

# Consultee Comments for Planning Application DC/18/04191

## Application Summary

Application Number: DC/18/04191

Address: Land To The Rear Of The Leas Quoits Meadow Stonham Aspal Suffolk

Proposal: Outline Planning Application (Access to be considered) - Erection of up to 5 no. dwellings and construction of new access.

Case Officer: Alex Scott

## Consultee Details

Name: Mr Simon Ashton

Address: 478 Woodbridge Road, Ipswich IP4 4QA

Email: sapc.clerk@yahoo.co.uk

On Behalf Of: Stonham Aspal Parish Clerk

## Comments

Members of Stonham Aspal Parish Council agreed at a meeting on 16 October 2018 that they do not support this planning application on the following grounds. There is no need for the development of the proposed properties which impact on a quiet cul-de-sac in a secondary village. There would be safety implications and increased pollution with the addition of an estimated 32 vehicles regularly accessing Quoits Meadow. There would be a change in character of the Quoits Meadow cul-de-sac which would become a thoroughfare. This application does not appear to address the issues affected by the previous application which was refused by Mid Suffolk District Council and then refused again on appeal. This application does not appear to address the impact of the settlement of Orchard Farm as a listed property. The proposed development is outside the village envelope.

Your Ref:DC/18/04191  
Our Ref: SCC/CON/4253/18  
Date: 2 November 2018



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

Email: [planning@babberghmidsuffolk.gov.uk](mailto:planning@babberghmidsuffolk.gov.uk)

The Planning Department  
MidSuffolk District Council  
Planning Section  
1st Floor, Endeavour House  
8 Russell Road  
Ipswich  
Suffolk  
IP1 2BX

For the attention of: Alex Scott

Dear Alex

**TOWN AND COUNTRY PLANNING ACT 1990  
CONSULTATION RETURN: DC/18/04191**

**PROPOSAL:** Outline Planning Application (Access to be considered) - Erection of up to 5 no. dwellings and construction of new access. Reason(s) for re-consultation: Amended site location and site layout plan drawing number 0818/128/01 received by the Local Planning Authority on 17th October 2018.

**LOCATION:** Land To The Rear Of The Leas Stonham Aspal Stowmarket IP14 6DE

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:

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.

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.

Condition: Before the development is commenced details of the areas to be provided for the presentation of Refuse/Recycling bins for collection days 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.

Condition: The use shall not commence until the area(s) within the site shown on Drawing No. 0818/128/01 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.

Note: 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: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>

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,

**Kyle Porter**  
**Development Management Technician**  
Growth, Highways and Infrastructure

Resource Management  
Bury Resource Centre  
Hollow Road  
Bury St Edmunds  
Suffolk  
IP32 7AY

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

Enquiries to: Hannah Cutler  
Direct Line: 01284 741232  
Email: [Hannah.Cutler@suffolk.gov.uk](mailto:Hannah.Cutler@suffolk.gov.uk)  
Web: <http://www.suffolk.gov.uk>

Our Ref: 2018\_04191  
Date: 26/09/2018

For the Attention of Alex Scott

Dear Mr Isbell

**Planning Application DC/18/04191 – Land Rear of The Leas, Quoits Meadow, The Street, Stonham Aspal: Archaeology**

This site lies in an area of archaeological potential recorded on the County Historic Environment Record, near the site of a probable medieval moat and its likely continuation (SAL 028) and near find spots of Roman and Medieval metalwork and coins (SAL 038, SAL 008, SAL misc). Thus, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

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

In this case the following two conditions 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 part 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 work required at this site. 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 based on the results of the evaluation.

Further details on our advisory services and charges can be found on our website: <http://www.suffolk.gov.uk/archaeology/>

Please do get in touch if there is anything that you would like to discuss or you require any further information.

Yours sincerely,

Dr Hannah Cutler

Archaeological Officer  
Conservation Team

**From:** Nathan Pittam  
**Sent:** 28 September 2018 13:25  
**To:** Alex Scott  
**Cc:** BMSDC Planning Area Team Green  
**Subject:** DC/18/04191. Land Contamination

Dear Alex

**EP Reference : 249154**  
**DC/18/04191. Land Contamination**  
**Land To The Rear Of The Leas, Quoits Meadow, Stonham Aspal,**  
**STOWMARKET, Suffolk.**  
**Outline Planning Application (Access to be considered) - Erection of up to 9no**  
**dwellings and construction of new access**

Many thanks for your request for comments in relation to the above development from the perspective of land contamination. Having reviewed the application I note that the applicant has failed to submit the required information to demonstrate that the site is suitable for the proposed end use. For a development of this size we require that the applicant submits a Phase I desk study that complies with BS10175 and CLR11 – the simplified Envirocheck-type report and Land Contamination Questionnaire is not considered appropriate for a development of this scale. This report should comprise of an overview of previous uses of the site as well as current site conditions as demonstrated through a site walkover and an assessment of risk by a technically competent person. Please see our advice note which will provide further information <https://www.babergh.gov.uk/assets/Environment/Advice-Note-1.pdf> which will hopefully provide sufficient clarity to enable the applicant to get their application to a point where a reconsultation is possible.

Should the applicant wish to source the appropriate documents to support their application then we may be in a position to review our recommendation but we would require formal notification of newly submitted information quoting the above EP Reference number. It should be noted that any documentation submitted in relation to a planning application should be sent directly to the Development Management Team and not the Environmental Protection Team as this may lead to delays in the planning process.

For details regarding how Babergh and Mid Suffolk District Councils approaches Land Contamination, including templates for planning submissions, please view our website at <https://www.babergh.gov.uk/environment/contaminated-land/>.

Kind regards

Nathan

**Nathan Pittam** BSc. (Hons.) PhD  
Senior Environmental Management Officer

**Babergh and Mid Suffolk District Councils – Working Together**

Email: [Nathan.pittam@baberghmidsuffolk.gov.uk](mailto:Nathan.pittam@baberghmidsuffolk.gov.uk)

Alex Scott  
Planning Department  
Mid Suffolk District Council  
Endeavour House  
8 Russell Road  
Ipswich, IP1 2BX

2<sup>nd</sup> October 2018

Dear Alex,

**RE: DC/18/04191 Outline Planning Application (Access to be considered) - Erection of up to 9no dwellings and construction of new access. Land to the Rear of The Leas, Quoits Meadow, Stonham Aspal**

Thank you for sending us details of this application, we note that this application is a re-submission of a previously refused application (DC/17/04419). The concerns we raised for this previous application are still ongoing, as follows:

We note that this is an application for Outline Planning Permission, and there are no details supplied for the proposed layout of the site. From aerial photographs, the site appears to be partially surrounded by hedgerow. There is no information regarding the composition or fate of these hedgerows. Hedgerows are a UK and Suffolk Priority Habitat and could provide terrestrial habitat for great crested newts, which have been recorded in the parish. There are also a number of ponds in close proximity to the site, some of which are known to contain populations of great crested newts.

Great crested newts are fully protected under the Wildlife and Countryside Act (1981) (as amended) and the Conservation of Habitats and Species Regulations (2017). It is illegal to kill, injure, capture or disturb them or to obstruct access to areas where they live and breed. The terrestrial habitat used by the newts may extend up to 500 metres from their breeding pond and both these habitats are also protected from damage and destruction.

Nesting birds may also be utilising the hedgerow. Nesting birds are protected under the Wildlife and Countryside Act (1981) (as amended), which gives protection to all wild birds and makes it an offence to intentionally kill, injure or take any wild bird; take, damage or destroy the nest of any wild bird, whilst it is in use or being built or take or destroy the egg of any wild bird (subject to certain exceptions).

Further information regarding the intended use of the land would be required in order to assess whether there would be a likely impact upon Protected and Priority species and habitats. Therefore, we are unable to provide an informed comment on this application so we must object.

Please do not hesitate to contact us should you require anything further.

Yours sincerely

Jill Crighton  
Conservation Planner



## Consultation Response Pro forma

<b>1</b>	<b>Application Number</b>	DC/18/04191 Land to the Rear of The Leas, Quoits Meadow, Stonham Aspal	
<b>2</b>	<b>Date of Response</b>	12/11/18	
<b>3</b>	<b>Responding Officer</b>	Name:	Karolien Yperman
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage Team
<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.	<p>As this is an outline application with all matters reserved except access, the full extent of the impact on the significance of the listed building cannot be ascertained.</p> <p>However, based on the information provided, the Heritage Team considers that the proposal would likely be considered to cause a certain level of less than substantial harm to Orchard Farmhouse because the proposed development would diminish the rural setting of the listed building.</p>	
<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>This is an outline planning application for the erection of 5 dwellings in the setting of the Grade II listed Orchard Farmhouse. The application follows a previous outline application for 9 dwellings on this site, which was refused (DC/17/04419) and a subsequent appeal which was dismissed (AP/18/00036). The Inspector at Appeal found that the application site “has inherent value as an established area of undeveloped space behind Quoits Meadow and within the setting of the listed building at Orchard Farm”, and that “the proposed development would fundamentally change the appeal site’s nature and its relationship with the listed building, as the proposed houses would diminish the listed building’s setting”. The Appeal Inspector considered the level of harm to the significance of the listed building to be less than substantial.</p> <p>The current application has reduced the number of proposed dwellings to 5, on half of the previous application site, leaving the eastern half of the site undeveloped.</p> <p>As established at Appeal, the site in its undeveloped state contributes to the setting of Orchard Farm, therefore any development on this site has the potential to diminish the setting of the listed building.</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 reduction of the size of the application site and the decrease in number of dwellings does reduce the harm identified during the previous application. However, the relationship between the listed building and the wider landscape would still be diminished, as the current proposal would only preserve a limited connection between Orchard Farm and the countryside, in the form of a wedge of land opening up to the east. The five dwellings would still cut off the most direct relationship between the listed building and the landscape, to the north.</p> <p>Therefore, while the current proposed development would not fully embed the listed building in modern development, the Heritage Team considers that the reduction of its connection to the countryside would likely still cause a certain level of less than substantial harm to the significance of the listed building.</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>	<p><i>Decision-takers should be mindful of the specific legal duties of the local planning authority with respect to the special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, as set out in section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</i></p>
7	<p><b>Recommended conditions</b></p>	

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Mid Suffolk District Council  
Planning Department  
Endeavour House  
Russell Road  
Ipswich  
IP1 2BX

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

Your Ref:  
Our Ref: FS/F200915  
Enquiries to: Angela Kempen  
Direct Line: 01473 260588  
E-mail: Fire.BusinessSupport@suffolk.gov.uk  
Web Address: <http://www.suffolk.gov.uk>

Date: 28/09/2018

Dear Sirs

**Land to rear of The Leas, Quoits Meadow, The Street, Stonham Aspal IP14 6DE**  
**Planning Application No: DC/18/04191**

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 recommends that fire hydrants be installed within this development on a suitable route for laying hose, i.e. avoiding obstructions. However, it is not possible, at this time, to determine the number of fire hydrants required for fire fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

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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

*Water Officer*

Suffolk Fire and Rescue Service

Enc: PDL1

Copy: [info@philcobboldplanning.co.uk](mailto:info@philcobboldplanning.co.uk)

Enc: Sprinkler information

Mid Suffolk District Council  
Planning Department  
Endeavour House  
Russell Road  
Ipswich  
IP1 2BX

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

Your Ref:  
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: 28 September 2018

**Planning Ref: DC/18/04191**

Dear Sirs

**RE: PROVISION OF WATER FOR FIRE FIGHTING**

**ADDRESS: Land rear of The Leas, Quoits Meadow, The Street, Stonham Aspal  
IP14 6DE**

**DESCRIPTION: 9 Dwellings**

**NO: HYDRANTS POSSIBLY REQUIRED: May be 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.

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OFFICIAL

Should you require any further information or assistance I will be pleased to help.

Yours faithfully

Mrs A Kempen  
Water Officer

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