

# Comments for Planning Application DC/21/00366

## Application Summary

Application Number: DC/21/00366

Address: Land South Of Westhorpe Road Finningham Suffolk

Proposal: Application for outline Planning Permission (all matters reserved) Town and Country Planning Act 1990 - Erection of up to 8No dwellings with garages.

Case Officer: Daniel Cameron

## Customer Details

Name: Miss Natalie Hill

Address: Elmer Farm, Walsham Road, Finningham Stowmarket, Suffolk IP14 4JN

## Comment Details

Commenter Type: Parish Clerk

Stance: Customer objects to the Planning Application

Comment Reasons:

- Conflict with NPPF
- Drainage
- Inadequate Access
- Increase danger of flooding

Comment: At a Parish Council Meeting held on 9th March 2021 a majority vote opposed the above planning

application for the following reasons:

1. The fact that the developer is the same one who is currently constructing the houses on the adjacent site led the Council to believe that this is a ploy to avoid providing affordable housing, as the total number in the two developments would require him to do so.
2. The vexed question of the flooding cannot be considered to be a temporary problem, caused by the current development. It has been a problem for years, admittedly exacerbated by the run-off of mud and detritus from the building site.
3. The village is already experiencing foul water problems which leads the Council to believe that the current sewerage system, which was installed many years ago, is inadequate for the current load, let alone increasing it by further development.
4. Access to the proposed site is not shown on neither the site location nor the site plan, raising the question on where is it going to be placed? The road layout at this point is dangerous due to a blind corner and a steep dip. There is a history of accidents occurring at this point.
5. The suggestion that this application meets the requirements of Sustainable Development is laughable. Anyone who knows the village will see that it does not meet any of the criteria set out under this heading. A proper survey of the village amenities will prove that this is so.
6. If the National Policy Planning Framework is followed with respect to Paragraph 11 - "the

presumption in favour of sustainable development" then it is patently obvious that this application fails to meet the necessary criteria.

7. The proposal would create a number of new dwellings in a rural area outside the development boundary and would be contrary to guidance contained within the National Planning Policy Framework.

8. Finally, the Finningham Parish Council endorses the objections already raised by residents of the village.

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Proposal: Application for outline Planning Permission (all matters reserved) Town and Country Planning Act 1990 - Erection of up to 8No dwellings with garages.

Case Officer: Daniel Cameron

## Customer Details

Name: Mrs Westhorpe Parish Clerk

Address: Box Farm, New Delight Road, Rickinghall Superior Diss, Suffolk IP22 1LU

## Comment Details

Commenter Type: Parish Clerk

Stance: Customer objects to the Planning Application

Comment Reasons:

- Application is lacking information
- Conflict with District plan
- Conflict with Neighbourhood Plan
- Conflict with NPPF
- Drainage
- Health & Safety
- Inadequate Access
- Inadequate public transport provisions
- Increase danger of flooding
- Increase in Pollution
- Increased Traffic/Highways Issues
- Landscape Impact
- Loss of Outlook
- Overlooking
- Strain on existing community facilities
- Sustainability

Comment: Outside Finningham Parish Boundary and Joint Local Plan; inconsistent with present guidelines. The superficial geology of the site comprises the Lowestoft Formation which is a chalky till with outwash deposits of gravel, sand, silt and clay. Although there are two historical boreholes to the north of the site, there is no ground investigation of the site available. If the formation at the site is clay, the low permeability will severely reduce the efficacy of the soakaway drainage mentioned in the outline planning application. Proof of the suitability of the proposed surface water drainage must be a significant consideration in the sustainable development of the site, particularly given the obvious issue with flooding of the adjacent highway from surface water run-off. Change

of use from grass meadow largely absorbing rainfall to the existing development site has created serious flooding on the highway. The blocked drain needs to be resolved. Additional development will only create more surface water problems. Majority of proposed site falls towards the road with no sensible plan to alleviate this known flooding. Public footpath access across the field bordering the site is up a bank; flooding will flow in the opposite direction of walkers as a dangerous hazard. Flooding/mud problems will be long term and not associated with construction. Entrance to site is on a dangerous bend with history of road traffic accidents. February 2021 a Westhorpe resident was involved in an accident there; the horse being badly injured. Unsustainable development as other than a bus route it is contrary to NPPF; fails local authority criteria for use of cars/ carbon emissions. No local shop, school or medical facility. This additional 8 home application on current site avoids compulsory provision of affordable housing as in bigger developments. Purchasers of existing development houses have bought believing they were buying with a view over open fields which will be taken away.

**From:** SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>  
**Sent:** 11 February 2021 09:51  
**To:** BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>  
**Subject:** Planning consultation DC/21/00366 Natural England response

Dear Harry Goodrich

Application ref: DC/21/00366  
Our ref: 342919

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 sincerely

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

Tel: 0207 764 4488  
Email: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)  
[www.gov.uk/natural-england](http://www.gov.uk/natural-england)

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/F221525  
Enquiries to: Water Officer  
Direct Line: 01473 260588  
E-mail: Fire.BusinessSupport@suffolk.gov.uk

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

Date: 11/02/2021

Dear Sirs,

**Land South Of Westhorpe Road, Finningham, Suffolk, IP14 4TW**  
**Planning Application No: DC/21/00366/OUT**

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), 2019 Edition, 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, 2019 Edition.

**Water Supplies**

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

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).

/continued

OFFICIAL

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 or appoint Approved Inspector 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 : [info@philcobboldplanning.co.uk](mailto:info@philcobboldplanning.co.uk)

Enc : Sprinkler Letter

Your Ref:DC/21/00366  
Our Ref: SCC/CON/0573/21  
Date: 18 February 2021  
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



**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: Harry Goodrich

Dear Harry,

**TOWN AND COUNTRY PLANNING ACT 1990**

**CONSULTATION RETURN:** DC/21/00366

**PROPOSAL:** Application for outline Planning Permission (all matters reserved) Town and Country Planning Act 1990 - Erection of up to 8No dwellings with garages.

**LOCATION:** Land South Of, Westhorpe Road Finningham Suffolk IP14 4TW

Should the Planning Authority be minded to grant planning approval the Highway Authority in Suffolk would recommend they include the following conditions and obligations:

**Visibility Condition:** Before the access is first used visibility splays as indicated on Drawing No. 5618/05A with an X dimension of 2.4m and a Y dimension of 90m and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

**Reason:** In the interests of highway safety in order to maintain intervisibility between highway users.

**Access Condition:** Before the development is commenced, details of the access and associated works, (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.

**Footway Condition:** Before any dwelling is first occupied, the developer shall provide details and construct the footway crossing point between the site the existing footway on Westhorpe Road which shall first have been submitted to and approved by the Local Planning Authority.

**Reason:** To ensure that suitable footways are provided to access the application site and to connect the sites with footway network

**Parking Condition:** Before the development is commenced details of the areas to be provided for the manoeuvring and parking of vehicles including electric vehicle charging points and secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme



shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety, to promote the use of sustainable travelling alternatives within the area and use of electric vehicles.

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

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

Construction Management Plan Condition: Before the development hereby permitted is commenced a Construction Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out other than in accordance with the approved plan. The Construction Management Plan shall include the following matters:

- a photographic survey to be carried out to determine the condition of the carriageway and footways prior to commencement of the works
- Means of access for construction traffic
- haul routes for construction traffic on the highway network and monitoring and review mechanisms.
- provision of boundary hoarding and lighting
- details of proposed means of dust suppression
- details of measures to prevent mud from vehicles leaving the site during construction
- details of deliveries times to the site during construction phase
- details of provision to ensure pedestrian and cycle safety
- programme of works (including measures for traffic management and operating hours)
- parking and turning for vehicles of site personnel, operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials
- maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase.

## NOTES

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. These works will need to be applied for and agreed with Suffolk County Council as the Local Highway Authority. Application form for agreement of Section 278 of the Highways Act 1980 can be found at the following webpage: [www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/](http://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/).

Public Footpaths are recorded near the proposed development area. Whilst we do not have any objections to this proposal, the granting of planning permission is separate to any consents that may be required in relation to Public Rights of Way ,including temporary closures for construction. These consents are to be obtained from the Public Rights of Way & Access Team at Suffolk County Council, as the Highway Authority.

Yours sincerely,

**Samantha Harvey**  
**Senior Development Management Engineer**  
Growth, Highways and Infrastructure

DC 21 00366 Finningham

Heritage consultation response

Daniel

The site lies to the south of Hill House, a grade II listed building of 1 ½ storeys standing close to the roadside. The building forms part of a small group of buildings appearing on early OS sheets, the other two buildings to the east being set back from the roadside and being much altered. The maps show a smithy standing next to Hill House at the roadside. Hill House is a timber-framed building of the 1600s, with plastered walls and pantile roofs, a porch and three cat-slide dormers to the south front, and a lean-to and 1 ½ storey wing to the rear.

The listed buildings stands close to the road with garden behind, and countryside beyond to the north. To the south beyond the road lies farmland. In the second half of the 1900s the rural surroundings have been eroded by scattered development to the west, and by development spreading from the village along the road so that the listed building now appears part of a basically continuous line of dwellings. Despite this, undeveloped land to its north and south preserve a rural character in its setting, and contribute to its significance as a modest dwelling on the edge of a rural village.

In a largely flat area, Finningham village sits on lower land by an upper tributary of the River Dove. Hill House stands at the point where the road rising out of the village towards Westhorpe reaches the flatter surrounding plateau. It also stands on the inside of a bend in the road, and because of its forward position is particularly prominent in the locality.

I note that pre-application advice was sought by the applicant but no request for pre-application advice was made to the Heritage team.

The proposal is for residential development which will inevitably transform the rural character of land that positively contributes to the setting and significance of the listed building. As the application is in outline form, it is not possible to assess the full scale and nature of impact from buildings, but given that the neighbouring site is being built out with five dwellings and the present site is only 0.02Ha larger, the impact of eight dwellings can be confidently expected to have considerable impact. The adjacent development appears to increase density in the area, and would not be appropriate directly opposite a small listed building in a loose pattern of development at the fringe of a village.

While the character of the land would inevitably change, there are aspects of the proposed development which would be variable, depending on the number, size, scale, position, orientation and design of the buildings. If your recommendation is positive, you should

consider the scope for the following matters to limit impact on the setting of the listed building:

- a green buffer along the roadside, setting the built development further in the plot (I note that the adjacent site is deeper in relation to the road, whereas instead of respecting the line of the road, the present site is drawn by extending the rear boundary of the adjacent site);
- frontage plots limited to single storey.

In my view the impact of the proposal on the setting of the listed building would be medium, and the harm to its significance would be in the range of low towards medium depending on the details .

Paul

**Paul Harrison**

Heritage and Design Officer

Babergh and Mid Suffolk District Councils

T 01449 724677 | 07798 781360

E [paul.harrison@babermidsuffolk.gov.uk](mailto:paul.harrison@babermidsuffolk.gov.uk)

E [heritage@babermidsuffolk.gov.uk](mailto:heritage@babermidsuffolk.gov.uk)

W [www.babergh.gov.uk](http://www.babergh.gov.uk) | [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

***For our latest Coronavirus response please visit our website via the following link:***

<https://www.midsuffolk.gov.uk/features/our-covid-19-response/>

## 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.



DC/21/00366. Land Contamination:

Dear Daniel

**EP Reference : 288999**

**DC/21/00366. Land Contamination:**

**Land South Of, Westhorpe Road, Finningham, STOWMARKET, Suffolk.**

**Application for outline Planning Permission (all matters reserved) Town and Country Planning Act 1990 - Erection of up to 8No dwellings with garages.**

Many thanks for your request for comments in relation to the above application. Having reviewed the application and supporting Phase I report by Sue Slaven (P0150/R001) 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.

Please could the applicant be made aware that we have updated our Land Contamination Questionnaire and from April 2021 will only accept the new form and advise them that the updated template is available to download from our website at <https://www.babergh.gov.uk/environment/contaminated-land/land-contamination-and-the-planning-system/>.

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)

Work: 01449 724715

websites: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

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## Thank you for contacting us

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## Minimum requirements for dealing with unexpected ground conditions being encountered during construction.

1. *All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.*
2. *A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.*
3. *The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.*
4. *The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.*
5. *The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.*
6. *Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.*
7. *Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.*

8. *Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.*
9. *Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.*
10. *A photographic record will be made of relevant observations.*
11. *The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be: • re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or • treatment of material on site to meet compliance targets so it can be re-used; or • removal from site to a suitably licensed landfill or permitted treatment facility.*
12. *A Verification Report will be produced for the work.*



**Suffolk Wildlife Trust**

Brooke House  
Ashbocking  
Ipswich  
IP6 9JY

01473 890089  
info@suffolkwildlifetrust.org  
suffolkwildlifetrust.org



Daniel Cameron  
Planning Department  
Babergh and Mid Suffolk District Council  
Endeavour House  
8 Russell Road  
Ipswich, IP1 2BX

25<sup>th</sup> February 2021

Dear Daniel,

**RE: DC/21/00366 - Application for outline Planning Permission (all matters reserved) Town and Country Planning Act 1990 - Erection of up to 8No dwellings with garages. Land South Of Westhorpe Road, Finningham**

Thank you for sending us details of this application, we have the following comments:

Although we do not have any detailed information about this site, if there is any vegetation clearance required for this development then nesting birds could be affected. 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).

Therefore, vegetation clearance including trees, bramble, scrub and ivy should not be carried out during the bird nesting season from March to August (inclusive).

The development should deliver biodiversity net gain as outlined within the National Planning Policy Framework (section 174) (2019). Therefore, the future proposals will need to demonstrate measures that will achieve biodiversity net gain, including the incorporation of native planting within landscape proposals.

There are records of Hedgehog, a UK and Suffolk Priority Species, in the surrounding area. To maintain connectivity for this species, we recommend maintaining hedgehog permeable boundaries (with gaps of 13x13cm at ground level) as part of this development to maintain connectivity for the species.

We recommend that integral swift nest bricks should be incorporated into buildings that are of minimum two storeys. The incorporation of swift nest bricks is an established way to enhance biodiversity within a development and provide net gain. Therefore, we request that this is done to provide enhancement to this Suffolk Priority Species, whose numbers have seen a dramatic decline in recent years.

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

Yours sincerely

Jacob Devenney  
Planning and Biodiversity Adviser



## MEMBER REFERRAL TO COMMITTEE

See Planning Charter for principles. Paragraph references below link to Planning Charter.

Planning application reference	DC/21/00366 Application for outline Planning Permission (all matters reserved) Town and Country Planning Act 1990 - Erection of up to 8No dwellings with garages. Land South Of Westhorpe Road, Finningham, Suffolk
Parish	Finningham
Member making request	Andrew Mellen, member for Bacton ward.
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	<p>The site is outside the previous 1998 settlement boundary In the Mid-Suffolk core strategy 2008 Finningham was designated countryside, limiting development (Policy CS2). In the draft JLP it is designated a hinterland village and again this site is outside the proposed settlement boundary. The draft JLP (now at Reg19 submission stage and gaining weight) identifies two sites for development within the proposed settlement boundary, one has not yet come forward. Construction is expected to start imminently on a site within the village DC/17/06190 (erection of 14 homes at Green Farm). This application site was assessed under the call for sites as SS0807 but was not taken forward due to poor connectivity.</p>
13.4 Please detail the clear and substantial planning reasons for requesting a referral	<ol style="list-style-type: none"> <li>1. Finningham has very few services. There is a pub, a parish church but no village hall. Shops, school, doctors' surgery are in Gisingham or Bacton around 3 km away. Bus services have reduced to a vestigial service. NPPF paragraphs 103, 104, 108 and 110 all point toward sustainable development taking place where dependence on the private motor car is avoided. There is a footway on Westhorpe Rd. but it only leads to the crossroads with the B1113. No protected cycleways exist in the area and cyclists therefore share the roads with other users. It can therefore be expected that residents of this site would be highly reliant on cars for most journeys.</li> <li>2. Development of the adjacent site has exacerbated a flooding problem on Westhorpe Road every time it rains. The efforts of SCC and the developer have failed to resolve this. Development of the application site can be expected to cause further problems.</li> <li>3. There would be an impact on the setting on the adjacent Grade II listed Hill House</li> </ol>

<p>13.5 Please detail the wider District and public interest in the application</p>	<p>Both Finningham and Westhorpe Parish Councils have objected to this application on a number of grounds, as have a number of individual residents.</p>
<p>13.6 If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development</p>	
<p>13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer</p>	<p>Telephone discussion and various e-mail correspondence with the designated planning officer Daniel Cameron</p>