

# Comments for Planning Application DC/21/02359

## Application Summary

Application Number: DC/21/02359

Address: Land East Of Horham Road Athelington Suffolk

Proposal: Planning Application. Demolition of existing agricultural barn and erection of 1no one-and-a-half storey dwellinghouse. Change of use from agricultural land to C3 dwellinghouse.

Case Officer: Mahsa Kavyani

## Customer Details

Name: Mr Rod Caird

Address: 26 Church Lane, Henley, Ipswich, Suffolk IP6 0RQ

## Comment Details

Commenter Type: Parish Clerk

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment:DC/21/02359 | Planning Application. Demolition of existing agricultural barn and erection of 1no one-and-a-half storey dwellinghouse. Change of use from agricultural land to C3 dwellinghouse. | Land East Of Horham Road

This application was discussed at a meeting of Horham and Athelington Parish Council on May 25, 2021. The meeting was attended by all Parish Councillors, by the applicants and by neighbours of the property as well as other residents, and the County and District Councillors. The District Councillor Matthew Hicks declared an interest as a neighbour to the property. Parish Councillors had visited the site in advance of the meeting and had met the applicants. Councillors were also aware of the previous successful application from a different applicant for a barn conversion on the same site.

It was clear after discussion that there are very strong views on both sides of the argument. Several Parish Councillors expressed the view that the proposed design was interesting and attractive, and would not impinge on the nearby listed property; but the neighbours' opposition focussed on the danger of light pollution, size of the structure (especially the height), disruption of the local ecology and an inappropriate clash with local building styles.

Parish Councillors felt that the applicants and their neighbours should consider whether they would be able to arrive at a proposal for the building which met concerns on each side of the argument. It was not felt possible to arrive at a view which definitively supported or opposed the application.

As this is likely to be a decision delegated to planning officers, and would be unlikely to be referred

to the Planning Committee, there is still time to work towards an agreed outcome which broadly satisfies both sides of the argument. The Parish Council is sympathetic towards both the applicants and their neighbours and feels it should be possible to reach an agreed solution - rather than an imposed outcome from planning officers which will anger or disappoint one side or the other.

A mutually agreed solution would clearly be in the best interests of the village and the Parish Council.

Rod Caird

Clerk, Horham and Athelington Parish Council

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Parish Councillors felt that the applicants and their neighbours should consider whether they would be able to arrive at a proposal for the building which met concerns on each side of the argument. It was not felt possible to arrive at a view which definitively supported or opposed the application.

As this is likely to be a decision delegated to planning officers, and would be unlikely to be referred

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A mutually agreed solution would clearly be in the best interests of the village and the Parish Council.

Rod Caird

Clerk, Horham and Athelington Parish Council

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

**Sent:** 14 Jun 2021 10:35:22

**To:**

**Cc:**

**Subject:** FW: Planning Consultation DC/21/02359 Natural England Response

**Attachments:**

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**From:** SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>

**Sent:** 11 June 2021 18:13

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

**Subject:** Planning Consultation DC/21/02359 Natural England Response

Dear Sir or Madam,

Application ref: DC/21/02359

Our ref: 356165

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

Corben Hastings  
Support Adviser, Operations Delivery  
Consultations Team  
Natural England  
Hornbeam House, Electra Way  
Crewe, Cheshire, CW1 6GJ  
Tel: 0300 060 3900  
Email: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

**During the current coronavirus situation, Natural England staff are primarily working remotely to provide our services and support our customers and stakeholders.**

**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>.**

**Stay home. Protect the NHS. Save lives.**

**From:** SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>  
**Sent:** 30 April 2021 16:47  
**To:** BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>  
**Subject:** Planning Consultation DC/21/02359 Natural England Response

Dear Sir or Madam,

Application ref: DC/21/02359  
Our ref: 350985

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.

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Yours faithfully

Corben Hastings  
Support Adviser, Operations Delivery  
Consultations Team  
Natural England  
Hornbeam House, Electra Way  
Crewe, Cheshire, CW1 6GJ  
Tel: 0300 060 3900  
Email: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

Your Ref:DC/21/02359  
Our Ref: SCC/CON/2911/21  
Date: 5 July 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: Mahsa Kavyani

Dear Mahsa,

**TOWN AND COUNTRY PLANNING ACT 1990**

**CONSULTATION RETURN: DC/21/02359**

**PROPOSAL:** Planning Application. Demolition of existing agricultural barn and erection of 1no oneand-a-half storey dwellinghouse. Change of use from agricultural land to C3 dwellinghouse.

**LOCATION:** Land East Of, Horham Road, Athelington, Suffolk

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: No other part of the development hereby permitted shall be commenced until the existing vehicular access has been improved, laid out and completed in all respects in accordance with DM01 and with an entrance width of 3m.

Thereafter the access shall be retained in the specified form.

Reason: In the interests of highway safety to ensure that the layout of the access is properly designed, constructed and provided before the development is commenced.

Condition: The access driveway shall be constructed at a gradient not steeper than 1 in 8.

Reason: To ensure that vehicles can enter and leave the public highway in a safe manner.

Condition: Prior to the dwelling hereby permitted being first occupied, the vehicular access onto the highway shall be properly surfaced with a bound material for a minimum distance of 5 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.

Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety.

Condition: The areas to be provided for storage of Refuse/Recycling bins as shown on Drawing No. 010 Rev. PL3 shall be provided in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

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

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. 010 Rev. PL3 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. 010 Rev. PL3 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: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council's Central Area Manager must be contacted on Telephone: 0345 6066171. Further information go to: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

Yours sincerely,

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

Your Ref:DC/21/02359  
Our Ref: SCC/CON/2628/21  
Date: 22 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: Mahsa Kavyani

Dear Mahsa,

**TOWN AND COUNTRY PLANNING ACT 1990**

**CONSULTATION RETURN: DC/21/02359**

**PROPOSAL:** Planning Application. Demolition of existing agricultural barn and erection of 1no one and-a-half storey dwellinghouse. Change of use from agricultural land to C3 dwellinghouse.

**LOCATION:** Land East Of, Horham Road, Athelington, Suffolk

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

No information on visibility splays has been provided to demonstrate safe and suitable access (NPPF 108) to facilitate the intensification of use the current proposal would create.

Splays should be in each direction, to the nearside edge of the metalled carriageway, with no obstruction over the height of 0.6m and must not encroach 3rd party land.

Yours sincerely,

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



28 June 2021

Mahsa Kavyani  
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/21/02359  
**Location:** Land East Of Horham Road Athelington Suffolk  
**Proposal:** Planning Application. Demolition of existing agricultural barn and erection of 1no one-and-a-half storey dwellinghouse. Change of use from agricultural land to C3 dwellinghouse

Dear Mahsa,

Thank you for re-consulting Place Services on the above application.

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

**Summary**

We have reassessed the Ecology Report (MHE Consulting Ltd, May 2021); Magic Maps <https://magic.defra.gov.uk>; and aerial photographs to help assess the likely impacts of the development on designated sites, protected and Priority species and habitats.

In addition, we have reviewed the Revised proposed site plan - 566-010-pl3 and support the further tree planting, as well as the hedgerow on the western boundary of the site. The hedgerow should be planted in double staggered rows (5-7 hedge plants per metre if bare root, or 4-5 if container grown), with native species appropriate for the local variation of species. In addition, the hedgerow should either be double fenced or have rabbits guards to avoid herbivores causing damage to the young plants. This additional detail could be secured within the Biodiversity Enhancement Strategy as proposed by Place Services.

As a result, we are still satisfied that there is sufficient ecological information available for determination and recommend that Ecology – Place Services comments (3<sup>rd</sup> June 2021) should still be followed.



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

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.



3 June 2021

Mahsa Kavyani  
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/21/02359  
**Location:** Land East Of Horham Road Athelington Suffolk  
**Proposal:** Planning Application. Demolition of existing agricultural barn and erection of 1no one-and-a-half storey dwellinghouse. Change of use from agricultural land to C3 dwellinghouse

Dear Mahsa,

Thank you for re-consulting Place Services on the above application.

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

**Summary**

We have reviewed the Ecology Report (MHE Consulting Ltd, May 2021); Magic Maps <https://magic.defra.gov.uk>; and aerial photographs to help assess the likely impacts of the development on designated sites, protected and Priority species and habitats.

The Ecology Report (MHE Consulting Ltd, May 2021) has advised that the proposals will involve the loss of grassland, loss/disturbance of bee orchids, a small loss of low foraging habitat for amphibians and hedgehogs, and the loss of barn owl roosting habitat. In order to ensure no net loss of biodiversity it has been recommended within the Ecology Report (MHE Consulting Ltd, May 2021) that all lawns/grassed areas should be seeded or turfed with a suitable flowering lawn seed mixture. Furthermore, one barn owl box should be erected on a suitable hedgerow tree.

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

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



includes precautionary measures for amphibians, reptiles, nesting birds (including Barn Owl), hedgehogs and bat sensitive lighting.

The Ecology Report (MHE Consulting Ltd, May 2021) advises the roadside hedgerow and trees provide moderate value for commuting and foraging habitat. Therefore, we recommend a Wildlife Sensitive Lighting Strategy should be delivered for this scheme to avoid impacts to foraging and commuting bats. This must follow the [Guidance Note 8 Bats and artificial lighting](#) (The Institute of Lighting Professionals & Bat Conservation Trust, 2018). In summary, it is highlighted that the following measures should be implemented for the lighting design, which could be informed by a professional ecologist:

- Light levels should be as low as possible as required to fulfil the lighting need.
- Warm-White lights should be used preferably 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.
- If Light columns are required, they should be as short as possible as light at a low level reduces the likelihood of any ecological impact. However, the use of cowls, hoods, reflector skirts or shields could also be used to prevent horizontal spill.
- Movement sensors and timers could be used to minimise the 'lit time'.

We also support the proposed reasonable biodiversity enhancements, which have been recommended to secure measurable net gains for biodiversity, as outlined under Paragraph 170d of the National Planning Policy Framework 2019. The reasonable biodiversity enhancement measures should be outlined within a Biodiversity Enhancement Strategy and should be secured.

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 Ecology Report (MHE Consulting Ltd, May 2021) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.."*

**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. PRIOR TO SLAB LEVEL BIODIVERSITY ENHANCEMENT STRATEGY**

*“A Biodiversity Enhancement Strategy shall be submitted to and approved in writing by the local planning authority following the recommendations made within Ecology Report (MHE Consulting Ltd, May 2021).*

*The content of the Biodiversity Enhancement Strategy shall include the following:*

- a) Purpose and conservation objectives for the proposed enhancement measures;*
- b) detailed designs to achieve stated objectives;*
- c) locations of proposed enhancement measures by appropriate maps and plans;*
- d) persons responsible for implementing the enhancement measures;*
- e) details of initial aftercare and long-term maintenance.*

*The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.”*

**Reason:** To enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

## **3. PRIOR TO OCCUPATION 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 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,

**Sue Hooton CEnv MCIEEM BSc (Hons)**

Principal Ecological Consultant

[PlaceServicesEcology@essex.gov.uk](mailto:PlaceServicesEcology@essex.gov.uk)



14 May 2021

Mahsa Kavyani  
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 outline 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/21/02359  
**Location:** Land East Of Horham Road Athelington Suffolk  
**Proposal:** Planning Application. Demolition of existing agricultural barn and erection of 1no one-and-a-half storey dwellinghouse. Change of use from agricultural land to C3 dwellinghouse

Dear Mahsa,

Thank you for consulting Place Services on the above outline application.

**No objection**

**Summary**

We have reviewed the submitted documents and note that no ecological information has been provided to support this application.

Therefore, as no ecology input has been included to accompany this application, we have conducted a desk study by reviewing the Suffolk Biodiversity Information Services Records, Magic Maps (<https://magic.defra.gov.uk/>) and aerial photographs, to help assess the likely impacts of the development on designated sites, protected and Priority species and habitats.

This additional assessment has confirmed that the application site contains limited ecological value. The building proposed to be demolished clearly contains negligible potential for bats, even though there are records present within the local vicinity. Therefore, we are satisfied that the site contains no features which would require further assessment by a suitably qualified ecologist.

As a result, we are satisfied that there is sufficient ecological information available for determination.



However, we recommend that the below informative is included within the decision notice if the LPA is minded to approve this application. This sets out good practice ecological mitigation measures during the construction phase.

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

### **Recommended informative**

#### **1. GENERAL GOOD PRACTICE MITIGATION TO AVOID ECOLOGICAL IMPACTS DURING THE CONSTRUCTION PHASE**

To avoid killing or injuring small animals which may pass through the site during the construction phase, it is best practice to ensure the following measures are implemented:

- a) Trenches, pits or holes dug on site should be covered over at night. Alternatively, ramps (consisting of a rough wooden plank) or sloped/stepped trenches could be provided to allow animals to climb out unharmed;
- b) materials brought to the site for the construction works should be kept off the ground on pallets to prevent small animals seeking refuge;
- c) rubbish and waste should be removed off site immediately or placed in a skip, to prevent small animals using the waste as a refuge.
- d) Should any protected species or evidence of protected species be found prior to or during the development, all works must immediately cease and a suitably qualified ecologist must be contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

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.

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

**Sent:** 24 Jun 2021 03:14:33

**To:**

**Cc:**

**Subject:** FW: DC/21/02359. Land Contamination

**Attachments:**

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**From:** Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>

**Sent:** 24 June 2021 13:58

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

**Cc:** Mahsa Kavyani <Mahsa.Kavyani@baberghmidsuffolk.gov.uk>

**Subject:** DC/21/02359. Land Contamination

**EP Reference : 294005**

**DC/21/02359. Land Contamination**

**Land East Of, Horham Road, Athelington, EYE, Suffolk.**

**Demolition of existing agricultural barn and erection of 1no oneand- a-half storey dwellinghouse.**

**Change of use from agricultural land to C3 dwellinghouse.**

Many thanks for your request for comments in relation to the above application. I can confirm that I have no cause to amend my comments made earlier in the consultation period.

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)



**From:** Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>  
**Sent:** 12 May 2021 08:35  
**To:** Mahsa Kavyani <Mahsa.Kavyani@babberghmidsuffolk.gov.uk>  
**Cc:** BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>  
**Subject:** DC/21/02359. Land Contamination

Dear Mahsa

**EP Reference : 292282**  
**DC/21/02359. Land Contamination**  
**Land East Of, Horham Road, Athelington, EYE, Suffolk.**  
**Demolition of existing agricultural barn and erection of 1no one and-a-half storey dwellinghouse. Change of use from agricultural land to C3 dwellinghouse.**

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@babberghmidsuffolk.gov.uk](mailto:Nathan.pittam@babberghmidsuffolk.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

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.*

# Consultee Comments for Planning Application DC/21/02359

## Application Summary

Application Number: DC/21/02359

Address: Land East Of Horham Road Athelington Suffolk

Proposal: Planning Application. Demolition of existing agricultural barn and erection of 1no one-and-a-half storey dwellinghouse. Change of use from agricultural land to C3 dwellinghouse.

Case Officer: Mahsa Kavyani

## Consultee Details

Name: Thomas Pinner

Address: Flat 5, Quintons Court, Station Yard Needham Market, Suffolk IP6 8AY

Email: Not Available

On Behalf Of: Heritage Team

## Comments

Hi Mahsa,

DC/21/02359

The Heritage Team do not intend to provide formal comments on this application, but advice can be provided if required.

Kind Regards,

Thomas Pinner BA(Hons), MA, MA

Heritage and Design Officer

Babergh and Mid Suffolk District Councils

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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 click the following link-

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

DC21/02359 Land East of Horham Road Athelington

Dear Mahsa,

The above application appears on our Heritage triage list, but I see that it has already been allocated to Paul Harrison.

The Heritage Team do not intend to comment upon this application.

Best Regards

Natalie

**Natalie Drewett**

Heritage and Design Officer

Babergh and Mid Suffolk District Councils - Working Together

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**For our latest Coronavirus response please visit click the following link-**  
<https://www.midsuffolk.gov.uk/features/our-covid-19-response/>



*Thank you for contacting us and for your patience, while we work hard to protect our staff, residents, communities and businesses and keep essential services running during the coronavirus outbreak.*

**During this time, we may have to reduce or suspend services, but we aim to respond to your query as soon as possible. In some cases we may not be able to deal with your request until business as usual is resumed.**



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