

# Consultee Comments for Planning Application DC/21/01735

## Application Summary

Application Number: DC/21/01735

Address: Wakelyns Farm Metfield Lane Fressingfield Eye Suffolk IP21 5SD

Proposal: Planning Application. Change of use of part of land for siting up to 12no glamping pods and up to 6no mobile homes. Retention of conversion of part of the farm building to create educational baking facility

Case Officer: Alex Scott

## Consultee Details

Name: Mrs Lindsey Duckett (Parish Clerk)

Address: Hunters Lane Cottage, Hunters Lane, Metfield Harleston, Suffolk IP20 0LU

Email: Not Available

On Behalf Of: Metfield Parish Clerk

## Comments

Comments on Planning application DC 21/01735 Wakelyns Farm - OBJECTION

Wakelyns Farm, the property under consideration has an address of Fressingfield but is positioned significantly closer to the village of Metfield than Fressingfield and is in sight of outlying Metfield and Mendham properties.

Metfield Parish Council are happy to support new small-scale businesses appropriate to a rural area, particularly those that result in the reuse of redundant or unused historic or farm buildings, and new buildings to accommodate new business or agricultural uses but are concerned that this application will have a significant adverse impact upon the character of the area, the amenity of residents and result in an unacceptable increase in traffic generation.

There is no issue with the continued use of the land as a research establishment or making itself more environmentally sustainable with progressive farming methods and any associated education. Nor is there any issue with the addition of the bakery and potential for day events and craft courses, but the number of pods and mobile homes to be made available for occupation for 12mths of the year does raise concern. Considering a worst-case scenario, the site could be inhabited by an additional 80+ individuals (each of the 12 proposed glamping pods sleeps 4, each of the 6 mobile homes also sleep 4, and the farmhouse is to be let out as additional holiday accommodation, sleeping 12). Any day visitors and employees would be over and above this number. Although this scenario is highly unlikely, it needs to be considered should the venture prove extremely successful. The applicant suggests that all accommodation could be dual purpose being used for holiday accommodation as well as educational purposes, all year round.

The application form indicates an increase in staff numbers from 3 full time equivalents to 8 (4 of which would be part time) so it is not clear as to why 6 large mobile homes are now required (The picture in the planning application would indicate something similar to a static caravan, approx. 10m x3m). It also states that there is no gain or loss or change of use to residential/dwelling units but if these are to be for workers there is the potential for them to be permanently occupied, and there is a change of use to the farmhouse which will now be used for holiday accommodation, rather than being a private residence. The current application includes no mention of change of use of the farmhouse.

Following a site visit where the applicant was very helpful in describing his plans, he explained that electricity and water would lay permanently along the leys for the pods and /or caravans to be hooked up to similar to a caravan hook up. Most campsites in the area are restricted in occupancy both by number of units and hours/months of opening. Metfield Parish Council believe that this should be viewed as a campsite and that the same rules applied. The site of the single mobile home on the plans is on a piece of agricultural land they are unable to use for anything else (and situated directly under power lines) rather than a need for it to be sited in this location extending the area of use for accommodation. The remaining 5 mobile homes providing more permanent accommodation are to be sited on ancient meadowland. Both the pods and mobile homes were considered unsightly and would not blend with the immediate environment.

The application form indicates that 10 parking spaces will be made available, but these are not shown on the plans. It would appear that there will be insufficient parking for visitors, unless more is to be created on the grassland, but there is no mention of the impact of this in the environmental report from SWT, and such parking could be impossible in the winter (and occasionally summer) months if the land becomes very wet. Parking on the side on the single-track lane could impede access by emergency services.

There is no provision for storage or collection of waste, which will increase significantly with the expansion of the business.

There is undoubtedly going to be an increase in traffic down a narrow winding single-track lane (the last part currently being of poor-quality concrete) which transects an agricultural industrial unit where it leaves Fressingfield Road. Therefore, there is concern as to the free flow and safety of traffic and pedestrians related to the increase, the lane is also used as a footpath. The proposed permissive paths around the site would increase the number of pedestrians using the lane. Fressingfield Road itself is single track, and extensively used by large farm machinery. Provision of information about traffic generation to enable a full assessment of the impacts of the development is missing.

The proposed development could prejudice the amenities currently enjoyed by occupants of nearby properties by way of increased noise and disturbance associated with additional traffic movements and large numbers of people on the site at any one time. There have been issues with

noise in the past when gatherings have taken place on the site, but as these have been relatively isolated incidents no complaints have been made, but many in the village have been disturbed as noise carries easily from the site. The Wakelyns newsletter suggests that pods can be sited together for larger groups and so there is the potential for more regular disturbance if large gatherings take place. The Parish Council were informed that there are no plans for an overall manager to be present on site (each separate business unit being self-governed) so who would visitors or residents go to if issues should arise.

It should also be noted that the pods (3 are already constructed) and farmhouse are being advertised for potential lets in the Wakelyns newsletter dated March 21, before planning permission has been granted, and that the bakery is up and running, and has provided bread to local outlets, and is advertising a loaf subscription scheme to start 15/4/21.

The website also states that each pod will be provided with a fire bowl another potential hazard not mentioned in the application.

During the site visit Metfield Parish Council were informed that the mobile homes would provide semi-permanent accommodation for workers with a view to it becoming more permanent in the long term if required. They were described as subsidised accommodation for agricultural workers, but it was then suggested that the chefs from the bakery and one of those providing craft courses would be using them, which would indicate that the venture is bringing in specialists from outside, not providing employment for those living within a commutable distance.

There is a variety of local accommodation in the area such as B&Bs, pubs and self-catering lets who could benefit from an increased number of visitors, but not if they all stay on site so it is difficult to see what the benefit to the local community will be.

Metfield Parish Council object to this proposal on the basis that there is not the infrastructure to support the number of residential units quoted; there are inadequate toilet facilities (they were informed that the existing 2 treatment plants can cater for up to 40 people); the road is unsuitable for the potential number of additional vehicles; there is no information on traffic generation or flow; no detail of provision for parking or waste has been included in the plans; there has been no obvious consideration for disabled access.

It is considered an overdevelopment for the very rural location and of little benefit to the immediate local community and could have a significant adverse impact upon the amenity of residents.

Metfield Parish Council do not object to the continued use of the land as a research establishment or making itself more environmentally sustainable with progressive farming methods and any associated education, the addition of the bakery or day events and craft courses. They would be happy to consider a more sympathetic, smaller scale, seasonal provision of accommodation. They are disappointed that the application appears to be retrospective and would suggest that the planning office undertake a site visit to fully understand what is already in place. A separate application for change of use of the farmhouse to be used as a holiday let (there will be no permanent resident) needs to be submitted.

# Consultee Comments for Planning Application DC/21/01735

## Application Summary

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Proposal: Planning Application. Change of use of part of land for siting up to 12no glamping pods and up to 6no mobile homes. Retention of conversion of part of the farm building to create educational baking facility

Case Officer: Alex Scott

## Consultee Details

Name: Mendham Parish Council Mendham Parish Council

Address: Weston House Cottage, South Elmham Road, Mendham Harleston, Suffolk IP20 0PB

Email: Not Available

On Behalf Of: Mendham Parish Clerk

## Comments

Mendham Parish Councillors visited Wakelyn's to assess the site and to discuss the proposals with the applicant.

We consider the plan, presented as an inclusive package, would significantly increase activity on the site, and along the very poor access roads.

We do not consider the proposal to be compatible with ecological stability or sustainability on this valuable area.

We consider the pods to be of innovative design, but necessarily intrusive in the calm landscape of the working areas of the farm.

The type of mobile homes is unclear, but as year round accommodation they must be of considerable size. Mention of motor homes is also made in the planning statements. We consider this part of the plan to be intrusive on another quiet area, with very poor access especially during winter.

We consider the plan overall to be harmful to landscape, environment and community We therefore place an objection to the plan.

We do consider however that a less ambitious project, brought to plan by close consultation with the three local communities would have a chance of gaining support.

# **Consultee Comments for Planning Application DC/21/01735**

## **Application Summary**

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Case Officer: Alex Scott

## **Consultee Details**

Name: Mr Andy Parris

Address: The Stooks, New Street, Fressingfield Eye, Suffolk IP21 5PG

Email: Not Available

On Behalf Of: Fressingfield Parish Clerk

## **Comments**

Fressingfield Parish Council supports this application.

This could be a positive contribution to the local economy. Councillors would like greater clarification on whether these units are for seasonal workers or holiday lets. The council recognises that an increase in traffic on this single-track road will need careful management.

From: East of England Region <e-east@HistoricEngland.org.uk>  
Sent: 25 March 2021 22:06  
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>  
Subject: RE: MSDC Planning Consultation Request - DC/21/01735

Good afternoon,

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

Address: Wakelyns Farm Metfield Lane Fressingfield Eye Suffolk IP21 5SD  
Application: DC/21/01735

Thank you for your letter dated 23rd March 2021 regarding the above application. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are attached.

If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request.

Yours sincerely

Hannah

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

**Our ref:** AE/2021/126024/01-L01  
**Your ref:** DC/21/01735  
**Date:** 01 April 2021

Dear Alex

**CHANGE OF USE OF PART OF LAND FOR SITING UP TO 12NO GLAMPING PODS  
AND UP TO 6NO MOBILE HOMES. RETENTION OF CONVERSION OF PART OF THE  
FARM BUILDING TO CREATE EDUCATIONAL BAKING FACILITY**

**WAKELYNS FARM, METFIELD LANE, FRESSINGFIELD, EYE, SUFFOLK, IP21 5SD**

Thank you for your consultation dated 24 March 2021. We have reviewed the application as submitted and have no objections. We are including an informative on foul drainage below.

**Foul Drainage**

Government guidance contained within the National Planning Practice Guidance (Water supply, wastewater and water quality – considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer
2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
3. Septic Tank

Foul drainage should be connected to the main sewer. Where this is not possible, under the Environmental Permitting Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold a permit issued by the Environment Agency, addition to planning permission. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within a Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply, spring or borehole.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit.

We trust this advice is useful.

Yours sincerely

**Mr Liam Robson**  
**Sustainable Places - Planning Advisor**

Direct dial 020 8474 8923

Direct e-mail [Liam.Robson@environment-agency.gov.uk](mailto:Liam.Robson@environment-agency.gov.uk)

**From:** SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>  
**Sent:** 14 April 2021 09:07  
**To:** BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>  
**Subject:** DC/21/01735

Dear Sir/Madam

**Application ref: DC/21/01735**  
**Our ref: 347926**

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

Dawn Kinrade  
Consultations Team  
Operations Delivery  
Natural England  
Hornbeam House, Electra Way  
Crewe, Cheshire, CW1 6GJ

Patron Her Majesty The Queen

The British Horse Society

Email enquiry@bhs.org.uk

Abbey Park,

Website www.bhs.org.uk

Stareton,

Tel 02476 840500

Kenilworth,

Fax 02476 840501

Bringing Horses and People Together

Warwickshire CV8 2XZ

The logo for The British Horse Society, featuring the text "The British Horse Society" in white serif font on a dark red square background.

Alex Scott  
Babergh and Mid Suffolk District Councils  
Endeavour House  
8 Russell Road  
Ipswich  
IP1 2BX  
Via email

25<sup>th</sup> March 2021

Dear Sir/Madam,

RE: DC/21/01735 | Planning Application. Change of use of part of land for siting up to 12no glamping pods and up to 6no mobile homes. Retention of conversion of part of the farm building to create educational baking facility | Wakelyns Farm Metfield Lane Fressingfield Eye Suffolk IP21 5SD

I am responding to this consultation on behalf of The British Horse Society, an equestrian Charity which represents the 3 million horse riders in the UK. Nationally equestrians have just 22% of the rights of way network. In Suffolk, they have just 18% of the rights of way network, increasingly disjointed by roads which were once quiet and are now heavily used by traffic resulting from development within the County. It is therefore important that these public rights are protected.

The British Horse Society has no objection to this application in principle but believes that historical evidence indicates Fressingfield Footpath 73 is under recorded as a footpath and there are unrecorded rights up along Green Lane to Hunter's Lane, these routes can be reasonably alleged to subsist at a minimum of bridleway status. This public right should be asserted and not be allowed to be subsumed within this development or anything beyond it. As identified and supported in the applicant's 'Public access taster' document showing "This section of the green lane (a PROW and historically a main route Metfield – Fressingfield)". An application to the County Council to have them recorded as such is likely to be forwarded in due course. The routes shown on the map below should be upgraded to at least Bridleway status if not Restricted Byway status as a condition of the permission being granted.

The British Horse Society is an Appointed Representative of South Essex Insurance Brokers Limited who are authorised and regulated by the Financial Conduct Authority.

Registered Charity Nos. 210504 and SC038516. A company limited by guarantee. Registered in England & Wales No. 444742



Yours sincerely

Charlotte Ditchburn (Miss.)  
Access Field Officer, East Region

Your Ref:DC/21/01735  
Our Ref: SCC/CON/2427/21  
Date: 7 June 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: Jasmine Whyard

Dear Jasmine,

**TOWN AND COUNTRY PLANNING ACT 1990**  
**CONSULTATION RETURN: DC/21/01735**

**PROPOSAL:** Planning Application. Change of use of part of land for siting up to 12no glamping pods and up to 6no mobile homes. Retention of conversion of part of the farm building to create educational baking facility

**LOCATION:** Wakelyns Farm, Metfield Lane, Fressingfield, Eye Suffolk IP21 5SD

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. 20/001/AD-VS with an X dimension of 2.4m and a Y dimension of 200m to the East and 180m to the South 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 No. 19/029/BP/P 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 highway.

Note: The proposals impact on the public highway is negligible as the vehicular access has adequate visibility splays to support the intensification of use the development would create. It must be noted that the private lane would benefit from widening and increased forward visibility.

Yours sincerely,

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

**From:** Chris Ward

**Sent:** 25 March 2021 07:31

**Subject:** RE: MSDC Planning Consultation Request - DC/21/01735

Dear Alex,

Thank you for consulting me about the proposed change of use application at Wakelyns Farm in Fressingfield. Having reviewed the application documents submitted, I have no comment to make, as the development does not meet the thresholds of requiring a Travel Plan in accordance with the Suffolk Travel Plan Guidance.

Kind regards

**Chris Ward**

Travel Plan Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

**From:** GHI Floods Planning

**Sent:** 25 March 2021 10:59

**Subject:** 2021-03-25 JS Reply Wakelyns Farm, Metfield Lane, Fressingfield, Eye Suffolk IP21 5SD Ref DC/21/01735

Dear Alex Scott,

Subject: Wakelyns Farm, Metfield Lane, Fressingfield, Eye Suffolk IP21 5SD Ref DC/21/01735

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/01735.

We have reviewed the following submitted document and we recommend **approval** of this application.

- Level 1 Flood Risk Assessment & Drainage Strategy Ref IE21/012 - FRA and Drainage Strategy

We would like to make the applicant aware of the following informatives.

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board district catchment is subject to payment of a surface water developer contribution
- Any works to lay new surface water drainage pipes underneath the public highway will need a licence under section 50 of the New Roads and Street Works Act
- Any works to a main river may require an environmental permit

Kind Regards

Jason Skilton  
Flood & Water Engineer  
Suffolk County Council  
Growth, Highway & Infrastructure

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/F180720  
Enquiries to: Water Officer  
Direct Line: 01473 260588  
E-mail: [Fire.BusinessSupport@suffolk.gov.uk](mailto:Fire.BusinessSupport@suffolk.gov.uk)  
Web Address: <http://www.suffolk.gov.uk>

Date: 26/03/2021

Dear Sirs

**Wakelyns Farm, Metfield Lane, Fressingfield Eye IP21 5SD**  
**Planning Application No: DC/21/01735**

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**

Suffolk Fire and Rescue Authority recommends (the use of an existing area of open water as an emergency water supply (EWS)).

Criteria appertaining to Fire and Rescue Authority requirements for siting and access are available on request from the above address.

/continued

OFFICIAL

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: [houchell.design@btinternet.com](mailto:houchell.design@btinternet.com)

Enc: Sprinkler information



15<sup>th</sup> April 2021

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

By email only

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*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.*

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**Application:** DC/21/01735  
**Location:** Wakelyns Farm Metfield Lane Fressingfield Eye Suffolk IP21 5SD  
**Proposal:** Planning Application. Change of use of part of land for siting up to 12no glamping pods and up to 6no mobile homes. Retention of conversion of part of the farm building to create educational baking facility

Dear Alex,

Thank you for consulting Place Services on the above application.

**No objection subject to securing ecological mitigation and enhancement measures**

**Summary**

We have reviewed the Preliminary Ecological Appraisal (SWT Trading Ltd, June 2020) submitted by the applicant, relating to the likely impacts of development on designated sites, protected and Priority Species & Habitats.

The Preliminary Ecological Appraisal (SWT Trading Ltd, June 2020) has advised that although there are no plans to remove any scrub or hedgerow, if mobile homes or glamping pods are sited close to the northern end of the eastern field, there could be an impact upon breeding turtle dove. Therefore, it has been recommended that the mobile homes are positioned towards the south of the eastern fields to reduce potential disturbance. In addition, the glamping pods should not be located close to the scrub/hedgerow during bird nesting season, which separates the fields from the agroforestry area containing hazel coppice.

We are satisfied that there is sufficient ecological information available for determination.



This provides certainty for the LPA of the likely impacts on designated sites, protected and Priority Species & Habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

The mitigation measures identified in Preliminary Ecological Appraisal (SWT Trading Ltd, June 2020) should be secured and implemented in full. This is necessary to conserve protected and Priority Species. Therefore, it is highlighted that

The Preliminary Ecological Appraisal (SWT Trading Ltd, June 2020) describes the hedgerows and rows of agroforestry trees as offering moderate suitability for foraging and commuting bats, with excellent connectivity and high invertebrate abundance associated with the water bodies. We therefore recommend that a Wildlife Friendly Lighting Strategy is implemented for this application, if external lighting is required. Therefore, technical specification should be submitted prior to occupation, which demonstrates measures to avoid lighting impacts to foraging / commuting bats, which are likely present within the local area. This should summarise the following measures will be implemented:

- Light levels should be as low as possible as required to fulfil the lighting need.
- Warm White lights should be used at <2700k. This is necessary as lighting which emit an ultraviolet component or that have a blue spectral content have a high attraction effects on insects. This may lead in a reduction in prey availability for some light sensitive bat species.
- The provision of motion sensors or timers to avoid the amount of 'lit-time' of the proposed lighting.
- Lights should be designed to prevent horizontal spill e.g. cowls, hoods, reflector skirts or shields.

We also support the proposed reasonable biodiversity enhancements, which have been recommended to secure measurable net gains for biodiversity, as outlined under Paragraph 170[d] & 175[d] of the National Planning Policy Framework 2019. This includes altering the mowing regime in the fields proposed for the siting of the mobile homes to improve the remaining grassland.

This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006.

Impacts will be minimised such that the proposal is acceptable subject to the conditions below based on BS42020:2013.

Submission for approval and implementation of the details below should be a condition of any planning consent.

### **Recommended conditions**

#### **1. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS**

*"All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (SWT Trading Ltd, June 2020) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.*



*This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details."*

**Reason:** To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

## **2. ACTION REQUIRED: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME**

*"A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.*

*All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority."*

**Reason:** To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended) the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species)

Please contact us with any queries.

Yours sincerely,

**Hamish Jackson ACIEEM BSc (Hons)**

Ecological Consultant

[placeservicesecology@essex.gov.uk](mailto: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.



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

05/07/2021

For the attention of: Jasmine Whyard

**Ref: DC/21/01735; Wakelyns Farm, Metfield Lane, Fressingfield, Eye Suffolk IP21 5SD**

Thank you for consulting us on the Application for Change of use of part of land for siting up to 12no glamping pods and up to 6no mobile homes. Retention of conversion of part of the farm building to create educational baking facility

We reviewed the following documents within the application package:

Planning statement	Document	21.03.2021	David Houchell
Glamping pods elevations	Drawing	19/029/GP/2	
Proposed Location of Mobile Homes And Glamping Pods	Drawing	19/029/MH-GP	David Houchell
Pre-Application advice	Document	26.02.2020	MSDC

We welcome the information supplied and are supportive of this application in principle, however in the event that approval of this application is forthcoming, the comments and recommendations below should be taken into account to ensure due consideration for landscape and green infrastructure has been given:

1. There is potential for visual impact from the erection of the mobile homes which will be semipermanent in nature. This is likely to be limited to the immediate vicinity such as when viewed from the PROW.
2. The intension is for the mobile homes to provide accommodation for seasonal workers means there will be associated features such as areas to sit out, paths, lighting etc. Measures to reduce the visual impact should be considered.
3. Also, in terms of the siting of the mobile homes we would prefer to see them located close to the existing buildings to restrict the creep of developed on the land.
4. The proposed Glamping Pods were shown in both black weather boarding and bright yellow. We would expect the exterior treatment to be in-keeping with the local vernacular of materials. As these features are intended to be movable we would seek clarification on any associated landscape elements.
5. The extensions to the existing building are unlikely to have a direct landscape impact. However we believe the proposal would have a number of indirect effects such as increasing the number of cars parked on site which would increase demand for hardstanding and inclusion of seating, signage etc.

In conclusion,taking the above into consideration we would ask that further information be supplied on the location and associated landscaping of the mobile homes, associated landscaping of the glamping pods, additional carparking location and materials, and any measures proposed to mitigate

the visual impact. Associated landscaping could include but not limited to paths, lighting, hard surfaced seating areas, car parking, clothes drying etc. These elements should give due consideration to their visual impact, ecological/environmental impact and be accessible/inclusive wherever possible.

If you have any queries regarding the above matters please let me know.

Kind regards,

Kim Howell BA (Hons) DipLA CMLI  
Landscape Consultant

**Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils.**

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

**From:** Paul Harrison <Paul.Harrison@babberghmidsuffolk.gov.uk>

**Sent:** 26 April 2021 16:50

**To:** Alex Scott <Alex.Scott@babberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>

**Subject:** DC 21 01735 Fressingfield

Heritage consultation response

Alex

The application is for change of use of land for glamping pods and mobile homes, and of a building for use in training in bakery.

The proposal was subject of a request for pre-application advice, but no approach was made to Heritage for pre-application advice. The request related to 6 mobile homes, glamping pods and use of part of the house. The advice was that existing buildings should be used, and the number of additional units required should be the minimum necessary, and should be sensitively located.

The application is now for 7 mobile units plus 12 glamping pods. This is in addition to accommodation in the house, which is not subject of this application.

Broadly I would support proposals for diversification of farming enterprises especially where the functional relationship between traditional rural buildings and the land is sustained. In my view the use of the existing building for baking and training in baking is unobjectionable in heritage terms.

The application does not appear to offer evidence to substantiate need for additional accommodation of the scale proposed, nor even to substantiate the need at all. By their own account, the enterprise has been operating for a not insignificant number of years, and presumably before that the farm operated possibly for centuries. Yet there is no evidence in the Council's record that on-site accommodation for permanent or seasonal agricultural workers has been necessary before now, and it is difficult to understand why this is so different now. Similarly, it is not explained why students from colleges in Norfolk and Suffolk would require accommodation. Notwithstanding these points, there is no explanation how the number of units was arrived at.

The block plan of areas proposed for the mobile homes and pods shows two large areas. It is not possible from this plan to understand what the impact on the setting of the listed farmhouse would be, but it does seem clear that, if approved, they could all be positioned as close to the listed farmhouse as possible and left there, and on this basis I consider that the application fails to establish that the proposal would cause no harm to the setting and significance of the farmhouse, or that harm would be avoided or minimised. The farmhouse benefits from surrounding agricultural land that preserves its original rural setting and allows its historic function to be readily appreciated.

In my view the proposal would result in harm to the setting of the listed farmhouse, at a level likely to be above low.

I recommend that the agent be asked to amplify why accommodation is needed, and why this number of units is needed. Notwithstanding this, I also recommend that any mobile homes and pods be located as far as practically possible from the farmhouse, and taking advantage of natural screening, so as to minimise their impact.

Paul

**Paul Harrison**

Heritage and Design Officer

Babergh and Mid Suffolk District Councils

T 01449 724677 | 07798 781360

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

E [heritage@babergmidsuffolk.gov.uk](mailto:heritage@babergmidsuffolk.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 consulting me on the above application for a change of use of land for siting 12 Glamping pods and up to 6 mobile homes.

I can confirm with regard to noise and other environmental health issues that I do not have any adverse comments and no objection to the proposed development.

David Harrold MCIEH  
Senior Environmental Health Officer

**Babergh & Midsuffolk District Councils**  
**t: 01449 724718**  
**e: [david.harrold@baberghmidsuffolk.gov.uk](mailto:david.harrold@baberghmidsuffolk.gov.uk)**

Dear Alex,

**APPLICATION FOR PLANNING PERMISSION - DC/21/01735**

**Proposal:** Planning Application. Change of use of part of land for siting up to 12no glamping pods and up to 6no mobile homes. Retention of conversion of part of the farm building to create educational baking facility.

**Location:** Wakelyns Farm, Metfield Lane, Fressingfield, Eye Suffolk IP21 5SD.

Many thanks for your request to comment on the application.

I have no objection to the Application DC/21/01735 and do not wish to request any conditions.

Kind regards

Simon Davison PIEMA  
Senior Environmental Management Officer  
Babergh and Mid Suffolk District Councils - Working Together

**From:** Jennifer Lockington <Jennifer.Lockington@baberghmidsuffolk.gov.uk>  
**Sent:** 06 April 2021 13:17  
**To:** Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>  
**Cc:** BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>  
**Subject:** DC/21/01735, Fressingfield - Air Quality

Dear Alex

YOUR REF: 21/01735

OUR REF: 291021

**SUBJECT:** Change of use of part of land for siting up to 12no glamping pods and up to 6no mobile homes. Retention of conversion of part of the farm building to create educational baking facility  
Wakelyns Farm Metfield Lane Fressingfield Eye Suffolk IP21 5SD

**Please find below my comments regarding air quality matters only.**

Thank you for your consultation on the above application.

I have no objections to make with regard to air quality.

Regards

**Jennifer Lockington (Mrs)**  
Senior Environmental Management Officer  
**Babergh & Mid Suffolk District Councils - Working Together**  
tel: 01449 724706  
[www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

Please note - I work Tuesdays and Wednesdays

Dear Alex

**EP Reference : 291015**

**DC/21/01735. Land Contamination**

**Wakelyns Farm, Metfield Lane, Fressingfield, EYE, Suffolk, IP21 5SD.**

**Change of use of part of land for siting up to 12no glamping pods and up to 6no mobile homes. Retention of conversion of part of the farm building to create educational baking facility.**

Many thanks for your request for comments in relation to the above application. 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.

Please could the applicant be made aware that we have updated our Land Contamination Questionnaire 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@babermidsuffolk.gov.uk](mailto:Nathan.pittam@babermidsuffolk.gov.uk)

Work: 01449 724715

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



**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.

**From:** Liz Keeble

**Sent:** 13 April 2021 15:56

**To:** Environmental Health <[Environmental@baberghmidsuffolk.gov.uk](mailto:Environmental@baberghmidsuffolk.gov.uk)>

**Subject:** RE: DC/21/01735 - Wakelyns Farm, Fressingfield - Saved to actions your WK 291013 (to Liz Keeble for info only)

Good morning

I do not appear to have received a consultation request. All consultation requests for the Caravan Licensing should be sent to the [foodsafety@baberghmidsuffolk.gov.uk](mailto:foodsafety@baberghmidsuffolk.gov.uk) inbox in future to avoid being missed.

I have looked at the application and don't have any concerns as long as there is a minimum of 6 meter spacing between units, but was unsure about the mobile homes as to whether it will be for seasonal worker or permanent long term workers, which I would worry they would have enough insulation protection in the winter months. The planning site will not let me put my comments on as a consultee so I am letting you know by email.

It wasn't very clear.

Kind regards

Liz