

From: Wattisfield Parish Council [mailto:wattisfieldpc@outlook.com]  
Sent: 21 February 2017 09:20  
To: Planning Admin  
Cc: MICHAEL ELFLAIN  
Subject: Re: Consultation on Planning Application 0443/17

The Wattisfield Parish Council met last evening and discussed this planning application No. 0443/17. The PC made the following comments.

Wattisfield Parish Council are strongly opposed to this application for a permanent gypsy site at this address. This site was originally occupied illegally and to allow permanent use of the land would encourage others to illegally build on land in a similar way. Temporary permission was granted on the basis that MSDC would find a permanent place elsewhere. We would not oppose the continuation of the present temporary arrangement.

Regards,  
Mick Elflain - Vice Chairman -WPC

**From:** Philippa Stroud  
**Sent:** 15 February 2017 16:02  
**To:** Planning Admin  
**Cc:** Rebecca Biggs  
**Subject:** 0443/17/FUL The Smallholdings, Walsham Rd, Wattisfield - Other Issues

WK/190000

**Ref: 0443/17/FUL EH – Other Issues**  
**Location: The Smallholdings, Walsham Road, Wattisfield IP22 1PB**  
**Proposal: Renewal of existing temporary planning permission for the permanent use of land as a gypsy caravan site including the siting of 2 No. mobile homes and 3 touring caravans, amenity block and shed.**

Thank you for the opportunity to comment on the above application.

I have no objection to the proposal.

Regards,

Philippa Stroud  
Senior Environmental Protection Officer  
**Babergh and Mid Suffolk District Councils - Working Together**

**From:** Philippa Stroud  
**Sent:** 16 February 2017 11:06  
**To:** Planning Admin  
**Cc:** Rebecca Biggs  
**Subject:** 0443/17/FUL The Smallholdings, Walsham Rd, Wattisfield - Land Contamination

WK/190001

**Ref: 0443/17/FUL EH – Land Contamination**  
**Location: The Smallholdings, Walsham Road, Wattisfield IP22 1PB**  
**Proposal: Renewal of existing temporary planning permission for the permanent use of land as a gypsy caravan site including the siting of 2 No. mobile homes and 3 touring caravans, amenity block and shed.**

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

I have no objection to the proposal from the perspective of land contamination.

Regards,

Philippa Stroud  
Senior Environmental Protection Officer  
**Babergh and Mid Suffolk District Councils - Working Together**

Telephone: 01449 724724

Email: [Philippa.Stroud@baberghmidsuffolk.gov.uk](mailto:Philippa.Stroud@baberghmidsuffolk.gov.uk)  
Websites: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

Your Ref: MS/0443/17  
Our Ref: 570\CON\0552\17  
Date: 24/02/2017  
Highways Enquiries to: kyle.porter@suffolk.gov.uk

**All planning enquiries should be sent to the Local Planning Authority.**  
Email: [planningadmin@baberghmidsuffolk.gov.uk](mailto:planningadmin@baberghmidsuffolk.gov.uk)

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

**For the Attention of:** Rebecca Biggs

Dear Rebecca Biggs

**TOWN AND COUNTRY PLANNING ACT 1990  
CONSULTATION RETURN MS/0443/17**

**PROPOSAL:** Renewal of existing temporary planning permission for the permanent use of land as a gypsy caravan site including the siting of 2 No. mobile homes and 3 touring caravans, amenity block and shed.

**LOCATION:** The Small Holdings, Walsham Road, Wattisfield, Diss, Suffolk, IP22 1PB

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

Due to the fact that there have been no highway safety related concerns or recorded accidents since the original grant of permission, Suffolk County Council does not wish to restrict the grant of permission for MS/0443/17.

Yours sincerely,

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

## Consultation Response Pro forma

<b>1</b>	<b>Application Number</b>	0443/17 Smallholdings, Wattisfield	
<b>2</b>	<b>Date of Response</b>	2.3.17	
<b>3</b>	<b>Responding Officer</b>	Name:	Paul Harrison
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage
<b>4</b>	<b>Summary and Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<ol style="list-style-type: none"> <li>1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> <li>• less than substantial harm to a designated heritage asset because the proposal would adversely affect the rural setting and significance of the Conservation Area.</li> </ul> </li> <li>2. The Heritage Team recommends that consideration be given to whether justification for the proposal is clear and convincing; and if so, that this harm, and any other, be weighed against any public benefit.</li> </ol>	
<b>5</b>	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>I have visited the area of the site in connection with a previous application. I am aware of the site history including appeal decisions.</p> <p>The proposal is largely unchanged from the previous application 1692/12 except that the current application omits the stable block and adjusts the layout accordingly. In this respect the impact of the proposal on the surroundings, including the nearby Conservation Area, will be less than the 2012 scheme.</p> <p>In repeating my previous assessment I take account of this amendment, and of the relevant wording of the NPPF:</p> <p>The application site lies adjacent to the Conservation Area boundary, but outside it, at a point where the built development of the settlement gives way to countryside. The Conservation Area Appraisal adopted 3.2.09 notes that much of the settlement is only one plot deep, giving the Conservation Area something of a rural feel because of the proximity of the countryside. The Appraisal also notes that the land to the east of the village is well served by footpaths, and a large area of this land is included in the Conservation Area, reflecting its contribution to the essential character of the Conservation Area.</p> <p>Around the application site, the proximity of the countryside is more in evidence than elsewhere and the</p>	

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		<p>appearance of caravans, close-boarded fencing and metal gates at the access and similar fencing alongside the public footpath introduce a discordant urban tone, to the detriment of the setting and significance of the Conservation Area. The level of harm should be considered low.</p> <p>In accordance with the statutory duty relating to Conservation Areas, decision-making should have special regard to avoiding harm to the significance of the Conservation Area. Similarly, in accordance with the NPPF great weight should be given to avoiding harm; justification for harm should be clear and convincing; and any harm should be weighed against any public benefit.</p>
6	<p><b>Amendments, Clarification or Additional Information Required</b> (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	
7	<p><b>Recommended conditions</b></p>	

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**From:** RM PROW Planning  
**Sent:** 02 March 2017 12:40  
**To:** Planning Admin  
**Cc:** office@eandpbuildingdesign.co.uk  
**Subject:** 0443/17 The Smallholdings, Walsham Road, Wattisfield

**Our Ref: W544/010/ROW082/17**

**For The Attention of: Rebecca Biggs**

### **Public Rights of Way Response**

Thank you for your consultation concerning the above application.

Government guidance considers that the effect of development on a public right of way is a material consideration in the determination of applications for planning permission and local planning authorities should ensure that the potential consequences are taken into account whenever such applications are considered (Rights of Way Circular 1/09 – Defra October 2009, para 7.2) and that public rights of way should be protected.

Public Footpath 10 is recorded adjacent to the proposed development area.

We do not have **any objection** to this proposal.

### **Informative Notes:**

Please note that the granting of planning permission is separate to any consents that may be required in relation to Public Rights of Way, including the authorisation of gates.

Nothing should be done to stop up or divert the Public Right of Way without following the due legal process including confirmation of any orders and the provision of any new path. In order to avoid delays with the application this should be considered at an early opportunity.

The alignment, width, and condition of Public Rights of Way providing for their safe and convenient use shall remain unaffected by the development unless otherwise agreed in writing by the Rights of Way & Access Team.

Nothing in this decision notice shall be taken as granting consent for alterations to Public Rights of Way without the due legal process being followed. Details of the process can be obtained from the Rights of Way & Access Team.

“Public Rights of Way Planning Application Response - Applicant Responsibility” is attached for the applicant.

Regards

**Jackie Gillis**



**Green Access Officer**

**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

 <http://www.suffolkpublicrightsofway.org.uk/> | [Report A Public Right of Way Problem Here](#)

Place Services  
Essex County Council  
County Hall, Chelmsford  
Essex, CM1 1QH  
T: 0333 013 6840  
[www.placeservices.co.uk](http://www.placeservices.co.uk)  
[@PlaceServices](https://twitter.com/PlaceServices)



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

09/03/2017

For the attention of: Rebecca Biggs

**Ref: 0443/17; The Smallholdings, Walsham Road, Wattisfield, IP22 1PB**

Thank you for consulting us on the renewal of existing temporary planning permission for the permanent use of land as a gypsy caravan site including the siting of 2 No. mobile homes and 3 touring caravans, amenity block and shed.

This letter sets out our consultation response on the landscape and landscape impact of the planning application and how the proposals relate and respond to the landscape setting and context of the site.

### **Recommendations**

The site is currently well screened from the surrounding residential development by existing hedgerow and tree planting and does not have a major impact on the surrounding landscape.

The following points highlight our key recommendations for the submitted proposals:

- 1) If the renewal is granted, the applicant will be required to maintain the existing planting and to provide additional planting to ensure an appropriate level of screening is achieved.
- 2) There is an existing hedge to the eastern boundary of the site. As part of this application, we would recommend that this is extended, further down to the south to meet the southern boundary of the site, to mitigate the visual impact of this prolonged use.

Yours sincerely,

Almudena Quiralte BA (hons) DipLA, ALI  
Landscape Architect Consultant  
Telephone: 03330136858  
Email: [almudena.quiralte@essex.gov.uk](mailto:almudena.quiralte@essex.gov.uk)

N.B. This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to the particular matter.



## Consultation Response Pro forma

1	<b>Application Number</b>	443/17 – The Smallholdings – Walsham Road , Wattisfield - Renewal of existing temporary planning permission for the permanent use of land as a gypsy caravan site including the siting of 2 No. mobile homes and 3 touring caravans, amenity block and shed.	
2	<b>Date of Response</b>	25 <sup>th</sup> May 17	
3	<b>Responding Officer</b>	Name:	Andrea McMillan
		Job Title:	Senior Policy and Strategy Planner
		Responding on behalf of...	Strategic Planning
4	<b>Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	It is recommended that evidence should be sought as to whether the applicant has attempted to find a site or pitch elsewhere. The response to this should be considered alongside other considerations.	
5	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	It is understood that the initial application (ref 0974/07) was refused due to impact upon the Special Landscape Area and the character and setting of the Wattisfield Conservation Area. Temporary permission was subsequently granted on appeal in June 2008 on the basis that this would enable the applicants time to find an alternative site. A further temporary permission (ref 1692/12) was granted in February 2013.  Adopted policy is set out in Policy CS10 of the Mid Suffolk Core Strategy 2008. This identifies a need for a total of 41-43 pitches over the period 2006-2011 and 14-15 pitches over the period 2011-2016. CS10 states that the number of pitches needed may be subject to updating following reviews of the need for pitches in subsequent GTAAs. The need figures have since been updated – firstly within the 2013 GTAA and more recently within the emerging Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment (ANA) for	

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		<p>Babergh, Ipswich, Mid Suffolk, Suffolk Coastal and Waveney. At the time of writing the needs figures have been published within the Strategic Housing Market Assessment (Volume 2) albeit the full ANA report has not been published. Part 2 of the SHMA can be viewed at <a href="http://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Ipswich-and-Waveney-Housing-Market-Areas-Strategic-Housing-Market-Assessment-Part-2-May-2017.pdf">http://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Ipswich-and-Waveney-Housing-Market-Areas-Strategic-Housing-Market-Assessment-Part-2-May-2017.pdf</a>.</p> <p>National policy is contained within Planning Policy for Travellers Sites (2015). In relation to applications for Gypsy and Traveller sites specific consideration must be given to:</p> <ol style="list-style-type: none"> <li>a) The existing level of local provision and the need for sites;</li> <li>b) The availability (or lack) of alternative accommodation for the applicants;</li> <li>c) Other personal circumstances of the applicant;</li> <li>d) That the locally specific criteria used to guide the allocation of sites in plans or which form the policy where there is no identified need for pitches/plots should be used to assess applications that may come forward on unallocated sites;</li> <li>e) That they should determine applications for sites from any travellers and not just those with local connections.</li> </ol> <p>Needs for Gypsy and Traveller pitches identified in the latest assessment are:</p> <ul style="list-style-type: none"> <li>• 2016 – 2021: -5 or 16 pitches</li> <li>• 2021 – 2026: 4</li> <li>• 2026 – 2031: 5</li> <li>• 2031 – 2036: 5</li> <li>• Total 2016 – 2036: 9 or 30.</li> </ul> <p>The reason for the range of figures for 2016 – 2021 is due to the uncertainty around whether some vacant units are genuinely available for use. In line with the guidance in Planning Policy for Traveller Sites it is therefore recommended that the applicant be requested to demonstrate that they have investigated the potential to occupy alternative sites on a permanent basis. Should there be no alternative sites available the lack of alternative accommodation</p>
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		should be afforded weight alongside consideration of impacts upon the Special Landscape Area and the Conservation Area, and the other criteria contained within Policy CS10 and Planning Policy for Traveller Sites.
6	<p><b>Amendments, Clarification or Additional Information Required</b> (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	N/A
7	<b>Recommended conditions</b>	Should a personal permission be applied, this should be applied in a way which covers the family members presently occupying the site.

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## Consultation Response Pro forma

1	<b>Application Number</b>	443/17 – The Smallholdings – Walsham Road - Wattisfield	
2	<b>For the attention of:</b>	Elizabeth Thomas – Planning Officer	
3	<b>Date of Response</b>	09/04/2018 – follow up to the original response on the 16.6.2017	
4	<b>Responding Officer</b>	Name:	Julie Abbey-Taylor
		Job Title:	Professional lead – Housing Enabling
		Responding on behalf of...	Strategic Housing
5	<b>Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection & supported application	
6	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<ul style="list-style-type: none"> <li>• This response is given with regards to the NPPF and DCLG Planning Policy for Traveller Sites, the Core Strategy DPD for Mid Suffolk (Policy CS1, CS2 &amp; CS10) and the Strategic Housing Market Assessment - Part 2 2017 and the Housing &amp; Planning Act 2016</li> <li>• The SHMA (2017) Part 2 section 6 identifies within the accommodation needs assessment that an additional pitch need from 2016 to 2036 for Mid Suffolk as 9, however an alternative figure is provided and increases the need to 30 – all the Mid Suffolk sites are in private ownership and the availability of pitches is not within the Councils control.</li> <li>• Since the report was published last June, we have carried out a site by site caravan count in January as required by the Ministry of Housing, Communities and Local Government. This site was visited and remains in good order and standard of accommodation is good.</li> </ul>	

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		<ul style="list-style-type: none"> <li>• Policy CS10 of the MSDC Core Strategy seeks to ensure the delivery of sufficient good quality, appropriately located residential pitches to satisfy the unmet need. This application generally accords with the main criteria listed in CS10.</li> <li>• Generally, government guidance recognises the long-standing under-provision of sites for Gypsies and Travellers and the need for identification of suitable pitches in appropriate locations.</li> <li>• There is a requirement for the Council to provide a demonstrable 5-year land supply for Traveller pitches in the same way as for residential housing developments. The evolving Joint Local Plan is looking at doing this but there is nothing in place currently.</li> <li>• Whilst the 2017 ANA sets out that there are some vacant plots on existing sites, generally family-owned sites would not be willing to sell vacant plots to someone outside of their family group.</li> <li>• We note the above application is on land outside the settlement boundary, but our understanding is that this does not prohibit development, but such development would be likely to have conditions attached should any planning permission be granted. That is a planning consideration and the response from the Housing Enabling Team is regarding accommodation need only.</li> <li>• All the existing traveller pitch provision in Mid Suffolk is provided through mainly smaller private sites owned by traveller households. It is also widely acknowledged that smaller sites are generally considered to be easier to manage and maintain. There have been no reported issues with this site and the applicants are well integrated in to the community.</li> <li>• We are also aware that small family sites tend</li> </ul>
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		<p>to work best when integrated into local settled communities - this site is another such example.</p> <ul style="list-style-type: none"> <li>• There are no Local Authority public sites within the Mid Suffolk District and pitch availability on alternative existing site would be at the discretion of the owner of the site.</li> <li>• For the reasons above this application is supported.</li> </ul>
7	<p><b>Amendments, Clarification or Additional Information Required</b> (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	
8	<b>Recommended conditions</b>	Consideration of a personal permission to the applicants.

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## Consultation Response Pro forma

1	<b>Application Number</b>	443/17 – The Smallholdings – Walsham Road - Wattisfield	
2	<b>Date of Response</b>	16 <sup>th</sup> June 17	
3	<b>Responding Officer</b>	Name:	Louise Barker
		Job Title:	Housing Development Officer
		Responding on behalf of...	Strategic Housing
4	<b>Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection	
5	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<ul style="list-style-type: none"> <li>• This response is given with regards to the NPPF and DCLG Planning Policy for Traveller Sites, the Core Strategy DPD for Mid Suffolk (Policy CS1, CS2 &amp; CS10) and the Strategic Housing Market Assessment - Part 2 2017 and the Housing &amp; Planning Act 2016</li> <li>• The SHMA (2017) Part 2 section 6 identifies within the accommodation needs assessment that an additional pitch need from 2016 to 2036 for Mid Suffolk as 9, however an alternative figure is provided and increases the need to 30 – all the Mid Suffolk sites are in private ownership and the availability of pitches is not within the Councils control.</li> <li>• Policy CS10 of the MSDC Core Strategy seeks to ensure the delivery of sufficient good quality, appropriately located residential pitches to satisfy the unmet need. This application generally accords with the main criteria listed in CS10.</li> </ul>	

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		<ul style="list-style-type: none"> <li>• Generally, government guidance recognises the long-standing under-provision of sites for Gypsies and Travellers and the need for identification of suitable pitches in appropriate locations.</li> <li>• We note the above application is on land outside the settlement boundary but our understanding is that this does not prohibit development, but such development would be likely to have conditions attached should any planning permission be granted. That is a planning consideration and the response from the Housing Enabling Team is regarding accommodation need only.</li> <li>• All the existing traveller pitch provision in Mid Suffolk is provided through mainly smaller private sites owned by traveller households. It is also widely acknowledged that smaller sites are generally considered to be easier to manage and maintain.</li> <li>• We are also aware that small family sites tend to work best when integrated into local settled communities - this site is another such example.</li> <li>• There are no Local Authority public sites within the Mid Suffolk District and pitch availability on alternative existing site would be at the discretion of the owner of the site.</li> <li>• For the reasons above this application is supported.</li> </ul>
6	<p><b>Amendments, Clarification or Additional Information Required</b> (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure</p>	

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	any requests are proportionate	
7	<b>Recommended conditions</b>	Consideration of a personal permission.

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**Sent:** 10 April 2018 11:14  
**To:** Elizabeth Thomas  
**Subject:** RE: 0443/17 - Wattisfield (gypsy site)

Thanks Elizabeth

Hamish has checked the protected species dataset and there are no records of bats, newts or hedgehogs within 2km so it would be unreasonable to require a biodiversity survey and assessment. On that basis, I don't think it is worth a formal consultation but I would recommend an informative re trimming of hedge, trees etc outside bird breeding season and if a Gt crested newt is found during works, a suitably qualified ecologist should be contacted for advice to avoid wildlife crime. If you need this in a more formal letter, please let me know.

I hope this helps.

Best wishes  
Sue

**Sue Hooton CEnv MCIEEM BSc (Hons)**  
**Principal Ecological Consultant** at Place Services

Phone: 03330 322398 Mobile: 07809 314447  
email: [sue.hooton@essex.gov.uk](mailto:sue.hooton@essex.gov.uk) / [ecology.placeservices@essex.gov.uk](mailto:ecology.placeservices@essex.gov.uk)  
web: [www.placeservices.co.uk](http://www.placeservices.co.uk)  
linkedin: [uk.linkedin.com/in/sue-hooton-04811178](http://uk.linkedin.com/in/sue-hooton-04811178)