

**LAXFIELD PARISH COUNCIL CONSULTEE COMMENTS**

**DC/21/00393 FULL PLANNING APPLICATION**

**Proposal:** Full Planning Application - Erection of 1No replacement dwelling (following part demolition of existing) (re-submission of DC/20/02273).

**Location:** Boundary Lodge Farm, Cratfield Lane, Laxfield, Woodbridge Suffolk IP19 0DE

**Case Officer:** Mahsa Kavyani

**Consultee Details:**

Name: Mrs Karen Gregory

Address: Hill Farm Barn, Framlingham Road, Badingham IP13 8JL

Email: [laxfieldparishclerk@gmail.com](mailto:laxfieldparishclerk@gmail.com)

On Behalf Of: Laxfield Parish Council

**COMMENTS**

It is acknowledged that an ecological survey has now been carried out but most of the previous comments/objections still remain, in particular the size of the proposed dwelling which appears larger than the previous application and concern is expressed about the visual impact of this.

For reference, please find attached to this document the comments previously submitted for planning application DC/20/02273.

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**LAXFIELD PARISH COUNCIL CONSULTEE COMMENTS**

**Application Number:** DC/20/02273

**Address:** Boundary Lodge Farm, Cratfield Lane, Laxfield, Woodbridge Suffolk IP19 0DE

**Proposal:** Full Planning Application - Erection of 1No replacement dwelling (following part demolition of existing)

**Case Officer:**

**Consultee Details:**

Name: Mrs Karen Gregory

Address: Hill Farm Barn, Framlingham Road, Badingham IP13 8JL

Email: [laxfieldparishclerk@gmail.com](mailto:laxfieldparishclerk@gmail.com)

On Behalf Of: Laxfield Parish Council

**COMMENTS**

The planning application and supporting documents were discussed in detail at an Extraordinary Meeting of Laxfield Parish Council on Tuesday 23 June 2020 and it was agreed that the Parish Council would OBJECT to the planning application on the following grounds:

- a. Insufficient information has been provided to enable proper consideration of the application: for example, the habitats and species map is illegible as viewed in its current format, as is the Countryside Stewardship targeting and scoring layers map. The Design Expectations questionnaire responses are in many cases meaningless without seeing the questions to which they are responding. Some of the answers to these questions are also contradictory; for example there is one response which states that the design arose from an appraisal of the site, whilst another response states that the design has been used elsewhere in East Anglia. There is no information provided about proposals for the treatment of the part of the existing dwelling which is to be retained.
- b. The scale of the proposed property, in particular its height. Contrary to what is stated in the application, the roof of the existing property is visible from the road, and increasing the height by adding a further storey plus a fairly steeply pitched roof will clearly increase the visual impact on the surrounding open countryside.
- c. Only part of the existing dwelling is to be retained, and this is to be completely separate from the proposed new-build scheme. This therefore seems to imply that the proposal should be considered to be a new dwelling in its own right and therefore subject to the same considerations as other new-build schemes in the open countryside rather than as a replacement for the existing property.
- d. The proposed development would have a significant detrimental impact on the existing wildlife stepping stone provided by the site. The expanses of agricultural land around the application site mean that wildlife stepping stones and corridors are extremely important and should be protected and enhanced. Any development on this site will have a substantial impact on biodiversity and should therefore be carried out sensitively.
- e. The application states that this development will not affect any wildlife or habitats, but in fact we believe that an ecological survey should be carried out before the application can be considered further. Amongst other species, this area is known to be a habitat for Little Owls which are suffering population decline, and there is a valuable wildlife pond close to the application site.
- f. The proposed use of slate for the roof is not appropriate in this location; there are, in fact, very few buildings locally with slate roofs.

The Council appreciates that the points below are not grounds for objection but make the following observations:

- a. The hedging and greenery screen around the land should be protected and maintained in order to soften the silhouette of the proposed building and help integrate it with its surroundings
- b. The willow tree on the property should be protected
- c. Any planning permission granted should make clear that any future application for change of use from a domestic dwelling should be refused.

Your Ref:DC/21/00393  
Our Ref: SCC/CON/0324/21  
Date: 8 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: Mahsa Kavyani

Dear Mahsa,

**TOWN AND COUNTRY PLANNING ACT 1990**

**CONSULTATION RETURN: DC/21/00393**

**PROPOSAL:** Full Planning Application - Erection of 1No replacement dwelling (following part demolition of existing) (re-submission of DC/20/02273).

**LOCATION:** Boundary Lodge Farm Cratfield Lane Laxfield Suffolk IP19 0DE

The current proposal is considered to be 'like for like' which is deemed to be insignificant in terms of impact on the highway network. Therefore, SCC does not wish to restrict the grant of permission of DC/21/00393 under highway safety grounds.

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

Condition: The use shall not commence until the area(s) within the site shown on Drawing No. 14 for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

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

Yours sincerely,

**Kyle Porter**

**Development Management Technician**

Growth, Highways and Infrastructure



11 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/21/00393  
**Location:** Boundary Lodge Farm Cratfield Lane Laxfield Woodbridge Suffolk IP19 0DE  
**Proposal:** Full Planning Application - Erection of 1No replacement dwelling (following part demolition of existing) (re-submission of DC/20/02273).

Dear Mahsa,

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

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

**Summary**

We have reviewed the Nocturnal Bat Survey Report (Greenlight Environmental Consultancy Ltd, May 2021), supplied by the applicant, relating to the likely impacts of development on designated sites, Protected & Priority Habitats and Species.

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

The submitted information 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.

Therefore, the mitigation measures contained within the Nocturnal Bat Survey Report (Greenlight Environmental Consultancy Ltd, May 2021) should be secured and implemented in full, as this is necessary to conserve protected and Priority species. In particular, we note that the building proposed to be part demolished contained a Pipistrelle nonbreeding day roost. Therefore, a European Protected Species Licence will be required to lawfully carry out the proposed works.



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 by a condition of any consent.

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) PRIOR TO COMMENCEMENT: SUBMISSION OF A COPY OF THE EPS LICENCE OR EVIDENCE OF SITE REGISTRATION UNDER A BAT MITIGATION CLASS LICENCE**

*“The following works to part demolish the building shall not in in any circumstances commence unless the local planning authority has been provided with either:*

- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or*
- b) a method statement relating to a registered site supplied by an individual registered to use a Bat Mitigation Class Licence for Bats; or*
- c) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.”*

**Reason:** To conserve Protected 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 s17 Crime & Disorder Act 1998.

#### **2) 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 Nocturnal Bat Survey Report (Greenlight Environmental Consultancy Ltd, May 2021) 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).

**3) PRIOR TO SLAB LEVEL: BIODIVERSITY COMPENSATION AND ENHANCEMENT STRATEGY**

*“A Biodiversity Compensation and Enhancement Strategy shall be submitted to and approved in writing by the local planning authority following the recommendations made within the Nocturnal Bat Survey Report (Greenlight Environmental Consultancy Ltd, May 2021)*

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

- a) Purpose and conservation objectives for the proposed measures;*
- b) detailed designs to achieve stated objectives;*
- c) locations of proposed measures by appropriate maps and plans;*
- d) persons responsible for implementing the 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 conserve and 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).

Please contact us with any queries.

Yours sincerely,

**Hamish Jackson** ACIEEM BSc (Hons)  
Ecological Consultant  
[ecology.placeservices@essex.gov.uk](mailto:ecology.placeservices@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.



10 February 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/21/00393  
**Location:** Boundary Lodge Farm Cratfield Lane Laxfield Woodbridge Suffolk IP19 0DE  
**Proposal:** Full Planning Application - Erection of 1No replacement dwelling (following part demolition of existing) (re-submission of DC/20/02273).

Dear Mahsa,

Thank you for consulting Place Services on the above application.

**Holding objection due to insufficient ecological information – Further surveys Bats (European Protected Species)**

**Summary**

We have reviewed the Nocturnal Bat Survey Report (Greenlight Environmental Consultancy Ltd, October 2020), supplied by the applicant, relating to the likely impacts of development on designated sites, Protected & Priority Habitats and Species.

We are not satisfied that there is sufficient ecological information available for determination.

This is because the Nocturnal Bat Survey Report (Greenlight Environmental Consultancy Ltd, October 2020) includes a bat emergence survey carried out at the end of September, which identified a Pipistrelle nonbreeding day roost within the existing building proposed to be partly demolished. As a result, the ecological report recommends that a second bat activity survey must be undertaken in the optimal survey season (May-August), following best practice methodology. This is necessary to allow the LPA to have certainty of likely impacts upon bats and ensure that sufficient information is available to support the provision of a European Protected Species Mitigation Licence for this application or allow the works to be conducted under a bat mitigation class licence (CL21).



The further survey is required prior to determination because the Local Planning Authority must consider the guidance under paragraph 99 of the ODPM Circular 06/2005. This advises that the presence or otherwise of protected species, and the extent to which they might be affected by the proposed development, must be established before planning permission is granted. Therefore, if there is a reasonable likelihood of protected species being present and affected by the development, the surveys should be completed and any necessary measures to protect the species should be in place before the permission is granted (Based on the judgement in the Mrs Brown (Appellant) v Mid Suffolk Council [2017] - APP/W3520/W/17/3174638).

Therefore, this further information is required to provide the LPA with certainty of likely impacts on protected and Priority species and enable it to demonstrate compliance with its statutory duties, including its biodiversity duty under s40 NERC Act 2006.

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

Please contact us with any queries.

Yours sincerely,

**Hamish Jackson ACIEEM BSc (Hons)**  
Ecological Consultant  
[ecology.placeservices@essex.gov.uk](mailto:ecology.placeservices@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:** 06 Sep 2021 10:02:17

**To:**

**Cc:**

**Subject:** FW: DC/21/00393 Boundary Lodge Farm, Cratfield Lane, Laxfield

**Attachments:**

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**From:** David Pizzey <David.Pizzey@baberghmidsuffolk.gov.uk>

**Sent:** 06 September 2021 09:58

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

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

**Subject:** DC/21/00393 Boundary Lodge Farm, Cratfield Lane, Laxfield

Hi Mahsa

I can confirm the information submitted is sufficient to meet the outstanding requirements for an Arboricultural Method Statement and Tree Protection Plan.

Kind regards

**David Pizzey** FArborA

Arboricultural Officer

Tel: 01449 724555

[david.pizzey@baberghmidsuffolk.gov.uk](mailto:david.pizzey@baberghmidsuffolk.gov.uk)

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

Babergh and Mid Suffolk District Councils – Working Together

**From:** David Pizzey <David.Pizzey@baberghmidsuffolk.gov.uk>  
**Sent:** 22 January 2021 11:16  
**To:** Mahsa Kavyani <Mahsa.Kavyani@baberghmidsuffolk.gov.uk>  
**Cc:** BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>  
**Subject:** DC/21/00393 Boundary Lodge Farm, Cratfield Lane, Laxfield

Hi Mahsa

I have no objection to this proposal subject to it being undertaken in accordance with the measures outlined in the accompanying arboricultural report. If you are minded to recommend approval we will also require an Arboricultural Method Statement and Tree Protection Plan to help ensure harm is not caused to the trees scheduled for retention, this can be dealt with under condition.

Regards

**David Pizzey** FArborA  
Arboricultural Officer  
Tel: 01449 724555  
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Babergh and Mid Suffolk District Councils – Working Together