

Grade 2
Listed Building

Worham
Village
Classification

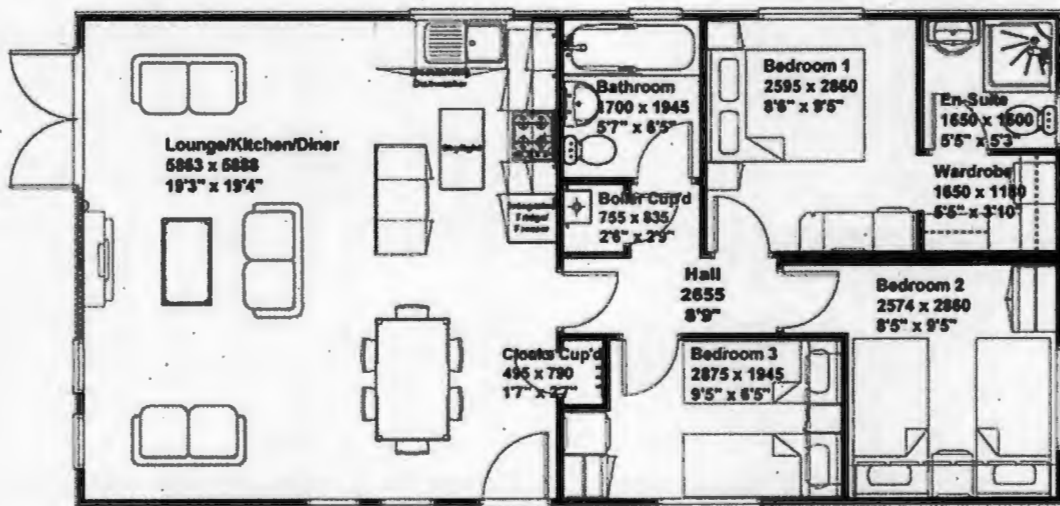
Application Site:
2689/15

SCC Footpath

USE OF LAND FOR THE STATIONING OF HOLIDAY LODGES
 HONEYPOT FARM CAMPSITE
 WORTHAM IP22 1PW

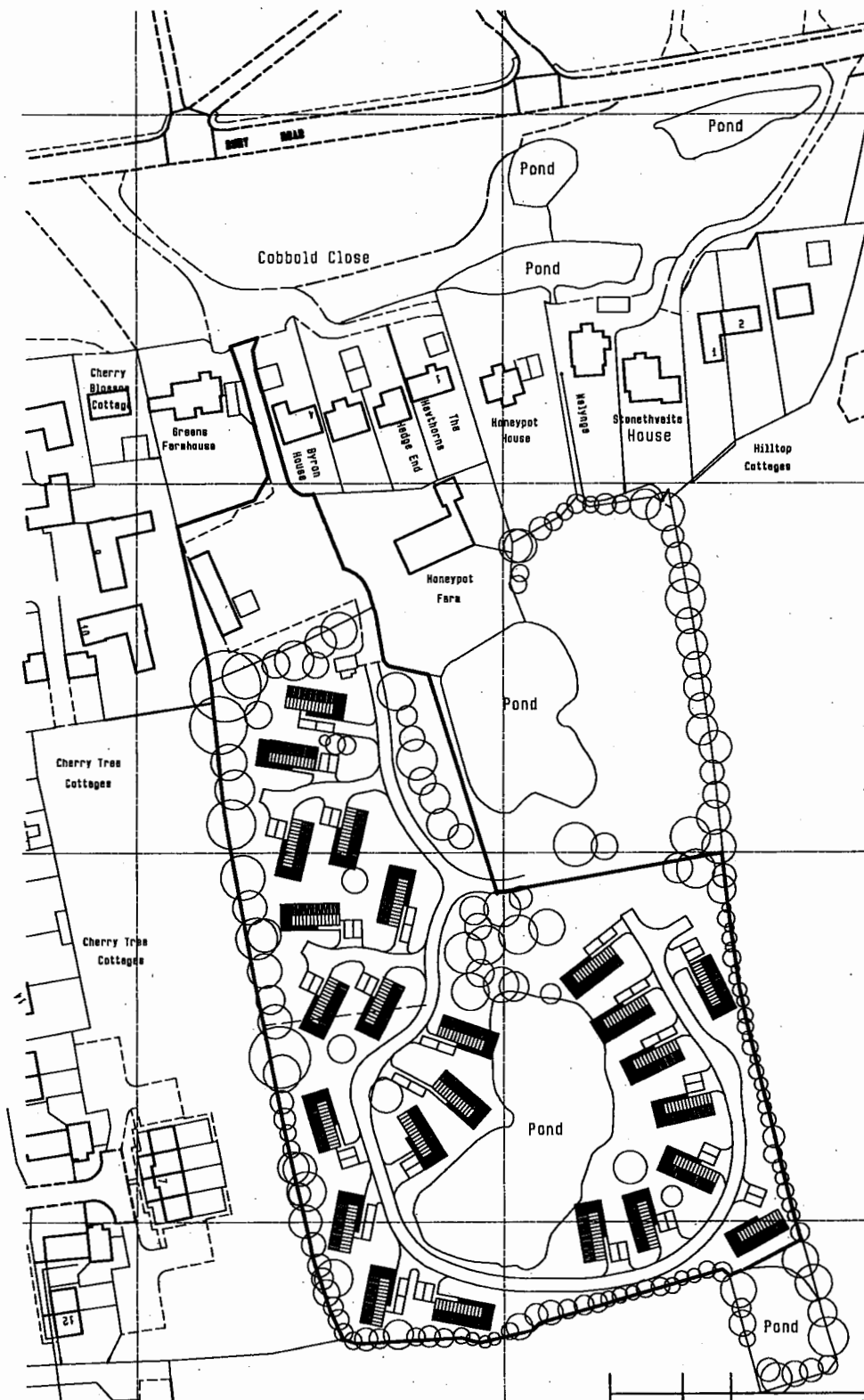


Indicative illustration of proposed holiday units



Indicative floor plan of proposed holiday units

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 Do not scale from this drawing. Use only figured dimensions. If in doubt, ask.
 All dimensions are to be checked on site.
 Any discrepancies should be reported immediately to the Architect.



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DATE	REV.	DESCRIPTION	DRAWN

PROPOSED LOG CABINS
Honeypot Farm Campsite, Wortham. IP22 1PW
Scale 1:1250 (A3)
3577-02C

PatrickAllen&Associates
Architects

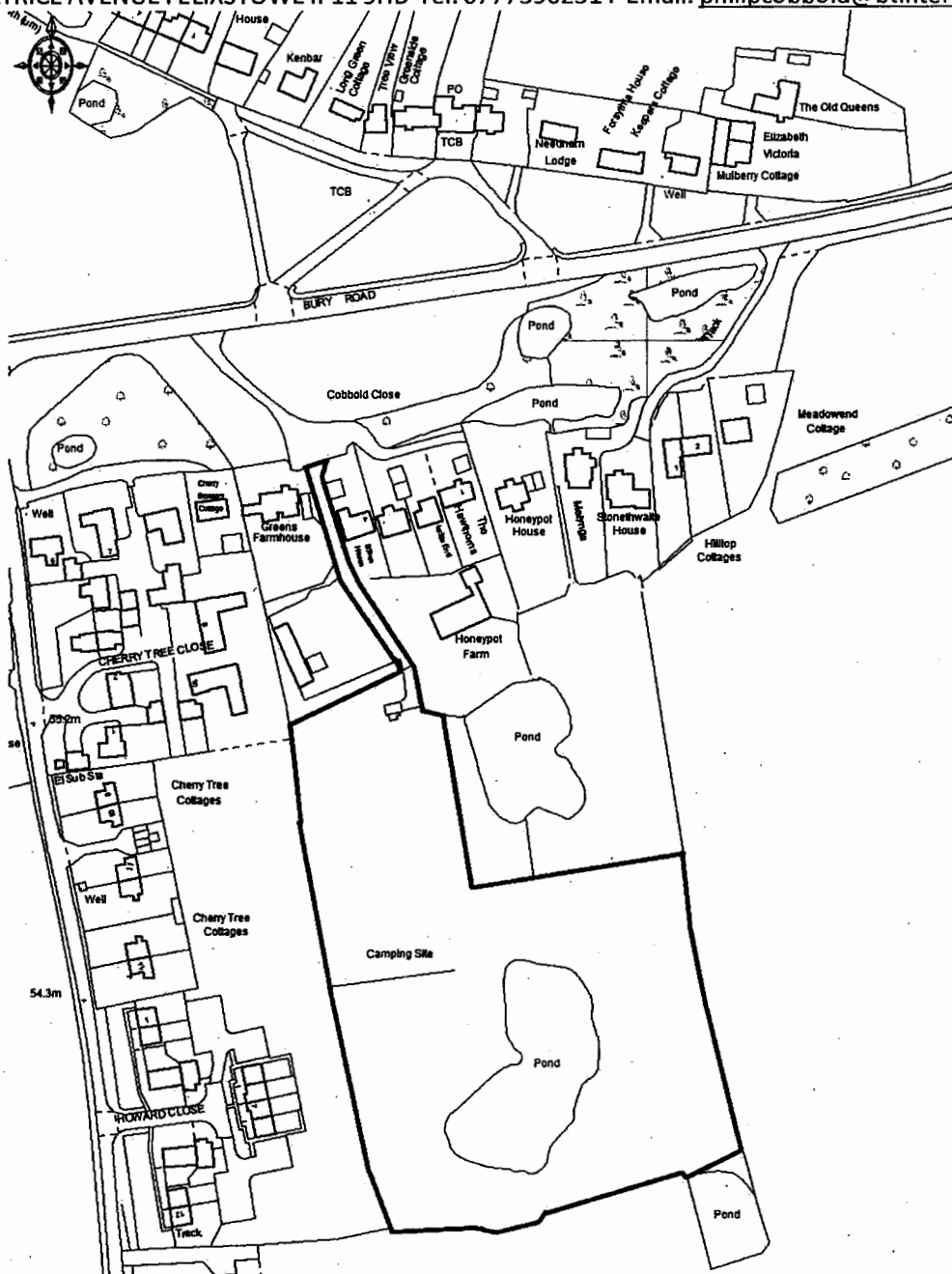
architects@patrickallen.org.uk
 www.patrickallen.org.uk
 +44 (0)1473 620660

2 Grange Business Centre
 Tommy Flowers Drive
 Grange Farm
 Kesgrave, Ipswich
 Suffolk, IP5 2BY

PHIL COBBOLD

PLANNING CONSULTANCY

42 BEATRICE AVENUE FELIXSTOWE IP11 9HB Tel: 07775962514 Email: philipcobbold@btinternet.com



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**USE OF LAND FOR STATIONING OF HOLIDAY LODGES
 HONEYPOT FARM, WORTHAM SUFFOLK IP22 1PW
 Site Location Plan Scale 1:2500**



Phil Cobbold BA PGDip MRTPI - Member of the Royal Town Planning Institute - Chartered Town Planner

PARISH COUNCIL

Comments from: Wortham And Burgate Parish Clerk

Planning Officer: Stephen Burgess
 Application Number: 2689 / 15
 Proposal: Use of land for the stationing of 23 holiday lodges and 1 lodge for site manager.
 Location: Honey Pot Farm Caravan Park, Bury Road, Wortham, IP22 1PW

PLEASE SET OUT ANY COMMENTS AND OBSERVATIONS OF YOUR COUNCIL WITH REGARD TO THE ABOVE BEARING IN MIND THE POLICIES MENTIONED IN THE ACCOMPANYING LETTER.

MAIN OBJECTS.

1. DENSITY OF LODGES AND LAYOUT
2. OCCUPANCY - LENGTH OF TIME ALLOWED.
3. ENVIRONMENTAL + LANDSCAPE DISTURBANCE
4. LACK OF AMENITY SPACE / POOLY AREA FOR CHILDREN
5. LACK OF DETAIL ON INFRASTRUCTURE - LIGHTING, SEWER, ROADS
6. LACK OF DETAIL ON OWNERSHIP OF LODGES AND BUSINESS MODEL.

For Planning Applications only

- Support
- Object
- No Comments

NETTY VICKERST (Print Name)

on behalf of WORTHAM & BURGATE town/parish council

Dated 15/9/15



Consultation Response Pro forma

1	Application Number	2689/15 Honeypot Farm, Wortham	
2	Date of Response	23.9.15	
3	Responding Officer	Name:	Paul Harrison
		Job Title:	Enabling Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<p>1. The Heritage Team considers that the proposal would cause</p> <ul style="list-style-type: none"> • no harm to a designated heritage asset because although use of the site would become more intensive, this would not amount to material harm to the setting of the nearby listed building. 	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>The existing campsite lies on former farmland to the rear of Greens Farmhouse which is listed under its original name of Honeypot Farmhouse. It is a farmhouse of the 1600s, timber-framed and rendered with pantile roof, standing at the edge of Wortham Green, which should itself be considered an undesignated heritage asset. The relationship between the Green, the farmhouse and the agricultural land behind is a classic example of green-edge development, and is highly characteristic of the Mid Suffolk area and adjacent areas, and makes an important contribution to the setting and significance of the listed farmhouse. While the area immediately to the rear of the farmhouse has been used as storage in connection with the campsite, the camping area is separated by tree planting, and retains some rural character in its landscape treatment.</p> <p>The proposal would have the effect of exchanging tents and caravans for holiday lodges, which would have a more fixed and permanent appearance, and a more formal layout. The land would have a more developed character. While this is not without impact on the setting of the listed building, in the existing context the degree of harm is unlikely to warrant refusal on heritage grounds.</p>	
6	Amendments, Clarification or Additional Information Required (if holding objection)		

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

	If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	
7	Recommended conditions	

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

From: Liz Keeble
Sent: 26 August 2015 16:30
To: Planning Admin
Subject: Honey pot Farm caravan park

Reference: 2689/15
Alternative Reference: PP-04390153
Application Received: 30 Jul 2015
Address: Honey Pot Farm Caravan Park, Bury Road, Wortham, IP22 1PW
Proposal: Use of land for the stationing of 23 holiday lodges and 1 lodge for site manager.
Status: Application registered

I would like to add my comments about as long as the usual site conditions following the Caravan Sites & Control of Development Act 1960 regarding density, spacing and boundaries are adhered to then I have no objection to the proposals.

Liz

Liz Keeble
Housing Supply & Condition Officer
Mid Suffolk & Babergh District Council working together
Tel: 01473 825725
Fax: 01473 823594
Email: Liz.Keeble@baberghmidsuffolk.gov.uk

From: David Pizzev
Sent: 18 August 2015 10:18
To: Stephen Burgess
Cc: Planning Admin
Subject: 2689/15 Honey Pot Farm Caravan Park, Wortham.

Stephen

I have no objection to this application as trees are not proposed for removal and should remain unaffected by the scheme. The existing boundary planting is useful in helping to screen the site but this should not require protection unless excavation is required in close proximity.

David

David Pizzev
Arboricultural Officer
Babergh and Mid Suffolk District Councils - Working Together
E: david.pizzev@baberg.gov.uk
T: 01473 826662 & 01449 724555
www.babergh.gov.uk and www.midsuffolk.gov.uk

Your Ref: MS/2689/15
Our Ref: 570\CON\2898\15
Date: 06 October 2015
Highways Enquiries to: kyle.porter@suffolk.gov.uk

All planning enquiries should be sent to the Local Planning Authority.
Email: planningadmin@midsuffolk.gov.uk

The Planning Officer
Mid Suffolk District Council
Council Offices
131 High Street
Needham Market
Ipswich
Suffolk
IP6 8DL

For the Attention of: Stephen Burgess

TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/2689/15

PROPOSAL: Use of land for the stationing of 23 holiday lodges and 1 lodge for site manager

LOCATION: Honey Pot Farm Caravan Park, Bury Road, Wortham, IP22 1PW

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

SCCs perception is that the A143 can accommodate the influx in vehicular movements that the proposed development would create. Therefore, SCC does not wish to restrict the grant of permission for the current proposal.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management

Economy, Skills and Environment
9-10 The Churchyard, Shire Hall
Bury St Edmunds
Suffolk
IP33 1RX

Philip Isbell
Professional Lead Officer
Planning Services
Mid Suffolk District Council
131 High Street
Needham Market
Ipswich IP6 8DL

Enquiries to: Rachael Abraham
Direct Line: 01284 741232
Email: rachael.abraham@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2015_2689
Date: 26 August 2015

For the Attention of Stephen Burgess

Dear Mr Isbell

PLANNING APPLICATION 2689/15 – HONEYPOT FARM CARAVAN PARK, BURY ROAD, WORTHAM: ARCHAEOLOGY

This proposal lies in an area of archaeological importance on the edge of a medieval green, recorded in the County Historic Environment Record as WTM 033. A medieval site was excavated adjacent to the proposed development (WTM 048), an Iron site was excavated just west (WTM 044) and a site with prehistoric, Roman and medieval remains was excavated to the east (WTM 008). As a result, there is very high potential for encountering early occupation deposits at this location, given the proximity to known remains. Any groundworks associated with the proposed development has the potential to cause significant damage or destruction to any underlying heritage assets.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 141), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

The following two archaeological conditions, used together, are recommended:

1. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.

- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Provision to be made for archive deposition of the analysis and records of the site investigation.
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

2. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

REASON:

To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2012).

INFORMATIVE:

The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.

I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Mid Suffolk District Council, the Conservation Team of SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological investigation. In this case, an archaeological evaluation will be required to establish the potential of the site and decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation.

Please let me know if you require any clarification or further advice.

Yours sincerely

Rachael Abraham

Senior Archaeological Officer
Conservation Team



Suffolk Fire and Rescue Service

Fire Business Support Team
 Floor 3, Block 2
 Endeavour House
 8 Russell Road
 Ipswich, Suffolk
 IP1 2BX

Mid Suffolk District Council
 Planning Department
 131 High Street
 Needham Market
 Ipswich
 IP6 8DL

Your Ref: 2689/15
 Our Ref: FS/F190937
 Enquiries to: Angela Kempen
 Direct Line: 01473 260588
 E-mail: Fire.BusinessSupport@suffolk.gov.uk
 Web Address: <http://www.suffolk.gov.uk>

<p>MID SUFFOLK DISTRICT COUNCIL PLANNING CONTROL RECEIVED 27 AUG 2015 ACKNOWLEDGED</p>
<p>DATE</p>
<p>PASS TO</p>

Date: 25/08/2015

Dear Sirs

Honey Pot Farm Caravan Park, Bury Road, Wortham IP22 1PW
Planning Application No: 2689/15

I refer to the above application.

The plans have been inspected by the Water Officer who has the following comments to make.

Access and Fire Fighting Facilities

Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2006 Edition, incorporating 2010 and 2013 amendments Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2006 Edition, incorporating 2010 and 2013 amendments.

Water Supplies

Suffolk Fire and Rescue 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.

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OFFICIAL

Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information enclosed with this letter).

Consultation should be made with the Water Authorities to determine flow rates in all cases.

Should you need any further advice or information on access and fire fighting facilities, you are advised to contact your local Building Control in the first instance. For further advice and information regarding water supplies, please contact the Water Officer at the above headquarters.

Yours faithfully

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Mrs A Kempen
Water Officer

Copy: Mr Philip Cobbold, Philip Cobbold Planning Consultancy, 42 Beatrice Avenue,
Felixstowe, Suffolk IP11 9HB

Enc: Sprinkler Information

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From: Andrea Stordy
Sent: 30 September 2015 14:37
To: Planning Admin
Subject: FAO: Stephen Burgess

Planning Application: 2689/15
Location: Honey Pot Farm Caravan Park, Bury Road, Wortham, IP22 1PW

Good Afternoon,
Thank you for your letter of 17/09/2015.

Please be advised that we have made formal comment on Honey Pot Farm Caravan Park, Bury Road, Wortham on 19/08/2015, under planning application 2689/15.

If you require a copy of the original comments made, please email your request to water.hydrants@suffolk.gov.uk, quoting Fire Ref: F190937.

Kind regards,
Sent on behalf of the Water Officer

Andrea Stordy
BSO

Engineering,
Public Health and Protection
Suffolk County Council
3rd Floor, Lime Block
Endeavour House,
Russell Road,
IP1 2BX

Tel: 01473 260564
Email: andrea.stordy@suffolk.gov.uk
Team Mailbox: water.hydrants@suffolk.gov.uk