

Felsham Parish Council OBJECT to application DC/20/04572 Erection of 3no. Detached dwellings and associated parking and landscaping, utilising the existing public house access, Land to rear of Six Bells, Church Road – Re Consultation of revised plans.

The revisions to the design of Plot 3 are not in themselves enough to negate our concerns about the detriment that this development will have on this open space meadow which makes an important contribution to the Felsham Conservation Area and our objections still stand that this proposal is contrary to HB1, HB8 and H13 of the current Mid Suffolk Local Plan and the corresponding policies in the emerging Joint Local Plan.

The revisions to the car park to create a disabled bay have no merit. How can the gravel be marked out to provide the number of bays suggested let alone one specific for disabled parking with no level access into the pub. The safety of the car park and pedestrian access to the outside space of the pub has not been addressed in the revisions; there is no marked pedestrian access, the only way to access the pub for patrons, tenants and families would be via a public thoroughfare and shared access. The proposed layout of the car park still poses a fire exit obstruction and helps no one.

Concerns are expressed that the new site plan now includes the pub access, some of the listed wall, the car park and some of the garden area of the pub within the red line. This has serious repercussions for the listed Community Asset. Taking away the control of these areas from the pub is detrimental to the future viability of the pub and coupled with the danger posed to patrons from the additional traffic will seriously jeopardise the future of our community asset and it is hoped that any decision by the Planning Committee and officers will be made with consideration to the ACV listing on the Six Bells. The pub is a separate listing to the rear meadow and has not been notified to MSDC.

What is most disturbing about this application is the drawings that the applicant is using as evidence for achieving the required visibility displays, they cause us major concern. How can it be possible that several metres of SCC Highway can be used in order to achieve the required visibility? Surely if this is allowed then it makes a mockery of the criteria for visibility safety, anyone can claim the 43m if they move far enough out into the road!!!

The photos below show where the carriageway lines are proposed when the measurements on the applicants plan are produced on site. This is clearly public highway and is not within the ownership boundary of the pub access. This surely cannot be acceptable.

SCC Highways have a stipulation in their response that “the access driveway hereby permitted shall be a minimum width of 4.5meters” as you can see from picture 5 the width of the gateway is only 4.1m so without the removal of gate posts and parts of the listed wall this requirement clearly cannot be met.

We ask that someone from Highways please visit the site, the potential for a serious accident here is huge. You can see from the photos the issues we already have with parked

cars and the lack of visibility in either direction at this site. Please reconsider before a decision is made on allowing this development.



**Felsham Parish Council OBJECT to this application DC/20/04572 based on the comments below;
Access**

Safety – The proposal in this new application for development of this site to use the Six Bells Public House existing entrance to its car park as access to three new residential houses causes great concern. A shared access road will mean serious safety concerns for the tenant family living at the pub, its patrons and pedestrians as well as the increased vehicle activity entering Church Road. This application makes no provision for pedestrians whilst taking away car parking spaces from the pub with no compensation or mitigation plan. The proposal in fact shows inadequate turning space for the manoeuvre of vehicles within the allocated car park with no disabled spaces and no safe pedestrian access to the pub or to what is left of the pub garden and certainly no safe fire assembly point for worst case scenarios. We would counter the applicant's suggestion that this is an improvement.

The entrance to the pub car park is narrow, single track and has listed buildings to both sides. The pub building has double outward opening doors into the proposed roadway and there are outward opening doors on the outbuildings to the other side. Whilst these are in use there is no possible way that sufficient width can be achieved for vehicular access to residential properties.

The applicants have provided no well defined plan of the proposed access road, no scale drawings or dimensions and no proposals for a safe footpath however they propose that the car park entrance effectively becomes part of the highway and a thoroughfare for all.

The proposed exit onto Church Road gives no assurance of visibility splays, particular concern is expressed that the applicants Transport report suggests that they intend to add "edge of carriageway markings" which will extend 2.4m into the existing highway in order to achieve visibility splays and the red line on the site plan clearly shows the presumption that the boundary of the property actually reaches well into the existing highway, surely this cannot be acceptable in order to achieve better visibility.

Although there are no reported accidents at this location there have been many others over the years caused in the main by speeding and a lack of visibility and care leaving the Upper Green/Bury Road junction. The Parish Council's Community Speedwatch teams have identified excess speeding in Church Road and Bury Road on numerous occasions. A reduction in available space for vehicles visiting the pub will result in more vehicles parking in the already congested Church Road. This proposal in this location will only exacerbate these issues making access and egress to the site unsafe.

Felsham has a well established small development at The Yewlands that have a shared unadopted access road and we are currently experiencing issues with this in that it is badly maintained and often obstructed by parked cars causing very unhappy residents and numerous complaints to the Parish Council. It is unlikely that this proposed access road will become adopted highway and therefore we have serious concerns that this development will have similar issues ongoing.

Policy T10 of the Mid Suffolk Local Plan calls for the safe access and egress of any new development site, this proposal is in direct contravention of this.

Flooding – Concern is expressed regarding the lack of information within the application about what is intended for the current soak away near this location. This area has long had flooding problems which although not completely relieved have been helped in recent years by the installation of a large soak away. Extending the access road into the Highway at this location and the proposed development will only exacerbate this problem. No provision has been made or plan put forward to

show how the applicant intends to manage the flooding problem as part of the development, rather than it seems to have been ignored showing a lack of regard for the current issues. In winter freezing of the flood water together with lack of visibility around the bend will cause issues for the increased vehicle activity a development of this kind will bring.

Construction traffic sharing an extremely narrow access with pedestrians and pub patrons in close proximity to a listed building, flooded road and blind bend is surely foolhardy to allow.

Development Site

Effect on Heritage Assets - The undeveloped nature of the meadow where it is proposed to site the three new dwellings makes an important contribution to the Conservation Area. There are positive vistas, uninterrupted by modern development which would be destroyed by this proposal to remove existing features and build new dwellings: the view from Upper Green between the houses across the plot, the vista from Church Road towards Lower Green, the far vistas from the North over the valley through the village to the church and the visual approach into the village from Cockfield Road. The development of this site would erode this contribution and would not achieve enhancement of the setting or make a positive contribution to the Felsham Conservation Area. The removal of a significant number of trees from the plot and the risk from construction to others goes against all the principles of the conservation area status.

The NPPF and development plan policies seek to ensure that new development makes a positive contribution to local character and distinctiveness along with sustaining and enhancing the significance of conservation and heritage assets. This proposal does not accord with any of these aims.

Creating an access road to new residential properties in such close proximity to the Six Bells wall and its outbuildings will be extremely detrimental to this important Listed building. The building itself and its boundary walls would be very vulnerable to the increase in vehicle movements and there is concern for the safety of the listed wall we have all been so keen to secure from previous refused applications.

This proposal would be detrimental in terms of the visual amenity and character of the Felsham Conservation Area and the Six Bells PH Grade II Listed Building and is contrary to HB1, HB8, H13 of the current Mid Suffolk Local Plan and the principles of PPS2 and the corresponding policies in the emerging Joint Local Plan.

Amenity Land - This area is recognised as amenity land, it currently forms part of the Six Bells Public House gardens and grounds and has always been used by patrons of the pub as an area for recreational and amenity use, housing a children's play area until recently.

It has in the past been used for village events such as car boot sales, fetes, bonfire nights and music events. It would be more desirable to retain this undeveloped area as an important amenity and open space which is backed up by policy H3. Also policy RT3 does not permit even a private play space and amenity area to be developed for non-recreational purposes.

The recent reopening of the pub has been a very welcome event and follows an established desire from the community to support its future and to utilise the meadow for the amenity asset it is to enhance the pub and make it successful again.

It is crucial in current times that people use the hospitality industry and outside space is essential to the success of a village pub such as ours.

Community Asset

We have finally managed to get our pub open again and this proposal will be detrimental to the future viability of the business, loss of parking, loss of outside space, difficulties around delivery and

danger to patrons will have serious negative effects and concerns are that this will jeopardise the future of our Community Asset. All community facilities should be safely accessible to all.

Emergency vehicle access for the proposed dwellings would be seriously compromised when the car park is full and the pub busy which is surely the aim for the business going forward. Currently the dray delivery has to reverse in using the opposite side of the road which is contrary to the applicants Transport report that suggests all services vehicles will enter and exit the "Site in forward gear" this shows a complete lack of appreciation of the issues on this site already.

Residential Amenity

Concerns are expressed at the negative impact this proposed development will have on the amenity of existing residents. Although it is acknowledged that the design and positioning of the properties has been altered from the previously refused application the new proposals are still large four bedroom executive houses, whose design, style and height are out of character with neighbouring properties, that would be situated right on the back gardens of Maple Cottage, Providence House and The Haven and Nos. 9, 10 and 11 Meadow Close which previously enjoyed open views over this meadow. This loss of amenity is contrary to policy H13

Principles of Development

Felsham Parish Council are not adverse to development, we understand the need for new sustainable dwellings and are supportive of development within the village where there is an evidence base for local need. We are currently carrying out a Housing Needs Survey and should this establish a need then there are more suitable areas of the village with much safer highway locations where any development needed could be built.

Felsham Parish Council are committed to supporting demand led development and are opposed to large luxury homes where a need has not been identified, the proposed site is not allocated within the MSDC 5 yr land supply and the access cannot be achieved without risk to the public, our residents and visitors.

There would be limited public benefit in building need unproven executive houses at this location and in no way would this development outweigh the detriment to the setting of the Listed Six Bells Public House and the Felsham Conservation area.

This application is far worse from a safety point of view than any of the previous ones, with no thought at all for the users of our Community Asset, and should be refused again.

From: Clarke, Julian <Julian.Clarke@naturalengland.org.uk>
Sent: 03 December 2020 14:05
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/20/04572 Consultee Response

Dear Sir or Madam,

Our ref: 335976
Your ref: DC/20/04572

Thank you for your consultation.

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 4th November 2020 reference 332337.

The advice provided in our previous response applies equally to this Choose an item. although we made no objection to the original proposal.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours faithfully

Julian Clarke
Consultations
Natural England
Hornbeam House, Electra Way
Crewe Business Park
Crewe, Cheshire CW1 6GJ

tel 0300 060 3900

email consultations@naturalengland.org.uk

During the current coronavirus situation, Natural England staff are working remotely and from some offices to provide our services and support our customers and stakeholders. Although some offices and our Mail Hub are now open, please continue to send any documents by email or contact us by phone to let us know how we can help you. See the latest news on the coronavirus at <http://www.gov.uk/coronavirus> and Natural England's regularly updated operational update at <https://www.gov.uk/government/news/operational-update-covid-19>.

Wash hands. Cover face. Make space.

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 04 November 2020 14:37
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/20/04572 Natural England Response

Dear Sir or Madam,

Application ref: DC/20/04572
Our ref: 332337

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

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. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>.

Yours faithfully,

Sarah Blanchard

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

Tel: 0300 060 3900
Email: consultations@naturalengland.org.uk
www.gov.uk/natural-england



Historic England

Mr John Pateman-Gee
Babergh and Mid Suffolk District Councils
Endeavor House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Direct Dial: 01223 582711

Our ref: **W**: P01295750

1 December 2020

Dear Mr Pateman-Gee

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND REAR OF THE SIX BELLS, CHURCH ROAD, FELSHAM, SUFFOLK
Application No. DC/20/04572**

Thank you for your letter of 30 November 2020 regarding further information on the above application for planning permission. On the basis of this information, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

Joanne Robinson
Business Officer
E-mail: Joanne.Robinson@HistoricEngland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk





Historic England

Mr John Pateman-Gee
Babergh and Mid Suffolk District Councils
Endeavor House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Direct Dial: 01223 582740

Our ref: **W:** P01295750

3 November 2020

Dear Mr Pateman-Gee

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND REAR OF THE SIX BELLS, CHURCH ROAD, FELSHAM, SUFFOLK
Application No. DC/20/04572**

Thank you for your letter of 29 October 2020 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

Sophie Cattier
Assistant Business Manager
E-mail: sophie.cattier@HistoricEngland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



Your Ref:DC/20/04572
Our Ref: SCC/CON/4870/20
Date: 9 December 2020
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: 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: John Pateman-Gee

Dear John,

TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN: DC/20/04572

PROPOSAL: Revised plans with agent cover email received 27.11.20, ref:
Erection of 3no. detached dwellings and associated parking and landscaping,
utilising the existing public house access.

LOCATION: Land Rear Of The Six Bells Church Road Felsham Suffolk

Note: Whilst the splays to the West fall short of MfS guidance for a 30mph road by 3m (x=2.4m by y=40m) SCC's perception is that the intensification of use the current proposal would create is adequately mitigated by the improvements to an existing access which already generates a steady volume of vehicular movements. Therefore, SCC no longer have a reasonable objection for DC/20/04572 under highway safety grounds.

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 access is first used visibility splays shall be provided as shown on Drawing No. PL01 Rev. B with an X dimension of 2.4m and a Y dimension of 40m and 43m 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.

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

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

Condition: The access driveway hereby permitted shall be a minimum width of 4.5 metres in its entirety from the nearby edge of the carriageway.

Reason: To ensure vehicles can enter and leave the site in a safe manner.

Yours sincerely,

Kyle Porter
Development Management Technician
Growth, Highways and Infrastructure

Your Ref:DC/20/04572
Our Ref: SCC/CON/4352/20
Date: 13 November 2020
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: 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: John Pateman-Gee

Dear John,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/20/04572

PROPOSAL: Planning Application - Erection of 3no. detached dwellings and associated parking and landscaping, utilising the existing public house access.

LOCATION: Land Rear Of The Six Bells Church Road Felsham Suffolk IP30 0PJ

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

No information has been provided for visibility splays to demonstrate safe and suitable access (NPPF 108).

The current proposal represents an intensification of use of an existing access and therefore, splays are required to ensure the access can facilitate the constant stream of additional vehicle movements that Class C3 dwellings would create.

Yours sincerely,

Kyle Porter
Development Management Technician
Growth, Highways and Infrastructure

-----Original Message-----

From: Water Hydrants <Water.Hydrants@suffolk.gov.uk>

Sent: 30 November 2020 16:45

To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Subject: FW: MSDC Planning Re-consultation Request - DC/20/04572

Fire Ref.: F305917

Good Afternoon,

Thank you for your email.

We have made formal comment on this planning application, which we note has been published. We will not need to comment again.

If you have any queries, please let us know.

Kind regards,

A Stordy

BSC

Admin to Water Officer

Engineering

Fire and Public Safety Directorate

Suffolk County Council

3rd Floor, Lime Block

Endeavour House

Russell Road

IP1 2BX

Tel.: 01473 260564

Team Mailbox: water.hydrants@suffolk.gov.uk

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/F305917
Enquiries to: Water Officer
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 02/11/2020

Dear Sirs,

LAND REAR OF THE SIX BELLS, CHURCH ROAD, FELSHAM, SUFFOLK, IP30 0PJ
Planning Application No: DC/20/04572

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 120 metres from the proposed build site and we therefore recommend 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.

/continued

OFFICIAL

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

Copy : jake@cpplanningconsultants.co.uk

Enc : Sprinkler Letter

OFFICIAL

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

Philip Isbell
Chief Planning Officer
Planning Services
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
Suffolk IP1 2BX

Enquiries to: Gemma Stewart
Direct Line: 01284 741242
Email: Gemma.Stewart@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2020_04572
Date: 10th November 2020

For the Attention of Samantha Summers

Dear Mr Isbell

Planning Application DC/20/04572 - Land Rear of the Six Bells, Church Road, Felsham: Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record (HER) situated within the historic village core and to the immediate north of medieval Church of St Peter (HER reference FHM 012 and grade II* listed building) and Felsham Castle, 'A mansion, called the Castle, the seat of the Reynolds family, was pulled down about the end of the 18th century, and a farm house erected on the site' (present 'Mausoleum House') (FHM 016). The proposed development area is also in close proximity to a number of listed buildings and also medieval/post medieval artefact findspots (for example, FHM 014 and FHM 015). As a result, 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 in order to achieve preservation in situ of any important heritage assets. However, in accordance with the National Planning Policy Framework (Paragraph 199) and as recommended for previous planning applications (0179/10, 0555/11, DC/20/02869/FUL & DC/20/02870/LBC) 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 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 (2018).

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 mitigation. 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.

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,

Gemma Stewart

Senior Archaeological Officer
Conservation Team

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

Philip Isbell
Chief Planning Officer
Planning Services
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
Suffolk IP1 2BX

Enquiries to: Gemma Stewart
Direct Line: 01284 741242
Email: Gemma.Stewart@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2020_04572
Date: 10th November 2020

For the Attention of Samantha Summers

Dear Mr Isbell

Planning Application DC/20/04572 - Land Rear of the Six Bells, Church Road, Felsham: Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record (HER) situated within the historic village core and to the immediate north of medieval Church of St Peter (HER reference FHM 012 and grade II* listed building) and Felsham Castle, 'A mansion, called the Castle, the seat of the Reynolds family, was pulled down about the end of the 18th century, and a farm house erected on the site' (present 'Mausoleum House') (FHM 016). The proposed development area is also in close proximity to a number of listed buildings and also medieval/post medieval artefact findspots (for example, FHM 014 and FHM 015). As a result, 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 in order to achieve preservation in situ of any important heritage assets. However, in accordance with the National Planning Policy Framework (Paragraph 199) and as recommended for previous planning applications (0179/10, 0555/11, DC/20/02869/FUL & DC/20/02870/LBC) 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 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 (2018).

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 mitigation. 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.

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,

Gemma Stewart

Senior Archaeological Officer
Conservation Team



Consultation Response Pro forma

1	Application Number	DC/20/04572 Land Rear of The Six Bells, Church Road, Felsham	
2	Date of Response	17/12/2020	
3	Responding Officer	Name:	Thomas Pinner
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage Team
4	Summary and Recommendation	<p>1. I consider that the proposal would cause</p> <ul style="list-style-type: none"> • A low level of less than substantial harm to a designated heritage asset because the barn-style design of Plot 1 would detract from the significance of The Six Bells and the character and appearance of Felsham Conservation Area. <p>2. I would recommend that the design of Plot 1 is amended to avoid potentially implying a historic agricultural use for the site. Additionally, clarification is requested regarding the revised Red Line Site Plan.</p>	
5	Discussion	<p>The proposal consists of a Full Planning Application for the erection of three dwellings, with associated parking and landscaping, using the existing public house access. The heritage concern relates to the potential impact of the works on:</p> <ul style="list-style-type: none"> - The significance of The Six Bells, a Grade II Listed public house, consisting of three main ranges, a late C16 range with a potentially earlier core, a c.1830 range to the west, and an early C20 range to the right, including its curtilage listed outbuilding and walls, to the south of the site. - The significance of Church Cottage and Adjoining House Swallows Nest, a Grade II Listed building, originally one house, now subdivided, with an early C17 parlour cross wing and potentially earlier hall range, to the south. - The significance of the Church of St Peter, a Grade II* Listed medieval church, restored in 1872, to the south. - The significance of various unlisted historic buildings to the west, including Threeways, The Haven and Providence House, which are all potential non-designated heritage assets. - The character and appearance of Felsham Conservation Area. 	

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	<p>The current application follows a previous application, under 0555/11, for the erection of two dwellings on the same site, and other works, including a new access route, requiring the demolition of a section of the boundary wall. This application was refused and then dismissed at appeal. The Inspector considered that two houses could be accommodated on the site without causing harm to any heritage assets, in isolation, but that the demolition of the section of wall, and other details, were harmful or potentially harmful to heritage assets.</p> <p>Subsequently, Planning and Listed Building Consent applications were submitted for the erection of three dwellings on the site, with the same access through the wall, under DC/20/02869 and DC/20/02870. I identified potential harm to The Six Bells through demolition of the section of wall, as per the previous application (its significance remaining somewhat unknown, due to vegetation cover). I considered that the introduction of a third dwelling, beyond that proposed under 0555/11, would not cause any additional harm in principle. These applications were refused, partly due to the heritage harm.</p> <p>The current application proposes to reroute the access to the new dwellings, using the existing access to the pub's car park. Therefore, the revised application no longer requires the demolition of the section of curtilage listed wall, so there is no longer harm in this regard, which is welcome.</p> <p>The revised proposal would instead introduce vehicle movements unconnected to the public house, between the public house and its curtilage listed outbuilding and walls, which may dilute a sense of their historic relationship to some extent. However, given the relatively small size of the development and minimal associated physical alterations to the immediate grounds of the public house, including the fact that the car park and entrance route would be of the same hardstanding material, I do not consider that this would be discernibly harmful in this case, subject to condition (if applicable).</p> <p>The design of Plot 1 has been changed from DC/20/02869 and DC/20/02870, so that it now utilises a traditional barn-style form, thus giving the development a farmstead style appearance. However, I consider that this would detract from the character and appearance of Felsham Conservation Area to some extent. I consider that it may confuse an understanding of how the village</p>
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	<p>developed, by suggesting a historic agricultural function for the site within the centre of the village, of an apparent age when none actually existed, which may erode the ability to understand how the village developed. Therefore, the barn-style dwelling would likely appear incongruous in this location and thus detract from the character of Felsham Conservation Area. I consider that a more standard domestic design for all of the dwellings, as per the previous applications would be more appropriate in this case (see amendments).</p> <p>I also consider that this design may suggest a historic relationship between The Six Bells public house and the 'barn,' which may confuse an understanding of the public house's history, which would also detract from its significance.</p> <p>Para.4.19 of the Heritage Statement states that "as with The Six Bells, the proposed development would sit sufficiently back in the plot so as to have no impact on the significance of this Conservation Area." The development is located within Felsham Conservation Area, rather than near to it, so I am unsure as to how this statement is applicable.</p> <p>I also request clarification over the extension of the Red Line. The revised Red Line now includes a section of the curtilage listed boundary wall at the site. The accompanying cover email suggests that the Red Line has been amended to show visibility splays. However, I am therefore concerned as to how this area could form part of a visibility splay with a wall in the way, unless this is a suggestion that this part of wall would be demolished to create the visibility splay. Demolishing this section of wall would be harmful and I would not support it. The intention here should thus be clarified (see clarifications).</p> <p>The Proposed Site Plan appears to show new gates on the eastern edge of the extended car park, and potentially new associated boundary treatments adjacent. Details of these are requested as conditions.</p> <p>I consider that the rest of the proposed works would not be harmful, subject to conditions.</p> <p>I consider that the works would not harm the significance of Church Cottage and Adjoining House Swallows Nest, nor the Church of St Peter.</p>
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		<p>The proposal would not meet the requirements of Local Plan policy HB8. Therefore, I do not support the proposal.</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> <p><i>Decision-takers should be mindful of the specific legal duties of the local planning authority with respect to the special attention which shall be paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area, as set out in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</i></p> <p>POLICY HB1</p> <p>THE DISTRICT PLANNING AUTHORITY PLACES A HIGH PRIORITY ON PROTECTING THE CHARACTER AND APPEARANCE OF ALL BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST. PARTICULAR ATTENTION WILL BE GIVEN TO PROTECTING THE SETTINGS OF LISTED BUILDINGS.</p>
6	Amendments, Clarification or Additional Information Required	<ul style="list-style-type: none"> - Amended proposed elevations for Plot 1, to avoid architectural reference to traditional agricultural buildings, as per above, at 1:100. - Clarification regarding the intentions relating to the inclusion of a section of the curtilage listed boundary wall within the Revised Red Line.
7	Recommended conditions	<p>Following suitable amendments/clarifications/if the LPA are minded to approve the application, the following conditions are requested:</p> <ul style="list-style-type: none"> - Prior to the commencement of works above slab level, manufacturer's details of proposed external facing materials for all dwellings and cartlodes. - Prior to the erection of any new gates/boundary treatments/structures around the extended public house car park, details of these features, to include elevation drawings and/or manufacturer's literature as appropriate.

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		<ul style="list-style-type: none">- Removal of any Permitted Development Rights for changes to hardstanding, if applicable.
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From: Hamish Jackson - Ecological Consultant <Hamish.Jackson@essex.gov.uk>
Sent: 11 December 2020 16:47
To: John Pateman-Gee <John.pateman-Gee@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Re-consultation Request - DC/20/04572

Hi John,

Place Services Ecology provided ecological comments on 2nd December and have reviewed the revised plans with the agent cover email (received 27.11.20).

Therefore, as our comments are up to date, we wish to maintain our holding objection for this application

Kind regards,

Hamish

Hamish Jackson ACIEEM BSc (Hons)
Ecological Consultant at Place Services

telephone: 03330 320980 mobile: 07740901139

email: hamish.jackson@essex.gov.uk / PlaceServicesEcology@essex.gov.uk

web: www.placeservices.co.uk

linkedin: www.Linkedin.com/in/hamishjackson/





02 December 2020

John Pateman-Gee
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich, IP1 2BX

By email only

Thank you for requesting advice on this application from Place Services' ecological advice service. This service provides advice to planning officers to inform Mid Suffolk District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: DC/20/04572
Location: Land Rear Of The Six Bells Church Road Felsham Suffolk
Proposal: Planning Application - Erection of 3no. detached dwellings and associated parking and landscaping, utilising the existing public house access

Dear John,

Thank you for consulting Place Services on the above application.

Holding objection due to insufficient ecological information

Summary

We have reviewed the submitted documents for this application and note an ecological report has not been provided for this application.

As a result, we are not satisfied that sufficient ecological information is currently available for determination. As the impacts to designated sites, legally protected and priority species and habitats have not been identified for this application. Consequently, we recommend that a Preliminary Ecological Appraisal Should also be conducted for this application. This should be undertaken by a suitability qualified ecologist, following standard methodologies.

In particular, we note the proposal requires the removal of a Category C group of trees to facilitate vehicular access to the site. Therefore, further ecological assessment must consider the likelihood of Bats being present and affected by the removal of these trees.

This is required prior to determination because the Local Planning Authority must consider the guidance under paragraph 99 of the ODPM Circular 06/2005. This advises that the presence or otherwise of protected species, and the extent to which they might be affected by the proposed



development, must be established before planning permission is granted. Therefore, if there is a reasonable likelihood of protected species being present and affected by the development, the surveys should be completed and any necessary measures to protect the species should be in place before the permission is granted (Based on the judgement in the Mrs Brown (Appellant) v Mid Suffolk Council [2017] - APP/W3520/W/17/3174638).

It is also highlighted that the Local Planning Authority, as a competent authority, should have regard to the requirements of The Conservation of Habitats and Species Regulations 2017 (as amended) when reaching planning decisions and must not leave this until the licence application stage. (*Based on the judgement in the Hack Green Group (Appellant) v Cheshire East Council [2006] - APP/R0660/W/15/3131662*). Therefore, if a European Protected Species Mitigation Licence is required for this application, mitigation measures to support the provision of the licence must also be outlined prior to determination to allow certainty to the LPA that a licence will likely be granted.

Consequently, further information is required to provide the LPA with certainty of impacts on designated sites, legally protected species and priority species / habitats and enable it to demonstrate compliance with its statutory duties, including its biodiversity duty under s40 NERC Act 2006.

We look forward to working with the LPA and the applicant to provide the additional information to overcome our holding objection and support a lawful decision.

Please contact us with any queries.

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)
Ecological Consultant
placeservicesecology@essex.gov.uk

Place Services provide ecological advice on behalf of Mid Suffolk District Council

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

DC/20/04572. Land Contamination

Dear John

EP Reference : 284437

DC/20/04572. Land Contamination

Land Rear Of The Six Bells, Church Road, Felsham, BURY ST EDMUNDS, Suffolk.

Re-consultation: Erection of 3no. detached dwellings and associated parking and landscaping, utilising the existing public house access.

Many thanks of your request for comments in relation to the above application. I can confirm that nothing would cause me to amend my recommendations of October 2020.

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

Work: 01449 724715

websites: www.babergh.gov.uk www.midsuffolk.gov.uk

Thank you for contacting us

We are working hard to keep services running safely to support and protect our residents, businesses, communities and staff through this period and beyond.

We will respond to your query as soon as possible. In the meantime, you can find the latest council information, including our response to Covid-19, on our website.



From: Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>
Sent: 30 October 2020 09:02
To: John Pateman-Gee <John.pateman-Gee@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/20/04572. Land Contamination

Dear John

EP Reference : 283188
DC/20/04572. Land Contamination
Land Rear Of The Six Bells, Church Road, Felsham, BURY ST EDMUNDS,
Suffolk.
Erection of 3no. detached dwellings and associated parking and landscaping,
utilising the existing public house access.

Many thanks for your request for comments in relation to the above application in light of the newly submitted Phase I geoenvironmental report. Having reviewed the application I can confirm that I have no objection to the proposed development from the perspective of land contamination. I would only request that the LPA are contacted in the event of unexpected ground conditions being encountered during construction and that the below minimum precautions are undertaken until such time as the LPA responds to the notification. I would also advise that the developer is made aware that the responsibility for the safe development of the site lies with them.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@babberghmidsuffolk.gov.uk
Work: 01449 724715
websites: www.babergh.gov.uk www.midsuffolk.gov.uk