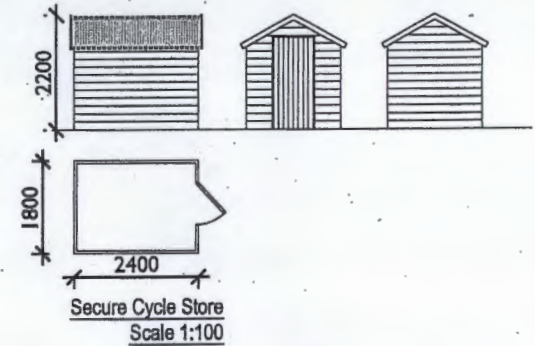
Side Elevation



Floor Plan
Detached Carport
Scale 1:100



Floor Plan
Shared Garage



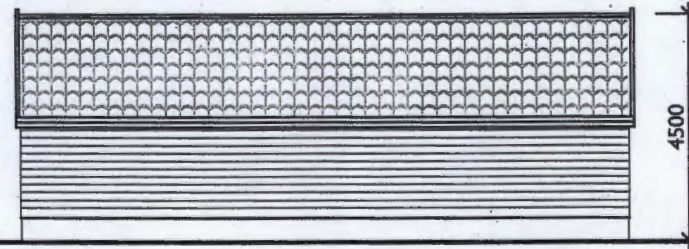
Secure Cycle Store
Scale 1:100

Page 35

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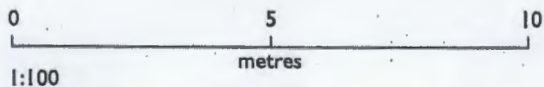
Front Elevation (Plot 9 & 10)



Side Elevations



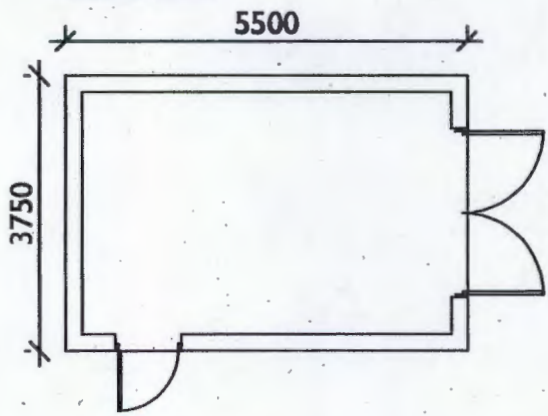
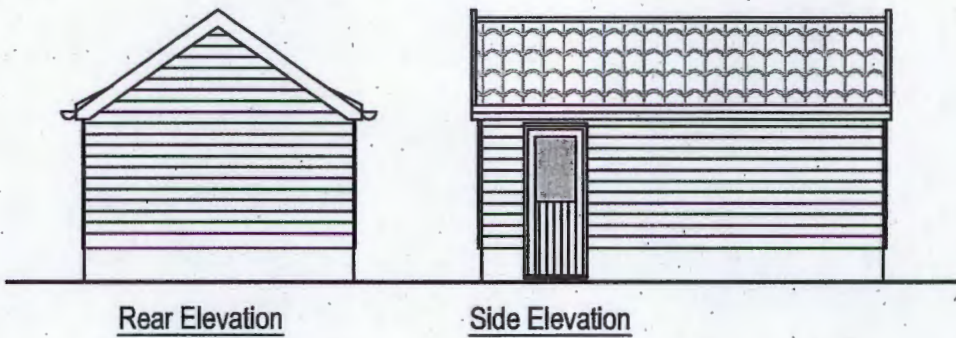
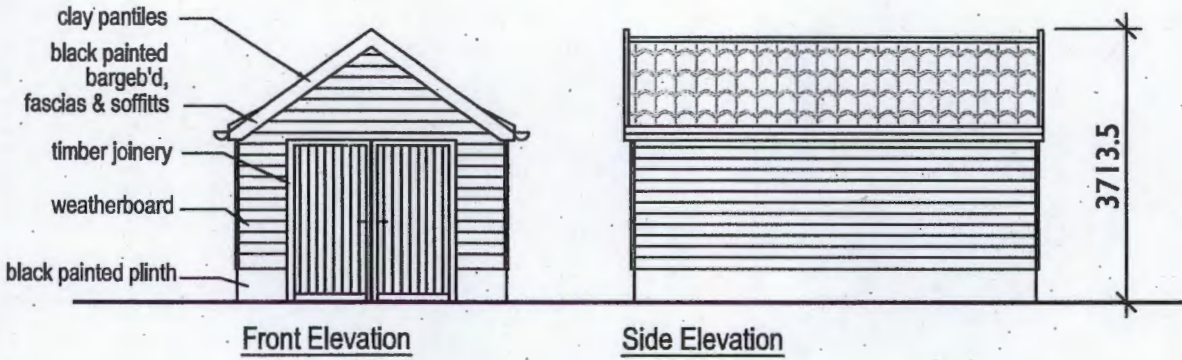
Front Elevation (Plot 21)



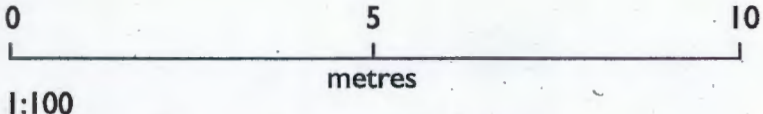
Ref. Date Revision

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DETAIL: PLANS & ELEVATIONS - CARPORT CYCLE STORE		PROJECT: NEW HOUSING DEVELOPMENT LION ROAD, PALGRAVE	
Scale: 1:100@A3	Date: October 2015	JOB No. PLR	DRG No. 24



Floor Plan
Plot 11 - Garage
Scale 1:100



Ref.	Date	Revision		
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DETAIL: PLOT 11 - DETACHED GARAGE		PROJECT: NEW HOUSING DEVELOPMENT LION ROAD, PALGRAVE		
Scale: I:100@A4	Date: February 2016	JOB No. PLR	DRG No. 25	

Michelle Windsor

From: Mike Bootman <mike@bootman.fsnet.co.uk>
Sent: 19 February 2016 00:25
To: Planning Admin; Rebecca Biggs
Cc: David Burn; Parish - Palgrave
Subject: Palgrave PC: Planning Application 4195/15 21 Houses at Lion Road, Palgrave

Importance: High

Categories: Green Category

Planning Control
 Received

19 FEB 2016

Acknowledged

Date

19/02/16

Fax To

RB

Planning Application: 4195/15 - Erection of 21 dwellings, 3 no. new highways accesses, associated parking, turning & on-site open space provision. Lion Road, Palgrave. Revised Plans and additional Responses.

At the meeting on 18th February 2016, Palgrave Parish Council further considered the revised plans, drainage proposals and additional responses relating to this application and re-affirmed to OBJECT for the following reasons:

1. Revised Site Layout - this appears to be a retrograde step from the not very good original. Overlaying the revised plan on the original indicates a reduction in footways and safe routes from certain places for children to access the play area and to the link footpath, a reduction in dimensions and number of parking spaces for residents and visitors that will lead to increased on-street parking with the consequence that the effective width of the road will be single lane - leading to conflicting movements and difficulties turning to access drives. The general arrangement of parking spaces on frontages may appear neat and compact on a drawing but to all practical purposes will present great difficulties in manoeuvring into and out of them. Overall an ill-conceived design, not conducive to stress-free living or free movement, either on foot or in a vehicle.
2. Highways - In the Consultation Return MS/4/4195/15 dated 28 January 2016 the Highway Authority recommends a number of conditions. Condition 6 New Footway requires that the new footway along Lion Road linking the development with the existing footway at Clarke Close shall be completed in all respects and open for use. First the verges in front of the private dwellings are at a level higher than the driveway accesses, which will require the footway to be constructed in cutting or ramps provided at each driveway, which may present a problem for those with limited mobility, second the line of the back of footway may encroach on the private gardens of at least one adjoining property, and third and critically and as evidenced photographically in the Parish Council's Preliminary Response the existing footway near Clarke Close terminates in front of Herringbone House and therefore cannot in any way, shape or form be used as safe footway for new residents to reach the village amenities. Residents will have to cross the road to reach the footway on the opposite side which is the only continuous footway to the Priory Road junction where every pedestrian has to cross. That, together with the speeding traffic and restricted visibility, is why the Parish Council proposed an extension of the speed limit beyond the residential limits coupled with traffic calming measures design to reduce vehicle speed and the width of the carriageway thereby improving the safety of pedestrians crossing.
3. Drainage - Anglian Water in the Report also dated 28 January 2016, Section 4 - Surface Water Disposal, point 4.1 defines the drainage hierarchy set out in Building Regulations Part H - the preference being for infiltration on site, followed by discharge to watercourse and last and least by connection to a sewer. The proposals submitted on behalf of the applicant by Pinnacle are clearly designed to take the simplest and cheapest alternative of connection to a sewer, even though the report makes clear that the amount of surface water run-off from driveways (not permeable?) and roads and footways would need to be retained in a holding tank of a very limited capacity to avoid overloading the downstream pipeline. Anglian Water is clearly concerned with managing flood risk but the proposals seem only to shift the risk downstream to lower-lying properties connected to that same pipeline. Given the importance of a sustainable design solution it would clearly be inappropriate to defer granting permission until AFTER a surface water management strategy has been approved by Anglian Water.

4. South Norfolk DC - in the undated response South Norfolk District makes it clear that - according to it's own Joint Core Strategy - Diss is stated to be a main town but not a strategic growth location. The response fails to answer any questions regarding the capacity and constraints of existing services and infrastructure other than to imply that Diss is intended to absorb growth of 300 dwellings. Since MSDC is proposing almost as many dwellings on Eye Airfield whose residents will be seeking services and retail opportunities, it is clearly both presumptuous and premature for MSDC to assume that Diss can additionally support the Parishes of Pgrave, Stuston and Thrandeston in it's 'cluster' as well as any growth in surrounding High Suffolk. It is evident from the reported actions of Diss Town Council and residents that services and infrastructure are under pressure and that South Norfolk's investment in supporting growth is clearly directed elsewhere.

Mike Bootman
Chairman, Palgrave Parish Council

PALGRAVE PARISH COUNCIL

Preliminary Response to Planning Application 4195/15:

Erection of 21 dwellings, 3 no. new highways accesses, associated parking, turning & on-site open space provision. Land at Lion Road, Palgrave.

At an additional meeting on 17th December, Palgrave Parish Council RESOLVED to submit a preliminary response to the Planning Authority, drawing attention to a number of issues relation to the lack of proper consideration of certain matters under the National Planning Policy Framework (NPPF) and Mid Suffolk's Core Strategy (2008) and Focused Review thereof (2012), failure to consult with relevant bodies, and the content of the Draft Contributions Agreement prepared by a consultant on behalf of Suffolk County Council.

National Planning Policy Framework/Mid Suffolk Local Plan, Core Strategy and Focused Review

NPPF paragraphs 70 (delivery of facilities to meet community needs) and 72 (provision of school places) are inherent factors in assessing the sustainability element of any application. These are reinforced in Mid Suffolk by, inter alia, CS-FR policy SO6 (delivery of infrastructure to support new development). Palgrave PC's considered opinion is that the Planning Authority has not yet properly assessed, and hence satisfied, the objective pre-conditions that the proposed development is presumed to be sustainable.

Core Strategy policy CS1 directs new residential development to sustainable locations with good access to services. Palgrave is classified under the current settlement hierarchy as a Secondary Village, having limited services and facilities - in fact it has very limited facilities - and being appropriate for small-scale development to meet local needs.

Relationship to and Reliance on Services and Infrastructure in Diss, Norfolk

At a recent meeting of a Development Control committee (18th November 2015) the case officer, in reference to outline application 2659/15, declared to members of that committee that 'Palgrave is in the Diss cluster'. This is surely not yet the case and will not be policy for some time? The Local Plan Review process commenced a year ago with a questionnaire intended to review and revise as appropriate the established settlement hierarchy and the composition of clusters. The outcome of this was that the Parishes of Palgrave, Stuston and Thrandeston could be considered to be reliant on Diss (rather than Eye) for services. However the Draft Local Plan is not due to be published until mid-2016 and then the process leading to its adoption will take many more months, whilst the required cross-boundary discussions with South Norfolk, as the planning authority for Diss, are only at an early stage.

Based on that statement, one or more members of that committee dismissed the Parish Council's concerns regarding the loss of employment by (i) establishing how far away Diss is (Palgrave shares a common northern boundary - the R Waveney - with Norfolk County, South Norfolk District and Diss Town Councils) and (ii) by then asserting, without evidence, that Diss has plenty of employment. A comment from a member of the public also asserted, again without evidence, there is plenty of affordable housing in Diss with the regrettable consequence that members ignored the Strategic Housing Officer's report recommending a different mix of types, much more appropriate to assessed local needs, on that site.

None of the above presumptions substantiate beyond any reasonable doubt that Diss can be relied on to provide the necessary services and infrastructure to sustain development in the adjoining county. Diss Town has expanded substantially in recent years by extensive housing developments and has more housing planned in the immediate future.

However the availability of community health services, including general practices and dentistry, has not necessarily kept pace. Nearby health practices in High Suffolk are also under similar pressures. The availability of school places in the Diss area is not quantified, which may imply there might not be alternate available places to accommodate an increase in pupils either as overspill from Palgrave or more specifically those 19 from Norfolk presently attending Palgrave (see below). The same observation can be applied to data supporting employment opportunities, retail provision, utility infrastructure and so on.

Core Strategy policy CS6 (Services and Infrastructure) states at para. 3.30 that 'The Council will cooperate in cross-border discussions that resolve the infrastructure needs of adjoining authorities whose services may be affected by future development in Mid Suffolk.'

Requirement for Cross-Boundary Consultations

It is the Parish Council's view that it is not possible to assume that development in Palgrave can be substantiated as being sustainable without considering the availability of the requisite services and infrastructure in Diss and South Norfolk. So to establish the above it is clearly necessary to consult on this application with (i) South Norfolk DC as planning authority, which can engage with Norfolk County as education authority and with the various primary healthcare trusts, and also with (ii) Diss Town Council. Diss TC has previously expressed its regret at not being formally consulted by MSDC over the large-scale housing development on Eye Airfield, which would also rely on Diss for retail provision, access to public transport, & C.

Schooling Provision

At the above-mentioned Development Control committee, the Parish Council's concerns regarding the capacity of the primary school were dismissed merely by the explanation that MSDC only requests a review of local schooling provision where an application is for 10 or more dwellings. Since many infill developments are for fewer than that threshold, and no allowance is apparently made for cumulative new builds exceeding it, there must be many parishes within MSDC (and possibly Babergh) that have not had local schooling provision re-assessed for a number of years. Surely this fails to comply with paragraph 72 of the NPPF and should be subject to immediate review, as schooling is clearly a material consideration?

In considering the current schooling provision at primary level in Palgrave, Suffolk CC's consultant - Boyer of Colchester in Essex - noted the extreme physical constraints of the existing site, the present pupil roll and the increase by 5 pupils at primary age likely to result from the development. Accordingly the initial report of 1st December stated:

'Please note, however, that, although the aforementioned financial contributions for education have been calculated, the primary school is regularly over capacity. As a result, another 5 pupils will cause severe problems for the school as it is on a small site which cannot be expanded due to its location between two roads and church grounds to the south, currently used as outdoor space. As a consequence, the County Council will be recommending that permission is not granted for this development if an application emerges.'

Following a challenge by the case officer, a revised version of this report was issued dated 17th December, with the above paragraph replaced by:

'The local catchment schools are Palgrave CEVCP School and Eye Hartismere High School. There are currently insufficient places available at the primary and secondary school to accommodate primary, secondary and sixth-form pupils that will arise from this development. There is also no capacity for physical expansion on the site of the Primary school at Palgrave. Contributions are therefore required for all 9 school places, at a total cost of £135,877. There may be the possibility for the County Council to discuss further options with relevant head teachers.'

It seems that the County Council wants s106 developer contributions for school places in the locality that it clearly cannot provide. It is known that the County Council is struggling to address a significant shortfall in places in the Ipswich area. Would the local contributions thus be levied to address a problem that is far away from Palgrave and also far away from the potential alternative, which is Diss? How does that improve the sustainability argument?

It is now known from information provided by the County Council School Admissions Office 'that... of the 67 children at Palgrave Primary School, 24 come from outside the catchment (19 of these come from Norfolk)'.

Need for Consultation with Local Schools and a Clear Plan for the Future of Palgrave School

It is also the Parish Council's view that, as suggested by the consultant on behalf of the County Council, the respective heads and governors of Palgrave CEVC School (a school within the Tilian Partnership and associated with Bury St Edmunds Diocese) and Hartismere High School also be duly consulted on this application. In particular it may be possible to resolve the lack of capacity at Palgrave over time by agreeing changes to admission policies intended to guarantee places for pupils from within the Parish.

School Location

The initial version of the consultant's report included a brief description of the constrained nature of the present site. The road to the west passing the school is also the main 'rat-run' between Diss and the A143 whilst at school start and end times there is extensive parking which conflicts with that through movement. Suffolk County Highways is presently engaged in preparing a scheme intended to prevent the use by through traffic of the road to the east, the Traffic Regulation Order and signage having minimal effect; this is expected to cost some £30,000 to £40,000. At the same time the School's use of the common land as a playground is having an adverse effect on the condition of the turf, to the extent that School governors are intending to apply for an Order in Council to permit them to lay an artificial surface; this would also incur costs of several thousand pounds. The pupils walk to the Community Centre for PE and any field sports, but Child Protection measures mean that no other groups can make use of the Community Centre at the same time as school pupils.

Senior officers at MSDC in Community Services, Planning policy and development control are fully aware of the locational problems with the School, as is the County Cllr for Hartismere, but there has been no concerted action to consider ways to address them. The site reserved in the Local Plan 1998 for a new school at the east side of the village was later given up by the County Council and part of it is now occupied by Housing Association properties.

A potential site had been identified, being the former 'Pat Lewis' garage which backs onto the Community Playing Field. However the meeting of the Development Control committee referred to dismissed the Parish Council's concerns as above but also did not consider that the argument put forward by the Ward Member, Cllr David Burn, that it's responsibility to take into consideration NPPF paragraphs 70 (delivery of facilities to meet community needs) and 72 (provision of school places), was relevant.

Consideration of this situation and delivering an action plan for addressing it are germane to this application. The Landowner is Mr E Ling, who was for many years a Parish Councillor and still serves on the Community Council's executive committee. His long-held and publicly-stated ambition has been to see built a new school for the village. Mr Ling has confirmed he would be pleased to contribute through provision of a piece of land for a replacement school and the Developer has spoken to County Cllr Jessica Fleming about this. The issue of capacity at and siting of the School will not go away and needs to be resolved in the very near future.

Core Strategy Policies CS3 and CS4 - Climate Change

At an informal presentation to the Parish Council on 10th December, the Architect noted that the dwellings would be fitted with air source heat pumps. It is appropriate to mention that the experience of a number of individuals locally who have fitted such systems to their own properties suggests that the real-life efficiencies do not approach theoretical design values and that on-going maintenance costs can be significantly greater than anticipated, more than offsetting anticipated reductions in non-renewable energy input costs. Conversely, and as adopted by MSDC for its social housing, the provision of roof-mounted PV solar panels under Suffolk's wide and often sunny skies can make a substantial contribution to renewable energy generation. Furthermore, generation at the point of consumption can avoid the need for costly upgrades to the electrical transmission grid.

The drawings do not include information regarding the extent by which permeable surfaces are intended for footways, driveways and patios, intended to reduce the quantities of piped rainwater run-off. Similarly the absence of roadway cross-sections does not allow an assessment of the kerbing. Local experience on recent developments with the low (40mm) upstand kerb, under the present rainfall pattern of cloudbursts and prolonged heavy downpours, proves that it is totally inadequate in directing the volumes of run-off along the face of the kerb to the gullies and results in flooding of garages etc. on adjoining properties.

A Sustainable Drainage System (SUDS) is proposed. With predominately clay soil the capacity for absorption is low, especially so with the short periods of heavy rainfall which leave the ground saturated, whilst Palgrave also has a number of natural springs.

As Palgrave regularly experiences areas of flooding and severe run-off from adjoining saturated land, the Parish Council trusts that the design parameters for roadway drainage and for SUDS will be based on current and projected rainfall frequencies and intensities; clearly historic tables are no longer relevant today.

Core Strategy Policy CS5 - Environment

Constraints C16 - TPOs/C18 - Wildlife Habitats/RT12 - Footpaths and Bridleways

Local knowledge reports that the 'permissive' footpaths bounding the site are also a corridor used by various species of deer and probably other wildlife. Deer are adaptable to humans but rather partial to causing damage in domestic gardens.

Accordingly, it is suggested that boundary treatments to properties adjoining these paths be designed to be 'deer-proof'.

The intention to retain the surrounding pathways is noted. They are well-used and the Parish Council considers that these paths should be duly adopted as 'rights of way' within a wider network of more designated footpaths surrounding the village, further encouraging their use. The tree line and pathway forming the western boundary of the existing development is understood to be owned by MSDC, dating back to the development of Clarke Close. It was intended to either maintain the settlement boundary, act as a 'ransom strip', or both and was for a number of years definitely maintained by MSDC's countryside service. It is now neglected and the pathway not adequately maintained; recently a set of wooden steps became unsafe and, because MSDC officers denied any knowledge of it or its ownership, the Parish Council paid for emergency repairs to render them safe.

Internal consultation over the ownership and future use of that strip of land is necessary.

The overall design and style of the proposed dwellings may best be described as 'Suffolk Neo Vernacular'. Whilst quite attractive and relating in style to genuinely vernacular buildings, it could be considered to be rather too commonplace and hence lacking in diversity.

The Parish Council recommends that guidance be sought from Suffolk Preservation Society.

Core Strategy CS6 - Services and Infrastructure

Second only to the road and traffic, this was the most mentioned topic by the public during the informal presentation of the scheme at the Parish Council meeting on 10th December.

Reference has already been made for the need to seek information regarding the capacity of the services infrastructure in Diss. Palgrave itself has the School, the Community Centre and adjoining Community Playing Field managed by a charitable trust, and the open space of The Green, a registered common but bisected by the well-used traffic 'rat-run' into Diss. That part of The Green used by the school as a playground has some timber exercise equipment on it that used up the last of the s106 monies available for play areas.

The Parish Council is about to exercise the option to acquire the BT 'phone box, referred to in the Conservation Report, and convert the interior to an information point/book exchange. *The Community Council has recently invested in substantial repairs and renovations to the fabric and furnishings of the Community Centre but has more work to do, in particular to renew the catering equipment which is used for the Lunch Club that serves older residents.*

The Parish and Community Councils are working together to renovate, improve and enhance the old and rather limited play space in the south-west corner of the Community Playing Field. Three comparable quotes have been obtained for equipment and surfaces, a design drawn up that provides facilities for toddlers and parents through to teenagers, and fund-raising is about to commence. *A major block to progressing this is the failure of the planning authority to date to respond to queries regarding the need for planning permission or whether it might fall under Community Right to Build.* The estimated cost is approximately £38,000 - £40,000 (before VAT) and it is hoped to complete the work by April 2017.

The mobile library visits Palgrave (once a week for 15 minutes) but most residents use the Norfolk County Library in Diss as it is larger, better equipped and stocked and accessible. Suffolk County Council has transferred it's libraries to an independent operator. *There is an opportunity to create a community library in the Community Centre - recent refurbishment of the lounge/bar area included two bookshelves with a donated stock of paperbacks.*

It is believed Norfolk Fire and Rescue at Diss Fire Station respond to incidents in Palgrave.

Faster Broadband has been provided from the Diss exchange to a cabinet located at the north-west corner of The Green, by Millway Lane. *Despite that the general availability of the baseline speed supposed to result from that investment has yet to be realised. It would be taken by many to be most inequitable if the provision of a direct fibre-optic connection to each dwelling on the proposed development at one extremity were not accompanied by the same level of provision to the rest of the dwellings with the village. Furthermore much of Palgrave cannot yet receive 3G mobile services, whilst 4G mobile services are non-existent.*

As to utilities, the other area of public concern regarding infrastructure, it is understood that gas and electricity services have to be provided to meet demands. However the principal concern is the capacity of the foul sewer serving Lion Road, especially so as historic incidents relating to it have been mentioned. *The Parish Council on behalf of residents seeks prior assurances from Anglian Water and the developer that connection of the proposed development to the sewerage system leading to the treatment works by the R Waveney will not have any adverse consequences at any point within Palgrave in that network.*

Other Constraints not listed by the Case Officer - Roads and Traffic:

Just over three years ago the Parish Council was requested to take up with County Highways the difficulties that pedestrians had crossing roads in the vicinity of the Lion Road/Priory Road crossroads. At the same time residents' concerns about speeding, HGVs (including ignoring the 7.5T restriction across The Green and Denmark Hill), drivers ignoring the 'Access Only' restriction on the road east of the Church and School were put to Highways officers. The outcome to date is that very little has been done on the ground to address any of these, although some progress has been made towards providing Vehicle Activated Signs (VAS).

The principal east-west route through Palgrave used to be the A143 until construction of the Scole bypass. Traffic between Diss (west and east) and places south and west of Palgrave still use this route as being shorter, faster and less congested. Crossing Road provides a fast route to and from the A143, the hinterland south of the A143 and off the A140 corridor.

Lion Road and Upper Rose Lane were widened and realigned with improvements to certain junctions at the time as it was the A143 principal route towards Bury St Edmunds. Typical carriageway widths are given below:

In de-restricted section west of 30 mile/hr speed limit	= 8.3 to 8.5 metres
At the choke point, at start/end of 30 mile/hr speed limit	= 6.0 metres (minimum)
Opposite 'Fuschia', near centre of the development	= 7.2 metres
Opposite 'Woodside', at east boundary of development	= 7.4 metres
Opposite 'Herringbone House', east of Clarke Close	= 7.35 metres

In connection with the request for VAS a number of traffic count and speed measurements were made during early 2014. One such site was on Lion Road, east of Clarke Close and near to the crossroads with Priory Road. This is the point at which speeds would be lowest along Lion Road, whilst traffic volumes did not include seasonal tourist traffic or leisure trips.

A copy of the results as supplied by Suffolk County Council is provided separately but a summary of the data is included here for reference:

Traffic Flows - weekday average (10% greater eastbound/5% greater westbound on Fridays)

	M/Cycle	Car	Van	Lt Goods	HGV/Bus	TOTAL
Eastbound	8	1691	163	98	48	2008
Westbound	10	1757	117	66	36	1986
Combined	18	3448	280	164	84	3994

Traffic Speeds - weekday average key statistics

	No. of Vehicles	Mean Speed mph	85%ile Speed mph	Number @ 31-40 mph	Number @ 41-50 mph	Max Speed mph
Eastbound	2008	30	35	763	44	Over 56 (1)
Westbound	1986	31	36	855	63	Over 56 (2)

Mean speed - speed at which same number of vehicles go slower as go faster

85%ile - speed considered as a safe maximum for the conditions by 85% of the drivers

It is worth noting that the site on Upper Rose Lane, outside the Pat Lewis garage, produced mean and 85%ile speeds some 5 mph higher, proving the slowing effect of the crossroads.

Constraint T3 - Traffic Management

States that 'The district planning authority will work with the county highways authority towards the introduction of traffic management measures, such as speed limits in villages or weight restrictions on minor roads, where this will help to maintain and improve traffic and pedestrian safety and to improve environmental conditions, including residential amenity.'

Highway's comments are prepared by a Technician whose task is to respond using standard measures. There does not appear to be an internal process by which the Technician is made aware of ongoing investigations with district, town or parish councils or of any agreements that might have already been arrived at. The Areas, or Central Area at least, do not have any specific expertise in traffic management or in traffic engineering, which is actually at the core of most of the issues that concern town and parish councils; be it speed limits and speed reduction measures, traffic calming, pedestrian safety, HGV restrictions and so on.

The local engineer has previously turned down the provision of refuges along roads such as Lion Road and within the wide junctions such as Lion Road, Priory Road south and Crossing Road. A recent review of the lack of proper footways at the Lion Road/Priory Road junction [photograph 6] resulted in a decision that any solution would be costly. Only now is there some discussion about the possibility of extending the speed limit on Upper Rose Lane to aid the better siting of a VAS, but those discussions are as yet inconclusive. Countdown markers, a preceding 40 mile/hr stretch and other speed reduction measures are all included in the Suffolk County Council Policy approved on 9th December 2014. This Policy states:

20. In respect of village 30 mph limits in some circumstances it might be appropriate to consider an intermediate speed limit of 40 mph prior to the 30 mph terminal speed limit signs at the entrance, in particular where there are outlying houses beyond the village boundary or roads with high approach speeds. For the latter, consideration needs to be given to other speed management measures to support the message of the speed limit and help encourage compliance. Where appropriate, such measures might include signing, centre hatching or other measures that would have the effect of narrowing or changing the nature and appearance of the road.

In this instance such measures could include the provision of two or three Chicanes to constrict the fast flow of traffic. By reducing the width of the carriageway by building out from the kerbs, a waiting area with good visibility is created for pedestrians to cross a much narrower carriageway. The outward projection from the kerb similarly increases the forward visibility of drivers to see pedestrians waiting to cross or in the act of crossing. Different surface treatments can enhance the efficacy of the arrangements. Rather than extend for a distance a footway along the south side that ends up terminating short of any safe crossing point, any Developer contribution could be put towards one or more of these measures. A further advantage of Chicanes is that they can be laid on the existing carriageway surface and the dimensions, offsets and approach angles adjusted for maximum effect before making them permanent.

Housing Constraints:

H17 Keeping Residential Development away from Pollution

The large field immediately to the west of the proposed development has from time to time been used for rearing large quantities of pigs. The question has arisen regarding smells or any other emanations that might affect the proposed development, although the Parish Council is not aware of any complaints to date. *It would be appropriate to seek reassurance that this will not become a matter for concern in the future.*

One resident has drawn attention to the potential presence of pollution resulting from the disposal of construction or similar waste some years ago. This was advised directly by e-mail but the Parish Council has also drawn it to the attention of the Ward Councillor, David Burn, who is also the holder of the Environment portfolio. *It is noted that a more comprehensive environmental survey is required and the Parish Council trusts that it will encompass this alleged operation.*

Housing Constraints GP1, H4, H5, H14 & H15

The Parish Council has been granted an extension to 15th January. It's final response will be made on that date and having regard to the outcome of the various matters raised above.

Draft Contributions Agreement

The consultant Boyer has produced on behalf of the County Council a draft set of proposals for inclusion in a Contributions Agreement. The Parish Council was informed by the Architect that it is the Developer's intention to obtain a decision on the application no later than the end of March 2016, before the date at which CIL comes into effect and so it is intended to be an s106 Agreement.

Several references have already been made to these but it may be considered helpful to summarise the Parish Council's comments in one place and in the order in which they appear:

1. Education - any proposed contribution towards primary places should be directed solely to the expansion or relocation of Palgrave CEVC School;
 2. Pre-school provision - no comment at this time;
 3. Play space provision - as no proper provision at present and being the only communal location, should include a contribution towards the play area on the Community Playing Field, assessed at £38,000 to £40,000 (excluding VAT);
 4. Transport - rather than extending the footway alongside Lion Road on the south side to a point where it now terminates, a proposed contribution should be made towards various measures to reduce speed of traffic and provide safer crossing points for pedestrians;
 5. Rights of Way - a contribution may be requested but the main burden should fall on the respective authorities responsible for creating and maintaining rights of way due to their failure to date to consult on or act to provide a proper footpath network in the Parish;
 6. Libraries - the proposed contribution to Eye library provides no tangible benefit. It is inconsistent to rely on Diss to provide services or infrastructure without any contribution towards them. An alternative may be a community library in the Community Centre;
 7. Waste - High Suffolk does not have any County-run waste disposal sites but relies on the one at Brome which is privately operated. The nearest site in Norfolk is north of Long Stratton. Any contribution would be better directed to supporting the site at Brome;
 8. Supported Housing - no comment at this time;
 9. Sustainable Drainage Systems - a SUDS is proposed;
 10. Fire Service - it is believed that Norfolk Fire & Rescue Service provides the local response;
 11. Superfast broadband - should be available to all and under the current second stage programme. The developer should not be required to pay for a direct connection to the exchange in Diss. BT is already contracted by Suffolk County Council to further improve on 'Faster Broadband', which also includes improvements to mobile services.
-

APPENDIX - PHOTOGRAPHS

1

Approach to Village boundary and start of 30 mile/hour restriction.

Carriageway width 8.3 to 8.5 metres, measured between raised verges.

It can be seen why this is viewed as a high speed section of road.



2

Choke Point on nearside at start of restriction, view eastbound.

Carriageway width 6.0 m.

Application Site is on the right; field access and footpath behind '30' sign.

Layby outside Old Police House.



3

Choke Point on offside, view westbound giving fast, unimpeded exit.

Layby outside Old Police House. Commencement of footway on north side.

Footpaths leading south and north cross the carriageway by the Choke Point.

Possible site for Chicane.



4

View east showing drop in level and also the bend outside 'Woodside'.

Note the difference in road and field levels that might compromise the footpath construction.

Proposed eastbound VAS location is just west of here.

Possible site for Chicane.



5

Lion Road approaching Priory Road crossroads.

Eastbound traffic during late morning peak period.

Note the absence of any footway on this side.

[Opposite view to 9]



6

Lion Road/Priory Road Crossroads.

The north side footway ends at the place where the pedestrians trying to cross to the School are standing. No refuges to assist safe crossing!

Drivers cut the corners and do not give way to pedestrians. This is a relatively quiet scene!



7

Footway ends just past entry to Clarke Close.

An alternative to constructing a footway into the rising ground this side would be to build Chicanes, to reduce road speeds and carriageway width to aid pedestrians.

[Opposite view to 4]



8

Footway between driveway to Herringbone House and entry to Clarke Close.

The extent of the moss towards Clarke Close indicates lack of use.

Proposed westbound VAS location.

Possible site for Chicane.



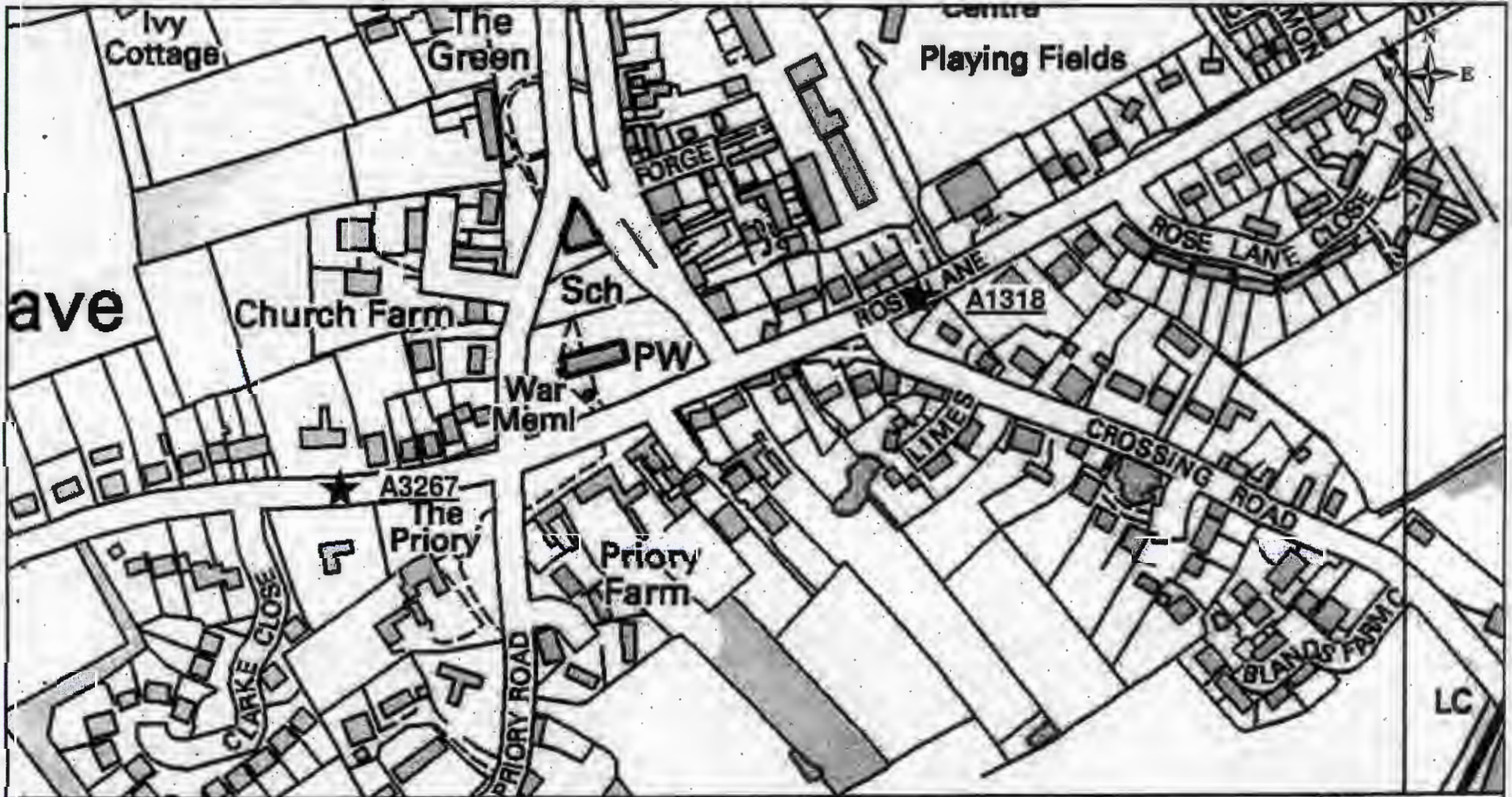
9

Footway terminates just east of driveway to Herringbone House, so pedestrians are forced to cross to opposite side.

The moss all across the far end of the footway indicates lack of use.

Opposite view to 8 and possible site for Chicane.





Suffolk
County Council

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Scale 1:3000

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Ordnance Survey 100023395

Palgrave ATC Surveys

PRODUCED BY
David Scarth

CHECKED BY
Julia Elliott

Job Number 5T05121

DATE
17th February 2014

Palgrave ATC Surveys

Survey Dates (1st - 14th February 2014)

Site No. A3267 - Lion Road, Palgrave

Eastbound Flows	Motorcycles	Cars	Vans	LGV	HGV/PSV	Total
Saturday 1 February	6	1501	107	58	25	1697
Sunday 2 February	13	939	56	29	9	1046
Monday 3 February	7	1619	167	94	38	1925
Tuesday 4 February	7	1636	145	88	49	1925
Wednesday 5 February	7	1626	167	97	46	1943
Thursday 6 February	10	1694	163	101	57	2024
Friday 7 February	7	1880	175	108	53	2223
Saturday 8 February	6	1501	107	58	25	1697
Sunday 9 February	13	939	56	29	9	1046
Monday 10 February	7	1619	167	94	38	1925
Tuesday 11 February	7	1636	145	88	49	1925
Wednesday 12 February	7	1626	167	97	46	1943
Thursday 13 February	10	1694	163	101	57	2024
Friday 14 February	7	1880	175	108	53	2223
5-day average	8	1691	163	98	48	2008
7-day average	8	1556	140	82	39	1826

Westbound Flows	Motorcycles	Cars	Vans	LGV	HGV/PSV	Total
Saturday 1 February	8	1514	62	35	18	1638
Sunday 2 February	8	999	32	19	6	1064
Monday 3 February	12	1705	107	60	32	1916
Tuesday 4 February	8	1687	112	65	38	1910
Wednesday 5 February	7	1649	115	64	28	1863
Thursday 6 February	12	1743	107	62	35	1959
Friday 7 February	8	1949	113	62	26	2158
Saturday 8 February	9	1514	78	43	27	1671
Sunday 9 February	6	1026	31	17	9	1090
Monday 10 February	13	1693	118	70	44	1937
Tuesday 11 February	14	1688	121	70	43	1937
Wednesday 12 February	8	1677	123	71	40	1919
Thursday 13 February	13	1961	119	67	35	2195
Friday 14 February	7	1816	131	74	39	2067
5-day average	10	1757	117	66	36	1986
7-day average	10	1616	98	56	30	1809

Notes:

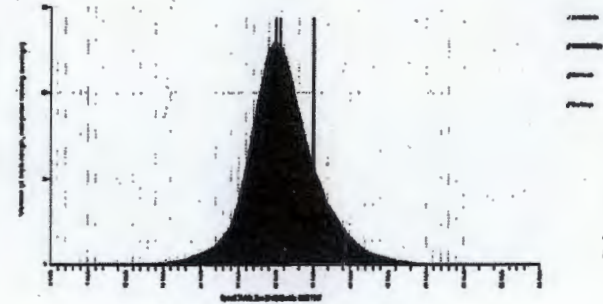
1. Figures are based on 24-hour flows.
2. Classification accuracy will be no better than $\pm 10\%$.
3. Cars will contain all cars, car based vans, sports utility vehicles (SUV's) and multi purpose vehicles (MPV's).
4. Vans will contain all vehicles up to a gross weight of 3.5 tonnes, including panel vans, larger SUV's, pickup trucks and minibuses.
5. LGV will contain all vehicles with a gross weight between 3.5 and 7.5 tonnes, including short wheel base (swb) 2-axle rigid trucks, larger panel vans and swb buses and coaches.
6. HGV/PSV will contain all vehicles with a gross weight in excess of 7.5 tonnes, including long wheel base (lwb) rigid trucks, articulated multi-axle trucks, buses and coaches.

Palgrave ATC Speed Data
Summary Dates (1st - 7th February 2014)

Site No. A3267 - Lion Road, Palgrave

Eastbound Flows

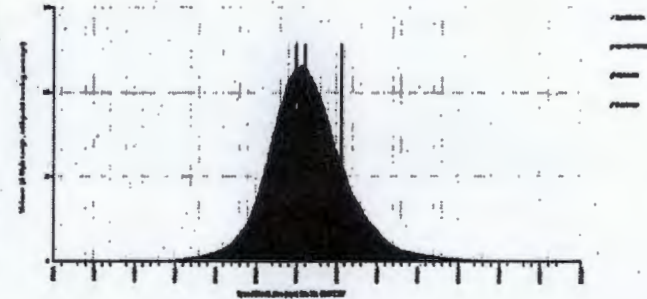
	Total Vol.	Bin 1 <6Mph	Bin 2 6-<11	Bin 3 11-<16	Bin 4 16-<21	Bin 5 21-<26	Bin 6 26-<31	Bin 7 31-<36	Bin 8 36-<41	Bin 9 41-<46	Bin 10 46-<51	Bin 11 51-<56	Bin 12 >=56	Mean Speed	85th%ile Speed	% Exceeding Speed Limit by 5mph
Saturday 1 Feb	1697	0	3	7	20	147	722	568	166	55	9	2	0	31	38	13.7
Sunday 2 Feb	1046	0	0	1	17	93	432	329	133	32	7	1	1	31	36	16.6
Monday 3 Feb	1925	0	2	2	38	163	630	592	159	32	5	2	0	30	35	10.3
Tuesday 4 Feb	1925	0	0	9	26	190	897	568	189	39	7	2	0	31	35	12.3
Wednesday 5 Feb	1943	0	4	5	43	197	914	555	181	34	8	1	1	31	35	11.6
Thursday 6 Feb	2024	0	0	4	43	201	1052	639	143	35	7	0	0	30	34	9.1
Friday 7 Feb	2223	0	5	6	46	234	986	701	188	42	13	2	0	31	35	11.0
5 Day Average	2008	0	2	5	39	197	956	591	172	38	8	1	0	30	35	10.9
7 Day Average	1826	0	2	5	33	175	848	550	166	38	8	1	0	31	35	12.1



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Westbound Flows

	Total Vol.	Bin 1 <6Mph	Bin 2 6-<11	Bin 3 11-<16	Bin 4 16-<21	Bin 5 21-<26	Bin 6 26-<31	Bin 7 31-<36	Bin 8 36-<41	Bin 9 41-<46	Bin 10 46-<51	Bin 11 51-<56	Bin 12 >=56	Mean Speed	85th%ile Speed	% Exceeding Speed Limit by 5mph
Saturday 1 Feb	1638	0	2	3	28	137	664	576	167	43	14	4	0	31	38	13.9
Sunday 2 Feb	1064	0	0	1	19	89	404	378	124	33	14	2	0	32	36	16.3
Monday 3 Feb	1916	0	4	2	29	176	813	648	177	49	17	1	1	31	35	12.8
Tuesday 4 Feb	1910	0	0	2	29	179	782	627	224	45	18	2	2	31	36	15.2
Wednesday 5 Feb	1863	0	1	5	31	174	773	638	175	49	19	0	0	31	38	13.0
Thursday 6 Feb	1959	0	2	4	27	211	800	667	183	50	8	7	0	31	35	12.7
Friday 7 Feb	2158	0	4	5	35	222	891	705	232	42	19	2	1	31	36	13.7
5 Day Average	1961	0	2	4	30	182	812	657	198	47	16	2	1	31	36	13.6
7 Day Average	1787	0	2	3	28	170	732	605	183	44	16	3	1	31	36	13.9



Notes:

1. All speed values in mph.
2. Speed Limit = 30mph
3. Average values based on 24-hour flows.
4. 35mph corresponds to the ACPO Guidelines prosecution threshold.

60

Palgrave ATC Surveys - ATC Survey
Survey Dates (1st - 14th February 2014)

Site No. A1318 - Rose Lane, Palgrave

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Eastbound Flows	Motorcycles	Cars	Vans	LGV	HGV/PSV	Total
Saturday 1 February	5	779	114	62	17	977
Sunday 2 February	5	536	76	37	3	657
Monday 3 February	5	879	173	98	29	1184
Tuesday 4 February	4	916	170	100	42	1233
Wednesday 5 February	5	861	194	109	37	1206
Thursday 6 February	4	914	193	115	43	1269
Friday 7 February	5	1051	190	113	43	1402
Saturday 8 February	0	853	133	71	16	1074
Sunday 9 February	6	564	95	47	7	719
Monday 10 February	0	954	168	97	32	1251
Tuesday 11 February	10	926	192	108	34	1269
Wednesday 12 February	6	857	176	105	37	1181
Thursday 13 February	3	1002	208	122	45	1380
Friday 14 February	6	999	192	109	30	1336
5-day average	5	936	186	107	37	1271
7-day average	5	864	162	92	30	1153

Westbound Flows	Motorcycles	Cars	Vans	LGV	HGV/PSV	Total
Saturday 1 February	4	760	82	47	16	909
Sunday 2 February	3	510	44	22	5	584
Monday 3 February	8	908	136	75	25	1152
Tuesday 4 February	6	953	126	75	34	1194
Wednesday 5 February	5	850	133	80	32	1100
Thursday 6 February	7	894	141	81	32	1155
Friday 7 February	3	1116	137	79	27	1362
Saturday 8 February	3	856	116	64	17	1056
Sunday 9 February	1	543	52	26	5	627
Monday 10 February	4	908	125	76	37	1150
Tuesday 11 February	9	902	146	86	34	1177
Wednesday 12 February	7	915	131	76	35	1164
Thursday 13 February	7	1068	157	88	29	1350
Friday 14 February	3	1015	138	75	27	1258
5-day average	6	953	137	79	31	1206
7-day average	5	871	119	68	25	1088

Notes:

1. Figures are based on 24-hour flows.
2. Classification accuracy will be no better than $\pm 10\%$.
3. Cars will contain all cars, car based vans, sports utility vehicles (SUV's) and multi purpose vehicles (MPV's).
4. Vans will contain all vehicles up to a gross weight of 3.5 tonnes, including panel vans, larger SUV's, pickup trucks and minibuses.
5. LGV will contain all vehicles with a gross weight between 3.5 and 7.5 tonnes, including short wheel base (swb) 2-axle rigid trucks, larger panel vans and swb buses and coaches.
6. HGV/PSV will contain all vehicles with a gross weight in excess of 7.5 tonnes, including long wheel base (lwb) rigid trucks, articulated multi-axle trucks, buses and coaches.

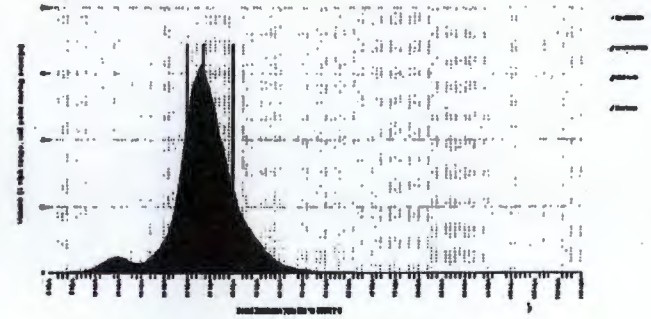
61

Palgrave ATC Speed Survey
Summary Dates (1st - 7th February 2014)

Site No. A1318 - Rose Lane, Palgrave

Eastbound Flows

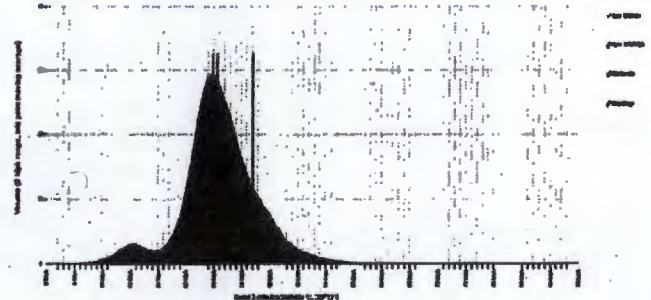
	Total Vol.	Bin 1 <6Mph	Bin 2 6-<11	Bin 3 11-<16	Bin 4 16-<21	Bin 5 21-<26	Bin 6 26-<31	Bin 7 31-<36	Bin 8 36-<41	Bin 9 41-<46	Bin 10 46-<51	Bin 11 51-<56	Bin 12 >=56	Mean Speed	85th%ile Speed	% Exceeding Speed Limit by 5mph
Saturday 1 Feb	977	1	4	29	13	35	161	364	219	100	36	10	5	34	41	37.9
Sunday 2 Feb	657	1	4	24	18	27	108	221	142	73	27	6	6	34	42	38.7
Monday 3 Feb	1184	0	7	25	19	70	271	448	234	78	28	5	1	33	39	29.1
Tuesday 4 Feb	1233	1	9	39	27	52	277	481	220	93	44	5	5	33	39	29.8
Wednesday 5 Feb	1206	1	5	42	20	58	275	448	232	78	31	12	4	33	39	29.8
Thursday 6 Feb	1269	0	4	33	26	42	281	505	235	105	25	7	6	34	39	29.8
Friday 7 Feb	1402	0	8	26	27	68	341	527	247	99	41	13	5	33	39	28.9
5 Day Average	1259	0	7	33	24	58	289	478	234	91	33	8	4	33	39	29.4
7 Day Average	1133	1	6	31	21	50	245	425	218	89	33	8	5	34	40	32.0



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Westbound Flows

	Total Vol.	Bin 1 <6Mph	Bin 2 6-<11	Bin 3 11-<16	Bin 4 16-<21	Bin 5 21-<26	Bin 6 26-<31	Bin 7 31-<36	Bin 8 36-<41	Bin 9 41-<46	Bin 10 46-<51	Bin 11 51-<56	Bin 12 >=56	Mean Speed	85th%ile Speed	% Exceeding Speed Limit by 5mph
Saturday 1 Feb	909	1	3	39	31	75	263	267	139	47	18	5	1	31	38	23.1
Sunday 2 Feb	584	0	4	31	18	41	180	171	89	26	14	3	5	32	36	23.8
Monday 3 Feb	1152	0	5	31	23	118	488	305	125	54	20	5	0	31	37	17.7
Tuesday 4 Feb	1194	1	8	40	31	122	459	326	144	43	16	1	3	31	36	17.3
Wednesday 5 Feb	1100	0	8	35	33	103	431	298	139	45	13	6	1	31	37	18.5
Thursday 6 Feb	1155	1	6	46	38	114	436	306	146	46	11	3	2	30	37	18.0
Friday 7 Feb	1362	0	5	32	35	189	551	350	129	51	18	2	0	30	36	14.7
5 Day Average	1193	0	6	37	32	129	469	315	137	48	16	3	1	30	37	17.2
7 Day Average	1065	0	6	36	30	109	401	287	130	45	16	4	2	31	37	19.0



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Notes:

1. All speed values in mph.
2. Speed Limit = 30mph
3. Average values based on 24-hour flows.
4. 35mph corresponds to the ACPO Guidelines prosecution threshold.

PALGRAVE PARISH COUNCIL

Final Response to Planning Application 4195/15:

Erection of 21 dwellings, 3 no. new highways accesses, associated parking, turning & on-site open space provision. Land at Lion Road, Palgrave.

At the meeting on 14th January, Palgrave Parish Council RESOLVED to OBJECT to this application on the grounds that:

- (i) It is NOT SUSTAINABLE for a number of reasons amplified below and consequently fails to satisfy the requirements of the National Planning Policy Framework;
- (ii) The assessment of the development does not appear to be consistent with the planning authority's own Local Plan, Core Strategy and subsequent reviews thereof;
- (iii) The design, layout and associated infrastructure requirements are not met;
- (iv) The nature of the development is entirely inconsistent with its surroundings;
- (v) Matters of road and pedestrian safety and traffic management are not addressed;
- (vi) The consequences of the proposed development may result in adverse impact to the Conservation Area and heritage assets, contrary to prior and superior legislation;
- (vii) The planning authority places reliance on adjoining authorities to provide necessary services and infrastructure but has failed (a) to consult with such authorities and (b) establish that those necessary services and infrastructure have sufficient future capacity in excess of the needs of those authorities to support additional demands;
- (viii) There is no meaningful gain being sought jointly and simultaneously through the planning system to the clear benefit of the Parish and residents of Palgrave.

Preliminary Response dated 21st December 2015

The comments submitted therein still stand and should be read in conjunction with this final response, with the following amplifications or clarifications:

Trees - The response by the planning authority's own officer does not appear to take full cognisance of the extent of existing Tree Preservation Orders and consequently the impact of the proposed development on them;

Drainage (Surface Water) - SCC Floods Officer provides a professional opinion supporting the need for proper assessment and design of any proposed SUDS;

Sewerage - No response yet available from Anglian Water. Note that the sewage treatment works on the south bank of the R Waveney, within the Parish of Palgrave, also serves Diss;

Fire & Rescue - It was thought that any response would be provided by Norfolk F&R rather than Suffolk. The Response Policy Officer for Suffolk F&R clarifies as follows:

'I have been asked to respond to your enquiry regarding attendances at incidents in Palgrave, the fire and rescue service are using a dynamic mobilising system in our control room. On receipt of a fire call the nearest and most suitable resource available is assigned to an incident, the mobilising system takes into account the travel distance and availability of the crews on station. We no longer used fixed station grounds to mobilise appliances, for an incident in Palgrave the two most likely stations to attend would be Diss or Eye however I cannot say which one would attend on any given occasion as this would depend on a number of different factors at the time.'

On that basis, statistically the most likely response will be from Diss in Norfolk, it being considerably closer than Eye and having more resources.

Highways - No response yet available on highway and traffic management matters. The response from Suffolk Police Roads Policing Officer confirms this as a site where speeding is regularly enforced and that an extension to the existing speed limit may be appropriate;

Adjoining Land - The land known as Priory Wood east and south-east of the development was gifted to MSDC by the developer of Clarke Close. Officers at MSDC now deny any knowledge of this ownership. No consideration is given to any conditions that may have attached to the gift nor any internal consultation with the service responsible for it, while no provision is made for protecting, preserving and enhancing this natural local asset;

Footpaths and Rights of Way - The response from the Rambler's Association confirms the lack of an adequate footpath network in and around the Parish. This is relevant given the lack of safe pedestrian routes alongside the majority of the through roads in Palgrave.

Gift of Land for a School Site - The Parish Council notes the offer and accepts that it is made generously and with sincerity on the part of the landowner. However the school is a Church of England school and makes use of its proximity to St Peter's Parish Church for elements of Religious Education. It is difficult to see how this arrangement might work to the benefit of the children if the school were to be located at a distance from the Church with which it is associated, nor how it will meet the requirement for being within walking distance.

National Planning Policy Framework/Mid Suffolk Local Plan, Core Strategy and Focused Review...and the Lack of Sustainability

The points submitted in the Preliminary Response remain and should be read in conjunction with the following.

Service and Infrastructure - Overview

The 1998 Local Plan concentrated all growth in south of the District to the general neglect of the impact on the remainder of the District, particularly the north ('High Suffolk'). Growth attracts investment in services and infrastructure with other authorities, e.g. Suffolk CC, and agencies similarly under-investing. The inevitable consequence is a pre-existing lack of the necessary services and infrastructure in and for secondary villages such as Palgrave.

Designated secondary villages rely on service centres and the nearest to Palgrave in MSDC is Eye, even though the natural attractor is Diss. Whilst the Local Plan notes the existence of Diss there is no readily available evidence to demonstrate that the planning authority has quantified the extent to which services and infrastructure might be provided out of District. Consequently the planning authority cannot presume 'sustainability' out of thin air.

Schooling Provision

The planning case officer refers in an e-mail to the Directory of Schools in Suffolk and the 2015-16 intake at Palgrave. What that conveniently ignores is the potential size of the next intake, as the reception class currently comprises 14 children. Nor does it assess how many places may be made available by any children leaving at the end of the present school year.

It is fact that OFSTED assesses the overall provision of education in Suffolk and Norfolk to be below required norms. Whilst both County Councils are addressing this measurable progress is slow. Palgrave school, together with its peers in the Tilian Partnership, has a much higher standard and it is natural that parents will hope for a better education for their children, consequently demand for places at Palgrave is likely to be greater than assessed. Further it is a demonstrable fact of new housing developments that they result in a statistically higher number of children than the average for the area.

Given the present numbers in the reception class there now appears to be a need to assess the level of pre-schooling provision in Palgrave too.

The present school site has already been described. The submission by Suffolk Preservation Society makes it very clear that the site of the school in a registered Common at the core of the Conservation Area by a Grade 1 listed Church provides substantial legal protection.

Further the site is surrounded by roads carrying through traffic (despite that to the east being 'Access Only') with inadequate footways and no safe crossing places. Conflict between school runs by car and 'rat-running' by south-north through traffic is evident daily.

There are not any safe walking routes and road crossing points to and from the school.

It must be an essential pre-requisite that a clear plan and timetable for addressing schooling provision in Palgrave is urgently required. Only today a critical report has been issued:

'The system for creating new school places in England is fragmented and confusing, risking harm to children's education, head teachers have warned.

'Lack of cohesive local planning means new schools are not always opened where there is most need, says the National Association of Head Teachers.(NAHT).'

<http://www.bbc.co.uk/news/education-35313804>

The planning authority has no information as to the availability or otherwise of school places in Diss. The Chair of Governors at Hartismere has stated that school is full; a resolution to that lack of capacity is dependent on the outcome of the proposed large-scale housing development at Eye Airfield which, incidentally, will almost certainly generate more traffic through Palgrave centre past the present school site.

From April, CIL brings nothing by way of infrastructure for secondary villages. Critically within MSDC it does not provide for construction of a replacement school where one is necessary due to site constraints. This was pointed out by Palgrave Parish Council in the submission on the Draft Charging Schedules and in regard to the '123 List':

'There are places - Palgrave is one - where the existing school site is so constrained that it cannot expand but needs to be re-sited; this situation is not yet provided for.'

Healthcare Provision

There are two GP practices - Parish Fields and The Lawns - in Diss, co-located at a medium size centre with local Community Health services; Parish Fields is the larger of the two GP practices. The centre is not equipped to a reasonable standard in that it has no facilities for x-rays, local surgery and suchlike, all patients being referred normally to the Norfolk and Norwich University Hospital.

GP practices exist at Eye and Botesdale, with the latter being the preferred alternative to Diss for some residents in Palgrave. The Botesdale practice is currently short of nursing staff and although patients living in Palgrave may be registered it is only for a diminished service, e.g. no home visits. The same restrictions may apply in Eye.

Demands on the Diss GP practices have increased due to the housing growth in Diss and Tottington, whilst the recent opening of a new care home is placing specific additional calls on GP services. Parish Fields Practice is understood to be submitting to the planning authority a statement that it does not have capacity for additional patients at this time.

In short, healthcare provision based on Diss cannot be argued to be at or even near a sustainable level.

Community Facilities

Apart from qualities as an historic Suffolk village with a substantial number of listed buildings around the core, centred on ancient manorial lands, community facilities are minimal. The Community Centre and the adjoining community playing field comprise the total provision.

The Community Centre is undergoing an active programme of refurbishment but needs adequate financial support to complete them. The sports facilities are run-down and little used, whilst as previously noted the Community Council and Parish Council are actively working together to deliver recreation and play facilities for pre-school to teenage children of the village, provided that funds can be raised.

Economy, Employment and Communications

Palgrave is conveniently situated for the A140, A143 and A1066 primary routes and within a mile of the direct fast rail connection to Norwich and London, making it ideal as a commuter dormitory having all of the attractions and benefits of an historic rural village but convenient connections to types of employment not available locally. This was evidenced in responses to the Local Plan Review survey undertaken by the planning policy team a year ago.

Connectivity to the highway network and proximity to the above communications routes attracts substantial traffic of all types - including HGVs - seeking faster routes to and through Diss avoiding the congested A1066. Only the north side of the east-west through route (Upper Rose Lane/Lion Road) has a continuous footway; all other through routes are sub-standard in width, alignment and capacity and constricted between property boundaries, banks or high verges without safe routes for pedestrians (or cyclists).

Reference was previously made to the lack of mobile coverage for 3G services and absence of any 4G services. These, coupled with the still lower-end broadband coverage, fail to meet the government's stated levels of service required for rural sustainability.

The only employment within Palgrave, save for those working from home, at the school, self-employed or in agriculture, is at the Forge Business Centre. There is no relation between residence and employment and the Business Centre could be located elsewhere. The long-established car sales and servicing business closed a year ago. Those in employment must travel to work in Diss or further afield; some commute to London and even abroad.

Housing Needs

The Parish Council recognises the need for housing that is less expensive and provides fewer habitable rooms for those seeking entry to the housing market and especially those from families within the Parish. It also recognises that blanket allocations applied to the next development that comes up may not be appropriate in all circumstances.

The Parish Council also recognises that a mix of housing types is required. It would be preferable that the planning authority recognised this too. In recent years planning applications for conversions and extensions have been commented on and one comment has been that to increase the size of an existing dwelling takes away a lower cost smaller dwelling from the housing mix and housing market. The planning authority does not recognise that as a reason for refusal so is responsible for failing to maintain the right mix.

Furthermore a planning case officer may entirely ignore recommendations of the Strategic Housing team and put a different housing mix before planning committee, comprising mainly housing of larger types of which there is an excess of provision (see: 2659/15).

Careful thought must be given to identifying appropriate locations, considering sites having better access to the school and other services and to safe walking routes to Diss.

Housing Constraints GP1, H4, H5, H14 & H15

Whilst it is acknowledged that each application is decided on its merits, it is relevant to record the decision of the planning officer, upheld on Appeal, regarding application 3091/14 at Woodside, the property immediately to the east of the application site.

'Development plan policies (sic) seek, inter alia, to secure sustainable development that maintains and enhances the character and appearance of the area and is in keeping with its surroundings. Similarly paragraphs 60 and 64 of the NPPF makes clear that high quality design is a core planning principle and that local planning authorities should seek to promote or reinforce local distinctiveness.

'The proposed dwelling, including the provision of three parking areas in front of the principal elevation, is considered to be a cramped and incongruous form of development which, if permitted, would be detrimental to the character and appearance of the area and uncharacteristic of the locality. The siting of the dwelling and the provision of parking areas forward of the principle (sic) elevation appears contrived to overcome the physical constraints of the site and as a result the new dwelling would appear overly dominant, being significantly closer to the highway than the adjacent dwellings and on higher ground than Lion Road and the properties to the north. The proposal is therefore contrary to policies GP1, SB2, H13 and H15 of the Mid Suffolk Local Plan 1998, to policy CS5 of the Mid Suffolk Core Strategy 2008, to policies FC1 and FC1.1 of the Core Strategy Focused Review (adopted December 2012) and to the objectives of the NPPF, specifically at paragraphs 17, 56,57,60, 61 and 64.'

Save for details specific to elements of that application, all of the above can clearly be seen to apply to the proposed development and does so expressed in proper planning terms. The Parish Council therefore submits that a similar evaluation be applied to this application.

The development is too dense and poorly arranged with respect to the juxtaposition of one set of dwellings to another and also to dwellings that adjoin the application site.

It ignores pre-application advice from Highways regarding a single access, setting back frontage, clear sight lines and the response from Highways to the detailed layout is critical in a number of areas to the extent that, should they not be corrected, recommends refusal.

The size of garages and parking spaces conforms to out-of-date standards; Suffolk Parking Guidelines 2015 now apply. If a single garage is to be of the former internal dimensions of 6x3 metres then an additional 3 sq. metres of storage space must also be provided. To increase the size of the garage and parking spaces to meet standards will increase the density and compactness of the overall design and layout. If they are not increased then they cannot count towards the provision.

COMMUNITY-LED VILLAGE PLAN

Palgrave Parish Council believes that a more appropriate approach would be to engage with the local community with the ambition to develop a Community-Led Village Plan. This has the potential to result in positive outcomes for all parties.



Consultation Response Pro forma

1	Application Number	4195/15 Land at Lion Road, Palgrave
2	Date of Response	8.12.15
3	Responding Officer	Name: Paul Harrison
		Job Title: Enabling Officer
		Responding on behalf of... Heritage
4	Summary and Recommendation (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.	1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> no harm to a designated heritage asset because it would have no material impact on the setting of listed buildings, or on the setting of, or views into or out of, the Palgrave Conservation Area. No objection.
5	Discussion 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>The Palgrave Conservation Area lies a short distance to the east, and the site is surrounded by modern residential development on 2 ½ sides with open fields to the south and west. In view of the existing dwellings to the north of Lion Road, and to the south east of the site, the change in the approach to the historic core of the village will have neutral effect.</p> <p>The nearest listed buildings stand within the Conservation Area, but not at the boundary. In view of the existing modern development in the area, the site cannot be considered to make an appreciable contribution to the setting and significance of these buildings. The tower of Palgrave Church does not seem to feature in views around the site, and the proposal is unlikely to have impact on appreciation of the tower.</p>
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	
7	Recommended conditions	

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.

Rebecca Biggs

From: David Pizzey
Sent: 18 December 2015 10:13
To: Alex Bloss
Subject: RE: 4195/15 Land at Lion Road, Palgrave.

Dear Mr Bloss

Thank you for your email. An additional 1.5m of separation between these plots and the boundary trees is certainly an improvement but I will need to look at this in conjunction with the case officer before providing any further comments. This will now be in the new year when I am next working at Mid Suffolk.

Regards

David Pizzey
Arboricultural Officer
Hadleigh office: 01473 826662
Needham Market office: 01449 724555
david.pizzey@babberghmidsuffolk.gov.uk
www.babergh.gov.uk and www.midsuffolk.gov.uk
Babergh and Mid Suffolk District Councils - Working Together

From: Alex Bloss [<mailto:alex@robertsmolloy.co.uk>]
Sent: 17 December 2015 14:47
To: David Pizzey
Subject: 4195/15 Land at Lion Road, Palgrave.

Dear Mr Pizzey

Following your comments published on MSDC Website for the above development, I now attach a revised block plan showing plots 12-15 having been moved away from the site boundary by a further 1.5m. This provides separation between the dwellings and the site boundary of min. 10.5m. Any impact would be on the garden only, predominately in the depth of winter around midday, but the gardens also benefit from facing East & West. It should also be clarified that the trees are on land outside of this developments control, the other side of a proposed boundary fence and therefore it would not be possible for any significant pruning or post development removal of trees to occur.

Are you able to confirm if this would be sufficient to alleviate your prior concerns regarding post development pruning?

Yours sincerely

Alex Bloss

Roberts Molloy Associates
3 Church Lane
Bressingham
Diss
Norfolk, IP22 2AE

01379 687705

www.robertsmolloy.co.uk

From: David Pizzey
Sent: 15 December 2015 09:44
To: Rebecca Biggs
Cc: Planning Admin
Subject: 4195/15 Land at Lion Road, Palgrave.

Rebecca

Whilst construction of this development seems possible without causing any direct physical damage to the boundary trees I am concerned that the proximity and orientation of the proposal in some areas is likely to result in post-development pressure for pruning as a result of shading. Plots 13-15 are those primarily affected and consideration should be given to reducing the level of this impact.

David

David Pizzey
Arboricultural Officer
Hadleigh office: 01473 826662
Needham Market office: 01449 724555
david.pizzey@baberghmidsuffolk.gov.uk
www.babergh.gov.uk and www.midsuffolk.gov.uk
Babergh and Mid Suffolk District Councils - Working Together

Michelle Windsor

From: Nathan Pittam
Sent: 10 February 2016 11:54
To: Planning Admin
Subject: 4195/15/FUL. EH - Land Contamination.

Categories: Green Category

Planning Control Received	
10 FEB 2016	
Acknowledged	MW
Date	11/02/16
Pass To	RB

M3 : 172691
4195/15/FUL. EH - Land Contamination.
Land at, Lion Road, Palgrave, DISS.

Erection of 21 dwellings, 3no. new highways accesses, associated parking, turning & on-site open space provision.

Many thanks for your request for comments in relation to the above application. I have reviewed the Phase 1 study undertaken in support of the application (Geosphere Environmental Ref. 1581,DS/JG. JD/12.01.12/V1) and am generally happy with the risk levels at the development site. The report highlights potential issues around an infilled pond adjacent to the site but I believe that this was not an adhoc infilling but a geotechnical engineering operation associated with the development of the adjacent site to residential. The report also states that it would be prudent to assess near surface ground conditions but I feel that this is merely a precautionary measure which we could not justify using a condition to make happen. I am happy to raise no objection to this development but would only request that the developer remains alert to the potential for contamination (as outlined in the Geosphere Report) and that we are contacted in the event of unexpected ground conditions being encountered during construction. I would also recommend that the developer is made aware that the responsibility for the safe development of the site lies with them.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724715 or 01473 826637
w: www.babergh.gov.uk www.midsuffolk.gov.uk

Your Ref: MS/4195/15
 Our Ref: 570\CON\0291\16
 Date: 28th January 2016.
 Highways Enquiries to: martin.egan@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.
 Email: planningadmin@midsuffolk.gov.uk

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

For the Attention of: Rebecca Biggs.

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/4195/15

PROPOSAL: **Erection of 21 dwellings, 3no. new highways accesses, associated parking, turning & on-site open space provision**

LOCATION: **Land At, Lion Road, Palgrave**

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 AL 1

Condition: The accesses shall be completed in all respects in accordance with Drawing No. PLR/01 Revision L as submitted and be available for use before any new dwelling is first occupied. Thereafter it shall be retained in its approved form. At this time all other means of access within the frontage of the application site shall be permanently and effectively "stopped up" in a manner which previously shall have been approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety to ensure the approved layout is properly constructed and laid out and to avoid multiple accesses which would be detrimental to highway safety.

2 ER 1

Condition: Before the development is commenced, details of the estate roads and footpaths, (including layout; levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that roads/footways are constructed to an acceptable standard.

3 ER 2

Condition: No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.

Reason: To ensure that satisfactory access is provided for the safety of residents and the public.

4 P 1

Condition: The use shall not commence until the area(s) within the site shown on Drawing Number PLR/01 Revision L as submitted for the purposes of 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.

5 V 1

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. PLR/01 Revision L as submitted and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

6 New Footway.

Condition: Before any of the hereby approved new dwellings are first occupied the new footway along Lion Road linking the new development with the existing footway at Clarke Close shall be completed in all respects and open for use in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that there is a safe footway connection between the application site and the existing adjacent footway for the benefit of new residents reaching the village amenities.

7 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/

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.

8 NOTE 07

Note: The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads.

9 NOTE 12

Note: The existing street lighting system may be affected by this proposal. The applicant must contact the Street Lighting Engineer of Suffolk County Council, telephone 01284 758859, in order to agree any necessary alterations/additions to be carried out at the expense of the developer.

Yours faithfully

Mr Martin Egan

Highways Development Management Engineer

Strategic Development – Resource Management

Page 65



The Archaeological Service

9-10 The Churchyard, Shire Hall
Bury St Edmunds
Suffolk
IP33 1RX

Philip Isbell
Corporate Manager – Development Management
Planning Services
Mid Suffolk District Council
131 High Street
Needham Market
Ipswich IP6 8DL

Enquiries to: Rachael Abraham
Direct Line: 01284 741232
Email: Rachael.abraham@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2015_4195
Date: 21 December 2015

For the Attention of Rebecca Biggs

Dear Mr Isbell

**PLANNING APPLICATION 4195/15 – LAND AT LION ROAD, PALGRAVE:
ARCHAEOLOGY**

This application lies in an area of high archaeological interest recorded in the County Historic Environment Record. The development site is located on the edge of the historic settlement core of Palgrave and scatters of Roman, Saxon and medieval date (PAL 041 and 046) have been found in its vicinity. As a result, there is a strong possibility that heritage assets of archaeological interest will be encountered at his location. Any groundworks causing significant ground disturbance have potential to damage any archaeological deposit that exists.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. In accordance with paragraph 141 of the National Planning Policy Framework, any permission granted should be the subject of a planning condition to record and advance understanding of the significance of the heritage asset before it is damaged or destroyed.

The following two conditions, used together, would be appropriate:

1. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.

- e. Provision to be made for archive deposition of the analysis and records of the site investigation.
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

2. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

REASON:

To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2012).

INFORMATIVE:

The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.

I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Mid Suffolk District Council, the Conservation Team of SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological investigation. In this case, an archaeological evaluation will be required to establish the potential of the site and decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation.

Please let me know if you require any clarification or further advice.

Yours sincerely

Rachael Abraham

Senior Archaeological Officer
Conservation Team

From: RM Floods Planning
Sent: 24 December 2015 10:24
To: Planning Admin
Subject: RE: Consultation on Planning Application 4195/15

Rebecca Biggs

Erection of 21 dwellings, 3no. new highways accesses, associated parking, turning & on-site open space provision - Land at, Lion Road, Palgrave

SCC's Position

Because the proposed development is located on a greenfield site and is greater than 1ha or 10 dwellings, there needs to be a suitable scheme implemented for the disposal of surface water. This is to prevent increased risk of flooding, both on and off the site due to the increase in impermeable areas post development

Currently no drainage strategy has been submitted outlining specific details of a proposed surface water drainage system on site. This is not satisfactory at the full planning stage and SCC will require more information, therefore SCC recommend a holding objection until such time a detailed drainage strategy is submitted along with a ground investigation report outlining soakage rates at the site in accordance with BRE 365.

The applicant should consult SCC's local SuDS guidance and protocol when developing the drainage strategy and should adhere to national best practice (Ciria SuDS Manual C753). SCC will be more than happy to discuss options with the applicant and provide advice if necessary.

The drainage strategy should include:-

1. Dimensioned drawings showing all aspects of the surface water drainage system.
2. If infiltration type SuDS are viable, they shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality or any Source Protection Zones. SuDS features should demonstrate betterment to water quality, especially if discharging to a watercourse, thus treatment stages should be designed into the scheme.
3. If the use of infiltration is not possible then modelling or similar assessment shall be submitted to demonstrate that the surface water discharge to the receiving watercourse, up to the 1 in 100yr +CC rainfall event, will be restricted to Q_{bar} or 2l/s/ha, whichever is higher.
4. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100yr rainfall event including climate change.
5. Modelling of the pipe network in the 1 in 30yr rainfall event to show no above ground flooding at all.
6. Modelling of the volumes of any above ground flooding from the pipe network in a 100yr + climate change rainfall event, along with topographic plans showing where water will flow and be stored to ensure there is no flooding to buildings on the site and there is no flooding in the immediate area due to offsite flows.
7. If exceedance is being designed into the surface water system, then topographic plans shall be submitted depicting all exceedance flow paths and demonstration that the flows would not flood buildings or flow offsite. If exceedance routes are to be directed to SuDS features

then the potential additional volume of surface water must be included within the design of the surface water system.

8. Details of adoption and maintenance on all SuDS features for the lifetime of the development. Submission of an operation and maintenance schedule.

Kind Regards

Steven Halls

Flood and Water Engineer
Flood and Water Management
Resource Management
Suffolk County Council
Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX

Tel: 01473 264430

Mobile: 07713093642

Email: steven.halls@suffolk.gov.uk

Phil Watson Landscape Development Officer
Natural Environment Team

Endeavour House (B2 F5 47)
Russell Road
IPSWICH

IP1 2BX
Suffolk
Tel: 01473 264777
Fax: 01473 216889
Email: phil.watson@suffolk.gov.uk
Web: http://www.suffolk.gov.uk

Your Ref: 4195_15
Our Ref:
Date: 17/12/2015

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 Rebecca Biggs
Planning Dept
Mid Suffolk District Council
131 High St
Needham Market
Suffolk
IP6 8DL

Dear Rebecca,

Proposal: Erection of 21 dwellings, 3no. New highways accesses, associated parking, turning & on-site open space provision

Location: Land at, Lion Road, Palgrave

Based on the information provided by the applicant and a site visit carried out, on the 11th December, I offer the following comments.

The site and landscape

The site is at the edge of the Ancient Plateau Clayland Landscape type, on the western edge of Palgrave to the north of a small tributary of the River Waveney, *Thrandeston Marsh*. The site is bounded on three sides by a mix of mature and maturing vegetation ranging from hedgerows to young woodland to mature trees and hedgerow. To the south the site is open to the road. On the opposite side of Lion Road the village housing extends to a point in line with western boundary of the site.

Likely landscape effects

The development site is reasonably well integrated with the existing built up area and is partially integrated in to the wider landscape, by existing vegetation. There will however be a change of land cover on the site, with the loss of locally characteristic arable land.

Likely visual effects

The site is partially screened on three sides by existing vegetation; however there will be a significant change in outlook for the houses to the north of Lion Road, and adjacent rights

We are working towards making Suffolk the Greenest County. This paper is 100% recycled and made using a chlorine free process.

In addition to having consideration for the landscape and visual impacts of external lighting, in consultation with the SCC Senior ecologist Mrs Sue Hooton this condition also seeks to minimise the risk of disturbance to bats using the boundary hedgerows and trees. This condition is based on BS42020:2013 *Biodiversity Code of practice for planning and development*. (appendixD3.5)

PRIOR TO COMMENCEMENT: EXTERNAL LIGHTING

No external lighting shall be provided within a development area unless details thereof have first been submitted to and approved in writing by the Local Planning Authority. Prior to commencement a detailed lighting scheme for areas to be lit shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show how and where external lighting will be installed, (through technical specifications and the provision of appropriate lighting contour plans which shall include lux levels of the lighting to be provided), so that it can be;

- a) Clearly demonstrated that areas to be lit have reasonably minimised light pollution, through the use of minimum levels of lighting and features such as full cut off cowls or LED.
- b) Clearly demonstrated that the boundary vegetation to be retained, as well as that to be planted, will not be lit in such a way as to disturb or prevent bats using their territory or having access to their breeding sites and resting places or foraging areas, through the use of minimum levels of lighting and features such as full cut off cowls or LED.

All external lighting shall be installed in accordance with the specifications and locations set out in the approved scheme, and shall be 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

I have made these recommendations in order to reasonably minimise the adverse impacts of the development on the character of the landscape and local visual amenity having particular regard for Policy CS5.

Yours sincerely

Phil Watson
Landscape Development Officer



**Planning Applications – Suggested Informative
Statements and Conditions Report**

AW Reference: 00010911
Local Planning Authority: Mid Suffolk District
Site: Land at Lion Road, Palgrave, Palgrave
Proposal: Creation of 21 x C3 Dwellings
Planning Application: 4195/15

Prepared by Mark Rhodes

Date 28 January 2016

If you would like to discuss any of the points in this document please
contact me on 01733 414690 or email planningliaison@anglianwater.co.uk

ASSETS

Section 1 – Assets Affected

- 1.1 Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

- 2.1 The foul drainage from this development is in the catchment of Diss Water Recycling Centre that will have available capacity for these flows.

Section 3 – Foul Sewerage Network

- 3.1 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

Section 4 – Surface Water Disposal

- 4.1 The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option.

Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

- 4.2 The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. We would therefore recommend that the applicant needs to consult with Anglian Water and the Lead Local Flood Authority (LLFA).

We request a condition requiring a drainage strategy covering the issue(s) to be agreed.

Section 5 – Trade Effluent

- 5.1 Not applicable

Section 6 – Suggested Planning Conditions

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

Surface Water Disposal (Section 4)

CONDITION

No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

REASON

To prevent environmental and amenity problems arising from flooding.

ENQ/2016/0097 consultation comment for Mid-Suffolk

Dear Rebecca Biggs,

Thank you for your letter consulting South Norfolk District Council on Mid Suffolk planning application reference 4195/15.

The application in question (Land at Lion Road, Plagrove) is outside the South Norfolk District Boundary, but within close proximity to settlements within South Norfolk District, in particular the market town of Diss, which is one of the main settlements within South Norfolk District.

I cannot see any specific reason for the development in question to cause significant impact to the South Norfolk District. However, I can inform of the follow context in accordance with the duty-to-cooperate.

It should be noted although Diss is a Main Town in South Norfolk it is not a designated strategic growth location in accordance with the South Norfolk Joint Core Strategy (JCS) (2011). Policy 13 of the JCS states Diss only has a 300 dwelling allocation and that strategic major growth is north/west of the South Norfolk District.

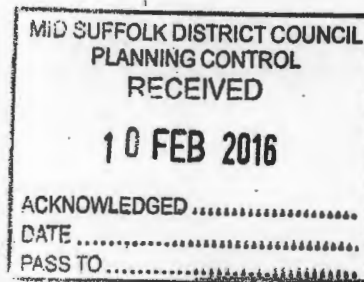
Also I am sure you are aware, but I believe it is worth mentioning the Waveney River Valley is a sensitive designation, which is situated south of Diss and north of the application site. I am sure you will take all relevant designations into account in concluding a final decision.

Please note this consultation comment is provided at officer level only and has not been through any committee of the council.

I hope you find this information useful in your decision-taking.

Yours sincerely,

Elizabeth Thomas (on behalf of South Norfolk District Council)



From: Consultations (NE) [mailto:consultations@naturalengland.org.uk]
Sent: 11 December 2015 09:22
To: Planning Admin
Subject: 173792 4195/15 - Erection of 21 dwellings, 3no. new highways accesses, associated parking, turning & on-site open space provision

Dear Sir / Madam

Application ref: 4195/15
Our Ref: 173792

Natural England has no comments to make on this application.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on Magic and as a downloadable dataset) prior to consultation with Natural England.

Yours faithfully

Richard Sykes
Natural England
Consultation Service
Hornbeam House
Crewe Business Park
Electra Way,
Crewe
Cheshire, CW1 6GJ

Tel: 0300 060 0090
Email: consultations@naturalengland.org.uk
www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England is accredited to the Cabinet Office Customer Service Excellence Standard

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental

considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#).

For further information on the Pre-submission Screening Service see [here](#).

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From: RM PROW Planning
Sent: 16 December 2015 14:40
To: Planning Admin
Subject: RE: Consultation on Planning Application 4195/15

For The Attention Of: Rebecca Biggs

Rights of Way Response

Thank you for your consultation regarding the above planning application.

Please accept this email as confirmation that we have no comments or observations to make in respect of this application directly affecting Public Footpath 4, which is on the opposite side of the road to the area of development.

Please note, there may also be public rights of way that exist over this land that have not been registered on the Definitive Map. These paths are either historical paths that were never claimed under the National Parks and Access to the Countryside Act 1949, or paths that have been created by public use giving the presumption of dedication by the land owner whether under the Highways Act 1980 or by Common Law. This office is not aware of any such claims.

Regards

Jackie Gillis
Rights of Way Support Officer
Countryside Access Development Team

Rights of Way and Access
Resource Management, Suffolk County Council
Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

 (01473) 260811 |  PROWPlanning@suffolk.gov.uk | 
<http://publicrightsofway.onesuffolk.net/> | **Report A Public Right of Way Problem Here**

OFFICIAL


Suffolk Fire and Rescue Service

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

Fire Business Support Team
 Floor 3, Block 2
 Endeavour House
 8 Russell Road
 Ipswich, Suffolk
 IP1 2BX

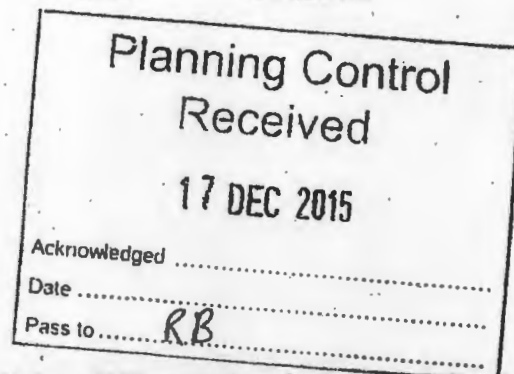
Your Ref: 4195/15
 Our Ref: FS/F190950
 Enquiries to: Angela Kempen
 Direct Line: 01473 260588
 E-mail: Fire.BusinessSupport@suffolk.gov.uk
 Web Address: <http://www.suffolk.gov.uk>

Date: 14/12/2015

Dear Sirs

Land at Lion Road, Palgrave
Planning Application No: 4195/15

I refer to the above application.



The plans have been inspected by the Water Officer who has the following comments to make.

Access and Fire Fighting Facilities

Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2006 Edition, incorporating 2010 and 2013 amendments Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2006 Edition, incorporating 2010 and 2013 amendments.

Water Supplies

No additional water supply for fire fighting purposes is required in respect of this planning application.

Continued

OFFICIAL

Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information enclosed with this letter).

Consultation should be made with the Water Authorities to determine flow rates in all cases.

Should you need any further advice or information on access and fire fighting facilities, you are advised to contact your local Building Control in the first instance. For further advice and information regarding water supplies, please contact the Water Officer at the above headquarters.

Yours faithfully

A rectangular area containing a heavily scribbled-out signature, likely of Mrs A Kempen.

Mrs A Kempen
Water Officer

Copy; Roberts Molloy Associates, Mrs Sarah Roberts, 3 Church Lane, Bressingham,
Diss, IP22 2AE

Enc; Sprinkler letter



Consultation Response Proforma

1	Application Number	4195/15 – Land at Lion Road, Palgrave	
2	Date of Response	4/1/16	
3	Responding Officer	Name:	Louise Barker
		Job Title:	Housing Development Officer
		Responding on behalf of...	Strategic Housing
4	Recommendation (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 Note: This application triggers an affordable housing requirement under policy altered H4 of the Mid Suffolk Local Plan.	
5	Discussion 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.	<u>Reasoning/Rationale:</u> <ul style="list-style-type: none"> • Under altered policy H4 of the MSDC Local Plan the requirement is for up to 35% affordable provision on development proposals of 5 units and over outside of Stowmarket and Needham Market. • A development of 21 dwellings is proposed for this site in Palgrave. • 35% of 21 units equates to seven affordable units with preference to onsite delivery in the first instance. • This application proposal offers 6 shared equity units and two affordable rental units. • This scheme proposal satisfies two of the Councils strategic priorities which are for growth and affordable housing. <p>The Ipswich Housing Market Area Strategic Housing Market Assessment confirms a continuing and growing need for housing across all tenures. The most recent update of the Strategic Housing Market Assessment, completed in 2012 confirms <u>a minimum need of 229 affordable homes per annum</u> for the MSDC area.</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 Choice Based Lettings register currently has circa 890 applicants with an active status for the Mid Suffolk area.</p> <p><u>Affordable Housing Needs Assessment:</u></p> <p>The Choice Based Housing Register Need for Palgrave currently shows 14 applicants. Of these 4 have a local connection.</p> <p>Of these applicants the property size required is:</p> <p>1 bed property = 5 applicant</p> <p>2 bed property = 5 applicants</p> <p>3 bed property = 4 applicants</p> <ul style="list-style-type: none">• The proposed scheme offers 29% affordable units which is less than the recommended 35%. The proposed tenure for the affordable units is:<ul style="list-style-type: none">3 x 2 bed houses – shared equity1 x 1 bed bungalow – affordable rental1 x 2 bed bungalow – affordable rental• Discussions have taken place with the Registered Provider on the tenure and whilst we would recommend a mix of affordable rental and shared ownership the affordable housing offered in this application is acceptable for this scheme. <p><u>Preferred Mix for Market Homes:</u></p> <ul style="list-style-type: none">• The Council's 2014 Suffolk-wide Housing Needs Survey shows that there is a need for smaller homes both for younger people, who may be newly formed households, but also for older people who are already in the property owning market and require appropriate housing to downsize.• With an aging population, both nationally and locally new homes should, wherever possible, be built to Lifetime-Homes standards and this can include houses, apartments and bungalows. Developers should be considering apartments with a good specification and good size rooms to encourage downsizing amongst older people but
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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>with the space to live well and enable home working. This may include sheltered or Extra Care housing where appropriate. Broadband and satellite facilities as part of the design should be standard.</p> <ul style="list-style-type: none"> • It would also be appropriate for any open market apartments and smaller houses on the site to be designed and developed to Lifetime-Homes standards, making these attractive and appropriate for older people. • The proposed open market element of this development consists of: <ul style="list-style-type: none"> 2 x 2bed house 7 x 3bed house 6 x 4bed house <p>For the above reasons and with the need for smaller homes across all tenures it is recommended that consideration be given to a broader mix of open market housing to include 1 and 2 bedrooms.</p>
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	
7	<p>Recommended conditions</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: Griss, Steve [mailto:Steve.Griss@suffolk.pnn.police.uk]
Sent: 24 December 2015 12:16
To: Planning Admin
Cc: Claire Austin; Pepper, Tristan; Leigh Jenkins; Mason, Andrew; Mike Bacon; Victoria Fisk; Taylor, Catherine; Osborne, Alan (Suffolk Police)
Subject: Land at, Lion Road, Palgrave - Your ref 4195/15

Philip

Thank you for the opportunity to comment on the attached planning application.

I am the Traffic Management Officer for Suffolk Constabulary and only comment in relation to this aspect of the application.

I have no objection to the proposed development but it is worth pointing out that our Safety Camera Van carries out speed enforcement in Lion Road, as a result of complaints from residents. I notice that the entrance to the development will be approximately 90m from the derestricted terminal signs.

Whilst this should be sufficient, I think it would be worth considering moving the terminals out a bit further (increasing the length of the 30 mph speed limit). It would give drivers a little more time to slow down before reaching both the new development and the houses that are currently very close to the terminals. This could aid road safety.

For your consideration.

Regards,
Steve Griss

Steve Griss
Traffic Management Officer

Specialist Operations
Suffolk Constabulary
Portal Avenue
Martlesham Heath, Suffolk, IP5 3QS
Tel: 01473 613713
www.suffolk.police.uk

This e-mail carries a disclaimer

Go here to view [Suffolk Constabulary Disclaimer](#)

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Secured by Design



SUFFOLK CONSTABULARY

**Heather Highton
Architectural Liaison Officer
Crime Reduction Office
Mildenhall Police Station
Kingsway
Mildenhall
Suffolk
IP28 7HS**

Tel: 01284774276

For the Attention of Rebecca Biggs

Land at Lion Road, Palgrave - 4195/15

Thank you for this consultation and the opportunity to comment.

I would like to register my approval of many facets of the plan – it is apparent that all concerned are mindful of the requirements to provide a safe and secure development.

It is now widely accepted that a key strand in the design of a 'sustainable' development is its resistance to crime and anti-social behaviour.

Information.

National legislation that directly relates to this application

Section 17 of the 'Crime and Disorder Act 1998' places a duty on each local authority: 'to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area to include anti-social behaviour, substance misuse and behaviour which adversely affects the environment'.

Despite other legislative considerations within the planning process, there is no exemption from the requirement of Section 17 as above. Reasonable in this context should be seen as a requirement to listen to advice from the Police Service (as experts) in respect of criminal activity. They constantly deal with crime, disorder, anti-social acts and see on a daily basis, the potential for 'designing out crime'.

This rationale is further endorsed by the content of PINS 953.

National Planning Policy Framework.

Paragraph 58 states:-

"Planning policies and decisions should aim to ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion".

Paragraph 69.

This paragraph looks towards healthy and inclusive communities. The paragraph includes:-

"Planning policies and decisions, in turn, should aim to achieve places which promote:

Safe and accessible developments where crime and disorder, and the fear of crime, do not undermine quality of life and community cohesion".

Generic recommendations.

1. The physical security element of the application should not be overlooked. There are British Standards (PAS 24) for doors and windows that ensure that the installed items are fit for purpose.
2. Fencing – Divisional fencing at the 'bottom of the garden' should be of an 1800mm close boarded style.
Sub divisional fencing, (plot division) the 'side of garden' boundary should be a 1500mm close board topped with a 300mm trellis. This minor change to the fencing detail should be negotiated in as it allows for a better level of neighbour surveillance without adversely affecting privacy.
Privacy panels can be included (a full 1800 close boarded across paths and patios etc.) where necessary.
3. Trees should allow, when mature, crown lift with clear stem to a 2 metre height. Similarly, shrubbery should be selected so that, when mature, the height does not exceed 1 metre, thereby ensuring a 1 metre window of surveillance upon approach whether on foot or using a vehicle.
4. Street lighting should conform to the requirements of BS 5489:2013. A luminaire that produces a white light source ($R_a > 59$ on the colour rendering index) should be specified but luminaires that exceed 80 on the colour rendering index are preferred.
5. Individual properties should have rear aspect lighting installed. An electrically photocell operated wall mounted fitting, (a dusk to dawn light) complete with a compact fluorescent lamp and wired through a switched spur allows the choice to the resident whether to illuminate or not. If the choice is to illuminate, then control is achieved by the photocell which only switches on when required.

All the above should be required in order to comply with paragraph 58 of the NPPF.

Secured by Design aims to achieve a good overall standard of Security for buildings and the immediate environment. It attempts to deter criminal and anti-social behaviour within developments by introducing appropriate design features that enable Natural Surveillance and create a sense of ownership and responsibility for every part of the development.

These features include secure vehicle parking adequate lighting of common areas, control of access to individual and common areas, defensible space and a landscaping and lighting scheme which when combined, enhances Natural Surveillance and safety.

Cul-de-sacs that are short in length and not linked by footpaths can be very safe environments in which residents benefit from lower crime. Research shows that

features that generate crime within cul-de-sacs invariably incorporate one or more of the following undesirable features:

- backing onto open land, railway lines, canal towpaths etc, and/or
- are very deep (long)
- linked to one another by footpaths.

If any of the above features are present in a development additional security measures may be required.

It is important to avoid the creation of windowless elevations and blank walls adjacent to public spaces; this type of elevation, commonly at the end of a terrace, tends to attract graffiti, inappropriate loitering and ball games. The provision of at least one window above ground floor level, where possible, will offer additional surveillance over the public area.

Where communal car parking areas are necessary they should be in small groups, close and adjacent to homes and must be within view of the active rooms within these homes. It may be necessary to provide additional windows to provide the opportunity for overlooking of the parking facility.

Experience shows that incorporating security measures during a New Build or Refurbishment reduces crime, fear of crime and disorder. The aim of the Police Service is to assist in the Design process to achieve a safe and secure environment for Residents and Visitors without creating a 'Fortress environment'.

New Homes 2014 guide is available from www.securedbydesign.com which explains all the crime reduction elements of the scheme.

I would be please to work with the agent and/or the developer to ensure the proposed development incorporates the required elements. This is the most efficient way to proceed with residential developments and is a partnership approach to reduce the opportunity for crime and the fear of crime.

If you wish to discuss this further or need help with the SBD application please contact me on 01284 774276.

Yours sincerely

Heather Highton
22/12/15

Our reference: Palgrave – land at Lion Road
00043993

Your reference: 4195/15

Date: 22 February 2016

Enquiries to: Neil McManus

Tel: 01473 264121 or 07973 640625

Email: neil.mcmanus@suffolk.gov.uk



Ms Rebecca Biggs,
Planning Services,
Mid Suffolk District Council,
131 High Street,
Needham Market,
Suffolk,
IP6 8 DL

Dear Ms Biggs,

Palgrave: land at Lion Road – developer contributions

I refer to the above planning application for the erection of 21 dwellings, 3 no. new highways accesses, associated parking, turning & on-site open space provision. Further to previous correspondence by Boyer Planning Ltd on behalf of the County Council, I write to clarify points raised in respect of this application and the provision of sufficient infrastructure to ensure sustainable development.

Provision of School Places

In advance of the introduction of the Community Infrastructure Levy in Mid Suffolk, the County Council relies upon the District Council to secure funding for additional schools infrastructure through planning obligations, known as Section 106 agreements.

In order to be compliant with the Community Infrastructure Levy Regulations 2010 and the National Planning Policy Framework, obligations 'should only be sought where they meet all of the following tests:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.¹

These tests mean that it would not be possible for education obligations from this development to be spent at locations unrelated to the impacts of the development, such as has been queried.

¹ See Paragraph 204 of the National Planning Policy Framework and Regulation 122 of the Community Infrastructure Levy Regulations 2010.

The County and District Council's shared approach to collecting developer contributions is set out in Guidance adopted by both authorities – 'The Section 106 Developers Guide to Infrastructure Contributions in Suffolk'. Using the approach set out in this Guidance, based on evidence of the number of children who attend schools from new housing and the proposed mix of homes in this application, it is estimated that five children of primary school age will emanate from this development.

Palgrave CEVCP is the catchment primary school. It is a popular school and, in order to minimise the need to travel and to encourage travel by healthy and sustainable modes, it is hoped that children from this development (if permitted) would attend Palgrave School.

School forecasts produced by the County Council indicate that the school will not have spare capacity to accept these pupils. Furthermore, the school is on a constrained site, unable to expand.

Initial advice, prior to the submission of this application, was to suggest that it might not be advisable to grant planning permission on grounds of a lack of school places. Given that the County Council recognises the need for new homes, different options have been explored for mitigating the impact of this development on the Primary School. With the agreement of the school, a project has been identified which will enable the school to manage the additional demand created by this development.

To this end, £85,267 (7 places x £12,181 per place) is sought in order to allow deliver the following projects could be funded to allow the school to admit an additional 7 children thereby increasing the PAN from 9 to 10.

The proposals are as follows:

Refurbish an area of the nearby community centre so that the school could extend the use of this with Y6 pupils teaching them off-site to create more space in the school. It is not possible to extend the school as there is no space on the site to allow this.

Contribute towards a MUGA to provide enhanced outdoor PE facilities.

Help fund the provision of a mini bus to make sharing facilities with other schools in the partnership easier.

On the above basis the school consider that they can increase their PAN to 10 if funding is secured for these projects.

The Parish Council's concerns around the capacity and siting of the school are understood, but given funding constraints, it is not possible to commit to relocating the school. Longer term issues around the future growth of Palgrave, and how school places will be provided if further houses are to be allocated, need to be determined through the Mid Suffolk Local Plan and its assessment of a suitable level of growth for Palgrave. The County Council is already working with Mid Suffolk District Council on infrastructure considerations, to help the District arrive at 'preferred options' for growth.

Yours sincerely,



Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Strategic Development – Resource Management

cc Frank Stockley, Suffolk County Council

101



Boyer

Date: 17/12/2015

Ref: 14.618

Rebecca Biggs,
Planning Department,
Mid Suffolk District Council,
131 High Street,
Needham Market,
Ipswich,
IP6 8DL

15 De Grey Square
De Grey Road
Colchester
Essex
CO4 5YQ

T: 01206 769 018
F: 01206 564 746

colchester@boyerplanning.co.uk
boyerplanning.co.uk

Dear Rebecca,

Developer Contributions Requirements – 4195/15 – Red Lion, Palgrave.

I am writing on behalf of Suffolk County Council in relation to the above planning application for 21 dwellings in Palgrave. Boyer has been instructed to assist in providing an assessment of the infrastructure requirements for this application on behalf of Suffolk County Council.

The requirements set out in this letter will need to be considered by Mid Suffolk Council if residential development is successfully promoted on the site. The County Council will also need to be party to any sealed Section 106 legal agreement if there are any obligations secured which is its responsibility as service provider. Without the following contributions being agreed between the applicant and the Local Authority, the development cannot be considered to accord with policies to provide the necessary infrastructure requirements.

The contribution requirements set out in this letter are intended to be a starting point for discussion between Suffolk County Council and the Local Authority. These requirements should be used as the basis to establish the priorities that are going to be related to this specific site and proposal.

Relevant Policy

The National Planning Policy Framework (NPPF), at paragraph 203 - 206, sets out the requirements of planning obligations, and requires that they meet all of the following tests:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

The County Council have adopted the 'Section 106 Developers Guide to Infrastructure Contributions in Suffolk' (2012), which sets out the agreed approach to planning applications with further



RTPI



information on education and other infrastructure matters provided within the supporting topic papers. This can be viewed at www.suffolk.gov.uk/business/planning-and-design-advice/planning-obligations/

Mid Suffolk adopted its Core Strategy in 2008 and more recently undertook a Core Strategy Focused Review which was adopted in December 2012 and includes the following objectives and policies relevant to providing infrastructure:

- Strategic Objective S06 seeks to ensure that delivery of necessary infrastructure takes place to accommodate new development.
- Policy FC1 sets out the presumption in favour of sustainable development in Mid Suffolk.

Policy FC 1.1 highlights the Council will facilitate the delivery of sustainable development through a variety of means including the appropriate use of planning conditions and obligations.

Community Infrastructure Levy

In March 2015, Mid Suffolk District Council formally submitted documents to the Planning Inspectorate for examination under Regulation 19 of the Community Infrastructure Levy Regulation 2010 (as amended). Mid Suffolk District Council are required by Regulation 123 to publish a list of infrastructure projects or types of infrastructure that it intends will be, or may be, wholly or partly funded by CIL.

The current Mid Suffolk 123 List, dated November 2014, includes the following as being capable of being funded by CIL rather than through planning obligations:

- Provision of passenger transport
- Provision of library facilities
- Provision of additional pre-school places at existing establishments
- Provision of primary school places at existing schools
- Provision of secondary, sixth form and further education places
- Provision of waste infrastructure

As of 6th April 2015, the 123 Regulations restrict the use of pooled contributions towards items that may be funded through the levy. The requirements being sought here would be requested through CIL, once adopted by Mid Suffolk District Council, and therefore would meet the new legal test. It is anticipated that the District Council is responsible for monitoring infrastructure contributions being sought.

The details of specific contribution requirements related to the proposed scheme are set out below:

1. Education

Paragraph 72 of the NPPF states that 'The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local Planning Authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.'

The NPPF at paragraph 38 states 'For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.'

We would anticipate the following minimum pupil yields from a development of 21 dwellings (taking into account dwelling type and mix):

- Primary school age range, 5-11: 5 pupils. Cost per place is £12,181 (2015/16 costs)
- Secondary school age range, 11-16: 3 pupils. Cost per place is £18,355 (2015/16 costs)
- Secondary school age range, 16+: 1 pupil. Cost per place is £19,907 (2015/16 costs)

The local catchment schools are Palgrave CEVCP School and Eye Hartismere High School. There are currently insufficient places available at the primary and secondary school to accommodate primary, secondary and sixth-form pupils that will arise from this development. There is also no capacity for physical expansion on the site of the Primary school at Palgrave. Contributions are therefore required for all 9 school places, at a total cost of **£135,877**. There may be the possibility for the County Council to discuss further options with relevant head teachers.

The scale of contributions is based on cost multipliers for the capital cost of providing a school place, which are reviewed annually to reflect changes in construction costs. The figures quoted will apply during the financial year 2015/16 only and have been provided to give a general indication of the scale of contributions required should residential development go ahead. The sum will be reviewed at key stages of the application process to reflect the projected forecasts of pupil numbers and the capacity of the schools concerned at these times. Once a Section 106 legal agreement has been signed, the agreed sum will be index linked using the BCIS Index from the date of the Section 106 agreement until such time as the education contribution is due. SCC has a 10 year period from date of completion of the development to spend the contribution on local education provision.

Clearly, local circumstances may change over time and I would draw your attention to section 13 of this letter which sets out this information is time-limited to 6 months from the date of this letter.

2. Pre-school provision

It is the responsibility of SCC to ensure that there is sufficient provision under the Childcare Act 2006 and that this relates to section 8 of the NPPF. Section 7 of the Childcare Act sets out a duty to secure free early years provision for pre-school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of the year for all 3 and 4 year olds. The Government have also recently signalled the introduction of 30 hours free entitlement a week from September 2017. The Education Act (2011) introduced the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds.

In this area there are 3 providers offering 68 places with 8 places currently available. As this development would result in approximately 2 children arising, no contribution is sought in this matter.

3. Play space provision

Consideration will need to be given to adequate play space provision. A key document is the 'Play Matters: A Strategy for Suffolk', which sets out the vision for providing more open space where children and young people can play. Some important issues to consider include:

- In every residential area there are a variety of supervised and unsupervised places for play, free of charge;
- Play spaces are attractive, welcoming, engaging and accessible for all local children and young people, including disabled children, and children from minority groups in the community;
- Local neighbourhoods are, and feel like, safe, interesting places to play;
- Routes to children's play spaces are safe and accessible for all children and young people.

4. Transport

The NPPF at Section 4 promotes sustainable transport. A comprehensive assessment of highways and transport issues is required as part of any planning application. This will include travel plan, pedestrian and cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 agreements as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. This will be co-ordinated by Andrew Pearce of Suffolk County Highway Network Management.

In its role as Highway Authority, Suffolk County Council has worked with the local planning authorities to develop county-wide technical guidance on parking in light of new national policy and local research. This was adopted by the County Council in November 2014 and replaces the Suffolk Advisory Parking Standards (2002). The guidance can be viewed at <http://www.suffolk.gov.uk/assets/suffolk.gov.uk/Environment%20and%20Transport/Planning/2014-11-27%20Suffolk%20Guidance%20for%20Parking.pdf>

5. Rights of Way

Section 8 of the NPPF promotes the need to protect and enhance public rights of way and access.

As a result of the anticipated use of the public rights of way network and as part of developing the health agenda to encourage people to walk and cycle more, the Rights of Way service are reviewing their requirements and will advise at a later date if any contributions are required.

6. Libraries

Section 8 of the NPPF promotes healthy communities and highlights the importance of delivering the social, recreational and cultural facilities and services a community needs.

Suffolk County Council requires a minimum standard of 30sqm of new library space per 1,000 population. Construction and initial fit-out cost of £3,000 per sqm for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost

of (30 x 3,000) £90,000 per 1,000 people or £90 per person for library space. Assuming an average of 2.4 persons per dwelling the requirement is 2.4 x 90 = £216 per dwelling.

On the basis of an average of 2.4 persons per dwelling, the capital contribution towards the development of library services arising from this scheme is 216 x 21 = **£4,536**. This would be spent at the local catchment library in Eye (Buckshorn Lane) and allows for improvements and enhancements to be made to library services and facilities.

7. Waste

Site waste management plans have helped to implement the waste hierarchy and exceed target recovery rates and should still be promoted. The NPPF (para. 162) requires local planning authorities to work with others in considering the capacity of waste infrastructure.

A waste minimisation and recycling strategy needs to be agreed and implemented by planning conditions. Design features for waste containers and the availability of recycling facilities should be considered in finalising the design of the development.

Strategic waste disposal is dealt with by the County Council, which includes disposal of household waste and recycling centres. A contribution of £51 per dwelling is sought for improvement, expansion or new provision of waste disposal facilities. For this development that would be a capital contribution of **£1,071**.

8. Supported Housing

Section 6 of the NPPF seeks to deliver a wide choice of high quality homes. Supported Housing provision, including Extra Care/Very Sheltered Housing providing accommodation for those in need of care, including the elderly and people with learning disabilities, may need to be considered as part of the overall affordable housing requirement. We would encourage all homes to be built to the 'Lifetime Homes' standard.

9. Sustainable Drainage Systems

Section 10 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. National Planning Practice Guidance notes that new development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of sustainable drainage systems. Additionally, and more widely, when considering major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate.

As of 6th April 2015, the sustainable drainage provisions within the Flood and Water Management Act 2010 have been implemented, and developers are required to seek drainage approval from the county council and/or its agent alongside planning consent. The cost of ongoing maintenance is to be part of the Section 106 negotiation.

10. Fire Service

The Suffolk Fire and Rescue Service requests that early consideration is given to access for fire vehicles and provisions of water for fire-fighting. The provision of any necessary fire hydrants will need to be covered by appropriate planning conditions.

Suffolk Fire and Rescue Service (SFRS) seek higher standards of fire safety in dwelling houses and promote the installation of sprinkler systems and can provide support and advice on their installation.

11. Superfast broadband

Section 5 of the NPPF supports high quality communications infrastructure and highlights at paragraph 42 that high speed broadband plays a vital role in enhancing the provision of local community facilities and services. SCC would recommend that all development is equipped with superfast broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion. Direct access from a new development to the nearest BT exchange is required (not just tacking new provision on the end of the nearest line). This will bring the fibre optic closer to the home which will enable faster broadband speed.

12. Legal costs

SCC will require an undertaking for the reimbursement of its own legal costs, whether or not the matter proceeds to completion.

13. The information contained within this letter is time-limited for 6 months only from the date of this letter.

14. Summary Table

Service Requirement	Contribution per dwelling	Capital Contribution
Education - Primary	£2,900	£60,095
Education - Secondary	£2,622	£55,065
Education - Sixth Form	£948	£19,907
Pre-School Provision	£0	£0
Transport	£0	£0
Rights of Way	£0	£0
Libraries	£216	£4,536
Waste	£51	£1,071
Total	£6,737	£140,674

Table 1.1: Summary of Infrastructure Requirements

I consider that the above contributions requested are justified, evidenced and satisfy the requirements of the NPPF and the CIL 122 Regulations. Please let me know if you require any further supporting information.

Yours sincerely

Robert Pollock

Bethan Roscoe
Boyer Planning Ltd

Tel: 01206 769018

Email: bethanroscoe@boyerplanning.co.uk

cc. Neil McManus, Suffolk County Council

SUFFOLK

PRESERVATION SOCIETY

Respecting the past, shaping the future

Little Hall Market Place
Lavenham Suffolk CO10 9QZ
Telephone (01787) 247179
Fax (01787) 248341
email sps@suffolksociety.org
www.suffolksociety.org

12 January 2016

Mr Philip Isbell
Corporate Manager - Development Management
Mid Suffolk District Council
High Street
Needham Market
IP6 8DL

MID SUFFOLK DISTRICT COUNCIL
PLANNING CONTROL
RECEIVED
14 JAN 2016
ACKNOWLEDGED.....
DATE.....
PAGE 10..... RB.....

FAO Rebecca Biggs

Dear Mr. Isbell,

Planning application reference: 4195/15
Erection of 21 dwellings, 3no. new highways accesses, associated parking, turning & on-site open space provision, Land at Lion Road, Palgrave

I am writing on behalf of the Suffolk Preservation Society ('the Society') to register concern about the above planning application for the erection of 21 dwellings on a greenfield site at Lion Road which is outside, but adjoining, the current physical limit of Palgrave, a Secondary Village.

The Society considers that the social impacts of an additional 21 dwellings in addition to the recently approved 4 dwellings at the Pat Lewis site will result in significant pressure for additional school places at the village primary school. The school is located at the heart of the conservation adjoining Palgrave Common which has a number of listed buildings encircling it and adjoining the grade I parish church. We understand that the school is currently operating at capacity and note that it has already encroached upon the common to provide additional outdoor play area and understand that the school is currently seeking permission to erect additional classrooms on the green adjoining the churchyard. We consider that this ongoing expansion represents a significant threat to the character of the conservation area and the setting of the church and would urge the local planning authority to give considerable weight to the pressures upon the existing school site when considering the application for 21 houses that is currently before them.

In the circumstances, we consider that the scheme cannot be considered to be sustainable pending resolution of the ongoing issues around school capacity. The NPPF states that "to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system". Para.8. The SPS is of the opinion that the inadequacy of the existing school site means that neither the social nor environmental dimensions, which together with economic dimension, make up the three threads of sustainable development can be satisfactorily achieved.


We acknowledge that the Council's 5 year housing land supply is currently not in place, and that the housing policies therefore are not considered up to date and the presumption in favour of sustainable development applies. However, we would remind the lpa that para. 14 of the NPPF states that in cases where the development plan is not up to date that policies within the NPPF which indicate development should be restricted, as in cases which affect designated heritage assets, should still apply. The NPPF states that "*Lpa's should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including development affecting the setting of heritage assets) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*" para. 129

Conclusion

The Society considers that the proposed development will result in additional demands on school places that will result in additional justification for permitting extensions of the school onto the common and churchyard. This will result in harm to the setting of the grade I church as well as the school and its grounds, which is located in a highly sensitive site adjoining the church, at the heart of the Palgrave Conservation Area.

The statutory duties set out in S.66(1) and S.72 of the planning (Listed Buildings and Conservation Areas) Act 1990, requires special regard to the conservation of listed buildings and their setting and that the character and appearance of a conservation area shall be preserved or enhanced. The SPS is of the opinion that these duties cannot be satisfactorily met by making a planning decision that will ultimately exacerbate harmful impacts upon these designated assets and their setting, contrary to policy CS5 of the Mid Suffolk Core Strategy which aims to protect and enhance the natural and built historic environment, HB1 of the MSDC Local Plan (1998) and draft Development Management Policy DM6 (January 2015). The issue of school capacity is a material consideration that should be given due weight in the assessment of this application. For these sound planning reasons we urge that the application is resisted pending a satisfactory outcome for the ongoing and future needs of Palgrave primary school.

Yours sincerely,


Fiona Cairns
IHBC MRTPI
Director

Cc: Mike Bootman – Chairman Palgrave Parish Council
Phil Butler - SPS Mid Suffolk District
David Burn – District Councillor

Rebecca Biggs

From: Nigel Brett
Sent: 29 February 2016 08:57
To: Rebecca Biggs
Subject: RE: Land at Lion Road - 4195/15

Hi Rebecca

It may be prudent to extend the wording of community centre improvements to include playing field facilities, such as changing rooms. These would be seen by the community as improvements to the community centre as they are co-located, but for S106 clarity perhaps something like: repairs, renovations and improvements to the Community Centre and Playing field facilities.

Regards

Nigel Brett

Communities - Health & Wellbeing Officer,
 People Directorate,
 Mid Suffolk and Babergh District Council
 Telephone: 01449 724643; 01473 825764
 Email: nigel.brett@baberghmidsuffolk.gov.uk
www.midsuffolk.gov.uk

An estimated **800,000**
 people in England feel lonely.
Can you spot the signs?

Visit: www.healthysuffolk.org.uk



From: Rebecca Biggs
Sent: 26 February 2016 17:55
To: Nigel Brett
Subject: RE: Land at Lion Road - 4195/15

Hi Nigel,

Just to confirm this is for the full £148, 635?

Many thanks

Rebecca Biggs
 Development Management Planning Officer
 Babergh and Mid-Suffolk District Councils- WorkingTogether
www.babergh.gov.uk www.midsuffolk.gov.uk

Mid Suffolk District Council | 131 High Street | Needham Market |
 T. Ext 01449 724543 Int. 4543
 E. rebecca.biggs@baberghmidsuffolk.gov.uk

Please be advised that any comments expressed in this email are offered at an officer level as a professional opinion and are given without prejudice to any decision or action the Council may take in the future. Please check with the emails author if you are in any doubt about the status of the advice given.

*** CIL charging is coming to Mid Suffolk and Babergh soon. See our websites for the latest information [here](#) ***

From: Nigel Brett
Sent: 26 February 2016 15:32
To: Rebecca Biggs
Subject: RE: Land at Lion Road - 4195/15

Hi Rebecca

I suggest the OSSI goes toward the Community Centre repairs, renovations and improvements needed at the time the new houses are completed. As we can't know when the houses will be marketed, this is as specific as I can be.

Regards
Nigel Brett
Communities - Health & Wellbeing Officer,
People Directorate,
Mid Suffolk and Babergh District Council
Telephone: 01449 724643; 01473 825764
Email: nigel.brett@baberghmidsuffolk.gov.uk
www.midsuffolk.gov.uk

An estimated **800,000**
people in England feel lonely.
Can you spot the signs?

Visit: www.healthysuffolk.org.uk



From: Emerson Sophie (NHS ENGLAND) [mailto:sophie.emerson2@nhs.net]
Sent: 23 February 2016 16:05
To: Rebecca Biggs
Subject: Land at Lion Road, Palgrave - 4195/15

Rebecca,

Thank you for the letter dated 19th February 2016 (copy enclosed for reference); NHS England (East) have now had a chance to review this Planning application (4195/15 – 21 dwellings in Palgrave) and can advise that due to the size of this development, there is not an intention to seek health mitigation/ contribution on this occasion.

NHS England would therefore not wish to raise an objection to the proposed development.

Future applications in the area will be considered as and when they arise.

Regards

Sophie Emerson, for and on behalf of Kerry Harding

Estates Project Advisor
NHS England (East)

Telephone: 0113 824 9111

|Swift House | Colchester Road | Chelmsford | Essex | CM2 5PF | and
West Wing | Victoria House | Capital Park | Fulbourn | Cambridge | CB21 5XB

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Planning Control Received	
23 FEB 2016	
Acknowledged	AP
Date	25/2/16
Pass To	RB

From: Kirsti Wiles [mailto:kirsti.wiles@diss.gov.uk]
Sent: 22 February 2016 12:19
To: Rebecca Biggs
Subject: 4195/15 Land at Lion Road, Palgrave

Diss Town Council would like to make the following comments with regard to the above application:

RECOMMEND REFUSAL

This application will have a further impact on infrastructure in Diss including traffic with the Lion Road and Denmark Hill/Rose Lane as a through corridor between the A1066 and the A143 and the impact on other infrastructure including medical provision.

Diss Town Council



Tel: 01379 643848
www.disscouncil.com

Planning Control Received	
22 FEB 2016	
Acknowledged	AP
Date	25/2/16
Pass To	RB

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE B - 16 MARCH 2016

AGENDA ITEM NO	2
APPLICATION NO	0412/16
PROPOSAL	<u>Remove existing rough cast render and replace with Grey Hardie-Plank</u>
SITE LOCATION	38 Burton Drive, Needham Market, Ipswich, IP6 8XD
SITE AREA (Ha)	
APPLICANT	Mr M Rawlings
RECEIVED	January 29, 2016
EXPIRY DATE	March 26, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

- The applicant is a Mid Suffolk District Council employee

PRE-APPLICATION ADVICE

1. Pre-application advice was sought for this proposal and was considered to be an acceptable scheme.

SITE AND SURROUNDINGS

2. No. 38 Burton Drive is a semi-detached two storey dwelling on a modern housing estate in Needham Market. The housing development has a mixture of houses and bungalows of differing designs and materials.

No. 38 is finished in brick to the ground floor with the first floor finished in rough cast render on the gable ends and side elevation. The roof has concrete interlocking tiles and the windows and doors are of white uPVC. Nos. 38 and 40 are linking with integral garages located in the mid section of the semi.

The property has a two storey extension and rear single storey extension.

HISTORY

3. The planning history relevant to the application site is:

1050/07	Single storey rear extension.	Granted 31/05/2007
1450/02	Two storey extensions	Granted 14/01/2003

PROPOSAL

4. The proposal seeks planning permission for the removal of the existing rough cast render to the first floor level and replace it with grey Hardieplank.

POLICY

5. **Planning Policy Guidance** - See Appendix below.

CONSULTATIONS

6. **Needham Market Town Council - Support.**

LOCAL AND THIRD PARTY REPRESENTATIONS

7. No local or third party representations have been received for this proposal.

ASSESSMENT

8. The proposal is considered to raise the following core planning issues:

Principle of development - As a householder application for a change in external materials the proposal is assessed against Local Plan policies GP1, H16, Core Strategy policies CS5, FC1 and FC1.1. and the NPPF.

Impact on the character and appearance of the area - The dwellings of Burton Drive are a mixture of design types and materials. Some dwellings in Burton Drive already have weatherboard and timber substitutes. No. 38 is a semi-detached property which currently mirrors the adjoining property from the front elevation. The proposed Hardiplank will be light in colour (light mist) and would therefore not look dissimilar in colour to the existing render of the neighbouring property which is painted white.

Residential amenity - The change of material will not affect the residential amenity of neighbouring properties.

Summary - This is minor proposal that would not cause a loss of residential amenity. Hardiplank is a low maintenance material that does not crack or need to be painted on a regular basis. The change of material will not detract from the character or appearance of the area and therefore approval of this proposal is recommended.

RECOMMENDATION

That Full Planning Permission be granted subject to the following conditions:

- **Implementation - Standard Time condition**
Approved Documents

Philip Isbell
Corporate Manager - Development Management

Samantha Summers
Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

Cor5 - CS5 Mid Suffolks Environment

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

H16 - PROTECTING EXISTING RESIDENTIAL AMENITY

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

No Letters of representation have been received.

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Title: Committee Site Plan
Reference: 0412/16
Site: 38 Burton Drive
 Needham Market IP6 8XD



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



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Title: 38 BURTON DRIVE, NEEDHAM MARKET, IP6 8XD

Reference:

Site:



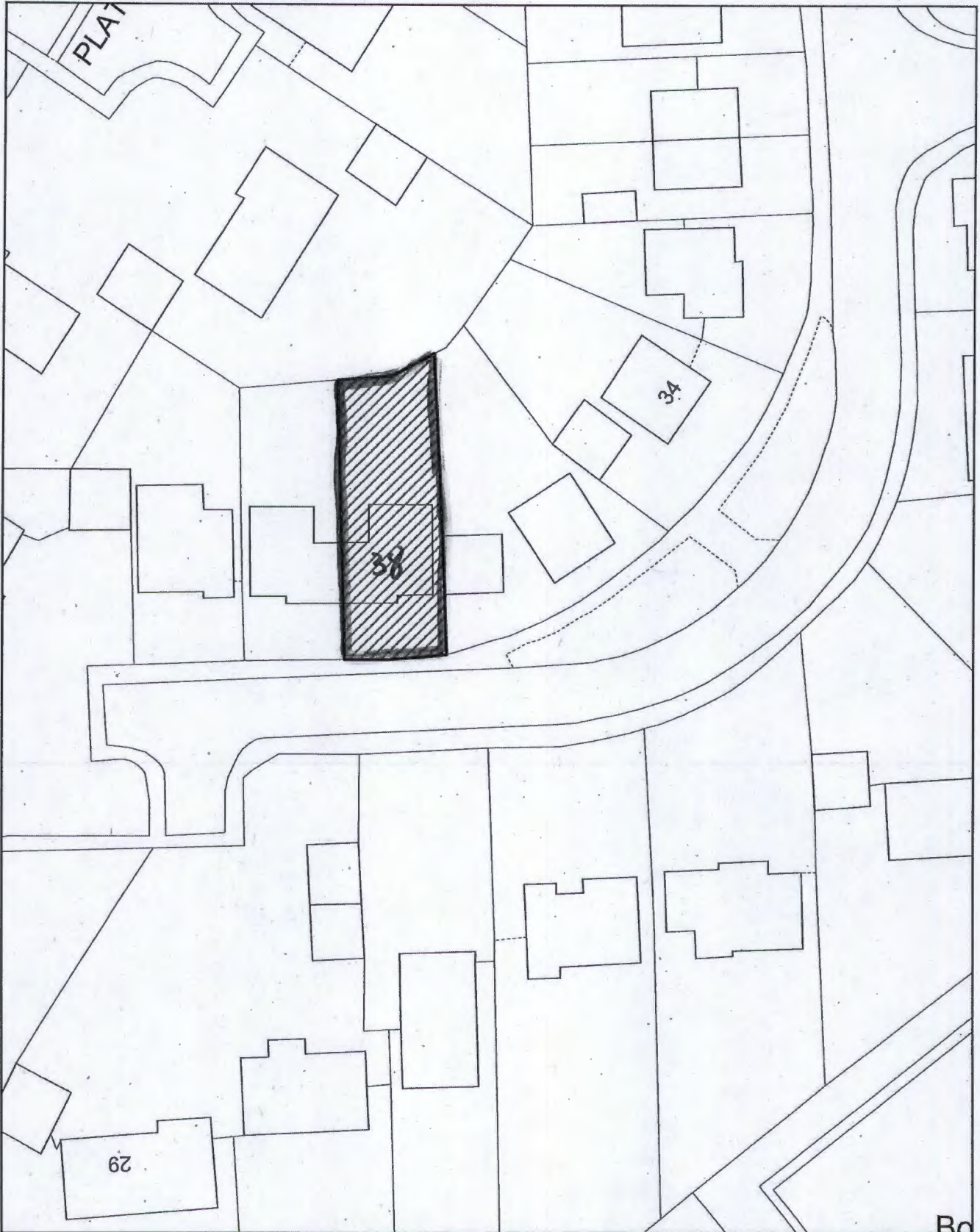
MID SUFFOLK DISTRICT COUNCIL

131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csd.council.gov.uk
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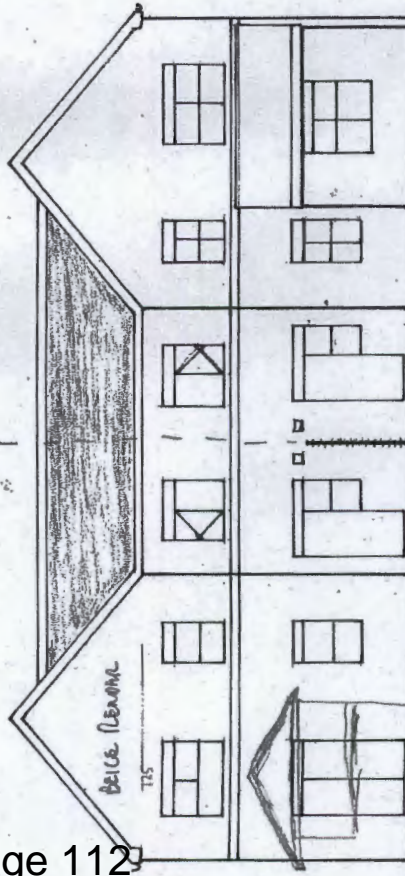
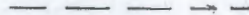
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Plasterboard
Paint
0 15

APPLICATION SITE
[38]

40



~~EXISTING~~ REAR ELEVATION

EXISTING

APPLICATION SITE
[38]

40



~~EXISTING~~ FRONT ELEVATION

EXISTING

EXISTING

PROPOSED ELEVATIONS

SCALE 1:100

EXTENSION AT 40 + 38 BURTON DRIVE NEEDHAM MARKET

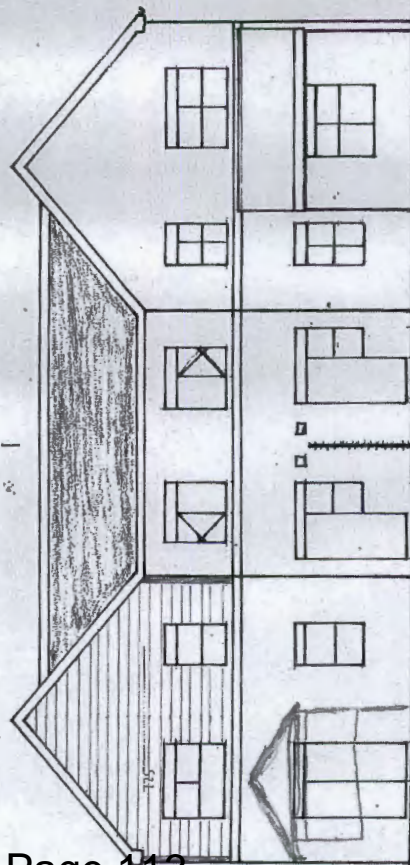
24/1/16

08/102/03

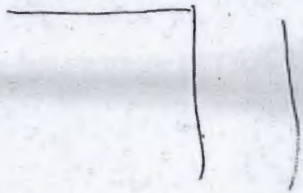
Proposed
Part
0 15

APPLICATION SITE
[38]

40



PROPOSED REAR ELEVATION



40

APPLICATION SITE
[38]



PROPOSED FRONT ELEVATION

REPLACE FIRST FLOOR WITH PORCH WITH HAND-RAILS

EXTENSION AT #38 BURTON DRIVE NEEDHAM MARKET - PROPOSED ELEVATIONS

SCALE 1:100

08-187-03 16-11-15

Consultee Comments for application 0412/16

Application Summary

Application Number: 0412/16

Address: 38 Burton Drive, Needham Market, Ipswich, IP6 8XD

Proposal: Remove existing rough cast render and replace with Grey Hardie-Plank

Case Officer: Samantha Summers

Consultee Details

Name: Mr kevin hunter

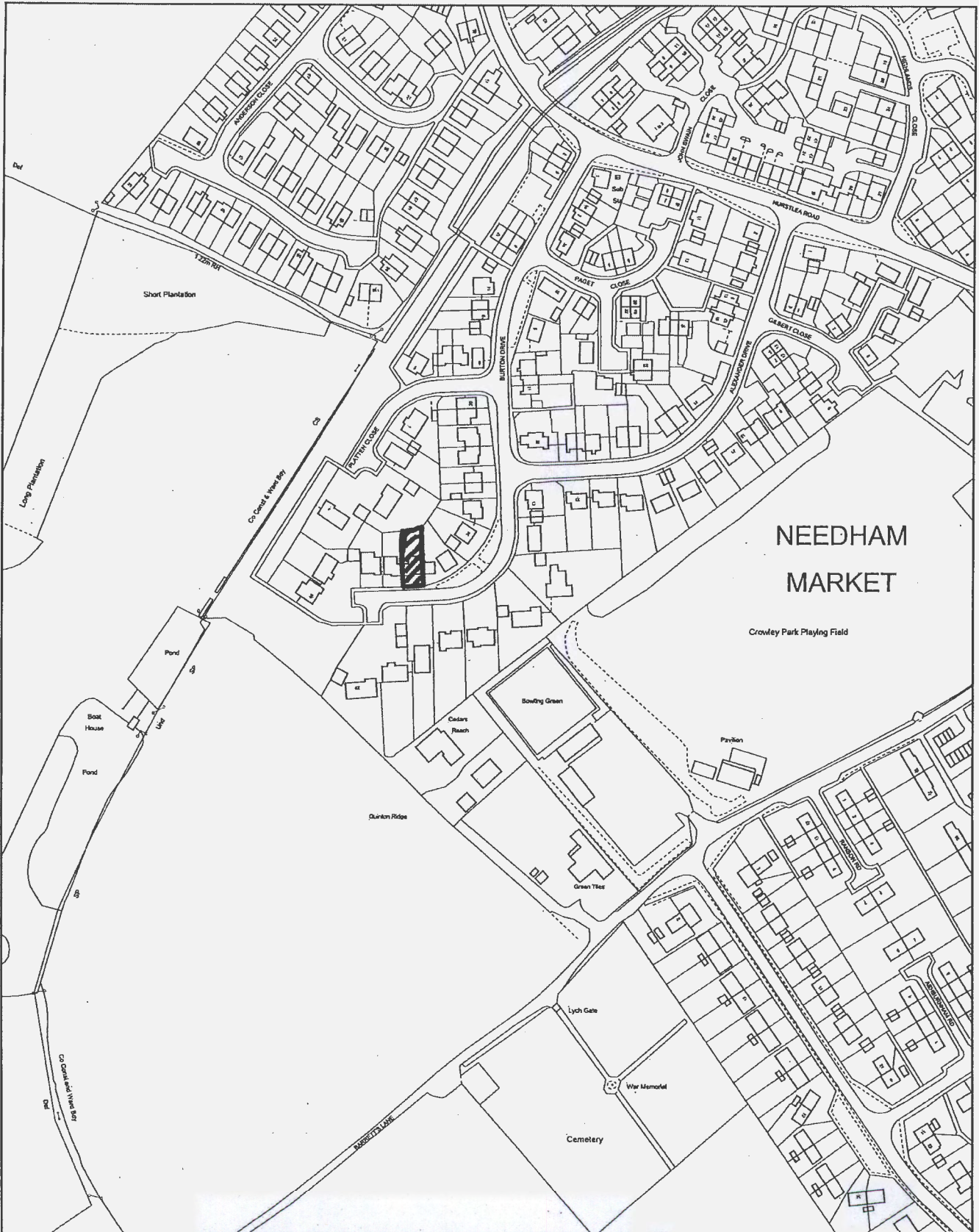
Address: town council office, school street, needham market IP6 8BB

Email: clerk@needhammarkettc.f9.co.uk

On Behalf Of: Needham Market Town Clerk

Comments

Needham Market Town Council supports approval of the application.



Title: 38 BURTON DRIVE, NEEDHAM MARKET, IP6 8XD

Reference:

Site:



MID SUFFOLK DISTRICT COUNCIL

131, High Street, Needham Market, IP6 8DL

Telephone : 01449 724500

email: customerservice@csduk.gov.uk

www.midsuffolk.gov.uk

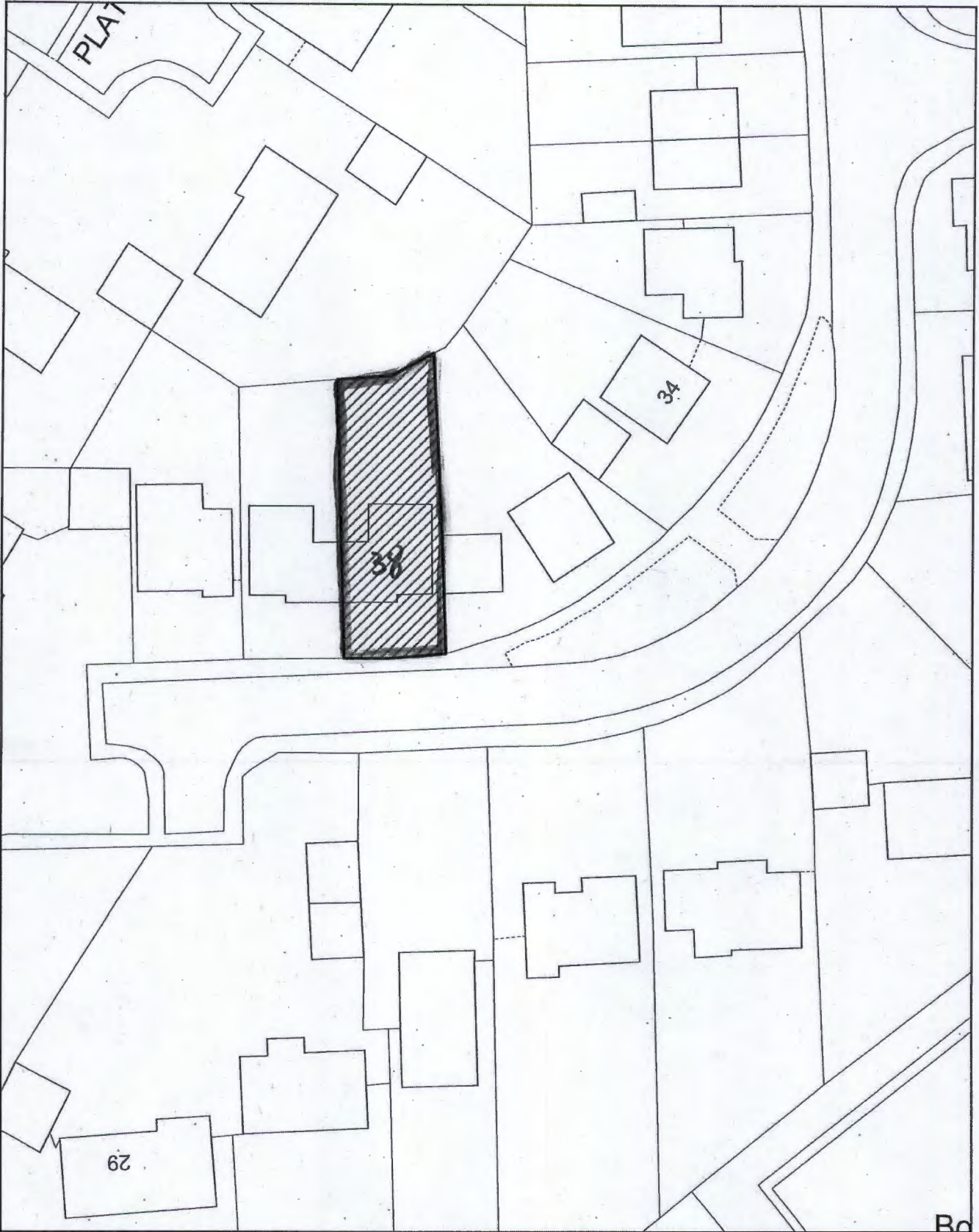
Page 115



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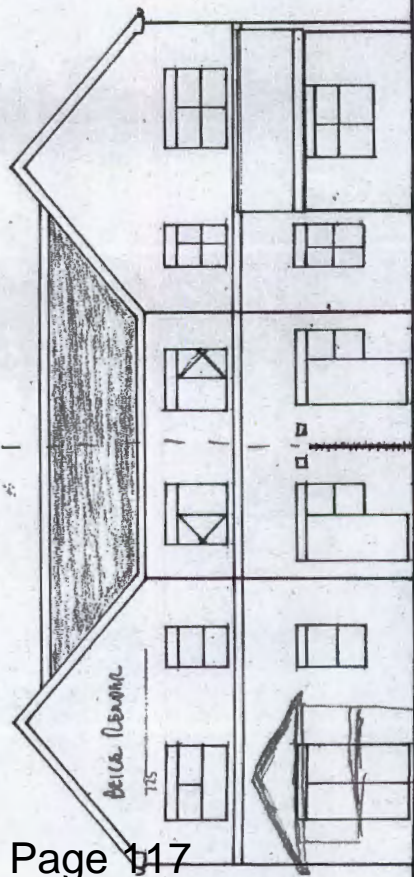
Proposed
Part
0 15

APPLICATION SIDE
[38]

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APPLICATION SIDE
[38]

40



~~EXISTING~~
REAR ELEVATION
EXISTING



~~EXISTING~~
FRONT ELEVATION
EXISTING

EXISTING

EXTENSION AT 40 + 38 BILTON DRIVE NEEDHAM MARKET - PROPOSED ELEVATIONS

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24 / 1 / 16

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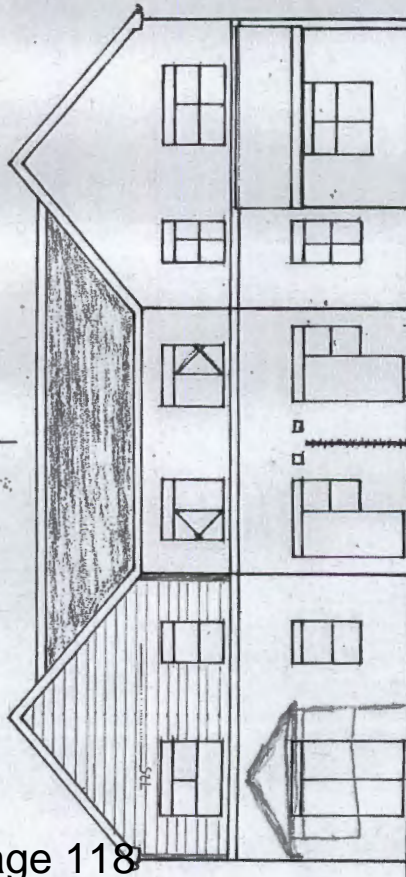
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APPLICATION SITE
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APPLICATION SITE
[38]



PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION

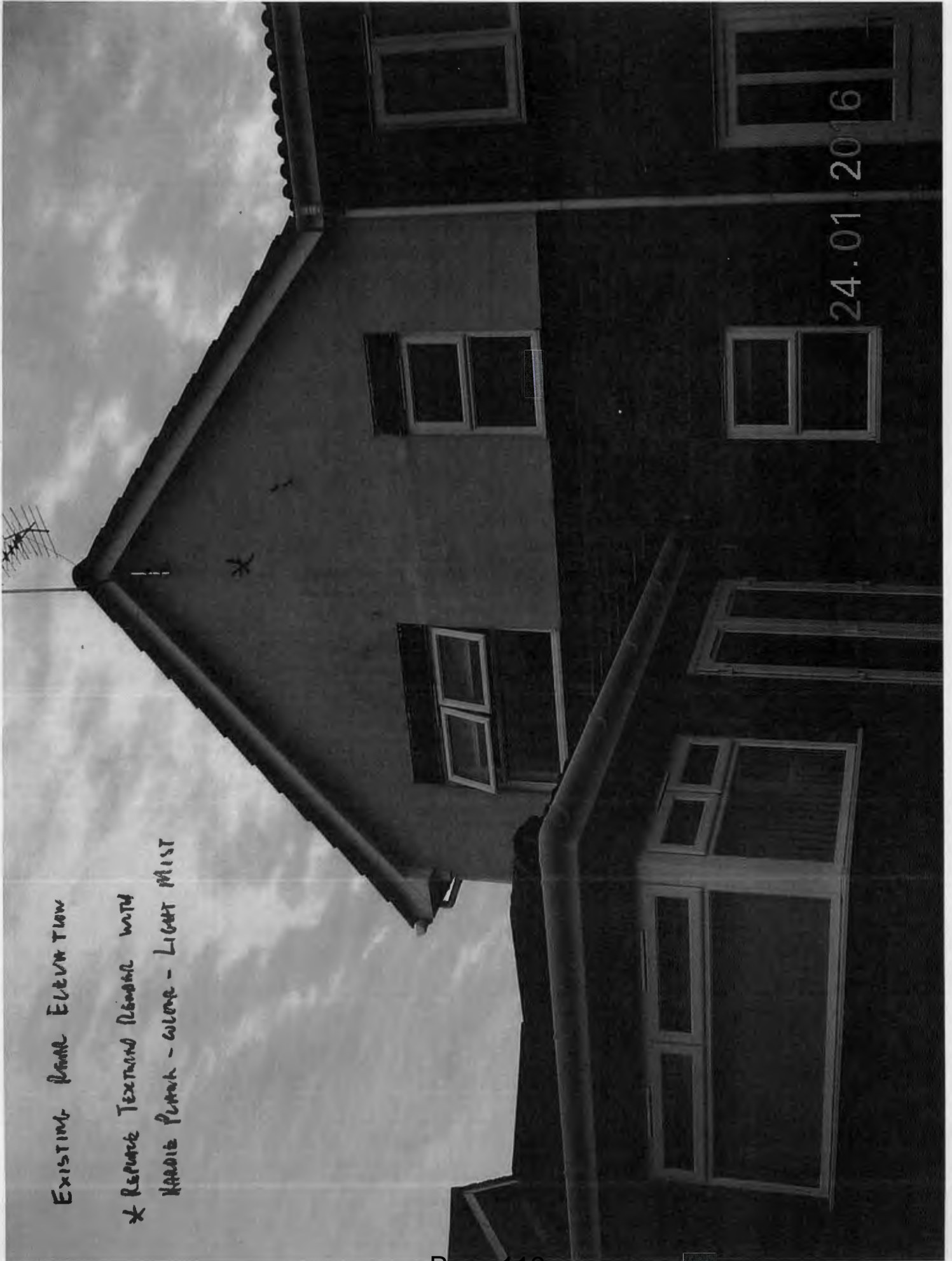
REPLACE FRONT PORCH WHERE REMOVED WITH HARDY-PLANK

EXTENSION AT # + 38 BULTON DRIVE NEEDHAM MARKET ~ PROPOSED ELEVATIONS

SCALE 1:100

08-11-15

16-11-15



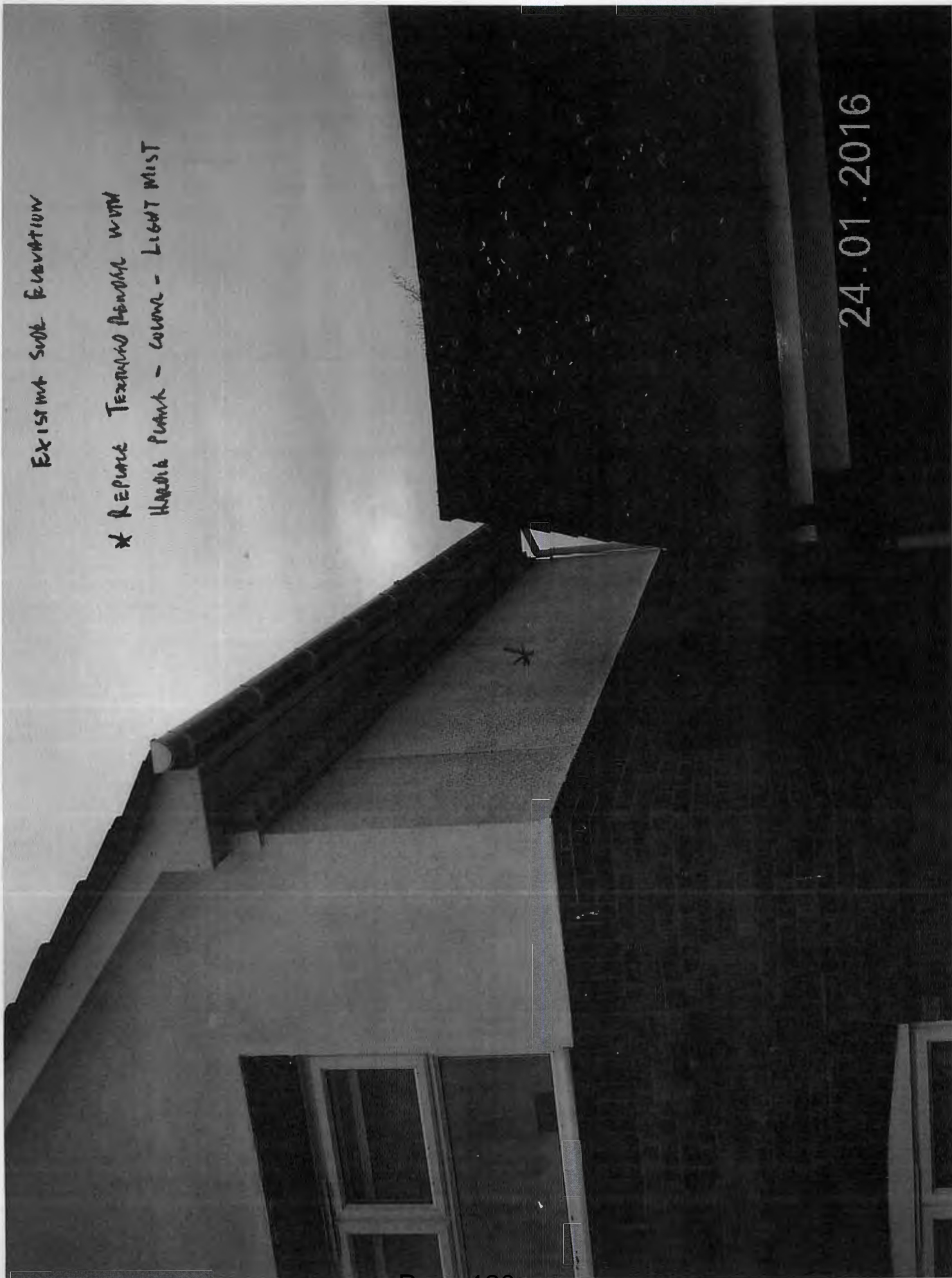
24.01.2016

EXISTING BRICK ELEVATION
* REPAIR TEXTURED RENDER WITH
HARDIE PUMPH - GLOVE - LIGHT MIST

EXISTING SIDE ELEVATION

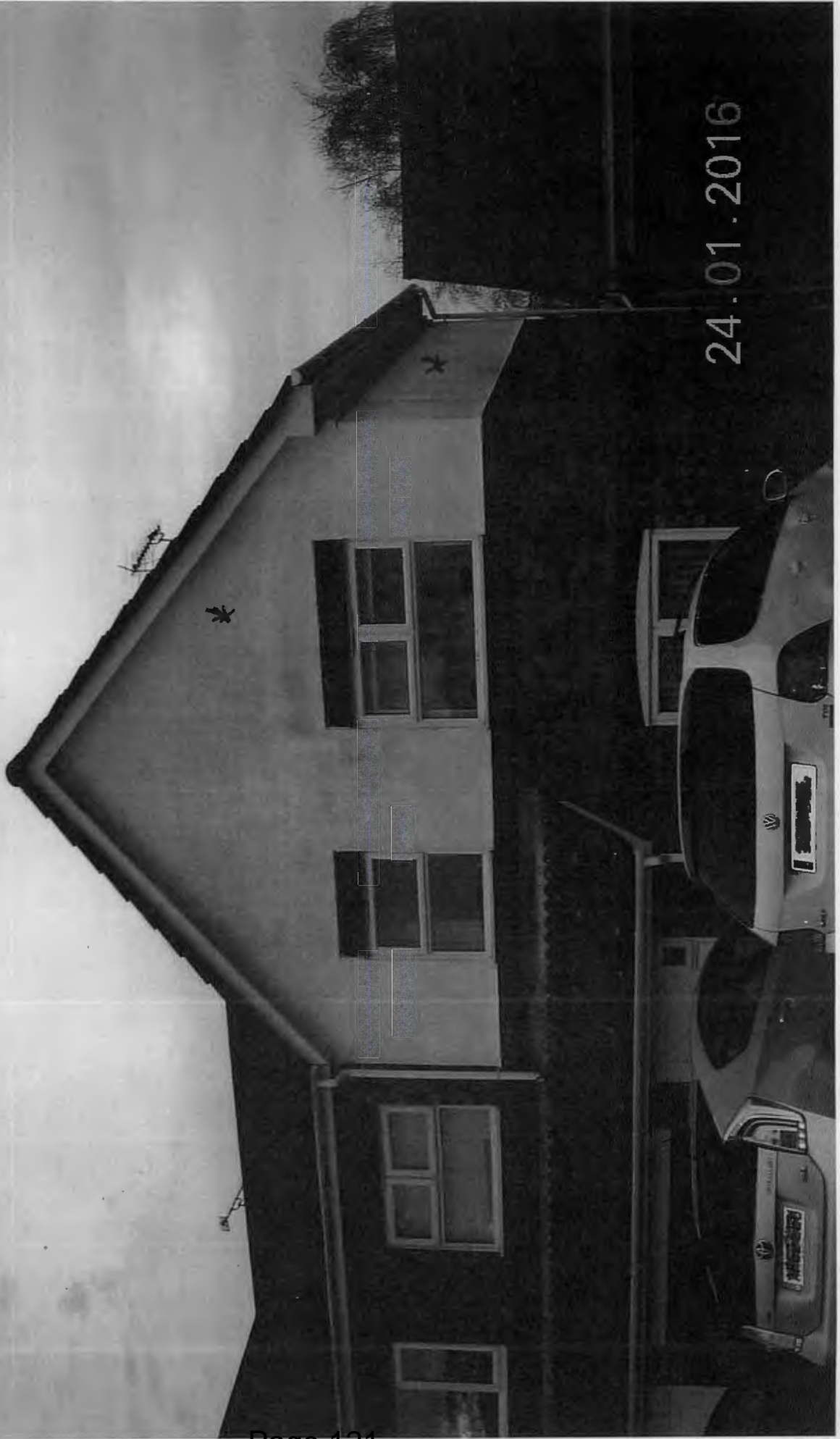
* REPAIR TERRAZZO BANDING WITH
HARDENED PLANK - CORNER - LIGHT MIST

24.01.2016



Existing Front Elevation

* Replace Textured White Siding
with Hardie Plank - Colours - Light Mist



24.01.2016

Consultee Comments for application 0412/16

Application Summary

Application Number: 0412/16

Address: 38 Burton Drive, Needham Market, Ipswich, IP6 8XD

Proposal: Remove existing rough cast render and replace with Grey Hardie-Plank

Case Officer: Samantha Summers

Consultee Details

Name: Mr kevin hunter

Address: town council office, school street, needham market IP6 8BB

Email: clerk@needhammarkettc.f9.co.uk

On Behalf Of: Needham Market Town Clerk

Comments

Needham Market Town Council supports approval of the application.

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE B - 16th MARCH 2016

AGENDA ITEM NO	3
APPLICATION NO	4028/15
PROPOSAL	Application for Outline Planning Permission for the erection of 15 new dwellings
SITE LOCATION	Land off Cherry Tree Close, Yaxley IP23 8DH
SITE AREA (Ha)	0.77
APPLICANT	Dove Farm Developments Limited
RECEIVED	November 11, 2015
EXPIRY DATE	March 10, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

it is a "Major" application for a residential land allocation for 15 or over dwellings

PRE-APPLICATION ADVICE

1. No pre-application advice was sought in respect of this proposal.

SITE AND SURROUNDINGS

2. The application site is formed of two areas of land, both accessed from Cherry Tree Close, Yaxley.

The northern area is an area of currently grassed land appearing as amenity land for the new dwellings at Cherry Tree Close. The second, larger area, is situated to the south of Cherry Tree Close, abutting the rear boundaries of properties in Cherry Tree Close and The Street. This area of land is an open area of uncultivated land with one building, to appearances a stable block, situated to the eastern most side of this area.

To the north, east and southern boundaries of the site is existing residential development, to the west is open countryside.

HISTORY

3. The planning history relevant to the application site is:

There is no relevant planning history for the application site itself, the details below relate to

the
development of Cherry Tree Close.

OL/141/90	Use of land for residential purposes	Granted 26/3/1991
OL/16/94	Use of land for residential purposes (renewal of outline planning permission OL/16/94).	Granted 16/3/1994
OL/71/99	Use of land for residential purposes (renewal of outline planning permission OL/104/96)	Granted 16/11/1999
119/00	28 No. detached and semi-detached houses and garage, construction of vehicular access (submission of details pursuant to outline planning permission ref OL/71/99)	Granted 20/6/2000
1314/00	28No. detached and semi-detached houses and garage using existing vehicular access (revised scheme to that previously permitted 119/00)	Granted 13/2/2001
0065/02	Revision on house types on plots 17 and 18 from Two (Type A) dwellings to One (Type C (G)) Dwellings (Amendments to 1314/00)	Granted 12/3/2002

PROPOSAL

4. The proposal is outline for the residential development of the site for 15 dwellings.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Yaxley Parish Council**

Objects for the following reasons:

- There have been serious problems for the past twelve years in the adoption of the existing development of Cherry Tree Close by Suffolk County Council. To further develop this area, without the existing development being adopted, would be a serious mistake.
- The local infrastructure would not sustain the building of this number of additional properties in Yaxley:
 - There are insufficient healthcare facilities locally
 - The local schools have limited capacity to cope with additional children

- There is little public transport in the area
- There is no footpath alongside the road to the nearest primary school and this would increase the use of private cars to take children from the new development to the school.
- The original site of the development on Cherry Tree Close had significant levels of contamination and it is likely that the site will also be contaminated.
- By adding 15 dwellings there would be a significant increase in congestion caused by parked cars. This would cause problems for access to Cherry Tree Close, in particular for emergency vehicles.
- The shop in the village closed earlier this year.
- The main part of the development would be outside the existing settlement boundary.

Suffolk County Council Highways

The County Council as Highway Authority recommends that any permission which that Planning Authority may give should include conditions.

Historic England

The Grade II* Guildhall Cottages lies to the south. Historic England would be chiefly concerned with the effect of the proposals on the setting of the highly designated heritage asset.

Guildhall Cottage is a 16th century guildhall, which has been previously used as almshouses and a single residential dwelling following its original use. The building is a multi-phased structure of historical and architectural interest sufficient to warrants it II* status. The application site is separated from the heritage asset by three dwellings and mature planting.

The application site has previously had structures on it, but is now an open field which does not have many defining features. The creep of development southwards has the potential to affect the setting of the listed building, however not sufficient for us to raise an objection. It is likely that the existing planting and separation distance would be sufficient to screen the impact. The submitted plan shows some indicative planting to the southern boundary. It is noted that the landscaping is not part of the outline application, however we would suggest that the Council, if minded to approved, conditions that the existing tree group is retained and further reinforced.

MSDC Heritage

The Heritage Team considers that the proposal would cause no harm to a designated heritage asset because it would have no material adverse impact on the setting of the nearby listed building. No objection.

Recommends that adequate tree screening be secured to the south of the site.

Suffolk County Council Development Contributions

Education

SCC would anticipate the following minimum pupil yields from a development of 15 dwellings:

Primary; 4 pupils at £12,181 per place
 Secondary; 3 pupils at £18,355 per place
 Secondary 16+; 1 pupil at £19,907 per place

The local catchment schools are Eye Mellis CEVC Primary School and Eye Hartismere High School. At the catchment school there is forecast to be no surplus capacity available for pupils anticipated to arise from this scheme. On this basis SCC will require a capital contribution of £48,724 to fund education at Mellis CEVC Primary School and £74,972 to fund education provision at Hartismere High School.

Libraries

A capital contribution towards libraries arising from this scheme is £3,420 which would be spent on enhancing library facilities and services at the local catchment library in Eye.

Waste

A capital contribution towards waste minimisation and recycling initiatives for the development of £765.

Waste bins and garden composting bins provided before occupation of each dwelling and secured by way of a planning condition. Would also encourage the installation of water butts connected to guttered down-pipes to harvest rainwater for use by occupants in their gardens.

Environmental Health: Land Contamination

The Environmental Protection Team has no objection to the proposed development would recommend that the following Advisory Note be attached to any planning permission.

Our records indicate that this site (has a past industrial use or is within Xm of a part industrial use) specifically a former quarry. There is a possibility that all of part of the former quarry may have been infilled and may therefore be contaminated or affected by landfill gases. However, our records characterise the site as relatively low risk and it is therefore considered acceptable to proceed with the development whilst implementing appropriate caution.

SCC Flood and Water

The submitted Planning Statement and Design and Access Statement do not mention any proposals for drainage. The application form states that surface water will be disposed of to soakaways.

Ground investigations, including soakage tests in accordance with BRE365, need to be undertaken in order to establish firstly, whether the proposed use of infiltration type drainage is possible and secondly to provide test values to enable the proposed drainage system to be designed.

If soakage rates are found to be below 5 to 10 mm/Hr then a different run-off

destination will need to be used. This might entail using on site attenuation and treatment in a pond at the lowest part of the site and an off site sewer draining to the nearest suitable watercourse.

Maintenance and adoption proposals need to be provided.

Due to the lack of information provided, SCC is unable to advise on whether the proposal are adequate or whether they increase flood risk off the site.

SCC would therefore recommend that further information, including results of ground investigations and a more detailed SW drainage design should be requested and submitted.

The SCC Flood Team can then provide further advice on the acceptability of proposals and depending on the submission, may then seek a condition regarding details, perhaps as below.

No development shall commence until a scheme for disposal of surface water for the outline site have been submitted to and agreed in writing by the Local Planning Authority. This should be informed by soakage tests in accordance with BRE365 and include:

Details of the soakage tests

Details including design calculations

Plans showing exceedance paths and flood storage areas

Proposals for water quality

Proposals for maintenance and management of the surface water drainage scheme

SCC Archaeological Service

This application lies in an area of high archaeological interest recorded in the County Historic Environment Record, to the south of a medieval moated site. A number of Roman, Saxon and medieval finds scatters have also been recorded within the vicinity. As a result, there is a strong possibility that heritage assets of archaeological interest will be encountered at this location. Any groundworks causing significant ground disturbance have potential to damage any archaeological deposit that exists.

There are no grounds to consider refusal of permission to achieve preservation in situ of any important heritage assets. In accordance with paragraph 141 of the NPPF, any permission granted should be the subject of a planning condition to record and advance understanding of the significance of the heritage asset before it is damaged or destroyed.

Suffolk Fire and Rescue Service

Suffolk Fire and Rescue Service requires a minimum carrying capacity for hard standing for pumping/high reach appliances for 15/26 tonnes, not 12.5 tonnes as detail in Building Regulations 2000 Approved Document B, 2006 Edition, incorporating 2010 and 2013 amendments.

Recommends that fire hydrants be installed within the development. It is not possible at this time to determine the number of fire hydrants required. The requirement will be determined at the water planning stage when site plans have

been submitted by the water companies.

If the existing provided fire hydrant(s) can sustain a minimum outlet discharge of 1200 litres per minute and meets the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2006 Edition, incorporating 2010 and 2013 amendments, Volume 1 Part B5, Sections 11 dwelling houses, and similarly Volume 2, Part B5, Sections 16 and 17, in the case of buildings other than dwelling houses, no new fire hydrants need to be installed in respect of this application.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

- Outside settlement boundary**
- Increase in traffic to already congested close**
- Cherry Tree Close not adopted as the original development**
- Noise and disturbance**
- Loss of privacy**
- Loss of green space amenity land**
- No environmental value**
- Post office and store no longer open, only a Public House in the village**

ASSESSMENT

8. There are a number of considerations which will be addressed as follows.

- Principle of Development
- Impact on the character and appearance of the area
- Highway and Access Issues
- Heritage
- Residential Amenity
- Landscape
- Biodiversity
- Flood risk
- Consultee and Representatives Comments

● PRINCIPLE OF DEVELOPMENT

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published on 27th March 2012. It provides that the NPPF *"does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise"*.

The NPPF also provides (paragraph 14) that there is *" a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking"*. This paragraph continues *"for*

decision-taking this means approving proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted".

Development Plan

The application site whilst it abuts the settlement boundary for Yaxley as a secondary village is nonetheless outside the settlement boundary. As such the proposal is considered to be new residential development in the countryside, and which would be contrary to Core Strategy Policies CS1 and CS2 and Local Plan Policy H7.

However paragraph 49 of the NPPF states that:

"Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites."

Mid Suffolk District Council does not have this housing land supply at this time and as such the relevant policies set out above are not considered to be up to date and on this occasion are not considered to justify refusal in this respect. Indeed paragraph 14 of the NPPF states in this respect:

"For decision-taking this means:

approving development proposals that accord with the development plan without delay; and

where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted"

In the light of this the development plan is considered out of date such that the in principle objection on the basis of housing policies does not justify refusal at this time. However, the NPPF nevertheless requires that development be sustainable and that adverse impacts do not outweigh the benefits to be acceptable in principle.

Paragraph 7 of the NPPF sets out three dimensions for sustainable development, economic, social and environmental:

"an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of

infrastructure:

a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

The application site is adjacent to the settlement boundary of Yaxley, the only service available in Yaxley is the public house, the Post Office and shop situated within the public house having closed.

The site is over 1500m away from Mellis CEVC Primary School and pre-school and slightly further to other services in Mellis, including a public house, village hall and church. Whilst this is within an approximately 20 minute walking distance the access is not entirely along a footpath, there is a break in the footpath for over 500m of this distance. Furthermore whilst this is within a 30 mph limit this is an un-lit country road. As such the site is not considered to have sustainable access to local services in this respect.

Bus services operate through Yaxley and provide access to Stowmarket, Eye and Diss. However these do not provide an extensive service and there is only one bus each morning providing access to Diss at an appropriate time to support sustainable travel options, with particular regards to employment.

Even if limited weight is put on the timing of the bus services these are still limited, not providing a regular service as to be considered convenient or viable for daily needs. Consequently it is highly likely that future occupiers would choose to drive rather than use this limited bus service. In addition there is no bus shelter, further reducing the appeal of using the bus over the convenience of a private motor vehicle.

Therefore whilst not remote from other dwellings, the proposal would nonetheless result in the development of new dwellings in the countryside that would not be sustainably located with regards to accessing services, facilities and employment.

With regards to the other strands of the environmental role of sustainable development it is noted that the proposal offers no benefits to protecting and enhancing our natural environment or improving biodiversity. Furthermore the Ecological Scoping Survey received with the application states that the site offers the potential to support reptiles and a full survey should be conducted. No such survey has been submitted as part of this application. As such the proposal is considered to risk harm to biodiversity, contrary to the requirements of paragraph 7 to improve biodiversity.

It is recognised as set out in paragraph 8 of the NPPF that the roles of sustainable development should not be undertaken in isolation, therefore whilst

the proposal is not considered to represent sustainable environmental development the economic and social roles should also be considered.

With regards to the economic role of sustainable development the proposal for the erection of 15 dwellings would provide some benefits with regards to the construction industry, would support the public house in Yaxley and services in adjoining settlements, regardless of how they are accessed. However, this is not considered to be a significant benefit given that other housing developments would also provide these benefits, and in more sustainable locations.

In respect of the social role of sustainable development the application states that it would undertake this role by providing affordable and low cost homes to meet the need for housing in the area and sustaining local community interest groups. Whilst it is considered that the proposal would provide some benefit in this respect the accessibility of these services is also set out in paragraph 7 of the NPPF within the social role that the supply of housing should have accessible local services. Given the assessment of this with regards to the environmental role and the limited services within walking distance the benefits in this respect are further considered to be limited.

Whilst it is recognised that there are some benefits with regards to the economic and social role of sustainable development, the reliance on the private motor car and potential impact on biodiversity is considered to outweigh these limited benefits, such that the proposal is not considered to be sustainable development.

- **IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA**

Policy CS5 of the Mid Suffolk Core Strategy 2008 emphasises that all development must reflect local distinctiveness and enhance the character and appearance of the district. Policy FC 1.1 of the Core Strategy Focus Review 2012 states that development must conserve or enhance the local character of the different parts of the district. Policy GP1 states to be supported all proposals should maintain or enhance the character of the surrounding area and should respect the scale and density of surrounding development.

This application is outline with all matters reserved, however from the indicative plans received it is considered that the application site could accommodate 15 dwellings in keeping with the density and scale of surrounding development, such that this is not considered to warrant the refusal of the proposal. The details would be agreed under reserved matters applications in compliance with relevant policies.

The proposal does however include the erection of dwellings (the indicative plans propose three dwellings) on an area of land currently providing amenity space for existing residents. The development of such land would affect the character of this part of the locality, forming part of the character of Cherry Tree Close, in particular as Cherry Tree Close is entered. However, additional land is proposed to provide amenity space and which could be adequately secured within this application. The harm of the loss of this land is therefore limited to the impact on the character of Cherry Tree Close itself. Whilst the proposal would alter this small part of the character it is not considered that this would have such an impact within an existing area of residential development, giving particular regards to the extent of the piece of land, the layout and the overall

character of Cherry Tree Close to warrant refusal in this respect.

- **HIGHWAY AND ACCESS ISSUES**

Saved Policies H13 and T10 of the Mid Suffolk District Local Plan states that development will be supported where it does not have a negative impact on highway safety. The policies referred to above are in line with the requirement of paragraph 39 of the NPPF to provide safe and suitable access for all and carries significant weight in the determination of this application.

Access is a reserved matter, but the indicative layout shows the access from Cherry Tree Close to both parts of the site. Suffolk County Council Highways have confirmed that adequate visibility splays can be provided such that the proposal is not considered to risk harm in this respect.

There have been objections with regards to the adoption of Cherry Tree Close, which has not been undertaken to date following the grant of planning permission for the residential development of Cherry Tree Close, most recently in 2002. Suffolk County Council Highways recommend adoption of roads under Section 38 as part of its consultation response.

In the light of this and issues of adoption to date it is considered that this could be ensured by way of any S106 agreement to secure the adoption of the access to the site via Cherry Tree Close and in respect of the new estate road.

- **HERITAGE**

Guildhall Cottage is situated to the South of the application site and is a grade II* Listed Building. The proposed development would extend closer to this building than currently, however this is not considered to cause harm to the setting of the Listed Building. Furthermore by means of a considered planting scheme to the southern boundary this impact could be further reduced. Such details could be adequately secured by means of a landscaping condition.

- **RESIDENTIAL AMENITY**

The NPPF (paragraphs 17 and 56) and policies within the adopted development plan require, inter alia, that development does not materially or detrimentally affect the amenities of the occupiers of neighbouring properties.

The application does not provide more than indicative details of design and layout. Notwithstanding this the application site is considered to provide sufficient room to accommodate the proposed residential development without unacceptable impact on neighbouring residential amenity. As such this could be acceptably managed as part of the reserved matters.

The proposal does, on the basis of the indicative plans provided, result in the loss of an area of amenity land between 18 and 20 Cherry Tree Close. However, an area of land of a somewhat larger size is proposed to replace this. The provision of this could be secured by means of a S106 agreement such that overall the proposal would not be considered to result in a loss of amenity to consider refusal in this respect.

- **LANDSCAPE**

The application site is in part an area of grassed amenity land and in part an overgrown area of land, the use of which is unclear but which has a stables building on it. The site is somewhat enclosed by existing residential development despite abutting open agricultural land. The impact of this enclosure is such that the development of this site would predominately be seen against existing residential development and certainly as part of the built form here.

In the light of this and given that additional control to provide landscape screening and buffering could be provided by way of condition it is not considered that the proposal has an unacceptable impact on the landscape to warrant refusal in this respect.

- **BIODIVERSITY**

The NPPF states (at paragraph 109) that development should "minimise impacts on biodiversity and providing net gains in biodiversity where possible."

Regulation 9(5) of the Conservation of Habitats and Species Regulations 2010 (Implemented 1st April 2010) provides that all "competent authorities" (public bodies) "have regard to the Habitats Directive in the exercise of its functions." In order for a Local Planning Authority to comply with regulation 9(5) it must "engage" with the provisions of the Habitats Directive.

An ecological scoping survey has been undertaken and submitted as part of this application. This survey concludes that there is no evidence of, or potential to provide habitat for bats, barn owls and badgers and provides for mitigation of habitats for bird species. However, it also concludes that the site offers the potential to support reptiles such that an additional reptile survey should be conducted. No such survey has been submitted as part of this application and further no mitigation proposed.

A condition to require such a survey would not be considered appropriate as the necessary survey is required to inform the decision in respect of the acceptability of the proposed development. As such the proposal is considered to risk harm to protected species contrary to the NPPF and Local Plan Policy CL8.

- **FLOOD RISK**

The application site is within Flood Zone 1, wherein the site is not in an area at risk of flooding and as such is suitable for development in this regard.

However, the site is currently an area of undeveloped land, the development of which could increase the risk of surface water flooding off-site. Suffolk County Council Flood and Water Team advises that ground investigations including soakage tests need to be undertaken to establish whether the proposed use of infiltration type drainage is possible. Without the details SCC are unable to advise whether proposals are adequate or whether they increase flood risk off-site.

- **CONCLUSION**

The proposal is not considered to represent sustainable development within the meaning set out in the NPPF, with no other material considerations to outweigh this, such that the adverse impacts are considered to outweigh the benefits, contrary to the golden thread of sustainable development set out by the NPPF.

Furthermore the proposal risks harm to protected species by reason of lack of reptile surveys, contrary to the NPPF and Local Plan Policy CL8.

The proposal is also considered to risk harm by reason of an increase in off-site flooding, contrary to paragraphs 94, 100 and 103 of the NPPF.

RECOMMENDATION

That Authority be delegated to the Development Management Corporate Manager to refuse the application for the following reasons:

1. The proposal is not considered to form sustainable development within the criteria set out by the NPPF, by reasons of the location of the site in relation to services resulting in reliance on the private motor car, and the risk harm to biodiversity, contrary to the requirements of paragraph 7 to improve biodiversity, such that the proposal is considered to be contrary to the principles of sustainable development. Furthermore the proposal lacks social and economic benefits to outweigh this. No exceptional circumstances or other material considerations have been demonstrated to outweigh the harm identified in this respect. The proposal is therefore considered to be contrary to the NPPF, Policies CS2 and CS5 of the Mid Suffolk Core Strategy (2008), Policies GP1 and CL8 of the Mid Suffolk Local Plan (1998) and policies FC1 and FC1.1 of the Mid Suffolk Core Strategy Focused Review (2012).

2. The application as submitted fails to demonstrate that the development would not risk harm to biodiversity by reason of insufficient information with regards to the need for a reptile survey, such that the proposal is contrary to paragraphs 109 and 118 of the NPPF, Policy CS5 of the Mid Suffolk Core Strategy (2008), Policy FC1 of the Core Strategy Focused Review (2012) and Policy CL8 of the adopted Mid Suffolk Local Plan (1998).

3. The application as submitted fails to demonstrate that the proposed development would not increase the risk of flooding off-site through adequate mitigation measures compliant with national or local standards. As such the proposal conflicts with the aims of Para. 107 of the NPPF and Para, 107 of the associated Practice Guidance, Policy CS4 of the Mid Suffolk Core Strategy (2008) and Policies FC1 and FC1.1 of the Core Strategy Focused Review (2012).

4. The proposal would make inadequate provision/contributions for community and other facilities/services for the occupants of the dwellings. The applicants have not entered in to the necessary legal agreement, which is required to ensure the following are provided:

- The provision of 35% of the dwellings as on-site Affordable Housing
- Financial contributions toward primary and secondary school places, libraries, and waste
- The adoption of the access to the site and estate road within the site
- Management Plan to deal with the provision and maintenance of open space

The Proposal is therefore contrary to the NPPF, saved Policy CS6 of the Mid Suffolk Core Strategy (2008), Policy FC1.1 of the Core Strategy Focused Review (2012) and saved

Altered Policy H4 of the adopted Mid Suffolk Local Plan First Alteration.

Philip Isbell
Corporate Manager - Development Management

Gemma Walker
Senior Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

- Cor2** - CS2 Development in the Countryside & Countryside Villages
- Cor5** - CS5 Mid Suffolks Environment
- CSFR-FC1** - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
- CSFR-FC1.1** - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

2. Mid Suffolk Local Plan

- GP1** - DESIGN AND LAYOUT OF DEVELOPMENT
- H16** - PROTECTING EXISTING RESIDENTIAL AMENITY
- H17** - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION
- CL8** - PROTECTING WILDLIFE HABITATS
- HB13** - PROTECTING ANCIENT MONUMENTS
- HB1** - PROTECTION OF HISTORIC BUILDINGS
- H13** - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT
- H14** - A RANGE OF HOUSE TYPES TO MEET DIFFERENT ACCOMMODATION NEEDS
- H15** - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS

3. Planning Policy Statements, Circulars & Other policy

- NPPF** - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letters of representation have been received from a total of 8 interested parties.

The following people **objected** to the application

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

The following people **supported** the application:

The following people **commented** on the application:

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Title: Committee Site Plan

Reference: 4028/15

Site: Cherry Tree Close Yaxley
Settlement Boundary Inc.



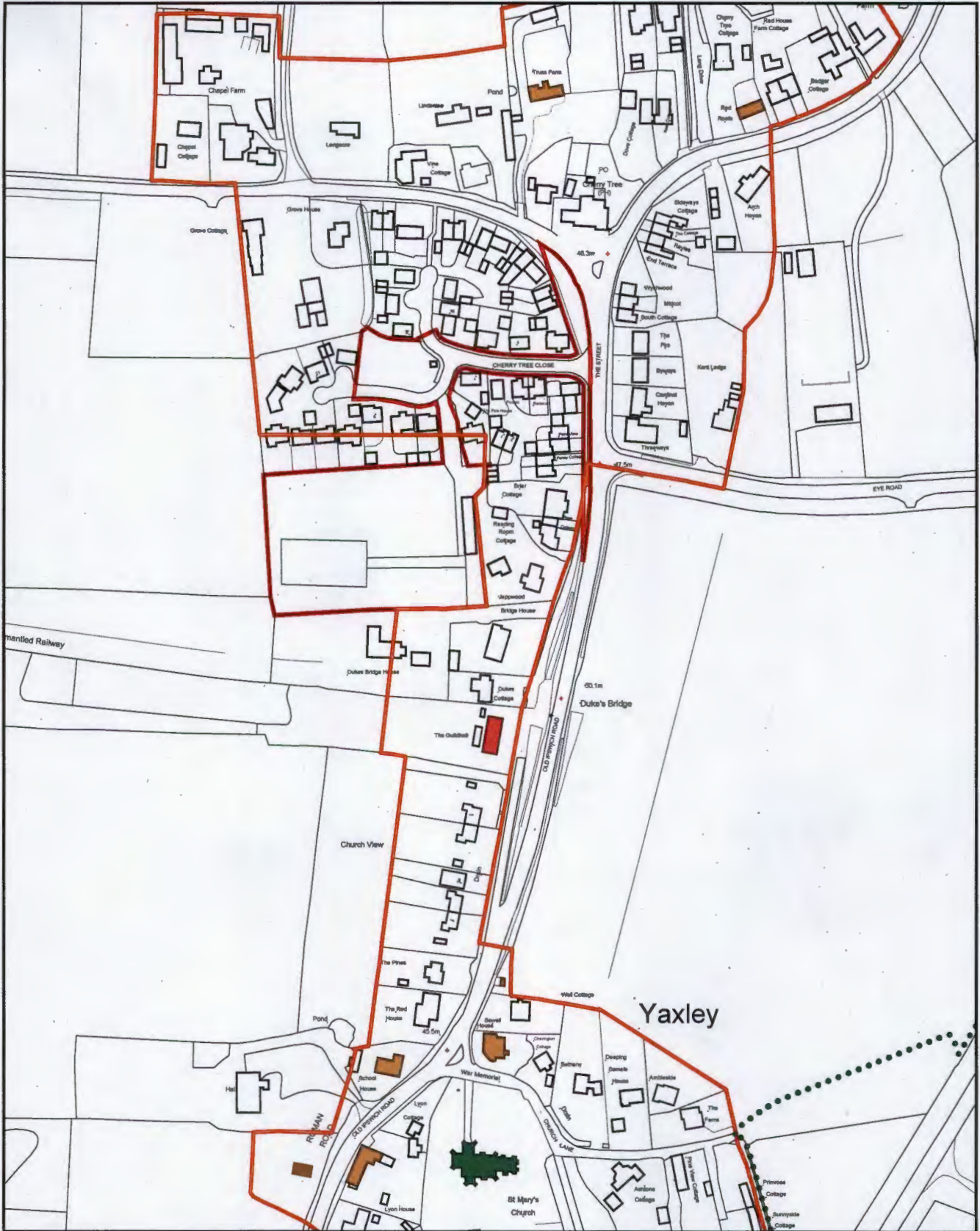
MID SUFFOLK DISTRICT COUNCIL

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



SCALE 1:1250

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Title: Committee Site Plan
Reference: 4028/16
Site: Cherry Tree Close Yaxley
 Settlement Boundary Inc.



MID SUFFOLK DISTRICT COUNCIL
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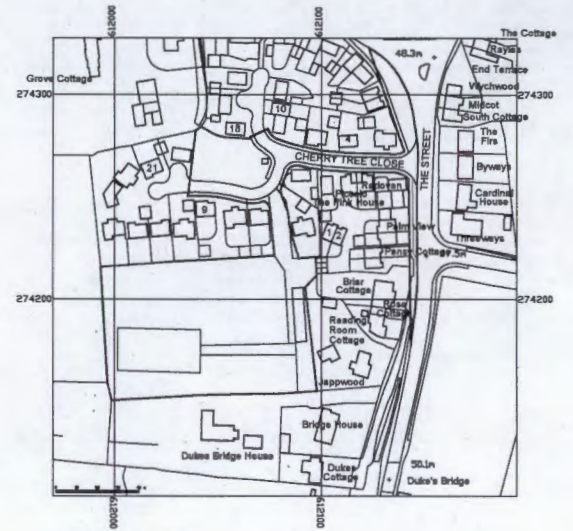


SCALE 1:2500

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Block Plan scale 1:500



Location Plan scale 1:1250



146

Patrick Stephenson Architects

122 Northanger Road, Bury St. Edmunds, Suffolk, IP332NE
Tel 07733 228944
e-mail: patrick.stephenson@sky.com

Project
New Residential Development at
Land off Cherry Tree Close, Yaxley
for Dover Farm Developments Limited

Planning Drawing,
Location & Block Plans

Scale	Date	Drawn	Checked
1:1250 & 500 @ A1	Oct 15	pat	-

Drawing No: 1126-02 Rev: C



147

Patrick Stephenson Architects
 122 Rominger Road, Bury St. Edmunds, Suffolk, IP33 2EJ
 Tel 01753 228044
 e-mail: patrick.stephenson@spsy.com

Project:
 New Residential Development at
 Land off Cherry Tree Close, Yaxley
 for Dover Farm Developments Limited

Title:
 Planning Drawing,
 Indicative Site Plan

Scale	Date	Drawn	Checked
1:250 @ A1	Sept 15	pet	

Drawing No: **1126-01** Rev: **C**

Application No. 4028/15:

Location: Land off Cherry Tree Close: application for outline planning permission for erection of 15 new dwellings.

Yaxley Parish Council objects to this planning application for the following reasons:

- There have been serious problems for the past twelve years in the adoption of the existing development of Cherry Tree Close by Suffolk County Council. To further develop this area, without the existing development being adopted, would be a serious mistake.
- The local infrastructure would not sustain the building of this number of additional properties in Yaxley:
 - There are insufficient health care facilities locally.
 - The local schools have limited capacity to cope with additional children.
 - There is little public transport in the area.
 - There is no footpath alongside the road to the nearest primary school and this would increase the use of private cars to take children from a new development to the school.
- The original site of the development on Cherry Tree Close had significant levels of contamination and it is likely that the site, where the development of the 15 new dwellings is planned, will also be contaminated.
- By adding 15 new dwellings there would be a significant increase in congestion on Cherry Tree Close caused by parked cars at night and during weekends. This would cause problems for access to Cherry Tree Close, in particular, by emergency vehicles and, through the Close to the development where the 15 new dwellings would be situated.
- The application to build 15 new dwellings states that there is a shop in the village. It closed earlier this year and it will not reopen.
- The main part of the development would be outside the existing settlement boundary.

Philip Freeman
Clerk to Yaxley Parish Council.

Your Ref: MS/4028/15
 Our Ref: 570\CON\3935\15
 Date: 18th December 2015
 Highways Enquiries to: martin.egan@suffolk.gov.uk

All planning enquiries should be sent to the Local Planning Authority.
 Email: planningadmin@midsuffolk.gov.uk

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

For the Attention of: Gemma Walker

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/4028/15

PROPOSAL: Application for Outline Planning Permission for the erection of 15 new dwellings

LOCATION: Land Off, Cherry Tree Close, Yaxley, IP23 8DH

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 ER 1

Condition: Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that roads/footways are constructed to an acceptable standard.

2 ER 2

Condition: No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.

Reason: To ensure that satisfactory access is provided for the safety of residents and the public.

3 V 1

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. 1126-02 Revision C as submitted at the junction of Cherry Tree Close with The Street and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

4 AL 8

Condition: Prior to the new dwellings hereby permitted being first occupied, the new driveway accesses onto the estate roads shall be properly surfaced with a bound material for a minimum distance of 5.0 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.

Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety.

5 B2

Condition: Before the development is commenced details of the areas to be provided for storage of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

6 D 2

Condition: Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway.

7 P 2

Condition: Before the development is commenced details of the areas to be provided for the manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles, where on-street parking and manoeuvring would be detrimental to highway safety.

8 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/

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.

9 NOTE 07

Note: The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads.

10 NOTE 12

Note: The existing street lighting system may be affected by this proposal.

The applicant must contact the Street Lighting Engineer of Suffolk County Council, telephone 01284 758859, in order to agree any necessary alterations/additions to be carried out at the expense of the developer.

ADDITIONAL NOTE TO PLANNING OFFICER AND APPLICANT

As discussed with yourselves and the applicant, I confirm that the indicative layout as shown on submitted Drawing Number 1126-01/C is not acceptable in highway terms and will need to be revised in terms of layout and car parking provision upon submission of any future reserved matters application.

Yours faithfully,

Mr Martin Egan
Highways Development Management Engineer
Strategic Development – Resource Management

9-10 The Churchyard, Shire Hall
 Bury St Edmunds
 Suffolk
 IP33 1RX

Philip Isbell
 Corporate Manager – Development Management
 Planning Services
 Mid Suffolk District Council
 131 High Street
 Needham Market
 Ipswich IP6 8DL

Enquiries to: Rachael Abraham
 Direct Line: 01284 741232
 Email: Rachael.abraham@suffolk.gov.uk
 Web: <http://www.suffolk.gov.uk>

Our Ref: 2015_4028
 Date: 25 November 2015

For the Attention of Gemma Walker

Dear Mr Isbell

**PLANNING APPLICATION 4028/15 – LAND OFF CHERRY TREE CLOSE, YAXLEY:
 ARCHAEOLOGY**

This application lies in an area of high archaeological interest recorded in the County Historic Environment Record, to the south of a medieval moated site (YAX 001). A number of Roman, Saxon and medieval finds scatters have also been recorded within the vicinity (YAX 002 and 005). As a result, there is a strong possibility that heritage assets of archaeological interest will be encountered at his location. Any groundworks causing significant ground disturbance have potential to damage any archaeological deposit that exists.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. In accordance with paragraph 141 of the National Planning Policy Framework, any permission granted should be the subject of a planning condition to record and advance understanding of the significance of the heritage asset before it is damaged or destroyed.

The following two conditions, used together, would be appropriate:

1. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Provision to be made for archive deposition of the analysis and records of the site investigation.

- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

2. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

REASON:

To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2012).

INFORMATIVE:

The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.

I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Mid Suffolk District Council, the Conservation Team of SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological investigation. In this case, an archaeological evaluation will be required to establish the potential of the site and decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation.

Please let me know if you require any clarification or further advice.

Yours sincerely

Rachael Abraham

Senior Archaeological Officer
Conservation Team

From: RM Floods Planning

Sent: 07 December 2015 16:44

To: Planning Admin

Cc: Steven Halls

Subject: Consultation on Planning Application 4028/15 Land off Cherry Tree Close, Yaxley IP23 8DH

The following advice from Suffolk County Council's Flood and Water team relates only to surface water (SW) drainage.

Comments

The submitted Planning statement and Design and Access Statement do not mention any proposals for drainage.

The Application form states surface water will be disposed of to soakaways.

The layout plan shows no drainage.

The application does not include a completed Suffolk County Council SW Drainage Pro Forma – this should be a requirement on the Local Validation list.

Ground investigations, including soakage tests in accordance with BRE365, need to be undertaken in order to establish firstly, whether the proposed use of infiltration type drainage is possible, and secondly to provide test values to enable the proposed drainage system to be designed (sized).

If soakage rates are found to be below 5 to 10 mm/Hr then a different runoff destination will need to be used. This might entail using on site attenuation and treatment in a pond at the lowest part of the site and an off site sewer draining to the nearest suitable watercourse.

Maintenance and adoption proposals need to be provided.

Due to the lack of information provided, SCC is unable to advise on whether the proposals are adequate or whether they increase flood risk off the site.

SCC would therefore recommend that further information, including results of ground investigations and a more detailed SW drainage design should be requested and submitted.

The SCC Flood team can then provide further advice on the acceptability of the proposals and, depending on the submission, may then seek a condition regarding details, perhaps as below.

No development shall commence until a scheme for disposal of surface water for the outline site have been submitted and agreed in writing by the Local Planning Authority. This should be informed by soakage tests in accordance with BRE365 and include:

- Details of the soakage tests
- Details including design calculations
- Plans showing exceedance paths and flood storage areas.
- Proposals for water quality
- Proposals for maintenance and management of the surface water drainage scheme.

Informatives

Design standards and links to relevant National Planning Policies and guidance are summarised in SCC's SW drainage guidance documents.

[SCC-Floods-Planning-protocol](#)
[SCC-Local-SUDS-Guide-May-2015](#)

Wherever possible multifunctional above ground SuDS should be used, these provide amenity benefits and deliver improvements in water quality and biodiversity.

Denis Cooper

Flood and Water Engineer
Flood and Water Management
Resource Management
Suffolk County Council

Tel: 01473 264658

email: denis.cooper@suffolk.gov.uk

Useful Links

[SCC-Floods-Planning-protocol](#)
[SCC-Local-SUDS-Guide-May-2015](#)

Your ref: 4028/15
 Our ref: Yaxley – land off Cherry Tree Close
 00043991
 Date: 02 December 2015
 Enquiries to: Neil McManus
 Tel: 01473 264121 or 07973 640625
 Email: neil.mcmanus@suffolk.gov.uk

Mrs Gemma Walker,
 Planning Services,
 Mid Suffolk District Council,
 131 High Street,
 Needham Market,
 Suffolk,
 IP6 8DL

Dear Gemma,

Yaxley: land off Cherry Tree Close – developer contributions

I refer to the application under reference 4028/15 for outline planning permission for the erection of 15 new dwellings.

I set out below Suffolk County Council's infrastructure requirements that will need consideration by Mid Suffolk District Council if residential development is successfully promoted on the site. The County Council will need to be a party to any sealed Section 106 legal agreement if there are planning obligations secured which is its responsibility as service provider. Without the following contributions being agreed between the applicant and the local authority, the development cannot be considered to accord with relevant policies.

Mid Suffolk's Core Strategy Focused Review was adopted on 20 December 2012 and contains a number of references to delivering sustainable development including infrastructure e.g. Strategic Objective S06, Policy FC 1 and Policy FC 1.1.

In addition to the above, there is also the adopted (2012) 'Section 106 Developers Guide to Infrastructure Contributions in Suffolk', which sets out the agreed approach to planning obligations with further information on education and other infrastructure matters in the topic papers.

The National Planning Policy Framework (NPPF) paragraph 204 sets out the requirements of planning obligations, which are that they must be:

- a) Necessary to make the development acceptable in planning terms;
- b) Directly related to the development; and,
- c) Fairly and reasonably related in scale and kind to the development.

In March 2015, Mid Suffolk District Council formally submitted documents to the Planning Inspectorate for examination under Regulation 19 of the Community Infrastructure Levy Regulation 2010 (as amended). Mid Suffolk are required by Regulation 123 to publish a list

of infrastructure projects or types of infrastructure that it intends will be, or may be, wholly or partly funded by CIL.

The current Mid Suffolk 123 List, dated November 2014, includes the following as being capable of being funded by CIL rather than through planning obligations:

- Provision of passenger transport
- Provision of library facilities
- Provision of additional pre-school places at existing establishments
- Provision of primary school places at existing schools
- Provision of secondary, sixth form and further education places
- Provision of waste infrastructure

In terms of CIL regulation 123(3) regarding the pooling restriction I can confirm that there have not been 5 or more planning obligations relating to the specific infrastructure projects identified in this letter.

1. **Education.** Paragraph 72 of the NPPF states that 'The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education'.

The NPPF at paragraph 38 states 'For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.'

SCC would anticipate the following **minimum** pupil yields from a development of 15 dwellings, namely:

- a. Primary school age range, 5-11: 4 pupils. Cost per place is £12,181 (2015/16 costs).
- b. Secondary school age range, 11-16: 3 pupils. Cost per place is £18,355 (2015/16 costs).
- c. Secondary school age range, 16+: 1 pupil. Costs per place is £19,907 (2015/16 costs).

The local catchment schools are Eye Mellis CEVC Primary School and Eye Hartismere High School. At the catchment primary & secondary schools there is currently forecast to be no surplus capacity available for pupils anticipated to arise from this scheme.

On this basis SCC will require a capital contribution of £48,724 to fund education provision at Mellis CEVC Primary School and a capital contribution of £74,972 to fund education provision at Hartismere High School.

The scale of contributions is based on cost multipliers for the capital cost of providing a school place, which are reviewed annually to reflect changes in construction costs. The figures quoted will apply during the financial year 2015/16 only and have been provided to give a general indication of the scale of contributions required should residential development go ahead. The sum will be reviewed at key stages of the application process to reflect the projected forecasts of pupil numbers and the capacity of the schools concerned at these times. Once a Section 106 legal agreement has been signed, the agreed sum will be index linked using the BCIS index from the date of the Section 106 agreement until such time as the education contribution is due. SCC has a 10 year period from date of completion of the development to spend the contribution on local education provision.

Clearly, local circumstances may change over time and I would draw your attention to paragraph 12 where this information is time-limited to 6 months from the date of this letter.

2. **Pre-school provision.** Refer to the NPPF 'Section 8 Promoting healthy communities'. It is the responsibility of SCC to ensure that there is sufficient local provision under the Childcare Act 2006. Section 7 of the Childcare Act sets out a duty to secure free early years provision for pre-school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of the year for all 3 and 4 year-olds. The Education Bill 2011 amended Section 7, introducing the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds. From these development proposals SCC would anticipate up to 2 pre-school pupils arising.

However there are currently sufficient places available in the local area serving the development so no contribution is sought.

Please note that the early years pupil yield ratio of 10 children per hundred dwellings is expected to change and increase substantially in the near future. The Government announced, through the 2015 Queen's Speech, an intention to double the amount of free provision made available to 3 and 4 year olds, from 15 hours a week to 30.

3. **Play space provision.** Consideration will need to be given to adequate play space provision. A key document is the 'Play Matters: A Strategy for Suffolk', which sets out the vision for providing more open space where children and young people can play. Some important issues to consider include:
- a. In every residential area there are a variety of supervised and unsupervised places for play, free of charge.
 - b. Play spaces are attractive, welcoming, engaging and accessible for all local children and young people, including disabled children, and children from minority groups in the community.
 - c. Local neighbourhoods are, and feel like, safe, interesting places to play.
 - d. Routes to children's play spaces are safe and accessible for all children and young people.

4. **Transport issues.** Refer to the NPPF 'Section 4 Promoting sustainable transport'. A comprehensive assessment of highways and transport issues will be required as part of the planning application. This will include travel plan, pedestrian & cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. This will be coordinated by Suffolk County Council FAO Andrew Pearce, who will provide a formal written consultation response.

Suffolk County Council, in its role as local Highway Authority, has worked with the local planning authorities to develop county-wide technical guidance on parking which replaces the preceding Suffolk Advisory Parking Standards (2002) in light of new national policy and local research. It has been subject to public consultation and was adopted by Suffolk County Council in November 2014.

5. **Libraries.** The National Planning Policy Framework (NPPF) Chapter 8 talks about the importance of 'Promoting healthy communities', particularly paragraphs 69 & 70. Paragraph 69 states that "the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities". The local community regard the Eye Library as an important and valued community facility. Paragraph 70 talks about the need to deliver the social, recreational and cultural facilities the community needs by planning positively for community facilities such as cultural buildings to enhance the sustainability of communities and residential environments; and to guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. There is also the need to ensure that facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community.

The adopted 'Section 106 Developers Guide to Infrastructure Contributions in Suffolk' and the supporting 'Libraries and Archive Infrastructure Provision' topic paper sets out the general approach to securing library developer contributions. The Department for Culture, Media and Sport (DCMS) previously published national standards for library provision and used to monitor Library Authorities' performance against the standards. Whilst these national standards are no longer a statutory requirement they form the basis for Suffolk County Council's in-house standards, which form the basis of the contract with Suffolk Libraries. The standard recommends a figure of 30 square metres per 1,000 population as a benchmark for local authorities; which for Suffolk represents a cost of £90 per person or £216 per dwelling based on an average occupancy of 2.4 persons per dwelling.

The capital contribution towards libraries arising from this scheme is £3,240, which would be spent on enhancing library facilities & services at the local catchment library in Eye.

6. **Waste.** All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government's

ambition to work towards a more sustainable and efficient approach to resource use and management.

Paragraph 8 of the National Planning Policy for Waste states that when determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:

- New, non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities with the rest of the development and, in less developed areas, with the local landscape. This includes providing adequate storage facilities at residential premises, for example by ensuring that there is sufficient and discrete provision for bins, to facilitate a high quality, comprehensive and frequent household collection service.

In line with the Developers Guide SCC seeks a capital contribution of £51 per dwelling i.e. £765 to use towards waste minimisation & recycling initiatives serving the development.

SCC requests that waste bins and garden composting bins will be provided before occupation of each dwelling and this will be secured by way of a planning condition. SCC would also encourage the installation of water butts connected to gutter down-pipes to harvest rainwater for use by occupants in their gardens.

7. **Supported Housing.** In line with Sections 6 and 8 of the NPPF, homes should be designed to meet the health needs of a changing demographic population. Following the replacement of the Lifetime Homes standard, designing homes to the new 'Category M4(2)' standard offers a useful way of fulfilling this objective, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the local planning authority's housing team to identify local housing needs.
8. **Sustainable Drainage Systems.** Refer to the NPPF 'Section 10 Meeting the challenges of climate change, flooding and coastal change'. On 18 December 2014 there was a Ministerial Written Statement made by The Secretary of State for Communities and Local Government (Mr Eric Pickles). The changes took effect from 06 April 2015.

"To this effect, we expect local planning policies and decisions on planning applications relating to major development - developments of 10 dwellings or more; or equivalent non-residential or mixed development (as set out in Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010) - to ensure that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate.

Under these arrangements, in considering planning applications, local planning authorities should consult the relevant lead local flood authority on the management of surface water; satisfy themselves that the proposed minimum standards of operation are appropriate and ensure through the use of planning conditions or

planning obligations that there are clear arrangements in place for ongoing maintenance over the lifetime of the development. The sustainable drainage system should be designed to ensure that the maintenance and operation requirements are economically proportionate.”

9. **Fire Service.** Any fire hydrant issues will need to be covered by appropriate planning conditions. We would strongly recommend the installation of automatic fire sprinklers. The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access for fire vehicles and the provisions of water for fire-fighting which will allow us to make final consultations at the planning stage.
10. **Superfast broadband.** SCC would recommend that all development is equipped with superfast broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion. Direct access from a new development to the nearest BT exchange is required (not just tacking new provision on the end of the nearest line). This will bring the fibre optic closer to the home which will enable faster broadband speed. Refer to the NPPF paragraphs 42 – 43.
11. **Legal costs.** SCC will require an undertaking from the applicant for the reimbursement of its reasonable legal costs associated with work on a S106A, whether or not the matter proceeds to completion.
12. The above information is time-limited for 6 months only from the date of this letter.

The planning obligations are required in order to satisfactorily mitigate the impacts of the proposed development. These impacts arise directly as a result of the increased population generated by the development in the local area. The provision of such therefore, within a S106, to mitigate for the increased demands on infrastructure from the increased population as a result of the development, is entirely satisfactory as a matter of principle, having regard to the NPPF, Mid Suffolk's Core Strategy Focused Review and Regulation 122 of the CIL Regulations.

Please let me know if you require any further supporting information.

Yours sincerely,



Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Strategic Development – Resource Management

cc Iain Maxwell, Suffolk County Council
Andrew Pearce, Suffolk County Council
Floods Planning, Suffolk County Council



Consultation Response Pro forma

1	Application Number	4028/15/OUT	
2	Date of Response	10/12/2015	
3	Responding Officer	Name:	Sue Jackman
		Job Title:	Housing Development Officer – Strategic Housing
		Responding on behalf of...	Strategic Housing service
4	Recommendation (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	
5	Discussion 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><u>Consultation Response on Affordable Housing Requirement</u></p> <p><u>Key Points</u></p> <ol style="list-style-type: none"> 1. Background Information <ul style="list-style-type: none"> • A development of 15 dwellings is proposed for this site. • The site has been offered in part as a Rural Exceptions site & this part is therefore policy compliant. • 3 x Affordable Dwellings have been proposed for this site. 2. Housing Need Information: <p>2.1 The Babergh and Mid Suffolk District Strategic Housing Market Assessment confirms a continuing need for housing across all tenures and a growing need for affordable housing. The most recent update of the Strategic Housing Market Assessment, completed in 2012 confirms <u>a minimum need of 134 affordable homes per annum.</u></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>2.2 The most recent version of the SHMA specifies an affordable housing mix equating to 41% for 1 bed units, 40% 2 bed units, 16% 3 bed units and 3% 4+ bed units. Actual delivery requested will reflect management practicalities and existing stock in the local area, together with local housing needs data and requirements.</p> <p>2.3 The Council's Choice Based Lettings system currently has circa. 890 applicants registered for the Mid Suffolk area.</p> <p>2.4 At October 2015 the Housing Register had 3 applicants registered for housing in Yaxley and 3 of these had a local connection to the village.</p> <p>2 x 2 bed need</p> <p>1 x 3 bed need</p> <p>2.5 As the need for affordable housing is low the mix of affordable housing offered in this application is acceptable.</p> <p>2.6 With regard to the open market housing on the site it is noted that the current proposal is to provide a range of dwelling types and sizes.</p> <p>2.7 It would also be appropriate for any open market apartments and smaller houses on the site to be designed and developed to Lifetime-Homes standards, making these attractive and appropriate for older people.</p> <p>3. Affordable Housing Requirement for Yaxley</p> <p>As per Local Plan Amended Policy H4 there is a requirement for up to 35% affordable units</p> <p>Proposed – 3 affordable units</p> <p>Tenure split</p> <p>All 3 units will be let as Affordable Rent Tenancies</p> <p>Breakdown of rented units</p> <p>2 x 2 bed 4 person house at 79 sq m</p> <p>1 x 3 bed 6 person house at 102 sq m</p>
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		<p>Other requirements</p> <p>Properties must be built to current Homes and Communities Agency Design and Quality Standards and be to Lifetimes Homes standards.</p> <p>The council is granted 100% nomination rights to all the affordable units in perpetuity.</p> <p>The Local Needs affordable homes will be restricted to local people in perpetuity</p> <p>The Council will not support a bid for Homes & Communities Agency grant funding on the affordable homes delivered as part of an open market development. Therefore the affordable units on that part of the site must be delivered grant free.</p> <p>The affordable units delivered on the local needs part of the site will need further consideration regarding any grant application to the HCA and a support for grant cannot be guaranteed in this instance. It is recommended that RP partners consider this matter carefully.</p> <p>The location and phasing of the affordable housing units must be agreed with the Council to ensure they are integrated within the proposed development according to current best practice.</p> <p>On larger sites the affordable housing should not be placed in groups of more than 15 units.</p> <p>Adequate parking provision is made for the affordable housing units</p> <p>It is preferred that the affordable units are transferred to one of Babergh's partner Registered Providers – please see www.midsuffolk.gov.uk under Housing and affordable housing for full details</p>
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure</p>	N/A

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.

	any requests are proportionate	
7	Recommended conditions	N/A

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.

Consultation Response Pro forma

1	Application Number	4028/15 off Cherry Tree Close, Yaxley	
2	Date of Response	12.1.15	
3	Responding Officer	Name:	Paul Harrison
		Job Title:	Enabling Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (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.	<ol style="list-style-type: none"> 1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> • no harm to a designated heritage asset because it would no material adverse impact on the setting of the nearby listed building. No objection. 2. The Heritage Team recommends that adequate tree screening be secured to the south of the site. 	
5	Discussion 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>Guildhall Cottage is listed primarily for the importance of its architecture and its historic role. It stands somewhat isolated from other historic features and assets, and now forms part of the linear development to its south, with the former railway line and two later dwellings to its immediate north. On this side although the application site allows some understanding of the Cottage's wider rural setting, this contribution is limited by the existing development at Cherry Tree Close, and by other intervening modern development. Planting which follows the line of the former railway also gives a sense of separation between the listed building and the site.</p>	
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	Recommended conditions		

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: Nathan Pittam
Sent: 24 November 2015 13:17
To: Planning Admin
Subject: 4028/15/OUT. EH - Land Contamination.

4028/15/OUT. EH - Land Contamination.
Land off, Cherry Tree Close, Yaxley, EYE, Suffolk.
Application for Outline Planning Permission for the erection of 15 new dwellings

Many thanks for your request for comments in relation to the above application. I have reviewed the application and note that the applicant has not submitted the required information to demonstrate that the site is suitable for use from the perspective of land contamination. In any residential development comprising of more than 2 dwellings we require the submission of a full Phase I investigation undertaken in accordance with BS10175 and CLR11 – this information has merely provided a basic screening assessment using an online tool which is not appropriate. Could I request that this information be submitted prior to decision being made. Without this information I would be minded to recommend that the application be refused on the grounds of insufficient information.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724715 or 01473 826637
w: www.babergh.gov.uk www.midsuffolk.gov.uk

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Historic England

EAST OF ENGLAND OFFICE

Ms Gemma Walker
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk
IP6 8DL

Direct Dial: 01223 582738

Our ref: P00487982

11 December 2015

Dear Ms Walker

Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015

**LAND OFF CHERRY TREE CLOSE, YAXLEY, IP23 8DH
Application No 4028/15**

Thank you for your letter of 23 November 2015 notifying Historic England of the above application. This application proposes the construction of 15 houses to the south of Cherry Tree Close, Yaxley. The grade II* listed Guildhall Cottage lies to the south. Historic England would be chiefly concerned with the effect of the proposals of the setting of the highly designated heritage asset.

Guildhall Cottage is a 16th century guildhall, which has been previous been used as almshouses and a single residential dwelling following its original use. The building is a multi-phased structure of historical and architectural interest sufficient to warrant its II* status. The application site is separated from the heritage asset by three dwellings and mature planting.

The application site has previously had structures on it, but is now an open field which does not have many defining features. The creep of development southwards has the potential to affect the setting of the listed building, however not sufficient for us to raise an objection. It is likely that the existing planting and separation distance would be sufficient to screen the impact. The submitted plan shows some indicative planting to the southern boundary. It is noted that the landscaping is not part of the outline application, however we would suggest that the Council, if minded to approve, conditions that this existing tree group is retained and further reinforced.

Yours sincerely

Matthew Kennington
Inspector of Historic Buildings and Areas
E-mail: matthew.kennington@historicEngland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



Historic England is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.



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Suffolk Fire and Rescue Service

Fire Business Support Team
Floor 3, Block 2
Endeavour House
8 Russell Road
Ipswich, Suffolk
IP1 2BX

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

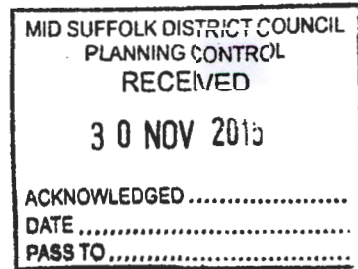
Your Ref: 4028/15
Our Ref: ENG/AK
Enquiries to: Mrs A Kempen
Direct Line: 01473 260486
E-mail: Angela.Kempen@suffolk.gov.uk
Web Address: www.suffolk.gov.uk

Date: 27/11/2015

Planning Ref: 4028/15

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land off Cherry Tree Close, Yaxley, IP23 8DH
DESCRIPTION: 15 Dwellings
NO: HYDRANTS POSSIBLY REQUIRED: Required



If the Planning Authority is minded to grant approval, the Fire Authority will request that adequate provision is made for fire hydrants, by the imposition of a suitable planning condition at the planning application stage.

If the Fire Authority is not consulted at the planning stage, the Fire Authority will request that fire hydrants be installed retrospectively on major developments if it can be proven that the Fire Authority was not consulted at the initial stage of planning.

The planning condition will carry a life term for the said development and the initiating agent/developer applying for planning approval and must be transferred to new ownership through land transfer or sale should this take place.

Fire hydrant provision will be agreed upon when the water authorities submit water plans to the Water Officer for Suffolk Fire and Rescue Service.

Where a planning condition has been imposed, the provision of fire hydrants will be fully funded by the developer and invoiced accordingly by Suffolk County Council.

Until Suffolk Fire and Rescue Service receive confirmation from the water authority that the installation of the fire hydrant has taken place, the planning condition will not be discharged.

Continued

OFFICIAL

Should you require any further information or assistance I will be pleased to help.

Yours faithfully



Mrs A Kempen
Water Officer

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE B - 16th March 2016

AGENDA ITEM NO	4
APPLICATION NO	4372/15
PROPOSAL	Demolition of 4no. modern agricultural buildings. Partial demolition of cattle shed and elements of Castle Farm Barns. Conversion of barns to 3no. dwellings comprising rebuilding and repair of existing structures, new cartlodge to barn 3, landscaping to provide surfaced access, parking and amenity spaces. Installation of 3no. sewage package treatment plants & air source units to serve new dwellings
SITE LOCATION	Castle Farm, Vicarage Road, Wingfield IP21 5RB
SITE AREA (Ha)	0.7614
APPLICANT	Warren Hill Farms
RECEIVED	December 14, 2015
EXPIRY DATE	March 18, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

(1) a Member of the Council has requested that the application is determined by the appropriate Committee and the request has been made in accordance with the Planning Code of Practice or such other protocol / procedure adopted by the Council. The Members reasoning is included in the agenda bundle.

BACKGROUND AND PRE-APPLICATION ADVICE

1. In 2006 the Planning Authority refused the planning application to convert the barns into four dwellings. The application was refused on the grounds that the conversion to residential use would harm the setting of the adjacent Grade 1 Listed Castle.

Whilst the application was dismissed at appeal this was not for the same reasons for refusal by the Local Planning Authority. The Inspector ruled that the conversion and demolition would enhance the setting of the Listed Building and would not be harmful to the setting of adjoining Listed Buildings. The Inspector however considered that due to the substantial sub-division of the barns in 2006, the conversion would not respect the structure, form, and character of the Listed Building. The conversion itself would adversely affect the character of the Listed barns. This decision itself is considered to have significant weight.

Since this decision the long barn was placed on the buildings at risk register in 2009. Pre-application advice has been sought on a number of occasions. Most recently the advice provided general support reduction in horizontal and vertical subdivision of the building and the proposal to create three dwellings overall.

SITE AND SURROUNDINGS

2. Castle Farm is a historic complex of agricultural buildings located to the north of Vicarage Road. To the west of these building is the Grade 1 listed building known as Wingfield Castle. Castle Farm was the 'home farm' to Wingfield Castle but was sold separately in the 20th Century and has been sub-divided ever since.

The farm buildings comprise the 'Long barn', which is a substantial brick and timber frame barn of 11 bays, 3 fold yards and shelter sheds to the south and a cattle or stock house at the east end. South of the fold yards stands a cartshed/granary dating from late 16th Century with 19th Century alterations. There are a number of 20th Century additions and outbuildings. The main farm buildings are Listed as Grade II as well as having group value with Wingfield Castle.

The barns are in a state of disrepair. The main barn building is classified as being in poor condition and risk priority C under the risk register as slow decay and no solution agreed. Repairs have been carried out to the main roof, but it has proved difficult to prevent deterioration of the single storey elements resulting from theft of roof tiles. Therefore it has fallen into a worst state of repair since the 2006 refusal.

HISTORY

3. The planning history relevant to the application site is:

4373/15	Listed Building Consent for conversion of To be considered by this farm buildings to form 3 dwellings and Committee. demolition of modern farm buildings.
2471/15	Conversion of farm buildings to form 3 Withdrawn dwellings, demolition of modern farm buildings.
2472/15	Listed Building Consent for conversion of Withdrawn farm buildings, demolition of modern farm buildings.
1296/06	Conversion of farm buildings to form 4 Refused 02/10/2006 dwellings, demolition of modern farm buildings. Dismissed at appeal
1379/06	Conversion of farm buildings to form 4 Treated as withdrawn following dwellings and demolition of modern farm the appeal dismissal of buildings. 1296/06.

PROPOSAL

4. The proposal seeks to convert the two buildings to form three dwellings; two

within the main barn and one within the granary. Proposed Barn 1 is situated within the main barn (Long Barn). It will have five bedrooms utilising the existing internal divisions and first floor. A front south facing courtyard will form the garden area. Parking spaces will be located in the front single storey wing.

Proposed Barn 2 is located within the western end of the main barn. It will have four bedrooms with a walled kitchen garden to the side elevation and garden area to the west. Car parking will be provided in the single storey front wing. A new first floor element will be installed to provide a bedroom.

Proposed Barn 3 is located in the former granary. This will provide open plan living area and utilise the existing first floor. A modern element will be demolished and a new rear wing erected. The garden will be located to the south area of the granary building. A new garage will be erected including garden store to the west.

Modern farm units will be removed to facilitate the conversion.

POLICY

5. Planning Policy Guidance

See Appendix below.

CONSULTATIONS

6. Wingfield Parish Council- No response from the Parish Council has been received.

Historic England - Historic England object to the proposal.

Historic England is concerned by the proposal to convert the farmstead to residential units and harm to the significance of the barns and Wingfield Castle in terms of the NPPF paragraphs 132 and 134. Historic England do not consider the justification required by the NPPF has been made for the proposed use. The impact on the most significant areas of the farm buildings and the changes to their exterior which would have a harmful impact on the Castle. Historic England resolve to leave it to the Council to consider any public benefit resulting from the development and if the reuse of the buildings could be achieved without harm to the heritage assets but if the justification for the harm required by the NPPF is not made we recommend the application is refused.

MSDC Heritage Team - The Heritage officer supports the application. The Heritage Team is satisfied that harm to the significance of the application building and to the setting of the Castle has been minimised, and is outweighed by the benefit to the public of securing a viable ongoing use for an important heritage asset.

Economic Development- The Economic Development Team there is little demand for commercial floor space in Wingfield as there are business centres nearby in Stradbroke and Scole plus the large industrial area at Eye Airfield. Any commercial activity in these barns would need to have restrictions on the

amount and type of traffic generated, their hours of operation and noise levels to reflect those in place at Wingfield Barns venue nearby.

The only possible commercial use for these buildings would be for offices, but the cost of conversion and lack of demand would make this unviable. I am, therefore, of the opinion that the barns are unsuitable for employment use.

Suffolk County Council Highways - Highways have no objection to the development subject to conditions regarding implementation of visibility splays.

Suffolk County Council Archaeology - SCC Archaeology have no objection to this development and no further archaeological recording condition is required.

Environmental Health (Other/noise) - No objection to the development subject to condition requiring details of the air source heat pump.

Environmental Health (Land Contamination) - No objection to the development subject to standard condition requiring strategy for investigating land contamination and any subsequent remediation strategy.

Natural England- Natural England has no comment to make regarding the application.

SCC Floods- Suffolk County Council Flood Team has no comments to make regarding the application.

MSDC Communities- Open Spaces and Social Infrastructure contribution should be sought. There is no play area in Wingfield at the moment, but there is a possible project to create an area near the Common/castle and a sports and village hall facility contribution should also apply. This would be compliant with CIL regulations.

MSDC Strategic Housing – A commuted sum towards affordable housing has been accepted. This is based on the based it on a 2 bed affordable house and current housing need.

Suffolk Fire and Rescue- Advisory comments regarding the building regulations requirements and recommends the use of an existing area of open water as an emergency water supply.

Suffolk Wildlife Trust- No response has been received.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.
- Concern regarding the significant impact posed by a development to the farm buildings and to the historic setting of Wingfield Castle.
 - Increase in noise, traffic and dust
 - Would disturb wildlife
 - Relief sought on the development does not accord with the authority's

policies.

- Should remain in current use
- Would result in three large new houses in a countryside village which has no school, shop or other facilities.

Other Issues-

- Adjacent neighbours have offered alternative commercial or continued agricultural uses and therefore there is no justification for conversion. The conversion is not urgently needed.

ASSESSMENT

8. Background

Material to the consideration is the Inspectors decision on an appeal for a similar proposal to that sought under this application. Application 1296/06 sought planning permission to convert the barns into four dwellings. A copy of the Inspector's decision is included within the agenda bundle for Members reference.

The application was dismissed at appeal due to the amount of sub-division to the listed barns which would adversely affect would not respect the structure, form, and character of the listed buildings. The conversion would adversely affect the character of the listed barns. The Inspector did not dismiss the appeal on the harm to the setting of the listed barns or the adjacent listed castle.

Two applications seeking planning permission and listed building consent were submitted in 2471/15 and 2472/15 2015 to overcome the reason for dismissal. The scheme proposed to convert the long barn into two dwellings and the granary into one dwelling. Internal horizontal and vertical sub-division were reduced. These applications were withdrawn following concerns raised by the Historic England and the case officer regarding the amount of sub-division and openings. Further surveys regarding Great Crested Newts and Bats were also required.

This application therefore differs from the previously withdrawn applications:

- An improved access to highways standards is shown to Vicarage Road. This is within the 30mph limit.
- The number of openings on the North elevation has been reduced.
- The internal arrangement of the North barns has been revised to allow full-length views in barn 2 and a full length void.
- No new first floor area is proposed in barn 1. The void stays the same size as in the existing barn.
- In barn 1 all support function rooms (utility, wc, plant, en suite etc) have been moved to the centre of the barn so that no subdivision of external walls takes place at ground floor. Thus you can see the full length of these walls internally.

- Internal glazing is used extensively so structure can be seen and views along the barns exploited.
- Extensive further Protected Species Surveys have taken place

Principle of Development

The Local Planning Authority does not have a five year land supply for housing and therefore the relevant policies for the supply of housing should not be considered up-to date (Paragraph 48 of the National Planning Policy Framework (NPPF)). If the development plan is considered out-of-date than permission should be granted unless any adverse impacts of doing so would outweigh the benefits when assessed against the policies in this Framework taken as a whole (para. 14 of the NPPF).

Paragraph 55 of the NPPF states that to promote sustainable development in rural areas housing should be located where it will enhance or maintain the vitality of rural communities. Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances such as re-use of redundant or disused buildings and the development will lead to an enhancement to the immediate setting.

The proposed development is deemed to accord with paragraph 55 of the NPPF in that it will re-use redundant buildings and lead to an enhancement to the immediate setting. The repair work to the barns and demolition of 20th Century elements will not only improve the setting of the listed barn but also the adjacent grade 1 listed building.

A further special circumstance listed in paragraph 55 of the NPPF is that the development would represent optimal viable use of a heritage asset. Paragraph 131 states that in determining planning applications local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

National Planning Practice Guidance (NPPG) details that it is important that any use is viable, not just for the owner, but also the future conservation of the asset. It is desirable to avoid successive changes carried out in the interests of repeated speculative and failed uses.

The NPPG defines the optimum viable use as the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes. The optimum viable use may not necessarily be the most profitable one. It might be the original use, but that may no longer be economically viable or even the most compatible with the long-term conservation of the asset.

The design and access statement submitted with the applications states that the *'group of former agricultural buildings at Castle Farm have been redundant for a number of years as they no longer offer viable use for modern farming practice. The buildings require significant investment in order to maintain upkeep and carry-out essential repairs despite having little economic value as they stand. The conversion of the buildings is therefore proposed in order to provide a sustainable way of preserving the fabric and ensuring the longevity of the structures'*. This is agreed as the case for at least ten years.

The Mid Suffolk Local Plan supports conversion of rural buildings for residential use subject to detail and no adverse impact on residential amenity, traffic, character of the building or other material considerations. Policy H9 allows barns to become dwellings and does not seek alternative uses to be considered first, only that such change respects the character of the building. Nevertheless, the applicant submitted additional information on 29th January 2016 advising that the use of the barns for agricultural purposes is unviable for modern farming and machinery. Produce needs to be stored in vermin proof and environmentally controlled buildings, with good accessibility for mechanical handling. Livestock buildings also need a controlled environment, mechanical equipment for cleaning and drainage for pollution control. All of which would damage the fabric of the building.

The conversion to a commercial property would impose similar design issues and high cost for conversion. There is no requirement for such a facility in this location and the access route is not acceptable for such uses in terms of highway standards. Wingfield already has function facilities at Wingfield college and Wingfield Barns.

MSDC Economic Development concurs with the statement submitted by the applicant. The barns are located in a relatively isolated part of the district with access along minor roads. There is little demand for commercial floor space in Wingfield as there are business centres nearby in Stradbroke and Scole plus the large industrial area at Eye Airfield. Any commercial activity in these barns would need to have restrictions on the amount and type of traffic generated, their hours of operation and noise levels to reflect those in place at Wingfield Barns venue nearby.

The only possible commercial use for these buildings would be for offices, but the cost of conversion and lack of demand would make this unviable. MSDC Economic Development is therefore, of the opinion that the barns are unsuitable for employment use. At the same time given the size of office these barns would need to become, the commercial traffic and activities generated would be more than the three households.

The applicant also states that the adjacent neighbour (occupier of Wingfield Castle) has been offered the barns to purchase on a number of occasions but there has been no commitment to date.

Subsequently, Officers consider the residential conversion would represent the optimum viable use of the historic asset in accordance with paragraph 55 of the NPPF. Officers also consider that clear and convincing justification for the conversion has been provided. The conversion would secure the long-term preservation and retention of these Listed Buildings especially given that the long barn is listed on the Buildings at Risk Register. It would also retain the group value of the Castle and Castle Farm

Impact on Listed Building

Paragraphs 132-134 of the NPPF details that great weight should be given to the conservation of the heritage asset. If development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits

that outweigh that harm or loss. If less than substantial harm this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The Inspector found the degree of subdivision of these barns to four dwellings (three within the long barn) in 2006 harmful to the character of the Listed barns and the appeal was dismissed on these grounds. This application has limited the conversion of the long barn to two units and the existing divisions are retained unaltered apart from a floor inserted in one bay. Internal glazing is also included to allow full internal views of the roof space to be maintained. The granary has also been re-designed to retain long sight lines and includes minimal sub-divisions. Given the extent of building this level of void retention is significant. The scheme proposed is considered therefore to reduce the harm identified by the Inspector.

Existing openings have been sensitively utilised and new openings have been kept to a minimum. Unlike to the 2006 application there are first floor windows to the north elevation of the long barn. However these are covered with louvres as to minimise the impact of the proposed domestic use.

The proposed conversion is therefore considered sensitive to the character and significance of the listed barns. The removal of modern elements will lead to an enhancement and improvement to the setting of these barns.

MSDC's Heritage Team determine that the development causes less than substantial harm to the designated heritage asset because of compromise to the buildings historic character arising from the change of use. However, this harm is limited.

The proposal will lead to the optimal viable use of these heritage assets ensuring their future conservation and retention but also maintaining the group value of the Castle and Farms. Consequently the public benefit of the conserving these important buildings outweighs the harm created by loss the agriculture function.

The scheme is therefore deemed to accord not only with Policy H9 of the Mid Suffolk Local Plan but paragraph 132 and 134 of the NPPF where the conversion respects the character of the heritage asset and the public benefit outweighs the less than substantial harm.

Impact on the Listed Castle

Unlike other cases within Mid Suffolk the barns are adjacent to Wingfield Castle (private residence) a significant building Listed as Grade I. Wingfield Castle was Listed in 1955 at which time the barns were under separate ownership. The barns therefore do not form part of the curtilage of Wingfield Castle and were listed in their own right in 2003. However, the Listing Description of the Barns does refer to the relationship of the barns with Wingfield Castle and argues that they form a "significant group both visually and historically". The physical and historic relationship between the Castle and Barns is clear, for example taking a map of the area for 1904 this shows tracks, accesses and the functional relationship between the Castle and the barns .

Policies SB2, HB1, H3, H13, H15 of the Mid Suffolk Local Plan provide, inter alia, that when considering proposals for development in the vicinity of a listed

building, special attention will be given to the need to protect its setting, and any new developments affecting the setting must be in harmony with its surroundings.

The scheme submitted in 2006 was refused due to the impact of the conversion on the setting of the Castle. It was considered that the change of use will bring with it domestic trappings, washing lines and lighting that given the prominent position and location in respect of the Castle will adversely affect the currently quiet, unlit agricultural rural setting the castle currently enjoys. Furthermore the historic relationship and character of the farmstead will be changed by the modern fabric, windows and domestic use that will be visible from a number of viewpoints from the Castle. Furthermore the group of buildings have a visual hierarchy from Castle to farm dwelling to ancillary barns which has remained untouched.

The Inspector however was unconvinced by this argument that the residential use would harm the setting of the Castle. Accordingly this did not form a reason for the appeal dismissal.

Within Annex 2 of the NPPF the setting of a historic asset is defined as *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'*.

The Castle is an impressive and imposing building. The barns will not change in form and the new and existing openings have been designed to indicate the functional use. The hierarchy and relationship between these building will remain distinguishable and decipherable. The external materials also signify the hierarchy and relationship between the former ancillary farm buildings and castle.

The proposed development has been designed so that first floor windows on the north elevation (facing the castle) have louvres to reduce the visual intrusion of domestic trappings (curtains) and retain the agricultural appearance. Additionally the openings on ground floor of the north elevation are minimal with only one door.

The Heritage appraisal draws new attention to the position and orientation of the barn, concluding that it forms part of a designed, formal approach to the main barn, a point which has not been explicitly addressed before. The Inspector's view was that any use, including continued agricultural use, would result in some level of disturbance and intrusion, but removal of 1900s additions and buildings would enhance the setting of the barn, and the wider setting of the Castle. The integrity of the physical layout of the barn and Castle, as now understood, is compromised by the 1800s additions and alterations which partly screen the farm buildings from the Castle grounds. This new understanding of the significance of the layout is not considered to amplify the level harm beyond what the Inspector found acceptable.

The area between the castle and barns is north facing and within the shadow of the large long barn and boundary trees. This rear area is to be seeded with wild meadow flower with fruit trees along the boundary edge. Any new domestic structures such as sheds or fencing would be controlled by the limited permitted

development rights for listed buildings. It is noted that an existing outbuilding associated with the domestic use of the Castle abutting the boundary trees and visible within the site. There is already an element of domestic use in this area.

Whilst the domestic use may be visible, due to the sensitive design of the conversion and the reduction of units from four to three; the ability to appreciate the significance of the castle and the way the public experience the building will not be harmed. The Heritage Team support the proposal stating the scheme will cause less than substantial harm to designated heritage assets but the harm is limited and has been minimised. Then public benefits outweigh of preserving these buildings outweigh the harm.

Impact on biodiversity

Following the withdrawal of the previous application in 2015 further surveys have been conducted in relation to Great Crested Newts and Bats. These confirm that the development will not harm protected species or result in the loss of habitat. The recommendations within the surveys put forward measures which will enhance the ecological value of the site. The proposal accords with policy CL8 of the Mid Suffolk Local Plan and policy CS5 of the Core Strategy.

Impact on neighbour amenity

Due to the orientation, position and distance from nearby residential properties the proposal will not harm neighbour amenity in terms of noise, overshadowing, loss of light or loss of privacy. The access track is well screened from the neighbouring properties and is of a hard surface. The additional use of this track by future residents is not considered to detrimentally harm neighbour amenity or compromise their safety.

Impact on highway

The change of use of these buildings will not harm the existing road network in terms of traffic generation and highway safety. The existing access track will have improved visibility splays. The Highways Authority support the application recommending a condition to secure the implementation of the splays.

Other Matters

The proposed development due to the size of the application site area must accord to the provisions of Altered Policy H4- Affordable Housing. Due to the cost of conversion and that the buildings are Listed it has been agreed that a commuted sum towards affordable housing is sought.

Furthermore contributions towards Open Spaces and Social Infrastructure is sought in regards to the provision of play facilities, sports and village hall facility. These are compliant with the CIL Regulations 122 and 123.

Conclusion

Residential use is deemed the optimal viable use and will secure the long term conversion and preservation of these buildings. The change of use of these Grade II Listed Barns has been sensitively designed to respect the character and appearance of the historic assets. The change of use is not deemed to

harm the setting of the Castle adjacent to the site. The ability to appreciate and understand the significance of the Castle will remain intact.

The development will not result in harm to protected species or their habitat. It will not have a detrimental impact on neighbour amenity and will not create highway safety concerns. It will provide three further dwellings that address housing growth needed and reuses redundant buildings. The development is there considered to accord with the Mid Suffolk Local Plan, Core Strategy and the National Planning Policy Framework.

RECOMMENDATION

(1) That the Corporate Manager- Development Management be authorised to secure a Unilateral Undertaking to provide:

- Contribution of £86,010 towards Affordable Housing
- Open Spaces and Social Infrastructure contribution of £12,189

(2) In the event that the applicant fails to provide an executed Unilateral Undertaking on terms to the satisfaction of the Corporate Manager- Development Management by 10th April 2016 that the Corporate Manager be delegated authority to proceed to determine the application and secure appropriate developer contributions by a combination of Section 106 planning obligation (for on-site contributions and obligations) and the Council's CIL charging schedule. To prevent duplication of developer contributions this is achieved by:-

[a] having regard to those matters which would have been planning obligations under Section 106 and which are details in the Council's CIL charging regulation 123 infrastructure list, to omit those from the requisite Section 106;

[b] to secure funding for those remaining infrastructure items removed from the Section 106 planning obligations under the CIL charging schedule, and;

[c] to secure those matters which are not infrastructure items by the requisite Section 106.

(3) That, subject to the completion of the Planning Obligation in Resolution (1) or CIL in Resolution (2) above to the satisfaction of the Corporate Manager- Development Management, the Corporate Manager be authorised to grant full planning permission subject to the following conditions:-

- Time Limit
- Accord with Approved Plans
- Construct visibility splays
- Agree all external materials and finishes
- Submit timber survey and repair scheduel to be agreed
- Agree fenestration details
- Agree details of Air Source Heat Pump
- Implementation of landscaping
- PD removal for extensions, roof alterations, roof enlargements, microwave antenna and porches (reason to protect the amenity of future occupiers of the barns).
- Accord with recommendations and enhancements within the ecology surveys

including bat and great crested newts

- Notwithstanding details submitted, means of Insulation shall be agreed
- Schedule of repairs to single storey wings

(4) That in the event of the Planning Obligation and/or CIL regulation referred to in Resolution (1) or (2) above not being secured the Corporate Manager- Development Management be authorised to refuse full planning permission for reason(s) including:-

- Inadequate provision of open space and/or infrastructure contrary to policy CS6 or the Core Strategy 2008 without the requisite S106 obligation or CIL being in place.

Philip Isbell
Corporate Manager - Development Management

Rebecca Biggs
Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

Cor1 - CS1 Settlement Hierarchy

Cor2 - CS2 Development in the Countryside & Countryside Villages

Cor4 - CS4 Adapting to Climate Change

Cor5 - CS5 Mid Suffolks Environment

Cor6 - CS6 Services and Infrastructure

2. Mid Suffolk Local Plan

H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

H16 - PROTECTING EXISTING RESIDENTIAL AMENITY

HB1 - PROTECTION OF HISTORIC BUILDINGS

HB8 - SAFEGUARDING THE CHARACTER OF CONSERVATION AREAS

HB3 - CONVERSIONS AND ALTERATIONS TO HISTORIC BUILDINGS

SB2 - DEVELOPMENT APPROPRIATE TO ITS SETTING

T9 - PARKING STANDARDS

T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT

H3 - HOUSING DEVELOPMENT IN VILLAGES

H9 - CONVERSION OF RURAL BUILDINGS TO DWELLINGS

H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT

H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS

3. **Planning Policy Statements, Circulars & Other policy**

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

A Letter of representation has been received from a total of **1** interested party.

The following people **objected** to the application

[REDACTED]

The following people **supported** the application:

The following people **commented** on the application:

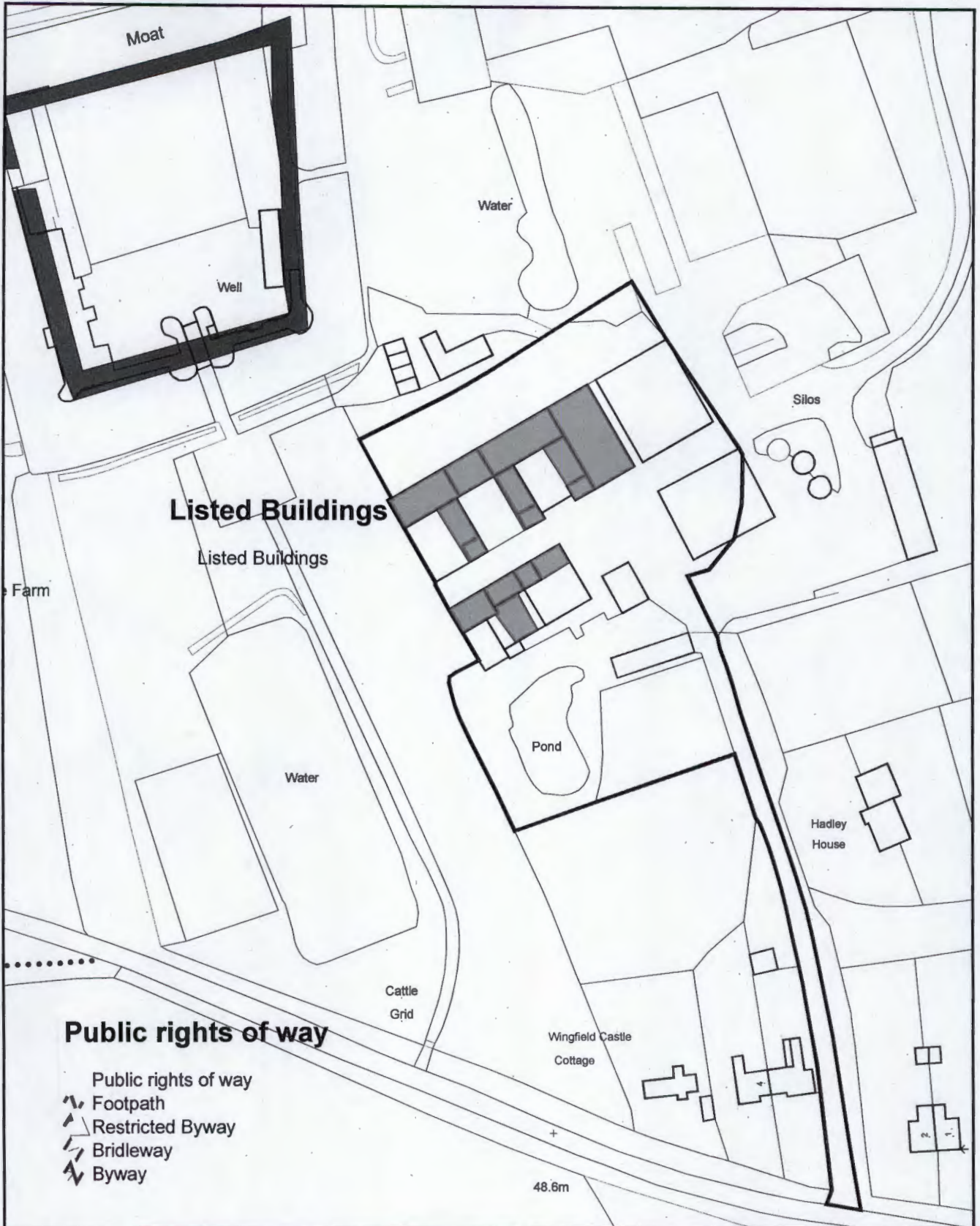
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MEMBER REFERRAL TO COMMITTEE

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

Planning application reference	4372/15 and 4373/15
Parish	Wingfield.
Member making request	CLLr Elizabeth Gibson Harnies.
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	The application is within the curtilage of Wingfield Castle which is of National Historical interest.
13.4 Please detail the clear and substantial planning reasons for requesting a referral	There is a wider interest by Historic England for these listed buildings.
13.5 Please detail the wider District and public interest in the application	Wingfield PC are supporting the application, the owners of the Castle are not and they are calling witnesses.
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	Discussing the case with the officer,

MID SUFFOLK DISTRICT COUNCIL
PLANNING COMMITTEE
RECEIVED
13 JAN 2015
ACKNOWLEDGED
DATE
PASS TO



Title: Constraints

Reference: 4372/15 & 4373/15

Site:

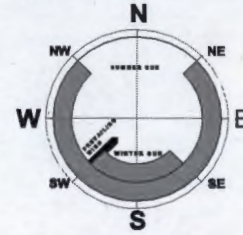


MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csd.gov.uk
 www.midsuffolk.gov.uk



SCALE 1:1250

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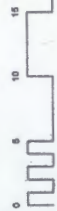


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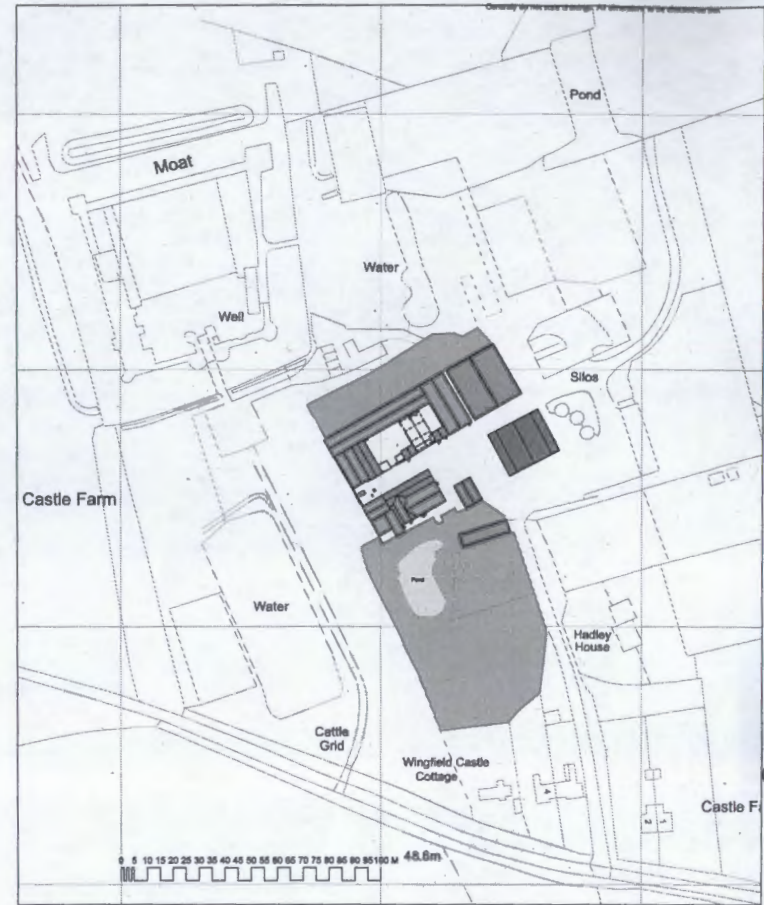
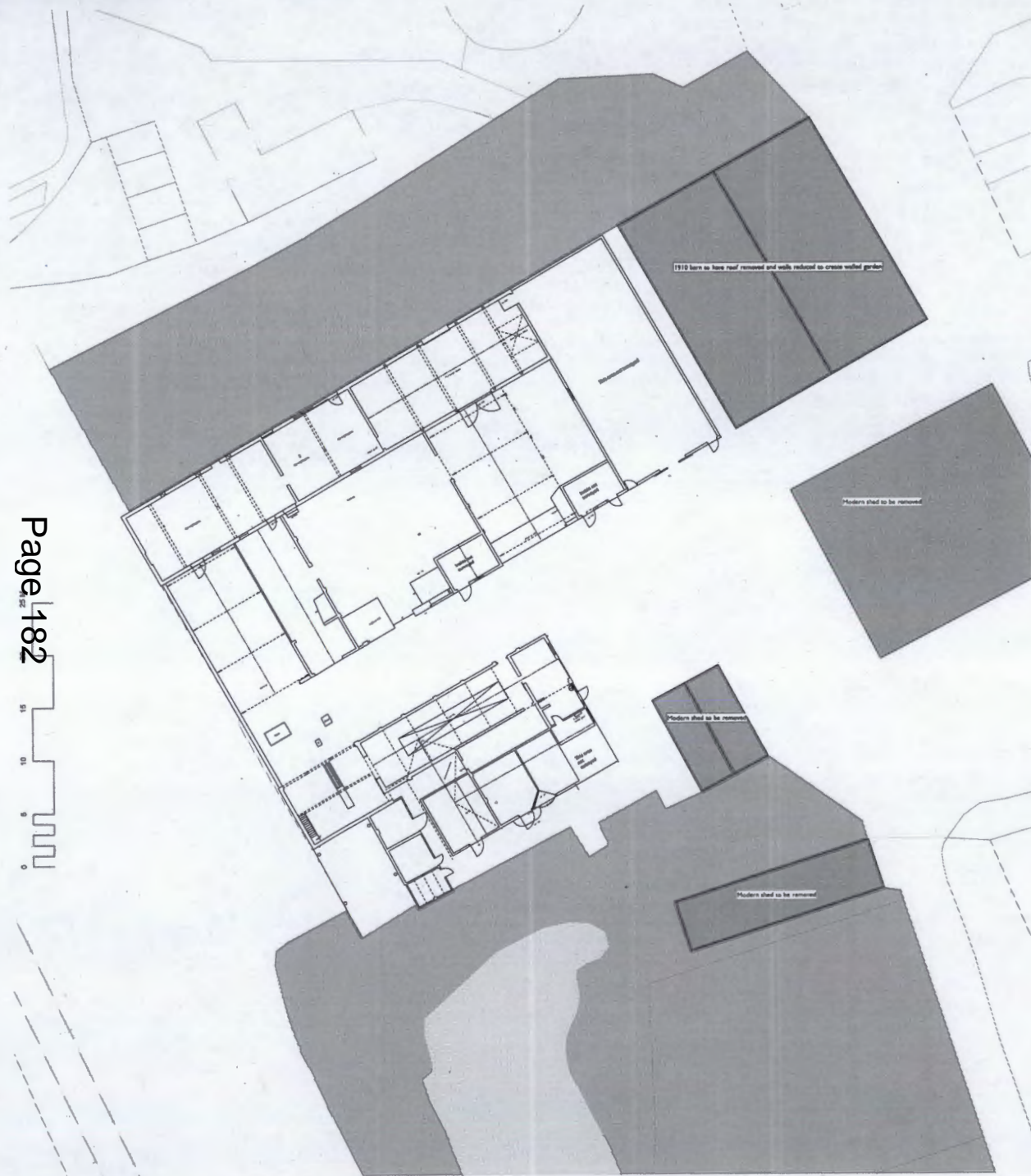
A 13.07.15 Notes added for road references
Rev

		Church Farm Barn The Street Thorndon Suffolk IP23 7JR e enquiries@beecharchitects.com t 01379 678442	
CLIENT Warren Hill Farms			
PROJECT Castle Farm Vicarage Road Wingfield Suffolk IP21 5RB			
DRAWING Location Plan			
SCALE 1:1250 @ A3		DATE Dec 2014	
DRAWING NUMBER 00	JOB NUMBER 81	STATUS Preliminary	REV A

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Site plan 1:200 scale



Site plan 1:1000 scale

- D 11.11.15 Updated for planning application
- C 13.07.15 Updated for planning submission
- B 08.07.15 Updated for planning submission
- A 05.05.15 Site layout indicated for planning submission

Rev

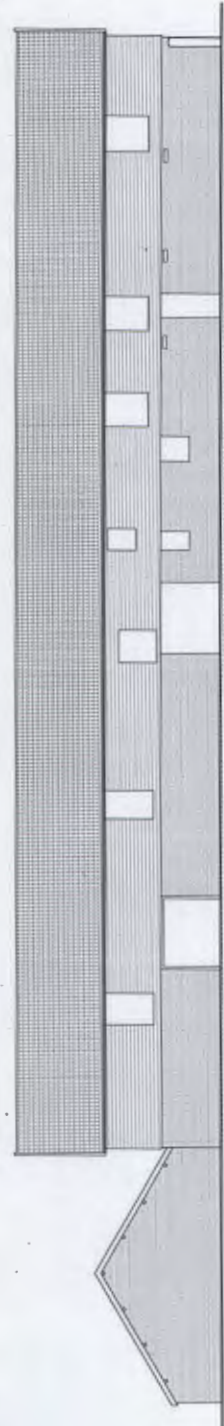
Beech
 Castle Farm Barn
 The Barn
 The Barn
 Suffolk
 IP21 7JH
 www.beecharchitects.com
 © 2015 Beech Architects Ltd
 01206 679402

CLIENT Warren Hill Farms			
PROJECT Castle Farm Wearage Road Wingfield Suffolk IP21 5RH			
DRAWING Existing Site plan			
SCALE 1:200/1:1000 @ A1	DATE Dec 2014		
DRAWING NUMBER 01	JOB NUMBER B1	STATUS Preliminary	REV D



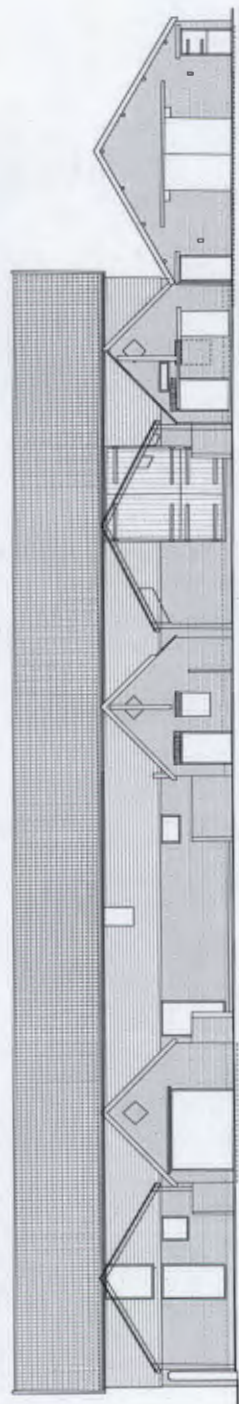
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NOTE:
Consult with local building department. All elevations to be checked on site.



ELEVATION 1 - NORTH MAIN BARN

Existing openings, submitted for permit. Existing - walls to be reinforced. Existing - opening to be added.



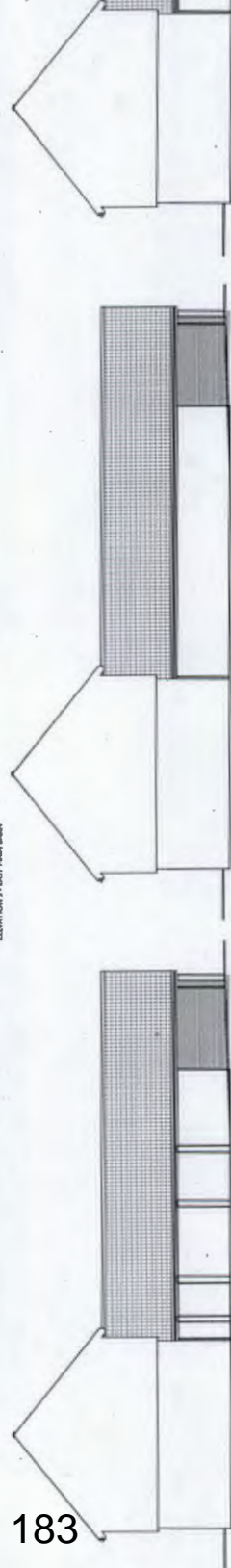
ELEVATION 2 - SOUTH MAIN BARN



ELEVATION 3 - EAST MAIN BARN

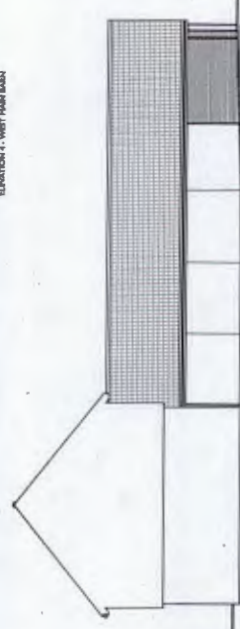


ELEVATION 4 - WEST MAIN BARN



ELEVATION 5 - COURTYARD WEST

ELEVATION 7 - COURTYARD WEST



ELEVATION 6 - COURTYARD WEST



ELEVATION 8 - COURTYARD EAST

ELEVATION 9 - COURTYARD EAST

§ 11.12.15 Updated for zoning application
A. 08/21/18 Updated for zoning application

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Chris P. Lee, AIA
The Beech
1000 1st St.
IP21 008
www.beecharchitects.com
404.886.0000

CLIENT
Warren Hill Farms

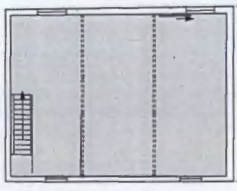
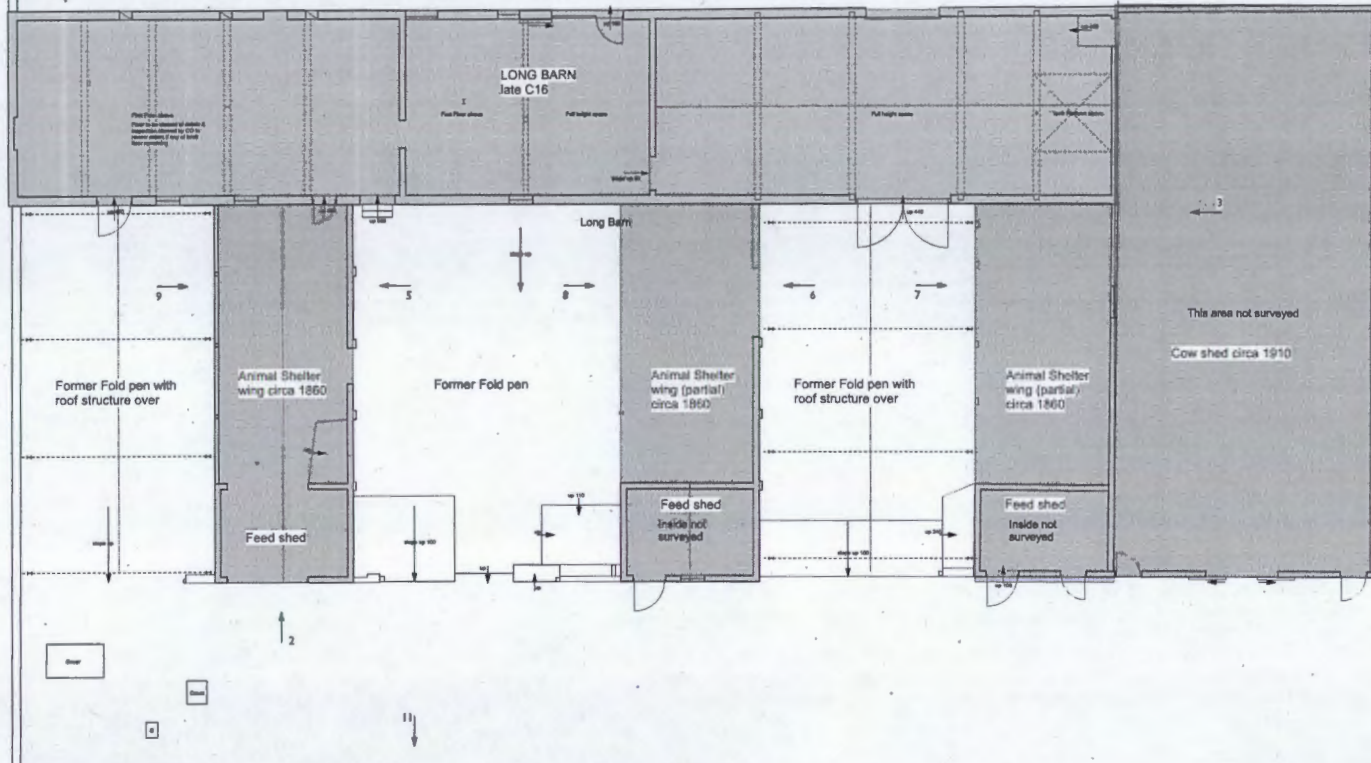
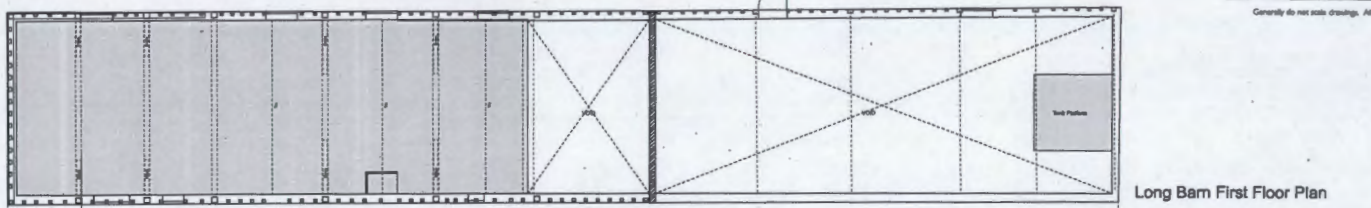
PROJECT
Vantage Road
Wingfield
IP21 008

DRAWING
Existing Elevations Sheet 1

SCALE	DATE
1:100 @ A1	Dec 2014
DRAWING NUMBER	JOB NUMBER
02	81
STATUS	REV
Preliminary	B

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NOTES
 Generally do not scale drawings. All dimensions to be checked on site.



Granary First Floor Plan

Ground Floor Plan

Page 185

1/91

© 11.12.15 Updated for planning submission
 A 08.07.15 Updated for planning submission

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CLIENT
 Warren Hill Farms

PROJECT
 Castle Farm
 Vicarage Road
 Wingfield
 Suffolk
 IP21 5RB

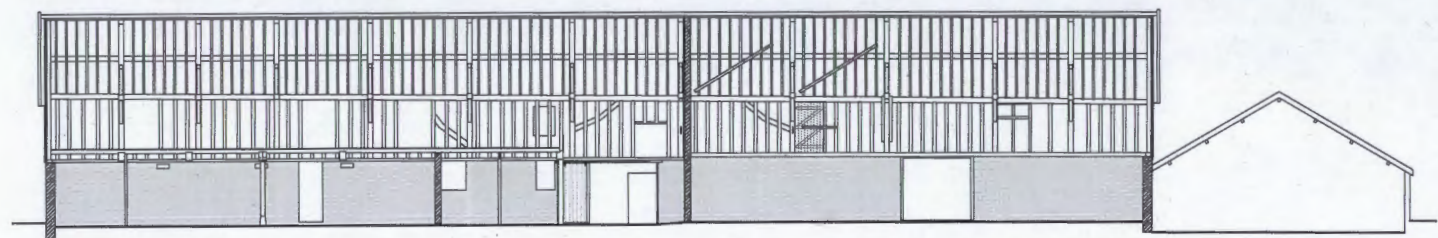
DRAWING
 Existing Ground and First Floor Plans

SCALE 1:100 @ A1	DATE Dec 2014
DRAWING NUMBER 04	JOB NUMBER 81
STATUS Preliminary	REV B

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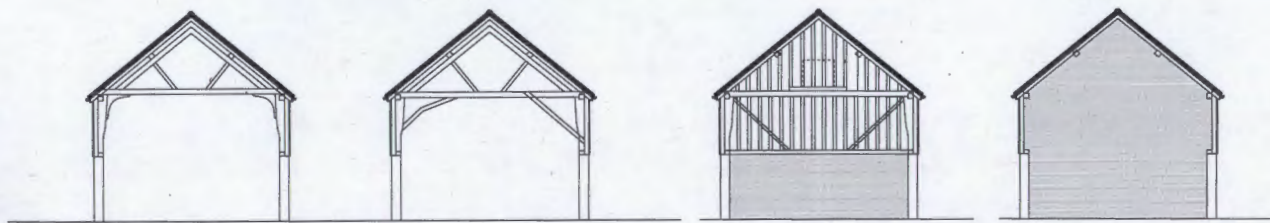
Long Barn Internal Elevation facing north



Long Barn Internal Elevation facing south

Page 186

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Cross Sections Long Barn Main Space

Internal Elevation West Gable,
Long Barn Main Space

Internal Elevation East Gable
Long Barn Main Space

8.11.13.15 Updated for planning application
 8.08.14 Updated for planning submission

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CLIENT Warren Hill Farms			
PROJECT Castle farm Wantage Road Wingfield Suffolk SP21 5RB			
DRAWING Long Barn Existing Internal Elevations & Sections			
SCALE 1:100 @ A1		DATE Dec 2014	
DRAWING NUMBER 05	JOB NUMBER B1	STATUS Preliminary	REV B

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B 11.10.16 Updated for planning application
 A 08.07.16 Updated for planning submission
 Rev

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 Church Farm Barn
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 01376 376602

CLIENT
 Warren Hill Farms

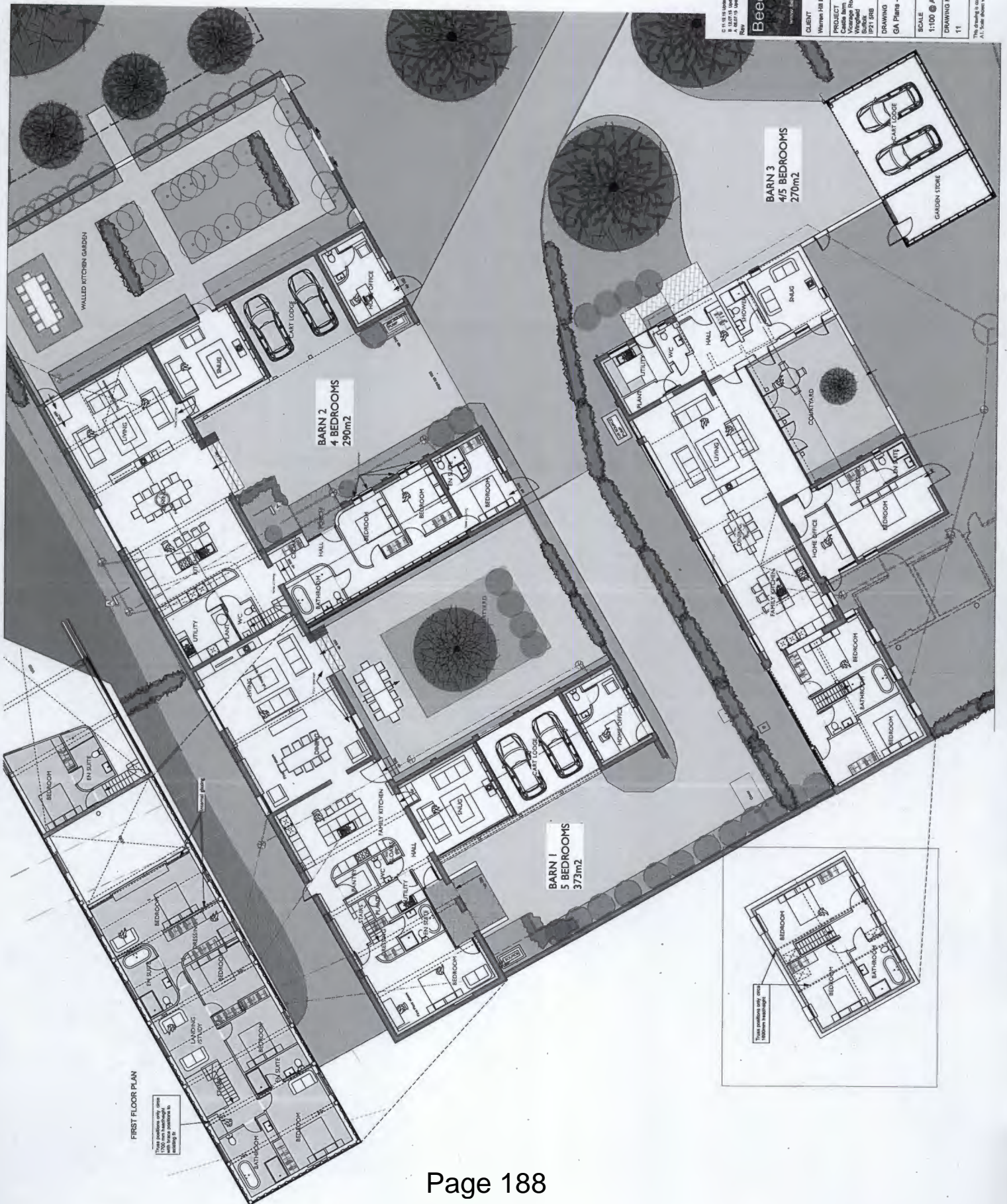
PROJECT
 Cattle Barns
 Vicarage Road
 Wingfield
 Suffolk
 IP21 5RB

DRAWING
 Overall Site Block Plan

SCALE 1:500 @ A1	DATE APR 2015		
DRAWING NUMBER 10	JOB NUMBER 81	STATUS Preliminary	REV B

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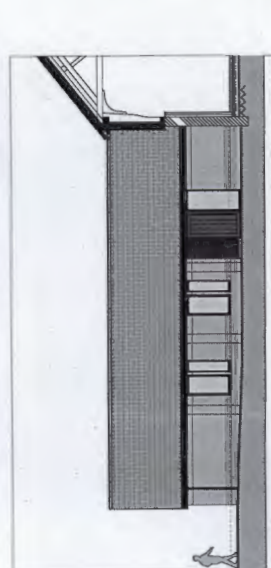
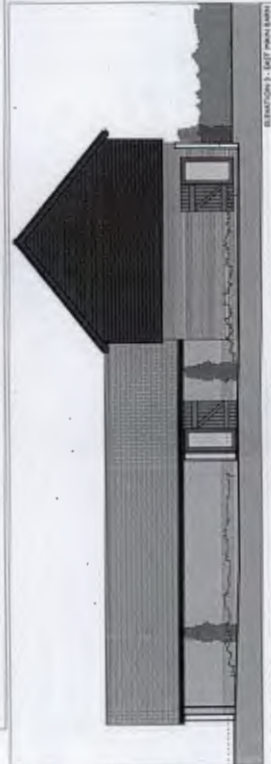
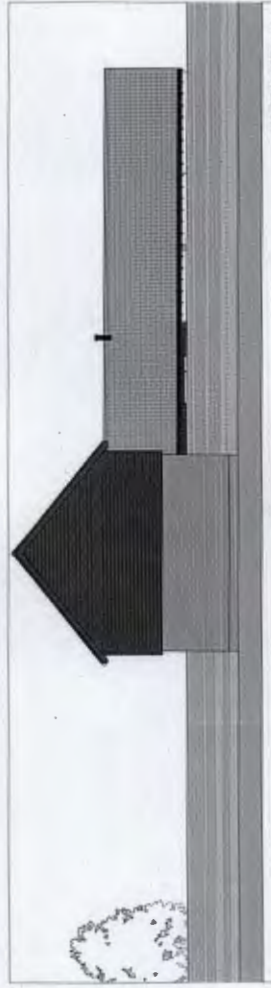
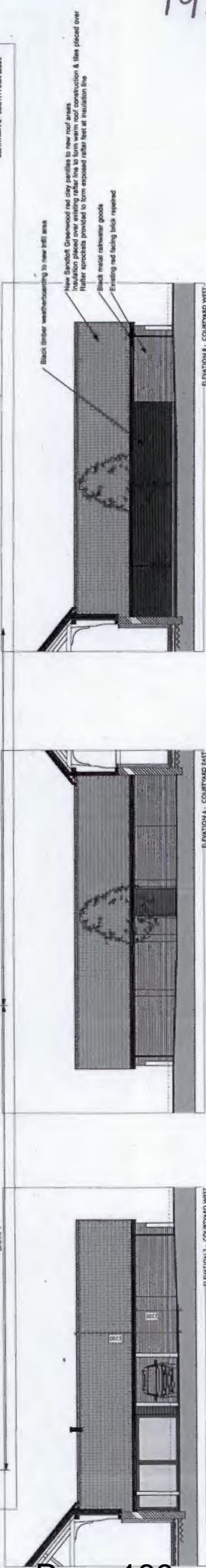
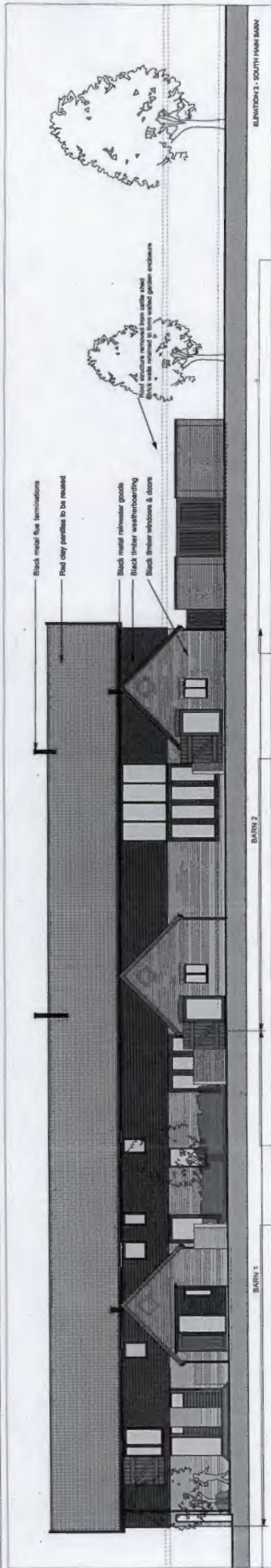
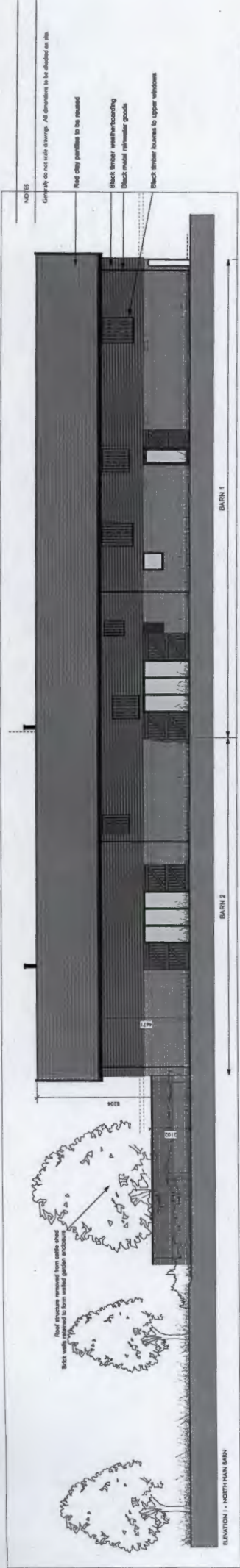




<p>Client: Farm Suite The Beech 1000 Beech Road Wingfield Worcestershire B97 7JL 01927 20444</p>	
<p>PROJECT Cottages with Winged Wingfield Worcestershire B97 7JL 01927 20444</p>	
<p>GA Plans - 3 No. Dwellings</p>	
SCALE	DATE
1:100 @ A1	Dec 2014
DRAWING NUMBER	JOB NUMBER
T1	B1
STATUS	REV
Preliminary	C

FIRST FLOOR PLAN

These foundations are 150mm above ground level and are to be finished to the level of the finished ground level.



© 2015 is updated by previous operations
 A. 2015 is updated by previous operations
 B. 2015 is updated by previous operations
 C. 2015 is updated by previous operations



CLIENT	Warren Hill Farms
PROJECT	Warrage Road
ADDRESS	Warrage Road
STATE	NSW
POST CODE	2571
DRAWING	Proposed Elevations - Barn 1 and 2
SCALE	1:100 @ A1
DATE	Apr 2015
DRAWING NUMBER	81
JOB NUMBER	81
STATUS	Preliminary
REV	C
12	81
12	81

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- Work Item**
- 1. Site Plan
 - 2. Foundation
 - 3. Framing
 - 4. Roofing
 - 5. Siding
 - 6. Windows
 - 7. Doors
 - 8. Finishes
 - 9. Mechanical
 - 10. Electrical
 - 11. Plumbing
 - 12. HVAC
 - 13. Landscaping
 - 14. Final
- Work Item**
- 1. Site Plan
 - 2. Foundation
 - 3. Framing
 - 4. Roofing
 - 5. Siding
 - 6. Windows
 - 7. Doors
 - 8. Finishes
 - 9. Mechanical
 - 10. Electrical
 - 11. Plumbing
 - 12. HVAC
 - 13. Landscaping
 - 14. Final



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 A 08/15 licensed for planning application
 Rev



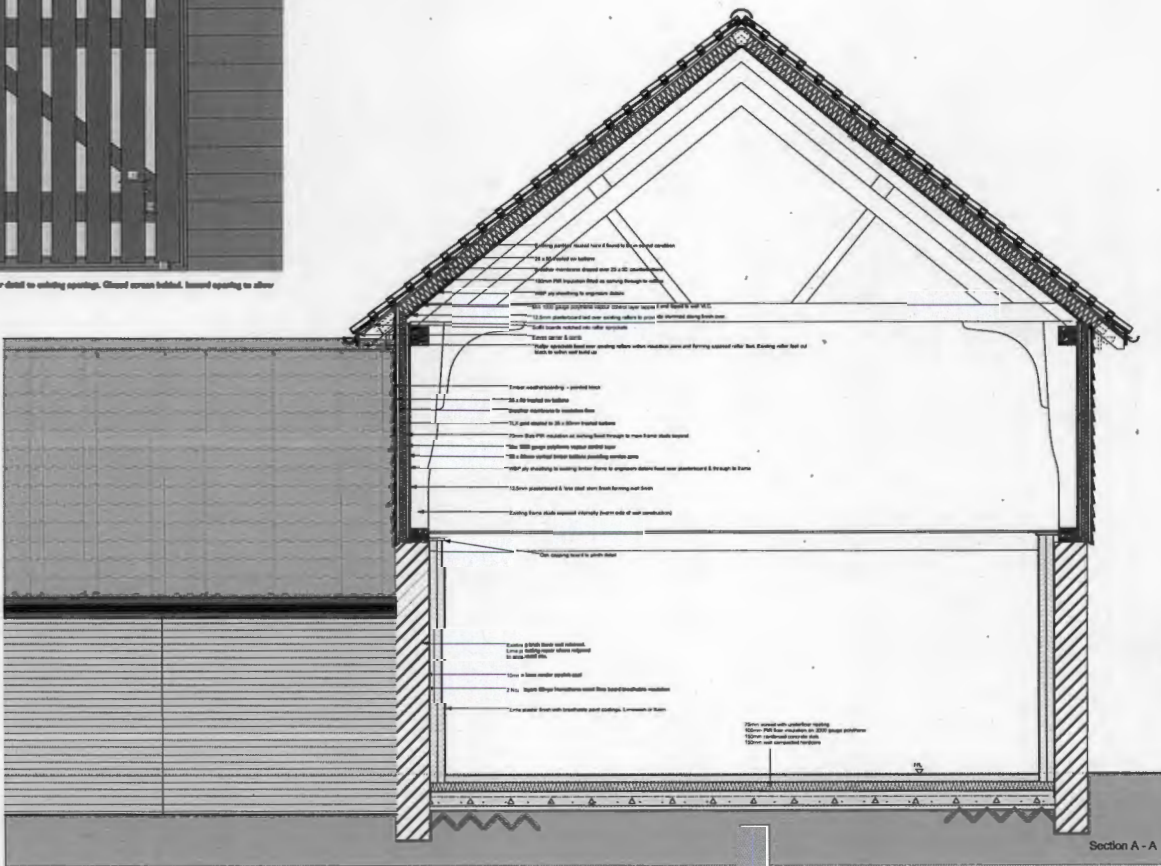
CLIENT	Warren Hill Farm
TO	Warren Hill Farm
PROJECT	Landscaping, Roof and Block Plan
DATE	Dec 2014
DRAWING NUMBER	15
JOB NUMBER	81
STATUS	Preliminary
REV	C

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 A1. Other details will be inserted if requested in any other format.





Window detail to existing opening. Glass screen behind, inward opening to allow for cleaning
1:10



DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____

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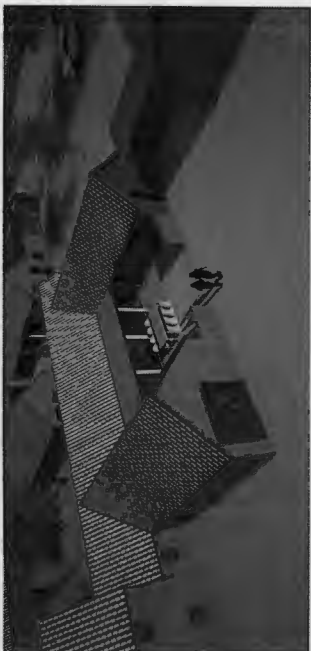
Beech
 www.beechcorp.com

PROJECT:
 Client: _____
 Designer: _____
 Architect: _____
 Date: _____

Scale: 1/8" = 1'-0" @ A1
 Date: APR 2018

DRAWING NUMBER	JOB NUMBER	STATUS	REV
08	01	Submittal	0

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Rev: A 11.05.18 Updated for planning application

Beech
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CLIENT
 Warren Hill Farms

PROJECT
 Castle Farm
 Weymouth
 Dorset

DATE
 APR 2018

SCALE
 1/50 @ A1

DRAWING NUMBER
 17

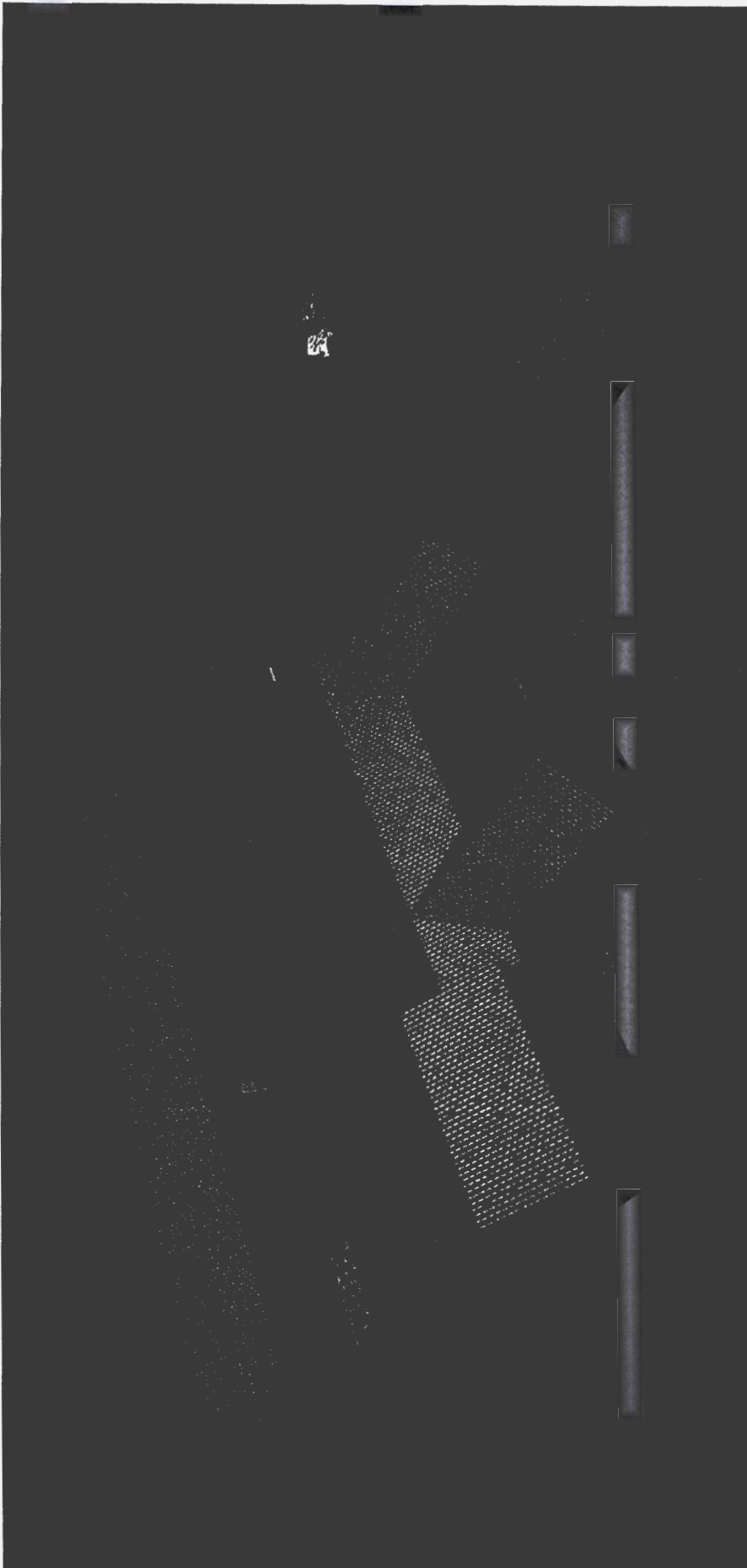
JOB NUMBER
 81

STATUS
 Preliminary

REV
 A

DRAWING
 3D - views sheet 1

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Rev. A 11.15.14 (used for pricing quotation)

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CLINT
 Warren Hill Farms

PROJECT
 Castle Farm
 Vantage Road
 Blandford
 Dorset DT11 9RB

DRAWING
 3D views sheet 2

SCALE	DATE		
1/8" @ A1	APR 2015		
DRAWING NUMBER	JOB NUMBER	STATUS	REV
18	01	Preliminary	A

The drawing is copyright and remains the property of Beech Architects Ltd. (Original file: A:\2014\Warren Hill Farm\3D\3D Views\3D Views Sheet 2.dwg)

Commercial development could also create excess traffic issues and noise in what is a residential area.

If residential consent were granted this would safeguard the yard from falling into the hands of an obtrusive commercial operator.

We believe that by granting residential planning consent this would be the best way forward of preservation in the longer term and the most acceptable use in terms of impact.

Mr & Mrs Lyndon-Stanford states that he has offered an alternative use, we as owners since 1999 have not been privy to this offer.

Mr & Mrs Lyndon-Stanford have been offered the barns to purchase on numerous occasions, but have failed to commit, despite exhausting efforts by our land agents, lawyers and ourselves.

In 1999 as lot 3 by Durrants from the Askews.

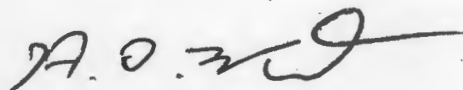
In 2000 by ourselves.

In 2006 again by ourselves.

We have spent considerable time and money in trying to create a planning application that will meet the desired requirements for a residential development and preserve the barns.

We strongly believe that a residential development will benefit the surroundings more favourably than a commercial operation or continued dereliction.

Yours sincerely,



Andrew West

Your Ref: MS/4372/15
 Our Ref: 570\CON\4068\15
 Date: 13/01/2016
 Highways Enquiries to: kyle.porter@suffolk.gov.uk

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

Email: planningadmin@midsuffolk.gov.uk

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

For the Attention of: Rebecca Biggs

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/4372/15

PROPOSAL: Demolition of 4no. modern agricultural buildings. Partial demolition of cattle shed and elements of castle farm barns. Conversion of barns to 3no. dwellings comprising rebuilding and repair of existing structures, new cartlodge to barn 3, landscaping to provide surfaced access, parking and amenity spaces. Installation of 3no. sewage package treatment plants & air source units to serve new dwellings

LOCATION: Castle Farm, Vicarage Road, Wingfield

Whilst the achievable visibility splays do not quite meet SCC standards, SCCs perception is that a road of this nature; narrow single lane, built up area with multiple bends will have slower speeds so on balance it is highly unlikely that the minor increase in traffic movements from the proposed existing access will be detrimental to highway safety. Therefore, 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 V 1

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. 10 Rev: B with an X dimension of 2.4m and a Y dimension of 25.5m and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

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/

204

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.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management

Michelle Windsor

From: Richard Hoggett
Sent: 08 February 2016 22:40
To: Planning Admin
Subject: FAO Rebecca Biggs - 4372/15 - Castle Farm, Wingfield - Archaeology

Categories: Green Category

Dear Rebecca,

Many thanks for your letter of 23rd December consulting us on the above application. Please accept my apologies for the delayed response.

We have considered the above application and are satisfied that the submitted Heritage Asset Assessment by Leigh Alston provides a sufficiently record of the building and that no further archaeological recording condition is required for this application.

Yours,

Richard

Dr Richard Hoggett MCIFA
Senior Archaeological Officer
Suffolk County Council Archaeological Service Conservation Team
Resource Management
6 The Churchyard, Shire Hall, Bury St Edmunds, Suffolk, IP33 1RX
Tel.: 01284 741226
Website: <http://www.suffolk.gov.uk/archaeology/>

Search the Suffolk HER online at <http://heritage.suffolk.gov.uk>

Planning Control Received	
- 8 FEB 2016	
Acknowledged	MW
Date	10/02/16
Pass To	RB

From: RM Floods Planning
Sent: 15 January 2016 13:49
To: Planning Admin
Subject: RE: Consultation on Planning Application 4372/15

FAO Rebecca Biggs

4372/15 - Castle Farm, Vicarage Road, Wingfield IP21 5RB

We have no comments on the following application.

Kind Regards

Steven Halls

Flood and Water Engineer
Flood and Water Management
Resource Management
Suffolk County Council
Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX

From: David Harrold
Sent: 21 January 2016 10:55
To: Planning Admin
Cc: Rebecca Biggs
Subject: Plan Ref 4372/15/FUL Castle Farm, Vicarage Road, Wingfield

Thank you for consulting me on the above application.

In respect of other environmental health issues I can confirm that I do not have any objection to the proposed development.

I note that the dwellings will be serviced by air source heat pumps (ASHP). These pumps produce 'fan' like noise similar to air conditioning equipment and can have an adverse impact where they are located close to neighbouring noise sensitive premises. This impact can be worse at night especially in rural or remote areas where background noise is very low. Barns 1 and 2 have ASHPs that are distant and screened from their immediate neighbours. Barn 3, however, has a pump located directly opposite and overlooked by a bedroom at Barn 2.

I would therefore recommend that the installation of the air source heat pump for Barn 3 is made conditional upon the applicant submitting details of the make, model and size of air source heat pump together with product information which includes sound power or sound pressure data, and agreed in writing with by the Local Planning Authority prior to installation.

David Harrold MCIEH

Senior Environmental Health Officer
Babergh and Mid Suffolk Council

01449 724718

From: Nathan Pittam
Sent: 04 January 2016 09:35
To: Planning Admin
Subject: 4372/15/FUL. EH - Land Contamination

M3 : 173261

4372/15/FUL. EH - Land Contamination.

Castle Farm, Vicarage Road, Wingfield, DISS, IP21 5RB.

Demolition of 4no. modern agricultural buildings. Partial demolition of cattle shed and elements of castle farm barns. Conversion of barns to 3no. dwellings comprising rebuilding and repair of ...

Many thanks for your request for comments in relation to the above application. I have reviewed the application which demonstrates that the site has been used for agricultural purposes for the last hundred years and the applicant infers that the site is therefore unlikely to be impacted by land contamination. I note that our own records indicate that there are storage tanks on site which may or may not have been decommissioned and as such these tanks pose a risk to both future end users of the site and also the wider environment. In light of the potential risks from the recorded tanks I would require that any permission for residential development at the site be conditioned to ensure that any contamination is adequately assessed and if necessary remediated. Without this condition there is no way that we can be assured that the site is suitable for use and that no unacceptable long term risks exist at the site.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724715 or 01473 826637
w: www.babergh.gov.uk www.midsuffolk.gov.uk



Consultation Response Pro forma

1	Application Number	4372/15, 4373/15 Castle Farm barn, Wingfield						
2	Date of Response	25.2.16						
3	Responding Officer	<table border="1"> <tr> <td data-bbox="608 414 991 461">Name:</td> <td data-bbox="991 414 1396 461">Paul Harrison</td> </tr> <tr> <td data-bbox="608 461 991 508">Job Title:</td> <td data-bbox="991 461 1396 508">Enabling Officer</td> </tr> <tr> <td data-bbox="608 508 991 533">Responding on behalf of...</td> <td data-bbox="991 508 1396 533">Heritage</td> </tr> </table>	Name:	Paul Harrison	Job Title:	Enabling Officer	Responding on behalf of...	Heritage
Name:	Paul Harrison							
Job Title:	Enabling Officer							
Responding on behalf of...	Heritage							
4	Summary and Recommendation (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.	<ol style="list-style-type: none"> The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> less than substantial harm to designated heritage assets because of compromise to the building's historic character arising from the change of use, and because of intrusion in the setting of the adjacent listed building; however, because the harm is limited and minimised and offers an important public benefit, the proposal is considered acceptable. The Heritage Team recommends approval with appropriate conditions. 						
5	Discussion 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>Legislation The Council is under duties in the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings and their settings. Accordingly harm to a building or its setting is to be given great weight in decision making, and in NPPF terms requires clear and convincing justification such as by way of public benefits, and by demonstration that harm has been minimised.</p> <p>Listed building at risk The building in question has appeared on the Council's Buildings at Risk register since 2009 when the condition of the roofs threatened decay to the historic frame. Since then repairs have been carried out to the main roof, but it has proved difficult to prevent deterioration of the single storey elements resulting from theft of roof tiles. Securing a viable long-term use for the building is considered a substantial public benefit.</p> <p>Planning history A previous scheme was refused on grounds of its impact on the setting of the Castle. Upon appeal, the Inspector considered whether a change of use was fully justified, but he found the external alterations acceptable and was ultimately unconvinced that residential use would be harmful to the setting of the Castle. However, he found the internal subdivision of the building harmful and</p>						

Please note that this form can be submitted electronically on the Council's 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 Council's website and available to view by the public.

dismissed the appeals on these grounds. Since his decision, Heritage officers have joined planning colleagues in informal discussion with agents on amended schemes, resulting in applications in 2015 (withdrawn), and in the present scheme. The Heritage Team have expressed support for proposals on the basis that they appeared to successfully address the issues which resulted in dismissal of the appeal.

Appraisal

The application is accompanied by a Heritage appraisal which assesses the building's historical significance in exemplary manner, shedding new light on the original form and subsequent evolution of the building, and its role in the setting of the Castle.

Drawings

There appear to be discrepancies in the survey drawings in the layout and detail of the timber frame between the plan and elevation, and between these and other survey drawings such as those in the heritage appraisal (although these in turn may rely on someone else's drawing); in particular the first floor layout plan may not be reliable in relation to position of frame members, trusses, and existing openings. These appear to result in discrepancies in the positions of windows at first floor in the western part of the building.

Buildings

In the main barn the existing subdivision, dating from about 1860, is retained unaltered apart from a floor inserted in one bay. The Inspector found the degree of subdivision to be the main fault of the previous scheme, and by limiting the conversion to two units in this building the present scheme has substantially reduced harm in this respect.

Setting of the Castle

Reducing the number of units can also be expected to result in reduced levels of activity.

On the rear elevation, facing the Castle and its outbuildings, the application scheme uses existing openings, adding only one first floor window, fitted with louvres. On the south elevation again there are new openings, also reduced from the withdrawn scheme, but on the whole the impact is considered much the same as the appeal scheme, although it is regrettable that the barn doors are to be lost. When considering the impact of the scheme on the setting of the Castle, the Inspector found that the rear elevation treatment of the previous scheme did not warrant dismissal, and in that context it is

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>considered that this additional opening would not critically add to harm. It should also be noted that an 1800s building and a more recent outbuilding stand between the Castle and the barn, introducing a degree of domestication to the area. The Inspector also noted that steps can be taken to control activities in the area immediately north of the barn.</p> <p>The Heritage appraisal draws new attention to the position and orientation of the barn, concluding that it forms part of a designed, formal approach to the main barn, a point which has not been explicitly addressed before. The Inspector's view was that any use, including continued agricultural use, would result in some level of disturbance and intrusion, but removal of 1900s additions and buildings would enhance the setting of the barn, and the wider setting of the Castle. The integrity of the physical layout of the barn and Castle, as now understood, is compromised by the 1800s additions and alterations which partly screen the farm buildings from the Castle grounds. This new understanding of the significance of the layout is not considered to amplify the level harm beyond what the Inspector found acceptable.</p> <p>Summary The Heritage Team is satisfied that harm to the significance of the application building and to the setting of the Castle has been minimised, and is outweighed by the benefit to the public of securing a viable ongoing use for an important heritage asset.</p>
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	<p>The accuracy of the survey drawings should be confirmed, and if necessary the proposal drawings adjusted accordingly.</p> <p>Partly because of the discrepancy of the various survey drawings, recording by measured survey of extant fabric should be considered. The Archaeologist may have a view on this point.</p>
7	<p>Recommended conditions</p>	<p>Timber survey and repair schedule. Insulation details, notwithstanding. Fenestration. Materials. Schedule of repairs to single storey wings.</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.



EAST OF ENGLAND OFFICE

Ms Rebecca Biggs
Mid Suffolk District Council
131 High Street
Needham Market
Ipswich
Suffolk
IP6 8DL

Direct Dial: 01223 582721

Our ref: P00491790

11 January 2016

Dear Ms Biggs

Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015

**CASTLE FARM, VICARAGE ROAD, WINGFIELD, IP21 5RB
Application No 4373/15**

Thank you for your letter of 22 December 2015 notifying Historic England of the above application.

Summary

The application proposes the conversion of the barn and associated farm buildings at Wingfield Castle Farm to form residential dwellings. Historic England has given advice on two previous applications for the residential conversion of the group and consistently expressed concern in relation to this change of use because of the impact on the buildings and the setting of the adjacent grade I listed Wingfield Castle. The present application includes minor amendments to the design but does not address our concerns.

Historic England Advice

The Castle Farm complex consists of a long barn with fold yards, a cartshed/granary and other outbuildings, listed Grade II, which were constructed as the farmstead to Wingfield Castle which lies immediately to the northwest, itself listed Grade I. The complex is significant both intrinsically as surviving agricultural buildings of the sixteenth and nineteenth centuries and because of its group value with the Castle. The dominant building in the farmstead is the long barn which dates from the mid sixteenth century. The timber framing of this period which survives on the first floor is similar to that found in the residential range of Wingfield Castle which was constructed shortly after 1544. The barn was under-built in the later nineteenth century when the other farm buildings were constructed, creating a good example of a farmstead of this period. The significance of the Castle and farm group, both historically and visually, is clearly expressed in the listing description. It is the long historical association between the two heritage assets, the close physical proximity of the farmstead to the Castle and



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the inter-visibility between the two that lends added significance to the farm buildings. It also makes the farmstead particularly sensitive to change.

Proposals to convert the farm to residential use have been made before and we have long expressed concern regarding this in terms of its impact on the character of the barns and the setting of the Grade I listed Castle. Conversion to residential use is usually considered to be the most damaging of the potential range of new uses for agricultural buildings because of its impact on their historic character, features and their setting. The requirements for modern residential use, both in terms of the fabric of the barns and change to their immediate surroundings could remove much of the essential character of the farmstead and affect the established visual relationship between the Castle and farmstead. This relationship is a vital part of both its character and that of the setting of the Castle.

The farm complex historically operated as an integral part of the Castle's estate for a considerable period of time and still remains an integral part of the surrounding landscape. There is a strong inter-visibility between the Castle and the farm buildings. Much of the complex is visible from the within the Castle and its grounds, including the roof of the principal barn, the north elevation and area of land adjacent to this, the western elevation and part of the southern elevation including the fold yards, the western and part of the north elevation of cartshed/granary and the southern elevations are only shielded by an area of vegetation. The farm buildings frame views of the Castle on its principal approach and are prominent in general views of the Castle from fields beyond. The traditional agricultural character and use of the site is a key part of its relationship with the Castle.

A previous application for conversion of the farm to four residences was submitted in 2006 (application number 1296/06/FUL). We expressed great concern about the impact on both Castle and farm buildings in our letter to the Council of 31st July 2006. The application was refused permission, a decision subsequently upheld at appeal. In his decision (paragraph 10) the Planning Inspector questioned the appellants' assertion that an alternative to residential use could not be found as little evidence had been submitted of efforts to secure such a use. He particularly suggested countryside stewardship support and also noted that at the time 'the adjoining owner [was] willing to acquire the buildings for agricultural use and to put them into a good state of repair. In those circumstances an alternative use is not urgently required in order to secure preservation of the listed building and the proposed conversion to residential use is not warranted.' We share the Inspector's view that the onus is on the applicant to put forward a convincing case for why the site cannot be used for an agricultural, storage or other low-key business uses.

New applications for conversion of the farm buildings to three residences were submitted in 2015 (numbers 2471/15 and 2472/15). The Design and Access Statement accompanying the applications stated that the buildings are not capable of



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modern agricultural use, but did not address any other uses alternative to residential or contain any supporting evidence. The Statement also failed to consider the Castle's historic setting and its development or how the farmstead might be seen from other directions, including after the modern farm structures have been removed. Despite this the document drew conclusions about the level of visual impact.

In our letter of 26th August 2015 we noted the potential for the farm buildings' new use to be clearly apparent from the Castle and from the land between them. We raised specific concerns about the treatment of the northern and western sides of the main barn and the need to protect the highly sensitive space between barn and castle from gaining a domestic character. We also commented on the south elevation of the barn and both the north and south sides of the granary/cartshed and how they might appear in views. We also drew attention to the detail of alterations to the interior of the historic farm buildings and how in his 2006 decision the Planning Inspector, when rejecting the scheme for residential conversion stated that subdivision of the long barn would mean 'it would no longer be possible to appreciate the full effect of its existing spaces, particularly on the first floor. The interest of the cart shed/granary would also be diminished by subdivision. The listed building as a whole would be substantially changed and it would not be preserved in a form consistent with its essential agricultural character' (paragraph 9).

The current application is mainly comprised of information submitted with the previous scheme and does not have any further information justifying the change of use. There have been some modifications to proposals to convert the barn. These do not fundamentally change the interior of the barn's residential scheme or address all the issues we raised concerning its northern elevation. We therefore do not feel the current application has addressed the concerns expressed by the Inspector in consideration of the 2006 application, or those of Historic England.

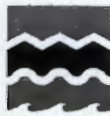
The Planning (Listed Buildings and Conservation Areas) Act 1990 establishes that in considering applications for listed building consent the local planning authority shall have special regard to the desirability of preserving the building or its setting (paragraph 16.2). Similarly, in considering applications for planning permission for development which affects a listed building or its setting local planning authorities shall have special regard to the desirability of preserving the building or its setting (paragraph 66.1).

The National Planning Policy Framework builds upon the 1990 Act. It identifies protection and enhancement of the historic environment as an important element of sustainable development and establishes a presumption in favour of sustainable development in the planning system (paragraphs 6, 7 and 14). The NPPF also states that the significance of listed buildings can be harmed or lost by alteration to them or development in their setting (paragraph 132) and that the conservation of heritage assets (in this case Wingfield Castle and the farm buildings) is a core principle of the



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planning system (paragraph 17). Furthermore, paragraph 137 states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of the heritage assets should be treated favourably.

This application seriously raises concerns about the impact on the setting and significance of Wingfield Castle by the proposed development. As the Castle is grade I listed it is in the top 2.5% of listed buildings nationally. The NPPF states that the conservation of heritage assets should be given 'great weight' in the planning system. The importance of the Castle and sensitivity of its setting makes that particularly pertinent here.

Paragraph 128 of the NPPF requires applicants to submit sufficient information on the significance of heritage assets to allow assessment of a development's impact upon that significance. While the analysis of the historic barn is good there is insufficient information on the setting of the heritage assets, its historical development and how it contributes to their significance as well as the visual impact of certain aspects of the development. Given the significance of the heritage assets concerned this information is important and we do not consider the application has satisfied the requirements of paragraph 128.

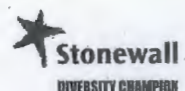
Based on the information that has been submitted we are concerned that conversion of the historic farm buildings to residential use would result in harm to the significance of Wingfield Castle in terms of the NPPF paragraphs 132 and 134. This would be caused by the permanent curtailing of the agricultural use and bringing domestic activity into a part of the Castle's immediate setting which was an ancillary service area. The detail of the design would also result in harm to the significance of the grade II listed farm buildings and in particular some of the external alterations to the farmstead would have a harmful impact on the Castle's setting and significance. The amendments made to the proposed designs do not address these concerns.

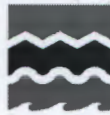
The farm buildings are in need of repair and being brought into use. This and the removal of modern farm structures adjacent to them could be considered a public benefit in terms of the NPPF paragraph 134 for the Council to weigh against the harm to the heritage assets. However, the NPPF paragraph 132 required a 'clear and convincing' justification to be made for 'any' harm. We do not feel sufficient justification has been made for the proposed use. Furthermore, the impact on the most significant areas of the farm buildings and the changes to the exterior of the buildings which would have a harmful impact on the Castle has not been justified. We leave it to the Council to consider any public benefit resulting from the development but if the justification for the harm required by the NPPF is not made we recommend the application is refused.



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Recommendation

Historic England is concerned by the proposal to convert the farmstead to residential units which would result in harm to the significance of the barns and Wingfield Castle in terms of the NPPF paragraphs 132 and 134. The amended plans do not address these concerns and we do not consider the justification required by the NPPF has been made for the proposed use, the impact on the most significant areas of the farm buildings and the changes to their exterior which would have a harmful impact on the Castle. We leave it to the Council to consider any public benefit resulting from the development and if the reuse of the buildings could be achieved without harm to the heritage assets but if the justification for the harm required by the NPPF is not made we recommend the application is refused.

Yours sincerely

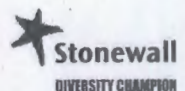
David Eve

Inspector of Historic Buildings and Areas
E-mail: david.eve@HistoricEngland.org.uk



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Telephone 01223 582749
HistoricEngland.org.uk



From: Consultations (NE) [mailto:consultations@naturalengland.org.uk]
Sent: 04 January 2016 16:19
To: Planning Admin
Subject: 4372/15 Consultation response

Application ref: 4372/15
Our ref:175117

Natural England has no comments to make on this application.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on Magic and as a downloadable dataset) prior to consultation with Natural England.

Yours faithfully

Jacqui Salt
Natural England
Consultation Service
Hornbeam House
Crewe Business Park
Electra Way,
Crewe
Cheshire, CW1 6GJ

Email: consultations@naturalengland.org.uk
www.gov.uk/natural-england



Suffolk Fire and Rescue Service

Fire Business Support Team
Floor 3, Block 2
Endeavour House
8 Russell Road
Ipswich, Suffolk
IP1 2BX

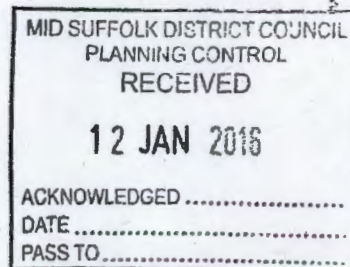
Mid Suffolk District Council
Planning Department
131 High Street
Needham Market
Ipswich
IP6 8DL

Your Ref: 15/4372/FUL
Our Ref: FS/F180593
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 11/01/2016

Dear Sirs

Castle Farm, Vicarage Road, Wingfield IP21 5RB
Planning Application No: 15/4372/FUL



I refer to the above application.

The plans have been inspected by the Water Officer who has the following comments to make.

Access and Fire Fighting Facilities

Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2006 Edition, incorporating 2010 and 2013 amendments Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2006 Edition, incorporating 2010 and 2013 amendments.

Water Supplies

Suffolk Fire and Rescue Service records show that the nearest fire hydrant in this location is over 170m from the proposed build site and we therefore recommends the use of an existing area of open water as an emergency water supply (EWS).

Criteria appertaining to Fire and Rescue Authority requirements for siting and access are available on request from the above address.

continued

Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information enclosed with this letter).

Consultation should be made with the Water Authorities to determine flow rates in all cases.

Should you need any further advice or information on access and fire fighting facilities, you are advised to contact your local Building Control in the first instance. For further advice and information regarding water supplies, please contact the Water Officer at the above headquarters.

Yours faithfully

A large black rectangular redaction box covering the signature of the Water Officer.

Mrs A Kempen
Water Officer

Copy: Mr C Beech, Church Farm Barn, The Street, Thorndon IP23 7JR
Enc: Sprinkler Information

From: Nigel Brett
Sent: 13 January 2016 15:16
To: Rebecca Biggs; Sue Clements
Cc: Carol Clarke; Bron Curtis
Subject: RE: 4372/15

Hi Rebecca

This is only 3 houses, but, 14 bedrooms, so potentially 28 people, which if large families will mean a big increase in need for children's play areas at that end of the village.

There is no play area in Wingfield at the moment, but there is a possible project to create an area near the Common/castle. There is currently no 106 allocation for play. There is some existing S106 monies for village hall and sports facilities, which are outside of the parish, but only from one scheme, so no pooling restriction. So a sports and village hall facility contribution should also apply.

The Common would not normally be in scope for S106, but there could be a project to improve access, which might be felt to be appropriate.

Regards

Nigel Brett

Communities - Health & Wellbeing Officer,
People Directorate,

Mid Suffolk and Babergh District Council

Telephone: 01449 724643; 01473 825764

Email: nigel.brett@baberghmidsuffolk.gov.uk

www.midsuffolk.gov.uk

An estimated **800,000**
people in England feel lonely.

Can you spot the signs?

Visit: www.healthysuffolk.org.uk



Rebecca Biggs

From: Dawn Easter
Sent: 26 February 2016 09:21
To: Rebecca Biggs
Cc: David Benham
Subject: 4372/15- Castle Farm Barns

Categories: Red Category

These barns are located in a relatively isolated part of the district with access along minor roads only. There is little demand for commercial floor space in Wingfield as there are business centres nearby in Stradbroke and Scole plus the large industrial area at Eye Airfield. Any commercial activity in these barns would need to have restrictions on the amount and type of traffic generated, their hours of operation and noise levels to reflect those in place at Wingfield Barns venue nearby.

The only possible commercial use for these buildings would be for offices, but the cost of conversion and lack of demand would make this unviable. I am, therefore, of the opinion that that the barns are unsuitable for employment use.

Dawn Easter
Economic Development Officer
Babergh and Mid Suffolk District Councils – Working Together
tel 01449 724635
www.midsuffolk.gov.uk www.babergh.gov.uk

Rebecca Biggs

From: Louise Barker
Sent: 25 January 2016 15:53
To: Rebecca Biggs
Subject: Commuted Sum - Castle Farm - Wingfield

Hi Becky

I've now looked at this in a bit more detail and based it on a 2 bed affordable house. The housing need has changed since the last calculation and the results are £86,010.

I've checked this with Julie and this is the amount we are recommending.

Have they requested a viability assessment?

Regards

Lou

Louise Barker
Housing Development Officer – Strategic Housing
Mid Suffolk & Babergh District Councils Working Together

Direct dial: 01449 724787

Email: louise.barker@baberghmidsuffolk.gov.uk

Websites: www.midsuffolk.gov.uk and www.babergh.gov.uk



Rebecca Biggs

From: Paul Harrison
Sent: 14 January 2016 08:51
To: Rebecca Biggs; Planning Admin
Subject: FW: LAND AND BUILDINGS AT CASTLE FARM, VICARAGE ROAD, WINGFIELD, IP21 5RB

Categories: Red Category

From: Nicolaas Joubert [<mailto:historicbuildings.haa@gmail.com>]
Sent: 13 January 2016 23:49
To: rebecca.biggs@westsuffolk.gov.uk
Cc: Paul Harrison
Subject: LAND AND BUILDINGS AT CASTLE FARM, VICARAGE ROAD, WINGFIELD, IP21 5RB

Dear Ms. Biggs,

Re: Application No 2471/15 & 2472/15

On behalf of my clients Mr. & Mrs. Lyndon-Stanford, I would like to take the opportunity to register their objection to the proposed application validated on December, 15th 2015.

They have previously raised an objection to a similar proposal in 2006 ref; Application Nos. 1296/06/FUL and 1379/06. Although the current planning application reflects an improved scheme, the impact of the proposed development will have a detrimental impact on the buildings and the setting of the adjacent Grade I Listed Wingfield Castle. This view was also strongly expressed by Historic England;

'The effect on the setting and significance of Wingfield Castle from the proposed development falls within the remit of Historic England to advise the Council, although the effect on the farm buildings and particularly the long barn would also be profound. Proposals to convert the farm to residential use have been made before and we have long expressed concern regarding this in terms of its impact on the character of the barns and the setting of the Grade I listed Castle. Conversion to residential use is usually considered to be the most damaging of the potential range of new uses for agricultural buildings because of its impact on their historic character, features and their setting. The requirements for modern residential use, both in terms of the fabric of the barns and change to their immediate surroundings could remove much of the essential character of the farmstead and affect the established visual relationship between the Castle and farmstead. This relationship is a vital part of both its character and that of the setting of the Castle.'

Further;

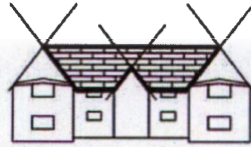
'The NPPF also states that the significance of listed buildings can be harmed or lost by alteration to them or development in their setting (paragraph 132) and that the conservation of heritage assets (in this case Wingfield Castle and the farm buildings) is a core principle of the planning system (paragraph 17). Furthermore, paragraph 137 states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of the heritage assets should be treated favourably.'

Although the conversion of historic farm buildings to residential use are acceptable in circumstance where; they are no longer functional in their historic use and a conversion will not have a detrimental impact on the heritage asset's character, appearance and setting it is preferred to explore an alternative which will have the least impact. My clients have offered to purchase the barn and its associated buildings to ensure

that they are repaired and retained within their historical setting of the Grade I Wingfield Castle. This is the best option to ensure the preservation of the setting and conservation of the historical 19th century model farmstead for future generations.

The supporting documentation for this objection was lodged with Mid-Suffolk County Council in 2006. If further copy is required, please do not hesitate to contact me on 07717533498 or alternatively by email as shown above.

Yours sincerely,
Nicolaas Joubert, MSc Building Conservation.



Nicolaas Joubert (MSc.)
Historic Buildings Consultant

10 Bishops Croft,
 Barningham,
 Bury St. Edmunds
 Suffolk
 IP31 1BZ

On behalf of:

Mr. & Mrs. Lyndon-Stanford
 Wingfield Castle
 Wingfield,
 Suffolk
 IP21 5RB

Ms Rebecca Biggs
 Mid Suffolk District Council
 131 High Street
 Needham Market
 Ipswich
 Suffolk
 IP6 8D

22 January 2015

Reference: Planning Applications Numbers 4372/15 and 4373/15.

On behalf of Mr. & Mrs. Lyndon-Stanford, and in my qualified capacity as a historic buildings specialist, I object strongly to the above mentioned proposed development. Our objection and concerns are upheld by the following parties to name a few:

- Historic England – David Eve
- SPAB - Elaine Byrne
- Suffolk Preservation Society – Richard Ward (DipTP MRTPI)
- Prof. David Watkin (University of Cambridge, Dept. Of History and Art)
- Prof. Rob Liddiard (University of East Anglia)
- Prof. Maurice Howard
- Tim Knox (Head of the Fitzwilliam Museum)

Statements by the above mentioned parties are available on request.

Setting of the Listed Buildings

As demonstrated in the listing particulars, Appendices A & B, Wingfield Castle and its historically associated farm buildings are of significant historical interest. The Medieval Grade 1 listed castle and the collection of post-medieval farm buildings within the setting of this nationally important building form a group. The farm buildings have been designated as a Grade II historical asset, and the historical value of this group of farm buildings were clearly demonstrated by Leigh Alston in his Historic Building Record published by the Suffolk County Council Archaeological Service. Below is an extract from his report:

'Despite the extent of its alterations in the mid-19th century the Tudor barn is still an imposing and nationally important example of its type. Its scale and external decoration was designed to extend the width and visual impact of the gatehouse when approaching from the south, and it forms part of a rare late Elizabethan 'seigniorial landscape' reflecting the status of one of East Anglia's most important families. It remains of vital importance to the historic context and integrity of the grade I-listed castle, and accordingly, in my view, merits listing at grade II*. The refurbishment of circa 1860 is of historic interest in itself as part of a well-preserved 'model' farm in the latest fashion of its day, and illustrates the wealth of the Flixton Hall estate to which it belonged.'

Prof. Rob Liddiard has carried out extensive research on the castle and its setting during a research project in 2009. In a subsequent letter dated 28th August 2015 he stated:

'The close proximity of the long barn and castle, as well as the invisibility between them, adds considerably to the historical importance of the whole. Wingfield is one of the few places in East Anglia where such an arrangement can still be seen on the ground.'

Both my associate Philip Aitkens (Historic Buildings Consultant) and I have assessed the castle and its setting during this project and on separate occasions. We are very concerned about the significant impact posed by a development to the farm buildings and to the historic setting of Wingfield Castle.

The farm buildings will require a large investment to repair and recover. Conversion to dwellings is generally considered as the most financially viable option to recover such investments. This should be a last resort as such conversions could have a very damaging impact on the fabric, setting and character of these buildings. Where an alternative use can be found, particularly; storage, commercial use or continued agricultural use, there is no justification for the conversion of such heritage assets to dwellings. Mr. & Mrs. Lyndon-Sandford have offered such an alternative which will not only preserve the very significance of the buildings but will also enhance the setting of the castle and farm buildings (paragraph 137, NPPF).

Paragraph 132 of the NPPF states that any impact on a heritage asset requires a clear and convincing justification. The substantial historical significance of the setting and heritage assets which will be negatively affected by the proposed scheme calls the justification for the proposed development into question.

Yours sincerely,
J. Nicolaas Joubert MSc.

Appendix A Grade I listed Wingfield Castle

Listed Buildings Description

Remains of fortified manor house. Late C14, for Michael de la Pole, who was granted licence to crenellate in 1384. An irregular rectangle on plan, surrounded by a moat. Only the south curtain wall is intact, with a fine gatehouse, not quite central, and polygonal corner bastions. Flint rubble with stone dressings. Red brick embattlements, mostly rebuilt. Below the parapet a string course with gargoyles. Lancet and loop windows to ground floor, 2-light Decorated-style windows above. Gatehouse has 3-storey polygonal corner towers with flushwork panelling at the base. Outer entrance has moulded segmental pointed arch, dying into the impost. Moulded inner arch with original gates and wicket gate. In the jambs are square panels with the Wingfield and de la Pole arms and a portcullis groove. To courtyard a 4-centred arch. Inside the gateway 4 doorways with 2-centred arches. Evidence for vaulted roof. First-floor guardroom has original fireplace with stone buttresses terminating in corbels carved as human heads. 2-storey curtain walls; on the inner side there are several fireplaces and a piscina where living rooms and the chapel once stood. Foundations of the missing curtain walls and bastions can be traced. The present house is built into the remains of the west curtain wall, probably on the site of the castle great hall, part of which it may incorporate. Mid C16, with at least 2 phases of C17 alteration. An impressive range some 40m long. Part rubblework, colourwashed or plastered, part timber framed to the upper floor, with good C16 exposed close studding to the east. Roof plaintiled to east, glazed black pantiled to west. 2 storeys and attic. Various mullioned and mullion and transom windows: some original, others of later date and some C20 copies of C16 work. Fine diamond-leaded glazing with many stained glass panels, much of it old but all inserted C20 from elsewhere. 2-storey rubblework entrance porch: 4-centred arch, the hoodmould supported on stops carved with falcons, the crest of the Jernyngham family to whom the castle was granted in 1544. Above the entrance an oblong niche surrounded by guilloche work. Original doorframe and door. To north of porch a 3-storey stair tower: square, with splayed angles to ground and first floor. To the west a massive external stack with 4 octagonal shafts, 2 having moulded brick embellishment; star caps. 3 other external stacks, one with rebuilt octagonal shafts. Later axial stacks. Interior has a number of good 4-centre arched brick fireplaces. Main ground floor room has ovolo-moulded ceiling beams of c.1600. In the kitchen a blocked late C14 opening to the moat with a moulded arch. Fine C16 plain oak newel stair in 2 flights. Large first floor room with plain barrel ceiling. Much C17 work, especially partitioning. Mid C16 roof with clasped purlins and arched wind braces. The detached buildings within the line of the curtain walls are not included in the listing.

Appendix B

Grade II listed Long barn with fold yards and cartshed/granary with other outbuildings at Wingfield Castle Farm

Listed Buildings Description

Long barn with fold yards and cartshed/granary with other outbuildings. c.1550 and later C19. Red brick and timber-framed with weatherboarding. Pantile roofs. Long barn of 11 bays has 3 fold yards and ancillary buildings projecting southwards and a further outbuilding on the east end. The mid C16 barn has a ground floor underbuilt in brick in the later C19 when the main posts were probably cut, but retains the first floor of close-studded timber-frame with mid rail, jowled posts, wall plates and tie beams. Some curved and cranked wind bracing remains. The end bays are floored and were originally probably for stabling on the ground floor. Most of the main frame is of chamfered timbers with ogee stops and is very similar to the framing in the residential range of the adjacent Wingfield Castle (q.v.), which was built shortly after 1544. The roof is later C19 as are the rest of the buildings. Standing south of the fold yards is the 3-bay cartshed with granary over and a further single-storey outbuilding attached to east.

These C16 and C19 farm buildings are of special interest in themselves and form part of a very significant group both visually and historically with Wingfield Castle which stands close by to the northwest. The barn is almost certainly contemporary with the Tudor part which was built by Sir Henry Jerningham shortly after he was granted the castle in 1544. This unusually long barn must have been the principal estate farm barn and the framing is of the high quality which one would associate with such a barn.

The main barn with the survival of the whole first floor of fine framing of the main estate barn of the Jerninghams and the C19 attached fold yards and adjacent cartshed/granary building make up with it a good example of a later C19 farmstead as well. The buildings are of special architectural and historic interest and are part of a very significant group. The group value with the Castle is very significant both visually, since these buildings have a close visual relationship, and historically. The group makes up part of the early Tudor estate complex resuscitated after the Jerninghams took over the estate following the fall of the de la Pole family (Earls of Suffolk) who built the castle in the late C14. The main barn of such an estate was normally sited where the present building stands to one side of the base court which in the case of Wingfield Castle was to the east away from the residential part of the castle which in the south-west corner.

In size the barn compares with the examples at Framsdon hall (12 bays), Winston Hall Farm and Roydon Hall (10 bays). In date there is also the comparison with the barn at nearby Wingfield College (q.v.) dated to c.1527. Suffolk moated manors and their farmsteads are very important in a national context and the early Tudor period appears to be one of expanding crop volumes leading to large barns being built. This one is also of interest in that part was floored with probably stabling below.

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE B - 16th March 2016

AGENDA ITEM NO	5
APPLICATION NO	4373/15
PROPOSAL	Demolition of 4no. modern agricultural buildings. Partial demolition of cattle shed and elements of castle farm barns. Conversion of barns to 3no. dwellings comprising rebuilding and repair of existing structures, new cartlodge to barn 3, landscaping to provide surfaced access, parking and amenity spaces. Installation of 3no. sewage package treatment plants & air source units to serve new dwellings at Castle Farm, Vicarage Road, Wingfield, Suffolk.
SITE LOCATION	Castle Farm, Vicarage Road, Wingfield IP21 5RB
SITE AREA (Ha)	0.7614
APPLICANT	Warren Hill Farms
RECEIVED	December 14, 2015
EXPIRY DATE	February 9, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

(1) a Member of the Council has requested that the application is determined by the appropriate Committee and the request has been made in accordance with the Planning Code of Practice or such other protocol / procedure adopted by the Council. The Members reasoning is included in the agenda bundle.

PRE-APPLICATION ADVICE

1. In 2006 the Planning Authority refused the planning application to convert the barns into four dwellings. The application was refused on the grounds that the conversion to residential use would harm the setting of the adjacent Grade 1 Listed Castle.

Whilst the application was dismissed at appeal this was not for the same reasons for refusal by the Local Planning Authority. The Inspector ruled that the conversion and demolition would enhance the setting of the Listed Building and would not be harmful to the setting of adjoining Listed Buildings. The Inspector however considered that due to the substantial sub-division of the barns in 2006, the conversion would not respect the structure, form, and character of the Listed Building. The conversion itself would adversely affect the character of the Listed barns. This decision itself is considered to have significant weight.

Since this decision the long barn was placed on the buildings at risk register in 2009. Pre-application advice has been sought on a number of occasions. Most recently the advice provided general support reduction in horizontal and vertical subdivision of the building and the proposal to create three dwellings overall.

SITE AND SURROUNDINGS

2. Castle Farm is a historic complex of agricultural buildings located to the north of Vicarage Road. To the west of these building is the Grade 1 listed building known as Wingfield Castle. Castle Farm was the 'home farm' to Wingfield Castle but was sold separately in the 20th Century and has been sub-divided ever since.

The farm buildings comprise the 'Long barn', which is a substantial brick and timber frame barn of 11 bays, 3 fold yards and shelter sheds to the south and a cattle or stock house at the east end. South of the fold yards stands a cartshed/granary dating from late 16th Century with 19th Century alterations. There are a number of 20th Century additions and outbuildings. The main farm buildings are Listed as Grade II as well as having group value with Wingfield Castle.

The barns are in a state of disrepair. The main barn building is classified as being in poor condition and risk priority C under the risk register as slow decay and no solution agreed. Repairs have been carried out to the main roof, but it has proved difficult to prevent deterioration of the single storey elements resulting from theft of roof tiles. Therefore it has fallen into a worst state of repair since the 2006 refusal.

HISTORY

3. The planning history relevant to the application site is:

4372/15	Planning Permission for conversion of farm To be considered by this buildings to form 3 dwellings and demolition Committee. of modern farm buildings.
2471/15	Conversion of farm buildings to form 3 Withdrawn dwellings, demolition of modern farm buildings.
2472/15	Listed Building Consent for conversion of Withdrawn farm buildings, demolition of modern farm buildings.
1296/06	Conversion of farm buildings to form 4 Refused 02/10/2006 dwellings, demolition of modern farm buildings. Dismissed at appeal
1379/06	Conversion of farm buildings to form 4 Treated as withdrawn following dwellings and demolition of modern farm the appeal dismissal of buildings. 1296/06.

PROPOSAL

4. The proposal seeks to convert the two buildings to form three dwellings; two within the main barn and one within the granary. Proposed Barn 1 is situated within the main barn (Long Barn). It will have five bedrooms utilising the existing internal division and first floor. A front south facing courtyard will form the garden area. Parking spaces will be located in the front single storey wing.

Proposed Barn 2 is located within the western end of the main barn. It will have four bedrooms with a walled kitchen garden to the side elevation and garden area to the west. Car parking will be provided in the single storey front wing. A new first floor element will be installed to provide a bedroom.

Proposed Barn 3 is located in the former granary. This will provide open plan living area and utilise the existing first floor. A modern element will be demolished and a new rear wing erected. The garden will be located to the south area of the granary building. A new garage will be erected including garden store to the west.

Modern farm units will be removed to facilitate the conversion.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Wingfield Parish Council-** No response from the Parish Council has been received.

Historic England - Historic England object to the proposal.

Historic England is concerned by the proposal to convert the farmstead to residential units and harm to the significance of the barns and Wingfield Castle in terms of the NPPF paragraphs 132 and 134. Historic England do not consider the justification required by the NPPF has been made for the proposed use. The impact on the most significant areas of the farm buildings and the changes to their exterior which would have a harmful impact on the Castle. Historic England resolve to leave it to the Council to consider any public benefit resulting from the development and if the reuse of the buildings could be achieved without harm to the heritage assets but if the justification for the harm required by the NPPF is not made we recommend the application is refused.

MSDC Heritage Team - The Heritage officer supports the application. The Heritage Team is satisfied that harm to the significance of the application building and to the setting of the Castle has been minimised, and is outweighed by the benefit to the public of securing a viable ongoing use for an important heritage asset.

National Amenity Societies- No response has been received from any of the National Amenity Societies.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.
- Concern regarding the significant impact posed by a development to the farm buildings and to the historic setting of Wingfield Castle.
 - Should remain in current use.

ASSESSMENT

8. Material to the consideration is the Inspectors decision on an appeal for a similar proposal to that sought under this application. Application 1296/06 sought planning permission to convert the barns into four dwellings. A copy of the Inspector's decision is included within the agenda bundle for Members reference.

The application was dismissed at appeal due to the amount of sub-division to the listed barns which would adversely affect would not respect the structure, form, and character of the listed buildings. The conversion would adversely affect the character of the listed barns. The Inspector did not dismiss the appeal on the harm to the setting of the listed barns or the adjacent listed castle.

Two applications seeking planning permission and listed building consent were submitted in 2471/15 and 2472/15 2015 to overcome the reason for dismissal. The scheme proposed to convert the long barn into two dwellings and the granary into one dwelling. Internal horizontal and vertical sub-division were reduced. These applications were withdrawn following concerns raised by the Historic England and the case officer regarding the amount of sub-division and openings. Further surveys regarding Great Crested Newts and Bats were also required.

This application therefore differs from the previously withdrawn applications:

- An improved access to highways standards is shown to Vicarage Road. This is within the 30mph limit.
- The number of openings on the North elevation has been reduced.
- The internal arrangement of the North barns has been revised to allow full-length views in barn 2 and a full length void.
- No new first floor area is proposed in barn 1. The void stays the same size as in the existing barn.
- In barn 1 all support function rooms (utility, wc, plant, en suite etc) have been moved to the centre of the barn so that no subdivision of external walls takes place at ground floor. Thus you can see the full length of these walls internally.
- Internal glazing is used extensively so structure can be seen and views along the barns exploited.

- Extensive further Protected Species Surveys have taken place

Principle of Development

Paragraph 131 states that in determining planning applications local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

The Council is under duties in the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings and their settings. Accordingly harm to a building or its setting is to be given great weight in decision making, and in NPPF terms requires clear and convincing justification such as by way of public benefits, and by demonstration that harm has been minimised

The design and access statement submitted with the applications states that the *'group of former agricultural buildings at Castle Farm have been redundant for a number of years as they no longer offer viable use for modern farming practice. The buildings require significant investment in order to maintain upkeep and carry-out essential repairs despite having little economic value as they stand. The conversion of the buildings is therefore proposed in order to provide a sustainable way of preserving the fabric and ensuring the longevity of the structures'*. This is agreed as the case for at least ten years.

The applicant submitted additional information on 29th January 2016 advising that the use of the barns for agricultural purposes is unviable for modern farming and machinery. Produce needs to be stored in vermin proof and environmentally controlled buildings, with good accessibility for mechanical handling. Livestock buildings also need a controlled environment, mechanical equipment for cleaning and drainage for pollution control. All of which would damage the fabric of the building. The conversion to a commercial property would impose similar design issues and high cost for conversion. There is no requirement for such a facility in this location and the access route is not acceptable for such uses in terms of highway standards. Wingfield already has function facilities at Wingfield college and Wingfield Barns.

It is agreed that the barns are located in a relatively isolated part of the district with access along minor roads. There is little demand for commercial floor space in Wingfield as there are business centres nearby in Stradbroke and Scole plus the large industrial area at Eye Airfield. Any commercial activity in these barns would need to have restrictions on the amount and type of traffic generated, their hours of operation and noise levels to reflect those in place at Wingfield Barns venue nearby. The only possible commercial use for these buildings would be for offices, but the cost of conversion and lack of demand would make this unviable. At the same time given the scale of office it would need to become the commercial traffic and activity generated would be more than 3 households.

The applicant also states that the adjacent neighbour (occupier of Wingfield Castle) has been offered the barns to purchase on a number of occasions but there has been no commitment to date. Although the neighbour has commented on the application to confirm he still wishes to obtain these buildings to preserve them as they are. Given ten years has passed since the previous application and no resolution has been secured.

Subsequently, Officers also consider that clear and convincing justification for the conversion has been provided. The conversion would secure the long-term preservation and retention of these Listed Buildings especially given that the long barn is listed on the Buildings at Risk Register. It would also retain the group value of the Castle and Castle Farm.

Impact on Listed Building

Paragraphs 132-134 of the NPPF details that great weight should be given to the conservation of the heritage asset. If development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. If less than substantial harm this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The Inspector found the degree of subdivision of these barns to four dwellings (three within the long barn) in 2006 harmful to the character of the Listed barns and the appeal was dismissed on these grounds. This application has limited the conversion of the long barn to two units and the existing divisions are retained unaltered apart from a floor inserted in one bay. Internal glazing is also included to allow full internal views of the roof space to be maintained. The granary has also been re-designed to retain long sight lines and includes minimal sub-divisions. Given the extent of building this level of void retention is significant. The scheme proposed is considered therefore to reduce the harm identified by the Inspector.

Existing openings have been sensitively utilised and new openings have been kept to a minimum. Unlike to the 2006 application there are first floor windows to the north elevation of the long barn. However these are covered with louvres as to minimise the impact of the proposed domestic use.

The proposed conversion is therefore considered sensitive to the character and significance of the Listed barns. The removal of modern elements will lead to an enhancement and improvement to the setting of these barns.

MSDC's Heritage Team determine that the development causes less than substantial harm to the designated heritage asset because of compromise to the buildings historic character arising from the change of use. However, this harm is limited.

The proposal will lead to the optimal viable use of these heritage assets ensuring their future conservation and retention but also maintaining the group value of the Castle and Farms. Consequently the public benefit of the conserving these important buildings outweighs the harm created by loss the agriculture function.

The scheme is therefore deemed to accord not only with Policy HB1, HB3, HB4 and HB5 of the Mid Suffolk Local Plan but paragraph 132 and 134 of the NPPF where the conversion respects the character of the heritage asset and the public benefit outweighs the less than substantial harm.

Impact on the Listed Castle

Unlike other cases within Mid Suffolk the barns are adjacent to Wingfield Castle (private residents) a significant building Listed as Grade I. Wingfield Castle was Listed in 1955 at which time the barns were under separate ownership. The barns therefore do not form part of the curtilage of Wingfield Castle and were listed in their own right in 2003. However, the Listing Description of the Barns does refer to the relationship of the barns with Wingfield Castle and argues that they form a "significant group both visually and historically". The physical and historic relationship between the Castle and Barns is clear, for example taking a map of the area for 1904 this shows tracks, accesses and the functional relationship between the Castle and the barns and today the entrance points along the Castle boundary while brooked are identifiable.

Policies SB2, HB1, HB3 and HB5 of the Mid Suffolk Local Plan state, inter alia, that when considering proposals for development in the vicinity of a listed building, special attention will be given to the need to protect its setting, and any new developments affecting the setting must be in harmony with its surroundings.

The scheme submitted in 2006 was refused due to the impact of the conversion on the setting of the Castle. It was considered that the change of use will bring with it domestic trappings, washing lines and lighting that given the prominent position and location in respect of the Castle will adversely affect the currently quiet, unlit agricultural rural setting the castle currently enjoys. Furthermore the historic relationship and character of the farmstead will be changed by the modern fabric, windows and domestic use that will be visible from a number of viewpoints from the Castle. Furthermore the group of buildings have a visual hierarchy from Castle to farm dwelling to ancillary barns which has remained untouched.

The Inspector however was unconvinced by this argument that the residential use would harm the setting of the Castle. This did not form a reason for the appeal dismissal.

Within Annex 2 of the NPPF the setting of a historic asset is defined as *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'*.

The Castle is an impressive and imposing building. The barns will not change in form and the new and existing openings have been designed to indicate the functional use. The hierarchy and relationship between these building will remain distinguishable and decipherable. The external materials also signify the hierarchy and relationship between the former ancillary farm buildings and castle.

The proposed development has been designed so that first floor windows on the north elevation (facing the castle) have louvres to reduce the visual intrusion of domestic trappings (curtains) and retain the agricultural appearance. Additionally the openings on ground floor of the north elevation are minimal with only one door.

The Heritage appraisal draws new attention to the position and orientation of the

barn, concluding that it forms part of a designed, formal approach to the main barn, a point which has not been explicitly addressed before. The Inspector's view was that any use, including continued agricultural use, would result in some level of disturbance and intrusion, but removal of 1900s additions and buildings would enhance the setting of the barn, and the wider setting of the Castle. The integrity of the physical layout of the barn and Castle, as now understood, is compromised by the 1800s additions and alterations which partly screen the farm buildings from the Castle grounds. This new understanding of the significance of the layout is not considered to amplify the level harm beyond what the Inspector found acceptable.

The area between the castle and barns is north facing and within the shadow of the large long barn and boundary trees. It is thus unlikely this area will be used for washing lines or as the main garden area. This rear area is to be seeded with wild meadow flower with fruit trees along the boundary edge. Any new domestic structures such as sheds or fencing would be controlled by the limited permitted development rights for listed buildings. It is noted that an existing outbuilding associated with the domestic use of the Castle abutting the boundary trees and visible within the site. There is already an element of domestic use in this area.

Whilst the domestic use may be visible, due to the sensitive design of the conversion and the reduction of units from four to three; the ability to appreciate the significance of the castle and the way we experience the building will not be harmed. Especially the intervisibility between the two. The Heritage Team support the proposal stating the scheme will cause less than substantial harm to designated heritage assets but the harm is limited and has been minimised. Then public benefits outweigh of preserving these buildings outweigh the harm.

Conclusion

Residential use is deemed the optimal viable use and will secure the long term conversion and preservation of these buildings. The change of use of these listed barns has been sensitively designed to respect the character and appearance of the historic assets. The change of use is not deemed to harm the setting of the Grade I Listed Building adjacent to the site. The ability to appreciate and understand the significance of the Castle will remain intact.

The development will result in less than substantial harm and the public benefit of securing the long term conservation of these buildings outweigh the minimal harm caused by the change of use.

RECOMMENDATION

That, the Corporate Manager- Development Management, the Corporate Manager be authorised to grant Listed Building Consent subject to the following conditions:-

- **Time Limit**
- **Accord with Approved Plans**
- **Agree all external materials and finishes**
- **Submit timber survey and repair scheduel to be agreed**
- **Agree fenestration details**

- Implementation of landscaping
- Notwithstanding details submitted, means of Insulation shall be agreed
- Schedule of repairs to single storey wings

Philip Isbell
Corporate Manager - Development Management

Rebecca Biggs
Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

Cor5 - CS5 Mid Suffolks Environment

Cor1 - CS1 Settlement Hierarchy

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

2. Mid Suffolk Local Plan

HB13 - PROTECTING ANCIENT MONUMENTS

HB1 - PROTECTION OF HISTORIC BUILDINGS

HB2 - DEMOLITION OF LISTED BUILDINGS

HB3 - CONVERSIONS AND ALTERATIONS TO HISTORIC BUILDINGS

HB5 - PRESERVING HISTORIC BUILDINGS THROUGH ALTERNATIVE USES

HB4 - EXTENSIONS TO LISTED BUILDINGS

SB2 - DEVELOPMENT APPROPRIATE TO ITS SETTING

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letters of representation have been received from a total of 2 interested parties.

The following people **objected** to the application

[REDACTED]

The following people **supported** the application:

The following people **commented** on the application:

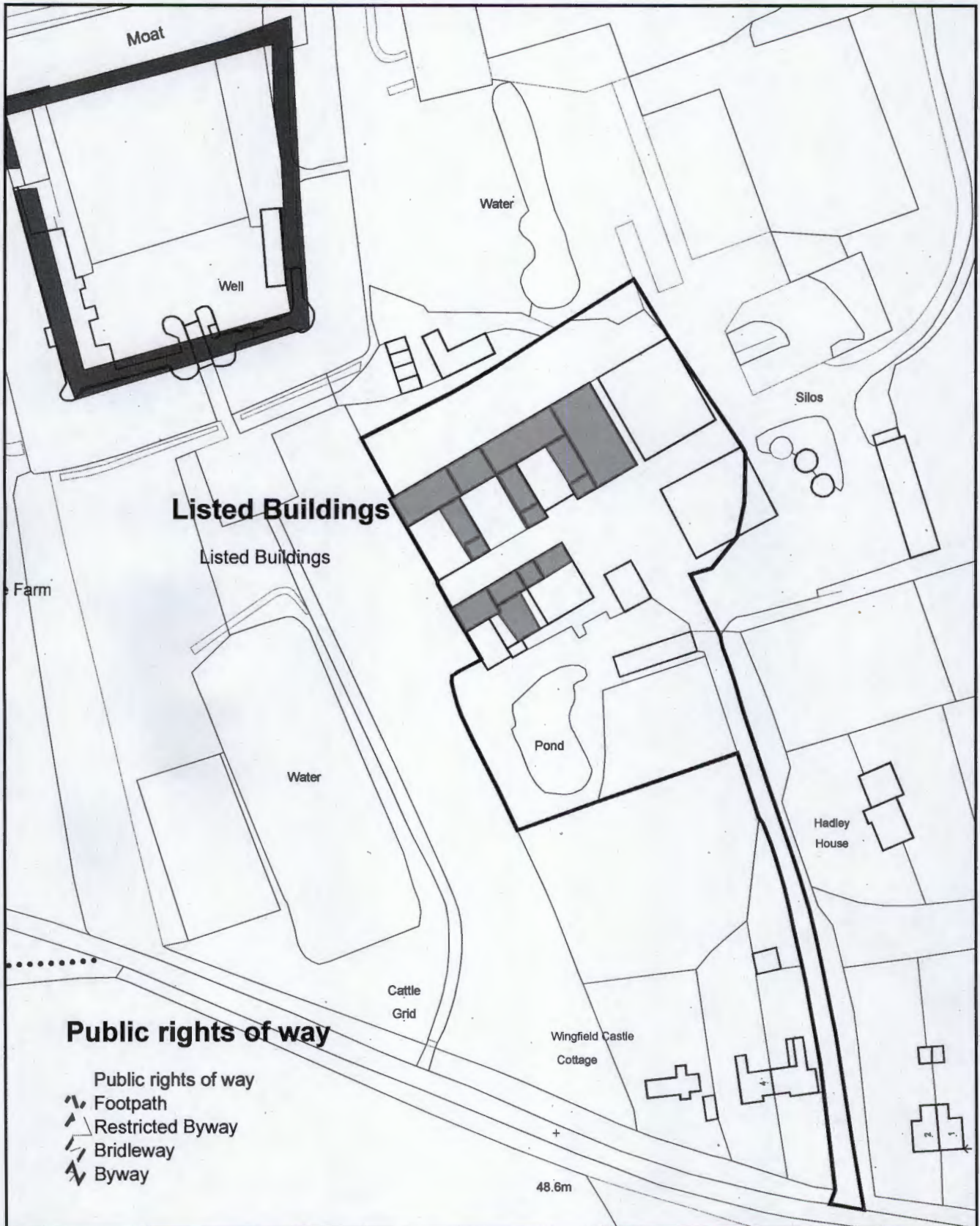
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MEMBER REFERRAL TO COMMITTEE

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

Planning application reference	4372/15 and 4373/15
Parish	Wingfield.
Member making request	Cllr Elizabeth Gibson Harnies.
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	The application is within the curtilage of Wingfield Castle which is of National Historical interest.
13.4 Please detail the clear and substantial planning reasons for requesting a referral	There is a wider interest by Historic England for these listed buildings.
13.5 Please detail the wider District and public interest in the application	Wingfield PC are supporting the application, the owners of the Castle are not and they are calling witnesses.
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	Discussing the case with the Officer,

MID SUFFOLK DISTRICT COUNCIL PLANNING CONTROL RECEIVED 13 JAN 2016 ACKNOWLEDGED DATE PAGES TO



Title: Constraints
Reference: 4372/15 & 4373/15
Site:

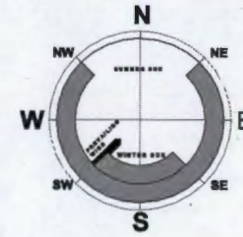


MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csdc.gov.uk
 www.midsuffolk.gov.uk



SCALE 1:1250

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2470

A 13.07.15 Notes added for road references
Rev

		Church Farm Barn The Street Thorndon Suffolk IP23 7JR e enquiries@beecharchitects.com t 01379 678442	
CLIENT Warren Hill Farms			
PROJECT Castle Farm Vicarage Road Wingfield Suffolk IP21 5RB			
DRAWING Location Plan			
SCALE 1:1250 @ A3		DATE Dec 2014	
DRAWING NUMBER 00	JOB NUMBER 81	STATUS Preliminary	REV A

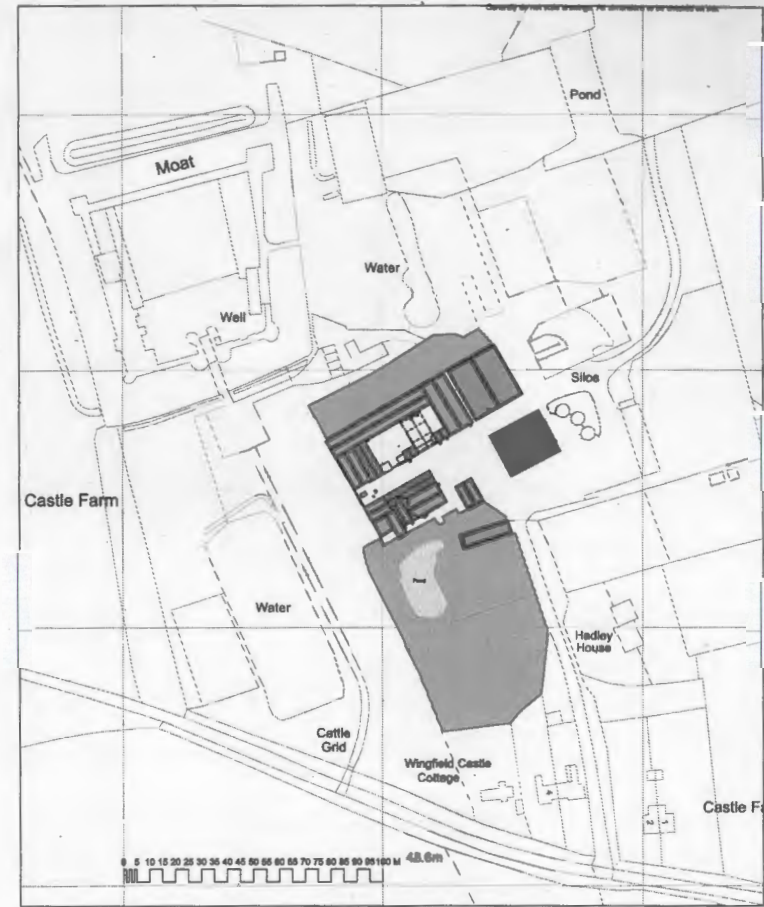
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Site plan 1:200 scale



NOTES



Site plan 1:1000 scale

241

- D 11.12.18 Updated for planning application
- C 13.07.16 Updated for planning submission
- B 05.07.15 Updated for planning submission
- A 06.05.14 Alls details included for planning submission

Beech			
www.beecharchitects.com		Beech Farm Barn 12, No Street Wingfield Suffolk IP21 5AP 01578 873462	
CLIENT			
Warren Hill Farms			
PROJECT			
Castle Farm Vicage Road Wingfield Suffolk IP21 5RB			
DRAWING			
Existing Site plan			
SCALE	DATE		
1:200/1:1000 @ A1	De 2014		
DRAWING NUMBER	JOB NUMBER	STATUS	REV
01	B1	Preliminary	D



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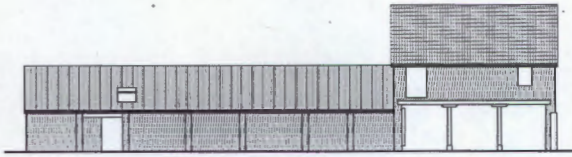
ELEVATION 1 - SHARPER SIDE SOUTH



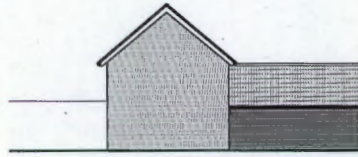
ELEVATION 2 - SHARPER SIDE NORTH



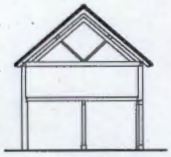
BAY SECTION



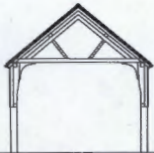
ELEVATION 11 - SHARPER SIDE NORTH



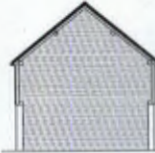
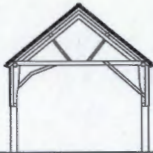
ELEVATION 12 - SHARPER SIDE WEST



SHARPER SECTION



LONG BAY - SECTION



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CLIENT
 Warren Hill Farms

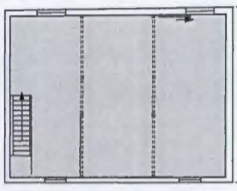
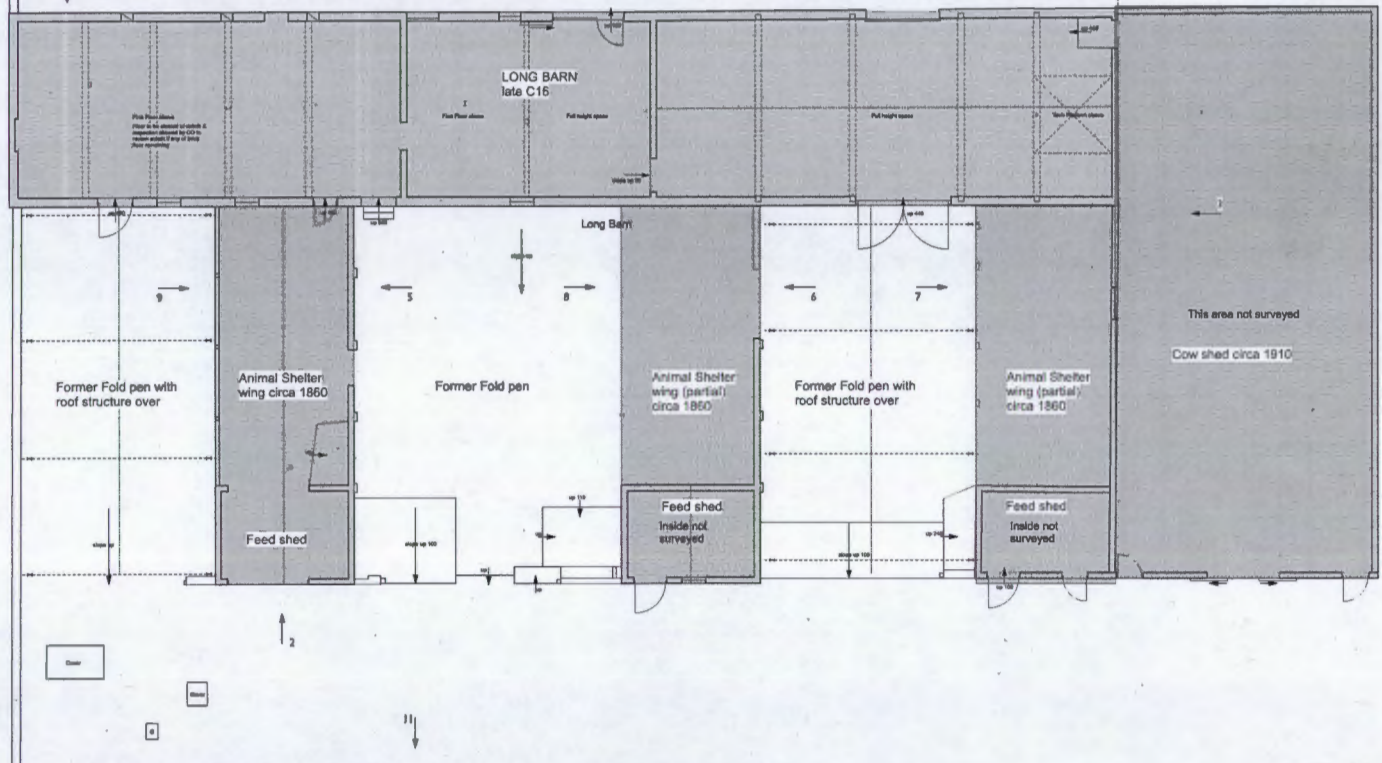
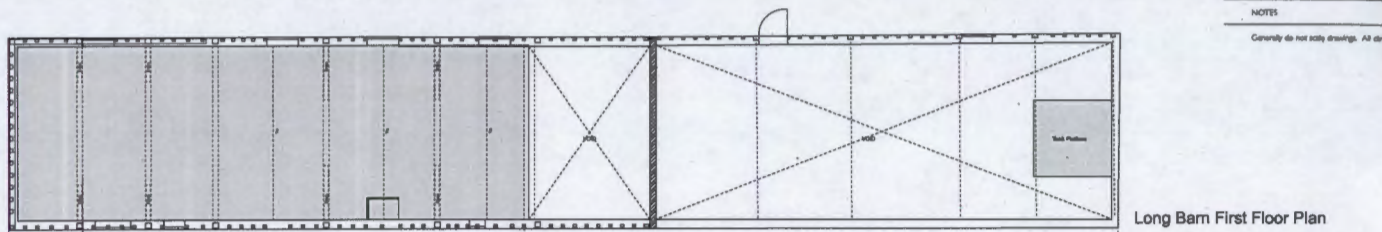
PROJECT
 Cedar Hill
 Mountain Road
 South
 PA 17058

DRAWING
 Existing Elevations Sheet 2

SCALE 1/8" = 1'-0"	DATE Dec 2014
DRAWING NUMBER E2	JOB NUMBER B1
STATUS Preliminary	REV 0

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2444

Page 239

© 11/12/15 Updated for planning application
 A 08/07/15 Updated for planning submission

Beech
 www.beecharchitects.com
 Check Firms Item
 The Great
 Transition
 Suffolk
 IP23 7JF
 enquiries@beecharchitects.com
 01379 673442

CLIENT
 Warran Hill Farms

PROJECT
 Castle Farm
 Vicarage Road
 Wingfield
 Suffolk
 IP21 5RB

DRAWING
 Existing Ground and First Floor Plans

SCALE 1:100 @ A1 DATE Dec 2014

DRAWING NUMBER	JOB NUMBER	STATUS	REV
04	81	Preliminary	B

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245

NOTES

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11.15.19 Updated for planning application
A.18.07.19 Updated for planning consultation

Drawn

Beech Hill Farms
 Design & Build
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 8003 7 2P
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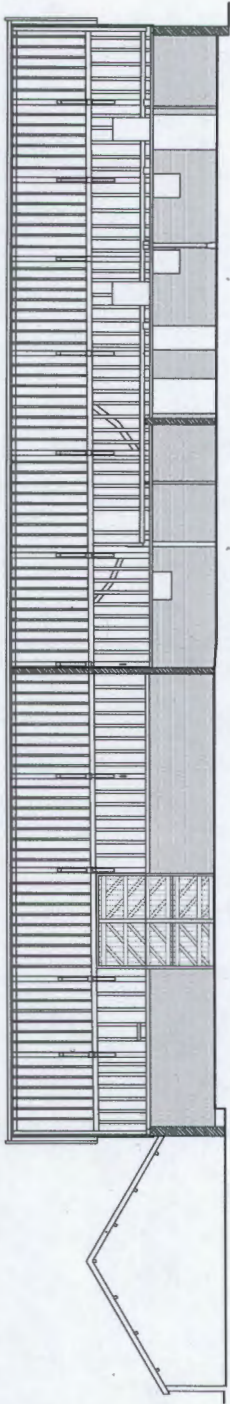
CLIENT
 Warren Hill Farms

PROJECT
 Caddy Barn
 Mearns Road
 Mearns Farm
 IP21 5RB

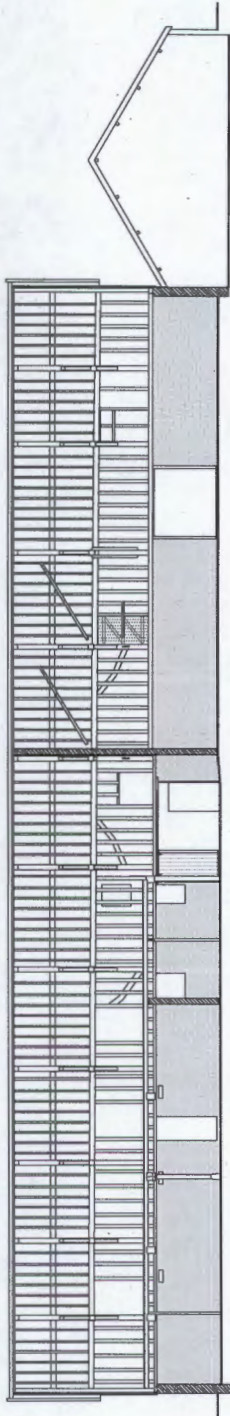
DRAWING
 Long Barn Existing Internal Elevations & Sections

SCALE	DATE	STATUS	REV
1:100 @ A1	Dec 2014	Preliminary	B
DRAWING NUMBER	JOB NUMBER		
05	81		

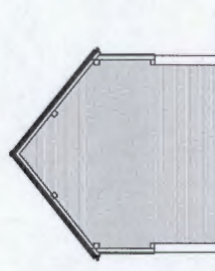
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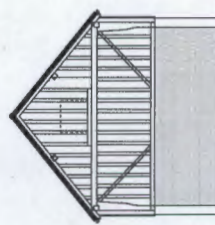
Long Barn Internal Elevation facing north



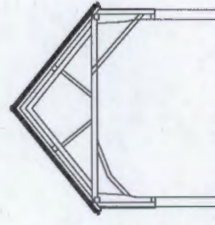
Long Barn Internal Elevation facing south



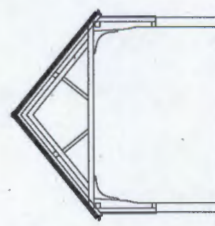
Internal Elevation East Gable
Long Barn Main Space



Internal Elevation West Gable
Long Barn Main Space



Cross Section Long Barn Main Space



246



B 11.12.16 Updated for planning application
 A 28.07.19 Updated for planning submission
 Rev

Beech
 Church Farm Barn
 The Street
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 01376 57642

CLIENT
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PROJECT
 Castle Farm
 Vicarage Road
 Wingfield
 Suffolk
 IP11 5RB

DISCIPLINE
 Overall Site Block Plan

SCALE 1:500 @ A1
 DRAWING NUMBER 10
 JOB NUMBER 81
 STATUS Preliminary
 REV B

DATE 19 2015

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FIRST FLOOR PLAN

These positions only show 1700mm headheight with brace positions to existing fit

BARN 2
4 BEDROOMS
290m²

BARN 1
5 BEDROOMS
373m²

BARN 3
4/5 BEDROOMS
270m²



These positions only show 1800mm headheight

© 11.12.15 Updated for planning application
 © 12.07.16 Updated for planning submission
 A 08.07.16 Updated for planning submission
 Rev

Beech
 ARCHITECTS
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 A 2011/0001/0000/0000/0000
 T 01273 878662

CLIENT
 Warren HR Farms

PROJECT
 Castle Farm
 Vicarage Road
 Wingfield
 Suffolk
 IP21 5RB

DRAWING
 GA Plans - 3 No. Dwellings

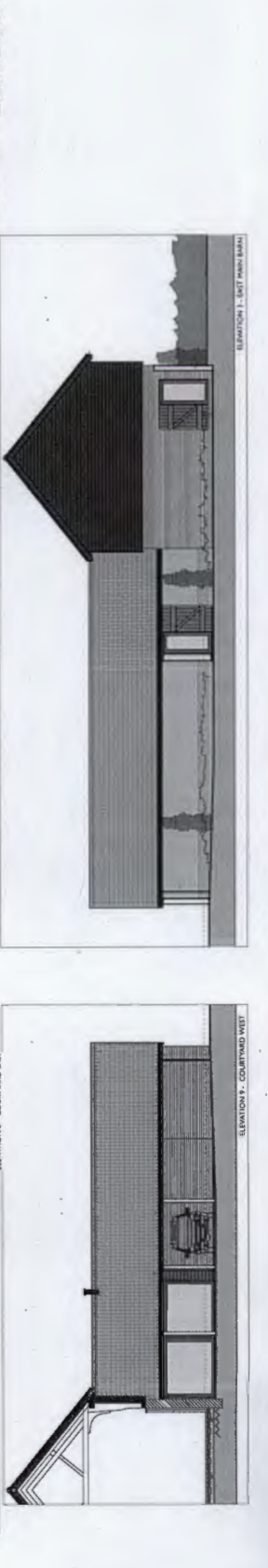
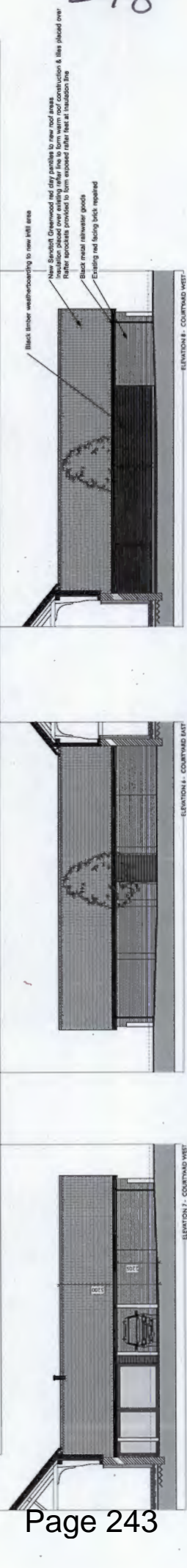
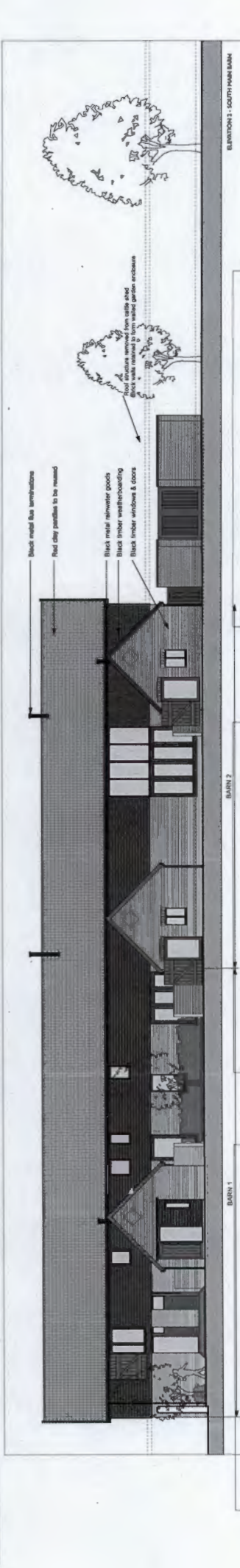
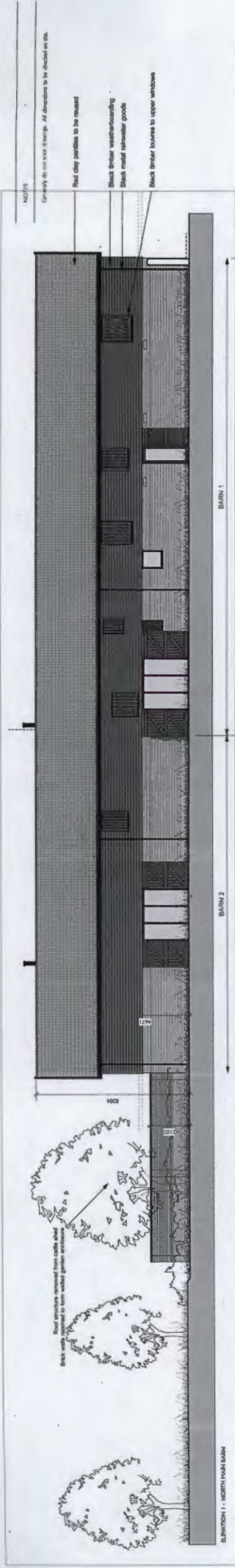
SCALE: 1:100 @ A1 DATE: Dec 2014

DRAWING NUMBER	JOB NUMBER	STATUS	REV
11	81	Preliminary	C

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0 1 1/8" = 1'-0" (noted for primary conditions)
 0 1/4" = 1'-0" (noted for secondary conditions)
 0 1/2" = 1'-0" (noted for planting conditions)
 All other dimensions as shown

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 Fax: 252.738.1112
 www.beecharchitects.com

CLIENT
 Warren Hill Farm

PROJECT
 Castle Farm
 10000 Main Road
 Winterville, NC
 27188

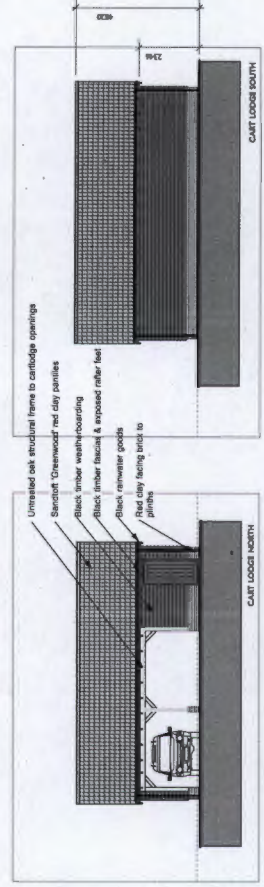
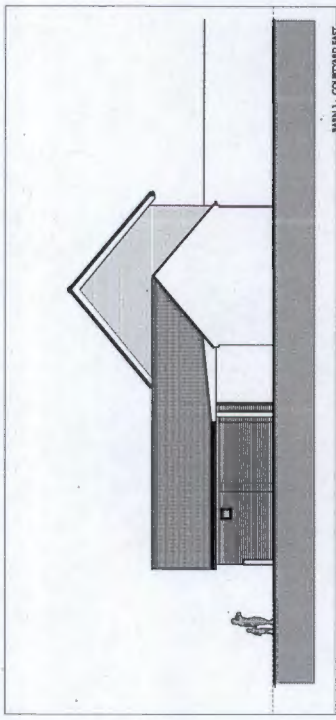
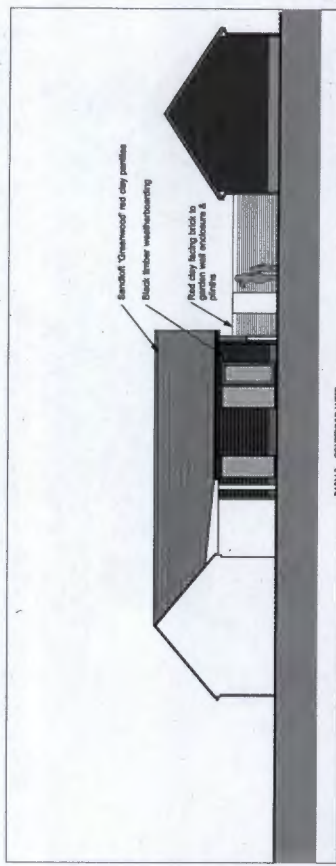
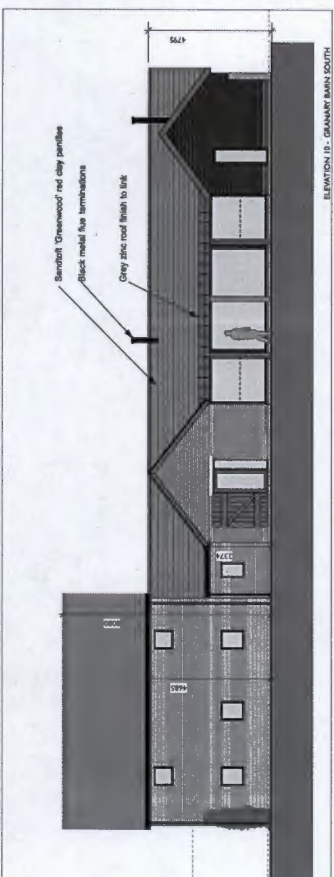
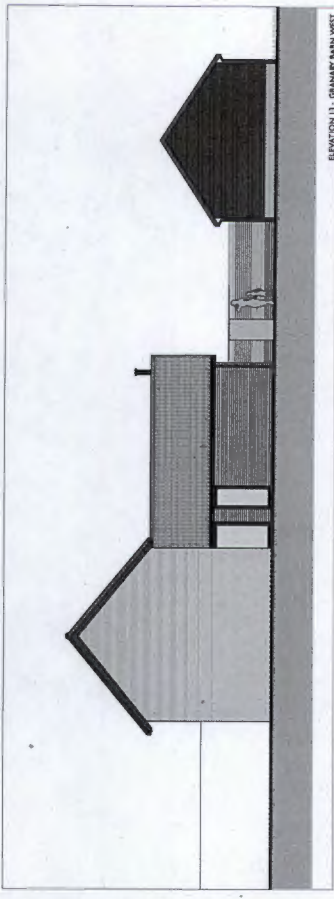
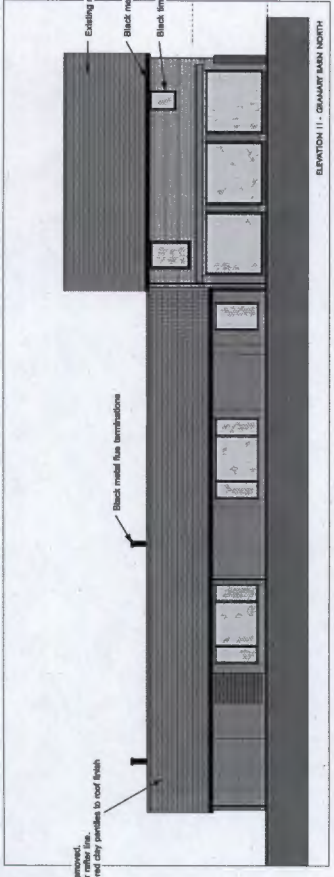
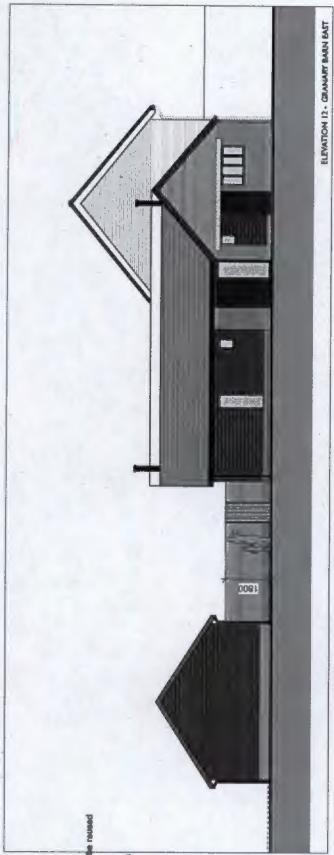
DRAWING
 Proposed Elevations - Barn 1 and 2

SCALE	DATE
1:100 @ A1	Apr 2016
DRAWING NUMBER	JOB NUMBER
12	B1
STATUS	REV
Preliminary	C

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11/15/18 Updated for planning application
 # 02/17/19 Updated for planning submission
 Day



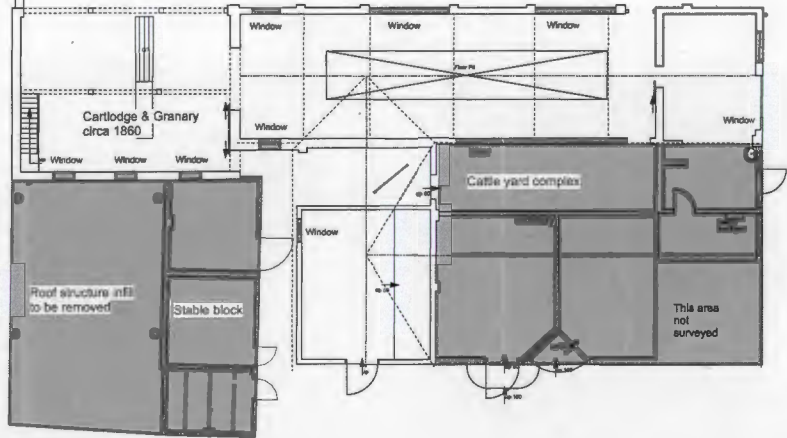
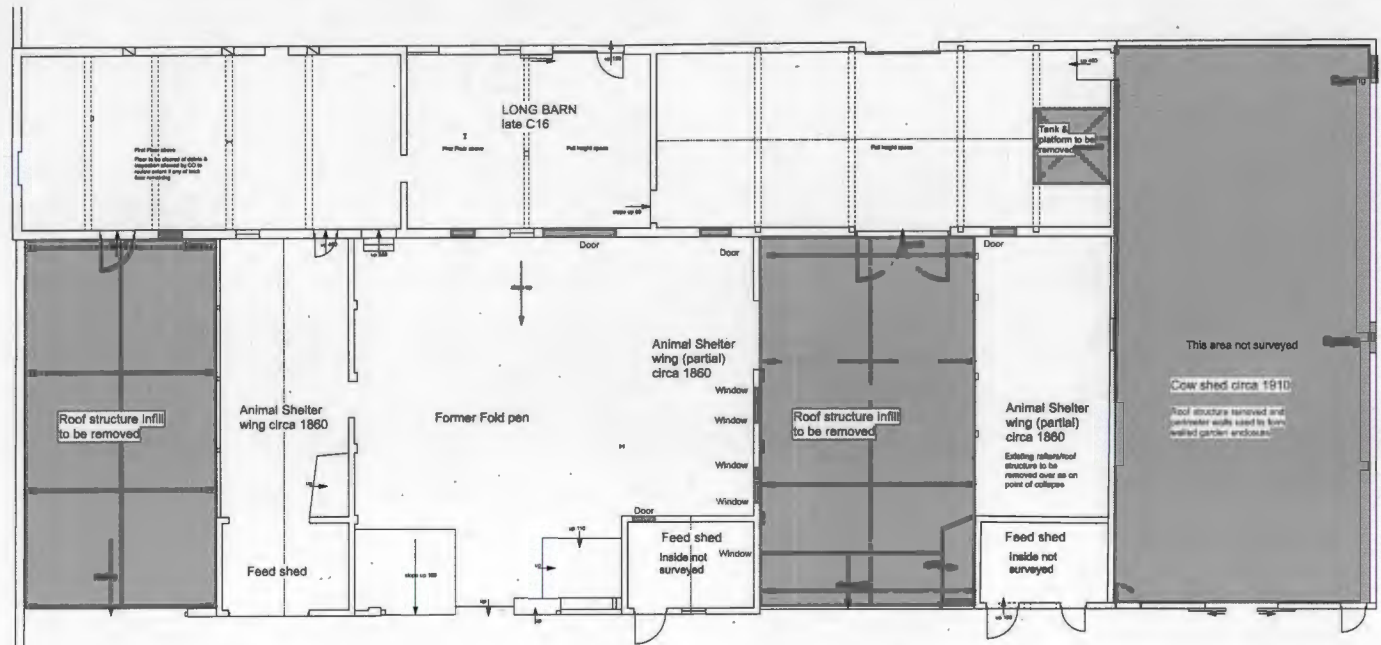
CLIENT Wynne Hill Farms		SCALE 1:100 @ A1	DATE Apr 2018
PROJECT Curtis Barn Wynne Hill Road Wynne Hill Stables PPT 008		DRAWING NUMBER 13	JOB NUMBER 81
DRAWING Proposed Elevations - Barn 3		STATUS Preliminary	REV B

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NOTES
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KEY

Area of Demolition - Removal of fabric or new opening created



250

Page 245

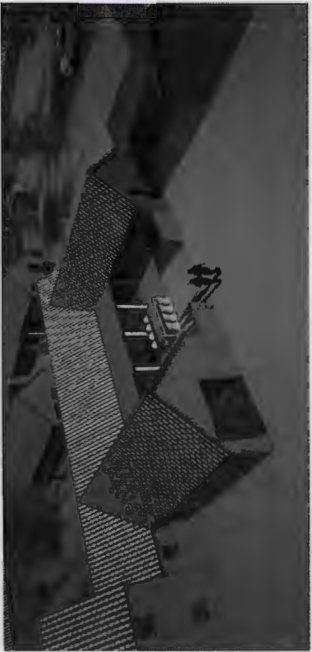
Ground Floor Plan 1:100 scale

Site Plan - Demolitions 1:500 scale

C 11.10.15 Updated for planning application
 B 10.07.15 Updated for planning submission
 A 06.07.15 Updated for planning submission
 Rev

Beech		Church Farm Barn The Street Thurston Suffolk IP23 1JF	
www.beecharchitects.com		e enquiries@beecharchitects.com t 01376 679442	
CLIENT Warren Hill Farms			
PROJECT Castle Farm Viceage Road Wingfield Suffolk IP21 5RB			
DRAWING Proposed Demolitions			
SCALE 1:100 & 1:500 @ A1	DATE July 2015		
DRAWING NUMBER 14	JOB NUMBER B1	STATUS Preliminary	REV C

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Rev. A. 11.15.16 Update for pricing schedule

Beech

Client: Warren 158 Farms
 Project: Warehouse
 Location: 15800 Warren Road
 City: Warren, Michigan
 State: MI 48090
 Project ID: 15800

Scale: 1/8" = 1'-0"

Date: APR 2018

Drawing Number: 17
 Job Number: 81
 Status: Preliminary
 Rev: A

Drawing: 3D Views sheet 1

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Rev. A 11.13.14 Updated for planning application

Beech
 10000
 www.beecharchitects.com
 01293 819404

Client: Warren Hill Farms
 Project: Castle Farm
 Location: Wooding Road, Wooding, Suffolk, IP11 8BB
 Drawing: 3D Views Sheet 2

SCALE	DATE
1/8" @ A1	APR 2018
DRAWING NUMBER	JOB NUMBER
18	81
STATUS	REV
Preliminary	A

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Rebecca Biggs

From: Paul Harrison
Sent: 14 January 2016 08:51
To: Rebecca Biggs; Planning Admin
Subject: FW: LAND AND BUILDINGS AT CASTLE FARM, VICARAGE ROAD, WINGFIELD, IP21 5RB

Categories: Red Category

From: Nicolaas Joubert [<mailto:historicbuildings.haa@gmail.com>]
Sent: 13 January 2016 23:49
To: rebecca.biggs@westsuffolk.gov.uk
Cc: Paul Harrison
Subject: LAND AND BUILDINGS AT CASTLE FARM, VICARAGE ROAD, WINGFIELD, IP21 5RB

Dear Ms. Biggs,

Re: Application No 2471/15 & 2472/15

On behalf of my clients Mr. & Mrs. Lyndon-Stanford, I would like to take the opportunity to register their objection to the proposed application validated on December, 15th 2015.

They have previously raised an objection to a similar proposal in 2006 ref; Application Nos. 1296/06/FUL and 1379/06. Although the current planning application reflects an improved scheme, the impact of the proposed development will have a detrimental impact on the buildings and the setting of the adjacent Grade I Listed Wingfield Castle. This view was also strongly expressed by Historic England;

'The effect on the setting and significance of Wingfield Castle from the proposed development falls within the remit of Historic England to advise the Council, although the effect on the farm buildings and particularly the long barn would also be profound. Proposals to convert the farm to residential use have been made before and we have long expressed concern regarding this in terms of its impact on the character of the barns and the setting of the Grade I listed Castle. Conversion to residential use is usually considered to be the most damaging of the potential range of new uses for agricultural buildings because of its impact on their historic character, features and their setting. The requirements for modern residential use, both in terms of the fabric of the barns and change to their immediate surroundings could remove much of the essential character of the farmstead and affect the established visual relationship between the Castle and farmstead. This relationship is a vital part of both its character and that of the setting of the Castle.'

Further;

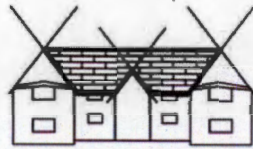
'The NPPF also states that the significance of listed buildings can be harmed or lost by alteration to them or development in their setting (paragraph 132) and that the conservation of heritage assets (in this case Wingfield Castle and the farm buildings) is a core principle of the planning system (paragraph 17). Furthermore, paragraph 137 states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of the heritage assets should be treated favourably.'

Although the conversion of historic farm buildings to residential use are acceptable in circumstance where; they are no longer functional in their historic use and a conversion will not have a detrimental impact on the heritage asset's character, appearance and setting it is preferred to explore an alternative which will have the least impact. My clients have offered to purchase the barn and its associated buildings to ensure

that they are repaired and retained within their historical setting of the Grade I Wingfield Castle. This is the best option to ensure the preservation of the setting and conservation of the historical 19th century model farmstead for future generations.

The supporting documentation for this objection was lodged with Mid-Suffolk County Council in 2006. If further copy is required, please do not hesitate to contact me on 07717533498 or alternatively by email as shown above.

Yours sincerely,
Nicolaas Joubert, MSc Building Conservation.



Nicolaas Joubert (MSc.)
Historic Buildings Consultant

10 Bishops Croft,
 Barningham,
 Bury St. Edmunds
 Suffolk
 IP31 1BZ

On behalf of:

Mr. & Mrs. Lyndon-Stanford
 Wingfield Castle
 Wingfield,
 Suffolk
 IP21 5RB

Ms Rebecca Biggs
 Mid Suffolk District Council
 131 High Street
 Needham Market
 Ipswich
 Suffolk
 IP6 8D

22 January 2015

Reference: Planning Applications Numbers 4372/15 and 4373/15.

On behalf of Mr. & Mrs. Lyndon-Stanford, and in my qualified capacity as a historic buildings specialist, I object strongly to the above mentioned proposed development. Our objection and concerns are upheld by the following parties to name a few:

- Historic England – David Eve
- SPAB - Elaine Byrne
- Suffolk Preservation Society – Richard Ward (DipTP MRTPI)
- Prof. David Watkin (University of Cambridge, Dept. Of History and Art)
- Prof. Rob Liddiard (University of East Anglia)
- Prof. Maurice Howard
- Tim Knox (Head of the Fitzwilliam Museum)

Statements by the above mentioned parties are available on request.

Setting of the Listed Buildings

As demonstrated in the listing particulars, Appendices A & B, Wingfield Castle and its historically associated farm buildings are of significant historical interest. The Medieval Grade 1 listed castle and the collection of post-medieval farm buildings within the setting of this nationally important building form a group. The farm buildings have been designated as a Grade II historical asset, and the historical value of this group of farm buildings were clearly demonstrated by Leigh Alston in his Historic Building Record published by the Suffolk County Council Archaeological Service. Below is an extract from his report:

'Despite the extent of its alterations in the mid-19th century the Tudor barn is still an imposing and nationally important example of its type. Its scale and external decoration was designed to extend the width and visual impact of the gatehouse when approaching from the south, and it forms part of a rare late Elizabethan 'seigniorial landscape' reflecting the status of one of East Anglia's most important families. It remains of vital importance to the historic context and integrity of the grade I-listed castle, and accordingly, in my view, merits listing at grade II*. The refurbishment of circa 1860 is of historic interest in itself as part of a well-preserved 'model' farm in the latest fashion of its day, and illustrates the wealth of the Flixton Hall estate to which it belonged.'

Prof. Rob Liddiard has carried out extensive research on the castle and its setting during a research project in 2009. In a subsequent letter dated 28th August 2015 he stated:

'The close proximity of the long barn and castle, as well as the invisibility between them, adds considerably to the historical importance of the whole. Wingfield is one of the few places in East Anglia where such an arrangement can still be seen on the ground.'

Both my associate Philip Aitkens (Historic Buildings Consultant) and I have assessed the castle and its setting during this project and on separate occasions. We are very concerned about the significant impact posed by a development to the farm buildings and to the historic setting of Wingfield Castle.

The farm buildings will require a large investment to repair and recover. Conversion to dwellings is generally considered as the most financially viable option to recover such investments. This should be a last resort as such conversions could have a very damaging impact on the fabric, setting and character of these buildings. Where an alternative use can be found, particularly; storage, commercial use or continued agricultural use, there is no justification for the conversion of such heritage assets to dwellings. Mr. & Mrs. Lyndon-Sandford have offered such an alternative which will not only preserve the very significance of the buildings but will also enhance the setting of the castle and farm buildings (paragraph 137, NPPF).

Paragraph 132 of the NPPF states that any impact on a heritage asset requires a clear and convincing justification. The substantial historical significance of the setting and heritage assets which will be negatively affected by the proposed scheme calls the justification for the proposed development into question.

Yours sincerely,
J. Nicolaas Joubert MSc.

Appendix A
Grade I listed Wingfield Castle

Listed Buildings Description

Remains of fortified manor house. Late C14, for Michael de la Pole, who was granted licence to crenellate in 1384. An irregular rectangle on plan, surrounded by a moat. Only the south curtain wall is intact, with a fine gatehouse, not quite central, and polygonal corner bastions. Flint rubble with stone dressings. Red brick embattlements, mostly rebuilt. Below the parapet a string course with gargoyles. Lancet and loop windows to ground floor, 2-light Decorated-style windows above. Gatehouse has 3-storey polygonal corner towers with flushwork panelling at the base. Outer entrance has moulded segmental pointed arch, dying into the impost. Moulded inner arch with original gates and wicket gate. In the jambs are square panels with the Wingfield and de la Pole arms and a portcullis groove. To courtyard a 4-centred arch. Inside the gateway 4 doorways with 2-centred arches. Evidence for vaulted roof. First-floor guardroom has original fireplace with stone buttresses terminating in corbels carved as human heads. 2-storey curtain walls; on the inner side there are several fireplaces and a piscina where living rooms and the chapel once stood. Foundations of the missing curtain walls and bastions can be traced. The present house is built into the remains of the west curtain wall, probably on the site of the castle great hall, part of which it may incorporate. Mid C16, with at least 2 phases of C17 alteration. An impressive range some 40m long. Part rubblework, colourwashed or plastered, part timber framed to the upper floor, with good C16 exposed close studding to the east. Roof plaintiled to east, glazed black pantiled to west. 2 storeys and attic. Various mullioned and mullion and transom windows: some original, others of later date and some C20 copies of C16 work. Fine diamond-leaded glazing with many stained glass panels, much of it old but all inserted C20 from elsewhere. 2-storey rubblework entrance porch: 4-centred arch, the hoodmould supported on stops carved with falcons, the crest of the Jernyngham family to whom the castle was granted in 1544. Above the entrance an oblong niche surrounded by guilloche work. Original doorframe and door. To north of porch a 3-storey stair tower: square, with splayed angles to ground and first floor. To the west a massive external stack with 4 octagonal shafts, 2 having moulded brick embellishment; star caps. 3 other external stacks, one with rebuilt octagonal shafts. Later axial stacks. Interior has a number of good 4-centre arched brick fireplaces. Main ground floor room has ovolo-moulded ceiling beams of c.1600. In the kitchen a blocked late C14 opening to the moat with a moulded arch. Fine C16 plain oak newel stair in 2 flights. Large first floor room with plain barrel ceiling. Much C17 work, especially partitioning. Mid C16 roof with clasped purlins and arched wind braces. The detached buildings within the line of the curtain walls are not included in the listing.

Appendix B

Grade II listed Long barn with fold yards and cartshed/granary with other outbuildings at Wingfield Castle Farm

Listed Buildings Description

Long barn with fold yards and cartshed/granary with other outbuildings. c.1550 and later C19. Red brick and timber-framed with weatherboarding. Pantile roofs. Long barn of 11 bays has 3 fold yards and ancillary buildings projecting southwards and a further outbuilding on the east end. The mid C16 barn has a ground floor underbuilt in brick in the later C19 when the main posts were probably cut, but retains the first floor of close-studded timber-frame with mid rail, jowled posts, wall plates and tie beams. Some curved and cranked wind bracing remains. The end bays are floored and were originally probably for stabling on the ground floor. Most of the main frame is of chamfered timbers with ogee stops and is very similar to the framing in the residential range of the adjacent Wingfield Castle (q.v.), which was built shortly after 1544. The roof is later C19 as are the rest of the buildings. Standing south of the fold yards is the 3-bay cartshed with granary over and a further single-storey outbuilding attached to east.

These C16 and C19 farm buildings are of special interest in themselves and form part of a very significant group both visually and historically with Wingfield Castle which stands close by to the northwest. The barn is almost certainly contemporary with the Tudor part which was built by Sir Henry Jerningham shortly after he was granted the castle in 1544. This unusually long barn must have been the principal estate farm barn and the framing is of the high quality which one would associate with such a barn.

The main barn with the survival of the whole first floor of fine framing of the main estate barn of the Jerninghams and the C19 attached fold yards and adjacent cartshed/granary building make up with it a good example of a later C19 farmstead as well. The buildings are of special architectural and historic interest and are part of a very significant group. The group value with the Castle is very significant both visually, since these buildings have a close visual relationship, and historically. The group makes up part of the early Tudor estate complex resuscitated after the Jerninghams took over the estate following the fall of the de la Pole family (Earls of Suffolk) who built the castle in the late C14. The main barn of such an estate was normally sited where the present building stands to one side of the base court which in the case of Wingfield Castle was to the east away from the residential part of the castle which in the south-west corner.

In size the barn compares with the examples at Framsdon hall (12 bays), Winston Hall Farm and Roydon Hall (10 bays). In date there is also the comparison with the barn at nearby Wingfield College (q.v.) dated to c.1527. Suffolk moated manors and their farmsteads are very important in a national context and the early Tudor period appears to be one of expanding crop volumes leading to large barns being built. This one is also of interest in that part was floored with probably stabling below.

Electronic Message Received

Message Type: DCONLINECOMMENT

CaseFullRef : 4373/15

Location : Castle Farm, Vicarage Road, Wingfield IP21 5RB

An electronic message was submitted to Acolaid on 07/01/2016 and was processed on 07/01/2016

Online Comment**Contact Name:** Mr STEVEN TEEDER**Address:** 1 Castle Farm Cottage

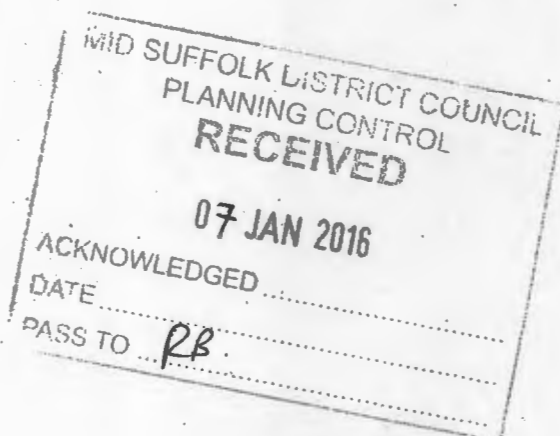
Vicarage Road

Wingfield

Diss

Postcode: IP21 5RB**Email Address:** steventeeder@btinternet.com**Representation:** OBJ

Comment: i strongly disagree with this development it infringes on all of us that live here and near vicarage road farm barns its going to be loads more traffic noise dust and more importantly wildlife disturbed little owls barn owls sparrows hawks kestrels newts from the pond ditches stoats and lots more wildlife going to suffer waist heavy vehicles i mean the tractors have already ripped up the tarmac at the approach to farm entrance on vicarage road its a nice and peaceful place we are in the heart of the countryside which is why we brought this house in this location that will no longer be the case and most on us on this road feel the same . but the wild life cannot speak out only suffer as a result from this



Consultation Response Pro forma

1	Application Number	4372/15, 4373/15 Castle Farm barn, Wingfield
2	Date of Response	25.2.16
3	Responding Officer	Name: Paul Harrison
		Job Title: Enabling Officer
		Responding on behalf of... Heritage
4	Summary and Recommendation (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.	1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> • less than substantial harm to designated heritage assets because of compromise to the building's historic character arising from the change of use, and because of intrusion in the setting of the adjacent listed building; however, because the harm is limited and minimised and offers an important public benefit, the proposal is considered acceptable. 2. The Heritage Team recommends approval with appropriate conditions.
5	Discussion 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.	Legislation The Council is under duties in the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings and their settings. Accordingly harm to a building or its setting is to be given great weight in decision making, and in NPPF terms requires clear and convincing justification such as by way of public benefits, and by demonstration that harm has been minimised. Listed building at risk The building in question has appeared on the Council's Buildings at Risk register since 2009 when the condition of the roofs threatened decay to the historic frame. Since then repairs have been carried out to the main roof, but it has proved difficult to prevent deterioration of the single storey elements resulting from theft of roof tiles. Securing a viable long-term use for the building is considered a substantial public benefit. Planning history A previous scheme was refused on grounds of its impact on the setting of the Castle. Upon appeal, the Inspector considered whether a change of use was fully justified, but he found the external alterations acceptable and was ultimately unconvinced that residential use would be harmful to the setting of the Castle. However, he found the internal subdivision of the building harmful and

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>dismissed the appeals on these grounds. Since his decision, Heritage officers have joined planning colleagues in informal discussion with agents on amended schemes, resulting in applications in 2015 (withdrawn), and in the present scheme. The Heritage Team have expressed support for proposals on the basis that they appeared to successfully address the issues which resulted in dismissal of the appeal.</p> <p>Appraisal The application is accompanied by a Heritage appraisal which assesses the building's historical significance in exemplary manner, shedding new light on the original form and subsequent evolution of the building, and its role in the setting of the Castle.</p> <p>Drawings There appear to be discrepancies in the survey drawings in the layout and detail of the timber frame between the plan and elevation, and between these and other survey drawings such as those in the heritage appraisal (although these in turn may rely on someone else's drawing); in particular the first floor layout plan may not be reliable in relation to position of frame members, trusses, and existing openings. These appear to result in discrepancies in the positions of windows at first floor in the western part of the building.</p> <p>Buildings In the main barn the existing subdivision, dating from about 1860, is retained unaltered apart from a floor inserted in one bay. The Inspector found the degree of subdivision to be the main fault of the previous scheme, and by limiting the conversion to two units in this building the present scheme has substantially reduced harm in this respect.</p> <p>Setting of the Castle Reducing the number of units can also be expected to result in reduced levels of activity. On the rear elevation, facing the Castle and its outbuildings, the application scheme uses existing openings, adding only one first floor window, fitted with louvres. On the south elevation again there are new openings, also reduced from the withdrawn scheme, but on the whole the impact is considered much the same as the appeal scheme, although it is regrettable that the barn doors are to be lost. When considering the impact of the scheme on the setting of the Castle, the Inspector found that the rear elevation treatment of the previous scheme did not warrant dismissal, and in that context it is</p>
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		<p>considered that this additional opening would not critically add to harm. It should also be noted that an 1800s building and a more recent outbuilding stand between the Castle and the barn, introducing a degree of domestication to the area. The Inspector also noted that steps can be taken to control activities in the area immediately north of the barn.</p> <p>The Heritage appraisal draws new attention to the position and orientation of the barn, concluding that it forms part of a designed, formal approach to the main barn, a point which has not been explicitly addressed before. The Inspector's view was that any use, including continued agricultural use, would result in some level of disturbance and intrusion, but removal of 1900s additions and buildings would enhance the setting of the barn, and the wider setting of the Castle. The integrity of the physical layout of the barn and Castle, as now understood, is compromised by the 1800s additions and alterations which partly screen the farm buildings from the Castle grounds. This new understanding of the significance of the layout is not considered to amplify the level harm beyond what the Inspector found acceptable.</p> <p>Summary The Heritage Team is satisfied that harm to the significance of the application building and to the setting of the Castle has been minimised, and is outweighed by the benefit to the public of securing a viable ongoing use for an important heritage asset.</p>
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	<p>The accuracy of the survey drawings should be confirmed, and if necessary the proposal drawings adjusted accordingly.</p> <p>Partly because of the discrepancy of the various survey drawings, recording by measured survey of extant fabric should be considered. The Archaeologist may have a view on this point.</p>
7	<p>Recommended conditions</p>	<p>Timber survey and repair schedule. Insulation details, notwithstanding. Fenestration. Materials. Schedule of repairs to single storey wings.</p>

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Historic England

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Ms Rebecca Biggs
Mid Suffolk District Council
131 High Street
Needham Market
Ipswich
Suffolk
IP6 8DL

Direct Dial: 01223 582721

Our ref: P00491790

11 January 2016

Dear Ms Biggs

Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015

**CASTLE FARM, VICARAGE ROAD, WINGFIELD, IP21 5RB
Application No 4373/15**

Thank you for your letter of 22 December 2015 notifying Historic England of the above application.

Summary

The application proposes the conversion of the barn and associated farm buildings at Wingfield Castle Farm to form residential dwellings. Historic England has given advice on two previous applications for the residential conversion of the group and consistently expressed concern in relation to this change of use because of the impact on the buildings and the setting of the adjacent grade I listed Wingfield Castle. The present application includes minor amendments to the design but does not address our concerns.

Historic England Advice

The Castle Farm complex consists of a long barn with fold yards, a cartshed/granary and other outbuildings, listed Grade II, which were constructed as the farmstead to Wingfield Castle which lies immediately to the northwest, itself listed Grade I. The complex is significant both intrinsically as surviving agricultural buildings of the sixteenth and nineteenth centuries and because of its group value with the Castle. The dominant building in the farmstead is the long barn which dates from the mid sixteenth century. The timber framing of this period which survives on the first floor is similar to that found in the residential range of Wingfield Castle which was constructed shortly after 1544. The barn was under-built in the later nineteenth century when the other farm buildings were constructed, creating a good example of a farmstead of this period. The significance of the Castle and farm group, both historically and visually, is clearly expressed in the listing description. It is the long historical association between the two heritage assets, the close physical proximity of the farmstead to the Castle and



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the inter-visibility between the two that lends added significance to the farm buildings. It also makes the farmstead particularly sensitive to change.

Proposals to convert the farm to residential use have been made before and we have long expressed concern regarding this in terms of its impact on the character of the barns and the setting of the Grade I listed Castle. Conversion to residential use is usually considered to be the most damaging of the potential range of new uses for agricultural buildings because of its impact on their historic character, features and their setting. The requirements for modern residential use, both in terms of the fabric of the barns and change to their immediate surroundings could remove much of the essential character of the farmstead and affect the established visual relationship between the Castle and farmstead. This relationship is a vital part of both its character and that of the setting of the Castle.

The farm complex historically operated as an integral part of the Castle's estate for a considerable period of time and still remains an integral part of the surrounding landscape. There is a strong inter-visibility between the Castle and the farm buildings. Much of the complex is visible from the within the Castle and its grounds, including the roof of the principal barn, the north elevation and area of land adjacent to this, the western elevation and part of the southern elevation including the fold yards, the western and part of the north elevation of cartshed/granary and the southern elevations are only shielded by an area of vegetation. The farm buildings frame views of the Castle on its principal approach and are prominent in general views of the Castle from fields beyond. The traditional agricultural character and use of the site is a key part of its relationship with the Castle.

A previous application for conversion of the farm to four residences was submitted in 2006 (application number 1296/06/FUL). We expressed great concern about the impact on both Castle and farm buildings in our letter to the Council of 31st July 2006. The application was refused permission, a decision subsequently upheld at appeal. In his decision (paragraph 10) the Planning Inspector questioned the appellants' assertion that an alternative to residential use could not be found as little evidence had been submitted of efforts to secure such a use. He particularly suggested countryside stewardship support and also noted that at the time 'the adjoining owner [was] willing to acquire the buildings for agricultural use and to put them into a good state of repair. In those circumstances an alternative use is not urgently required in order to secure preservation of the listed building and the proposed conversion to residential use is not warranted.' We share the Inspector's view that the onus is on the applicant to put forward a convincing case for why the site cannot be used for an agricultural, storage or other low-key business uses.

New applications for conversion of the farm buildings to three residences were submitted in 2015 (numbers 2471/15 and 2472/15). The Design and Access Statement accompanying the applications stated that the buildings are not capable of



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modern agricultural use, but did not address any other uses alternative to residential or contain any supporting evidence. The Statement also failed to consider the Castle's historic setting and its development or how the farmstead might be seen from other directions, including after the modern farm structures have been removed. Despite this the document drew conclusions about the level of visual impact.

In our letter of 26th August 2015 we noted the potential for the farm buildings' new use to be clearly apparent from the Castle and from the land between them. We raised specific concerns about the treatment of the northern and western sides of the main barn and the need to protect the highly sensitive space between barn and castle from gaining a domestic character. We also commented on the south elevation of the barn and both the north and south sides of the granary/cartshed and how they might appear in views. We also drew attention to the detail of alterations to the interior of the historic farm buildings and how in his 2006 decision the Planning Inspector, when rejecting the scheme for residential conversion stated that subdivision of the long barn would mean 'it would no longer be possible to appreciate the full effect of its existing spaces, particularly on the first floor. The interest of the cart shed/granary would also be diminished by subdivision. The listed building as a whole would be substantially changed and it would not be preserved in a form consistent with its essential agricultural character' (paragraph 9).

The current application is mainly comprised of information submitted with the previous scheme and does not have any further information justifying the change of use. There have been some modifications to proposals to convert the barn. These do not fundamentally change the interior of the barn's residential scheme or address all the issues we raised concerning its northern elevation. We therefore do not feel the current application has addressed the concerns expressed by the Inspector in consideration of the 2006 application, or those of Historic England.

The Planning (Listed Buildings and Conservation Areas) Act 1990 establishes that in considering applications for listed building consent the local planning authority shall have special regard to the desirability of preserving the building or its setting (paragraph 16.2). Similarly, in considering applications for planning permission for development which affects a listed building or its setting local planning authorities shall have special regard to the desirability of preserving the building or its setting (paragraph 66.1).

The National Planning Policy Framework builds upon the 1990 Act. It identifies protection and enhancement of the historic environment as an important element of sustainable development and establishes a presumption in favour of sustainable development in the planning system (paragraphs 6, 7 and 14). The NPPF also states that the significance of listed buildings can be harmed or lost by alteration to them or development in their setting (paragraph 132) and that the conservation of heritage assets (in this case Wingfield Castle and the farm buildings) is a core principle of the



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planning system (paragraph 17). Furthermore, paragraph 137 states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of the heritage assets should be treated favourably.

This application seriously raises concerns about the impact on the setting and significance of Wingfield Castle by the proposed development. As the Castle is grade I listed it is in the top 2.5% of listed buildings nationally. The NPPF states that the conservation of heritage assets should be given 'great weight' in the planning system. The importance of the Castle and sensitivity of its setting makes that particularly pertinent here.

Paragraph 128 of the NPPF requires applicants to submit sufficient information on the significance of heritage assets to allow assessment of a development's impact upon that significance. While the analysis of the historic barn is good there is insufficient information on the setting of the heritage assets, its historical development and how it contributes to their significance as well as the visual impact of certain aspects of the development. Given the significance of the heritage assets concerned this information is important and we do not consider the application has satisfied the requirements of paragraph 128.

Based on the information that has been submitted we are concerned that conversion of the historic farm buildings to residential use would result in harm to the significance of Wingfield Castle in terms of the NPPF paragraphs 132 and 134. This would be caused by the permanent curtailing of the agricultural use and bringing domestic activity into a part of the Castle's immediate setting which was an ancillary service area. The detail of the design would also result in harm to the significance of the grade II listed farm buildings and in particular some of the external alterations to the farmstead would have a harmful impact on the Castle's setting and significance. The amendments made to the proposed designs do not address these concerns.

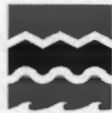
The farm buildings are in need of repair and being brought into use. This and the removal of modern farm structures adjacent to them could be considered a public benefit in terms of the NPPF paragraph 134 for the Council to weigh against the harm to the heritage assets. However, the NPPF paragraph 132 required a 'clear and convincing' justification to be made for 'any' harm. We do not feel sufficient justification has been made for the proposed use. Furthermore, the impact on the most significant areas of the farm buildings and the changes to the exterior of the buildings which would have a harmful impact on the Castle has not been justified. We leave it to the Council to consider any public benefit resulting from the development but if the justification for the harm required by the NPPF is not made we recommend the application is refused.



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Recommendation

Historic England is concerned by the proposal to convert the farmstead to residential units which would result in harm to the significance of the barns and Wingfield Castle in terms of the NPPF paragraphs 132 and 134. The amended plans do not address these concerns and we do not consider the justification required by the NPPF has been made for the proposed use, the impact on the most significant areas of the farm buildings and the changes to their exterior which would have a harmful impact on the Castle. We leave it to the Council to consider any public benefit resulting from the development and if the reuse of the buildings could be achieved without harm to the heritage assets but if the justification for the harm required by the NPPF is not made we recommend the application is refused.

Yours sincerely

David Eve

Inspector of Historic Buildings and Areas
E-mail: david.eve@HistoricEngland.org.uk



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MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE B - 16th March 2016

AGENDA ITEM NO	6
APPLICATION NO	4226/15
PROPOSAL	Variation of condition 3 of planning permission 2689/15 "Use of land for the stationing of 23 holiday lodges" to permit extended occupation of lodges.
SITE LOCATION	Honeypot Farm, Bury Road, Wortham IP22 1PW
SITE AREA (Ha)	0.217
APPLICANT	Mr Feeney
RECEIVED	November 26, 2015
EXPIRY DATE	March 1, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

- (1) The application was deferred by Committee B on at the meeting in February for further negotiation as to the period of occupancy and tenure management issues and a recommendation to report back to committee.

UPDATE FOLLOWING DEFERRAL FROM COMMITTEE

Following the deferral from Committee Officers contacted the applicant's agent to express the desire of the Committee for there to be negotiation with regard to the period of period of occupancy and tenure management. In response to this an email has been received from the applicant's agent which states :

"I can confirm that I have discussed the matter further with the applicant. He does not wish to agree a compromise as suggested by the Planning Committee. He considers that what he is asking for merely reflects Government advice (in fact the condition I have recommended provides more control than the Government's recommended conditions) and consequently there is no planning reason why the application should not be approved or why the Committee should ignore the advice of its professional officers. Please can you take the application back to committee as soon as possible."

UPDATED ASSESSMENT

Your officers have considered the response from the applicant. There is no change to the proposal as previously reported to Committee. Therefore your officers are still of the opinion that a variation of the wording of the occupancy condition would reasonably permit a more flexible occupation of the lodges which would benefit the rural economy but would not result in the permanent occupation of the lodges. Therefore there is no justification to change the recommendation to approve as set out in the previous report to Members.

For information the previous report to the Committee B on 17th February is set out below:

--- ORIGINAL REPORT TO COMMITTEE FEBRUARY 17TH 2016 ---PRE-APPLICATION ADVICE

1. No substantial pre-application advice was given. The applicant's agent was advised that a formal application would be required to vary the wording of the occupancy condition.

SITE AND SURROUNDINGS

2. This application relates to an established camping and caravan site located on the southern side of Wortham village. The site is accessed via a vehicular access from the main A143 Bury to Diss road across Wortham Green. This access also serves some residential properties which front on to the Green, and a bungalow associated with the camping site. A 5m metre wide access drive between two residential properties leads to the site.

The application site has an area of approximately 1.85ha and is currently laid out with individual pitches for siting of caravans or tents. One pitch is used on a seasonal basis by a site manager. There is a permanent amenity block on site and the site is defined by established boundary hedging and includes a fishing lake at the southern end. Part of the site in the south eastern corner adjacent to the lake is currently set aside as an informal recreational area and not used for camping/caravan pitches.

HISTORY

3. The planning history relevant to the application site is:

2689/15	Use of land for the stationing of 23 holiday lodges and one lodge for site manager	Granted 27/10/2015
4134/08	Continued use of land as caravan and camp site without compliance with condition number 5 of permission 1044/94 (seasonal restriction of warden's caravan), to allow one warden's caravan to be stationed and occupied between 1 March and 30 November annually.	Granted 16/04/2009
2495/06	Variation of condition 5, of planning application 1044/ 94, to allow a touring caravan to be used by a warden between 1st April & Sept 1st annually.	Granted 18/01/2007
0081/95	Change of use of agricultural land to camping & caravan	Granted 20/6/1995
0970/83	Retention of use of land for caravan site accommodating 12 caravans	Granted 3/1/1984
0996/78	Retention of use of land for caravan site accommodating 12 caravans and use of access across green	Granted 15/3/1979

PROPOSAL

4. Following the grant of planning permission in October 2015 for the use of land for the stationing of 23 holiday lodges and one lodge for a site manager, planning permission is sought for the variation of condition 3 of planning permission 2689/15 to permit extended occupation of lodges.

Condition 3 of permission 2689/15 states as follows:

"The holiday units hereby approved (except for the lodge allocated for the site manager) shall not be occupied other than for holiday purposes and shall not be used as residential dwelling/s, including any use within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended). No person/s shall occupy any of the unit/s for more than 28 consecutive days or re-occupy any unit on the site at any time during the first 28 days following their most recent stay.

Details of the name, permanent home address, vehicle registration of guests shall be kept in a register on site, a copy of which shall be made available to the Local Planning Authority for inspection at any time".

The application is supported by a statement from the applicant's agent which states that the condition 3 is unreasonable and does not comply with Government advice on conditions for holiday accommodation and prevents flexibility to allow for owner occupation. An alternative wording of an occupancy condition is suggested based upon a recent appeal decision relating to a holiday lodge development in Essex:

"The holiday lodges shall be occupied for holiday purposes only and shall not be occupied as a person's sole, or main place of residence. The hereby approved holiday lodges shall not be occupied between 8 January and 8 February in any calendar year. The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual lodges on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority".

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Wortham & Burgate Parish Council**

- oppose the variation as we consider that the existing 28 days consecutive occupancy restriction, is reasonable during the holiday period April to

October.

- We are of the opinion that simply by observing a requirement to vacate for say, one month in each year, is not sufficient to demonstrate holiday use if a person is using the holiday accommodation as their main or sole place of residence.
- While we support and encourage tourism, we need assurances that approved holiday accommodation is not used as a person's sole or main place of residence. Otherwise, residential development can occur in places that are contrary to important planning policies.
- There are significant benefits in providing holiday accommodation in our area, but our concern is to ensure that our countryside is protected from inappropriate development and that holiday accommodation is not occupied in breach of the holiday occupancy conditions. We consider that these conditions should be that the accommodation must only be used for holiday purposes and we refer to the standard dictionary definition which is applied also by Government Planning Inspectors and in the Courts, that a holiday is an extended period of recreation, away from a person's home; a day of festivity or recreation when no work is done.
- The test should be that the owner/occupier cannot use the accommodation as a sole or main place of residence, which must be in place elsewhere and being used as such.
- There are various factors which have been agreed in other councils in the UK, that may indicate that holiday accommodation is being occupied in breach of the occupancy conditions. These factors include:-
 - 1) An occupier spending the majority of their time in the holiday accommodation
 - 2) An occupier being asked by the site operators to provide a relative's address or an overseas holiday address as their sole or main place of residence;
 - 3) An occupier(s) receiving their mail at the holiday accommodation;
 - 4) An occupier using the holiday accommodation as a place to register to vote;
 - 5) An occupier's child attending a local school;
 - 6) An occupier or members of their family being registered permanently with a local GP or dentist;
 - 7) An occupier (or spouse/partner or other family member) carrying on their business or employment based at the holiday accommodation. For example, as a base to commute to and/or from a place of work as if being used as a sole or main place of residence.
 - 8) Ceasing employment for example through retirement does not mean that a person is on holiday. They must still be required to have a sole or main residence.

Tourism Development Officer

- would like to confirm support for the above application.
- The current visitor destination plan (amongst many recommendations) emphasises the need to encourage more overnight stays, and families to visit, and for visitors to come all year round. This development has the potential to help address these areas. The VDP and other supporting documents can be found on our website. <http://www.midsuffolk.gov.uk/business/economic-development/tourism-development-in-babergh-and-mid-suffolk/>

- The current condition which is in place would be difficult to monitor and enforce effectively, and, as well as appearing to have an impact on the viability of the project, it conflicts with the aim of encouraging visitors to come all year round, and is therefore counter-productive. I would recommend a flexible condition is used as detailed below which restricts the use and occupancy to holiday accommodation which is the essential element, without imposing rigid timescales when it can be occupied.
- *"The accommodation shall be occupied for holiday purposes only. The accommodation shall not be occupied as a person's sole or main place of residence. The site owners/ operators shall maintain an up-to-date register of the names of all occupants of the accommodation and of their main home addresses; the site owners/ operators shall make this information available at all reasonable times to the local planning authority."*

LOCAL AND THIRD PARTY REPRESENTATIONS

7.
 - objected to the original planning application 2689/15 and objections raised can only be repeated in respect of the application to vary condition 3
 - Previously warned of "planning creep" and are shocked that as soon as consent was granted the applicant is already applying to vary the conditions.
 - The previous planning application (2689/15) and supporting statement made numerous references to "holiday lodges", "sustainable tourist facilities", "leisure development" and "tourism" and we believe that as no individual owner of a unit would be regarded as being on holiday for eleven consecutive months of the year, that the variation of the condition is merely an attempt to create a lodge park where owners can live for 11 months of the year and then go away for one month in order to satisfy the planning condition.
 - Whilst the lodges are to be regarded as a second homes presumably checks will be made that buyers already own another property that is not let out and that can be regarded as a main home
 - If checks are made what is to stop owners selling their main property ? The planning consent is for holiday accommodation and the variation of the condition changes the whole nature of the site. If lodges in other parts of Suffolk cannot be sold then perhaps they are over priced or perhaps it is an indication that there are too many of them in the first place and there is little demand for them. That is the applicants problem and should have been researched prior to the original application being submitted.
 - A condition similar to condition 3 has been imposed by the Council on other developments in the area and should remain unchanged on this development. If other local authorities in the country have chosen to amend such a condition then there is little precedent for that in the area administered by MSDC.
 - We do not wish to live next to a glorified "caravan park" which will provide cheap accommodation for eleven months of a year whilst the occupants at best rent out their main property and at worst use the lodges as their home and whilst our property is further devalued and therefore in accordance with the planning policy stated in support of the original application, in respect of true holiday accommodation, the current condition 3 should remain in place.

ASSESSMENT

8. In assessing this application the key criteria are as follows:

- Principle of Development
- Site History
- Restriction on occupation
- Conclusion

Principle of Development

The principle of the development of the site as a holiday lodge development has been established with the granting of planning permission, as detailed below. This application specifically concerns the matter of the occupancy condition as applied.

For the purpose of the Core Strategy Wortham is designated as a secondary village. The site is located to the south of the defined housing settlement boundary, in the Countryside. Access to the site is located alongside the boundary of a grade II listed building.

The National Planning Policy Framework (NPPF) at para 28 give weight to supporting economic growth in rural areas to create jobs and prosperity by taking a positive approach to sustainable new development. It also encourages Local Authorities to support sustainable rural tourism and leisure developments which benefit businesses in rural areas, including supporting provision and expansion of tourist and visitor facilities in appropriate locations. Policy CS2 of the Core Strategy states that development in the countryside will be restricted to certain categories of development. Recreation and tourism are accepted, in principle.

Policy RT19 of the Local Plan states that holiday chalets will be permitted where there is no adverse effects on the character and appearance of the landscape, existing residential amenity and highway safety.

Site History

Planning permission (2689/15) was granted in October 2015 for the use of the site for the stationing of 23 holiday lodges and 1 lodge for a site manager. The application was supported by an indicative illustration of a holiday lodge which showed a three bedroom unit timber clad unit with a shallow pitched roof.

The application was supported with a statement which stated that the lodges were intended to provide the holiday accommodation on the site for 11 months of the year to ensure viability and meet the demand for holiday accommodation outside the summer season. The proposed lodge for a site manager would be required for 12 month occupation. The proposed lodges would not be permanent dwellings but would conform with the definition of 'caravans' as set out in the Caravan Sites and Control of Development Act 1960.

Restriction on occupation

With regard to the occupation of the proposed holiday lodges, in order to limit

the potential for long term occupation and ensure that they are only used for short term holiday occupation, it was considered appropriate previously to apply a condition restricting occupation to a maximum of 28 days, with no return during the following 28 days. The applicant has now indicated that they intended to provide holiday accommodation on the site for 11 months of the year. There was no reference in the original application to the proposed marketing of the lodges for owner occupation, it was assumed that the lodges would be for rental. The condition which was applied (Condition 3) is a condition which has been consistently applied to other holiday accommodation developments across the District in recent years, and has not been challenged before.

Members will be aware that holiday occupancy conditions are regularly imposed by planning authorities to ensure that holiday units, whether caravans or buildings, are safeguarded for that purpose and do not become part of the general housing stock in sites, commonly in the countryside, where that would not normally be permitted. This is in line with national planning policy.

The NPPF states that policies should support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities, and visitors. Tourism is seen generally as a proper means by which to promote the rural economy and is acknowledged to place less of a burden upon community services and facilities (e.g. education and healthcare etc). Tourist accommodation controlled by occupancy conditions to ensure that it remains for that purpose is therefore seen as a sustainable form of development.

With regard to this application the applicant is not disputing the need for an occupancy condition which prevents the occupation of the lodges as permanent accommodation, and the Local Authority still retains control over the occupation. The concern expressed by the applicant is that the condition which has been applied lacks flexibility and is not in line with Government guidance with regard to the wording of occupancy conditions. This guidance is set out in Annex B of the "Good Practice Guide on Planning for Tourism" (2006) which is still an extant document. This states that the use of 'holiday occupancy conditions' is generally used to ensure that the premises are only used by visitors and do not become part of the local housing stock, but are only occupied for their intended purpose as holiday homes.

The applicant considers that the wording of the current condition with the 28 day restriction on occupation limits the market for the lodges. The applicant would like to market the lodges for sale so that purchasers can occupy them for periods of time which are more flexible than the 28 day period, or alternatively they could be rented out.

The concerns raised by the Parish Council and the neighbouring resident with regard to the possibility of persons occupying the lodges as a main place of residence are noted. However, the wording of the condition suggested by the applicant explicitly states that the lodges should only be occupied for holiday purposes only and not as a main place of residence. Additionally, the condition requires a period of a month when the lodges are vacant, and a register should be kept of the names of all owners/ occupiers with their main home address. Additionally, it is considered that this information should include vehicle registration numbers. It is considered that a more flexible approach to the wording of the occupancy condition would be in line with the guidance given by Central Government, which has also been followed by an appeal Inspector in a

recent appeal case. Additionally, the Tourism Development Officer supports a more flexible approach in the encouragement of visitors to the area to support the rural economy.

Conclusion

It is considered that a variation of the wording of the occupancy condition as would reasonably permit a more flexible occupation of the lodges which would benefit the rural economy but would not result in the permanent occupation of the lodges. The suggested variation to the wording of Condition 3 is as follows:

"The holiday lodges (except for the lodge allocated for the site manager) shall be not be occupied other than for holiday purposes and shall not be occupied as residential dwellings as a person's sole, or main place of residence, including any use within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended). The hereby approved holiday lodges (except for the lodge allocated for the site manager) shall not be occupied between 8 January and 8 February in any calendar year. The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual lodges on the site, and of their main home addresses and vehicle registration numbers, and shall make this information available at all reasonable times to the local planning authority".

Such a condition would be able to be monitored by the enforcement officer to ensure that it is not being breached.

RECOMMENDATION

That a variation of planning permission 2689/15 be granted subject to the following conditions :

- Development to commence by 27th October 2018
- Development in accordance with approved plans
- The holiday lodges (except for the lodge allocated for the site manager) shall be not be occupied other than for holiday purposes and shall not be occupied as residential dwellings as a person's sole, or main place of residence, including any use within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended). The hereby approved holiday lodges (except for the lodge allocated for the site manager) shall not be occupied between 8 January and 8 February in any calendar year. The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual lodges on the site, and of their main home addresses and vehicle registration numbers, and shall make this information available at all reasonable times to the local planning authority". Details and siting of lodge for site manager to be specified. Occupation of the specified lodge to be only by a person or persons employed to provide on site management.
- Lodges to be layout in accordance with submitted layout plan only
- Maximum of 23 holiday lodges, and 1 site manager lodge to be sited on site.
- No external storage to take place
- Details of areas for storage of refuse bins to be agreed
- Details of foul drainage to be agreed
- Details of roads and footpaths serving lodges to be agreed
- Details of boundary fencing to be agreed

Philip Isbell
Corporate Manager - Development Management

Stephen Burgess
Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

Cor1 - CS1 Settlement Hierarchy

Cor5 - CS5 Mid Suffolks Environment

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

HB1 - PROTECTION OF HISTORIC BUILDINGS

RT12 - FOOTPATHS AND BRIDLEWAYS

CL8 - PROTECTING WILDLIFE HABITATS

T9 - PARKING STANDARDS

T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT

RT17 - SERVICED TOURIST ACCOMMODATION

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

A letter of representation have been received from a total of 1 interested party.

The following people **objected** to the application

[REDACTED]

The following people **supported** the application:

The following people **commented** on the application:

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