



Historic England

EAST OF ENGLAND OFFICE

Ms Sarah Scott
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk
IP6 8DL

Direct Dial: 01223 582740

Our ref: **W:** P00675754

6 October 2017

Dear Ms Scott

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

**LAND OPPOSITE MANOR PARK AND FRONTING WORLINGWORTH ROAD,
HORHAM, EYE, IP21 5EF
Application No. DC/17/04943**

Thank you for your letter of 5 October 2017 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely



Sophie Cattier

Business Officer

E-mail: sophie.cattier@HistoricEngland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



From:David Pizzey
Sent:6 Oct 2017 11:15:21 +0100
To:Sarah Scott
Cc:BMSDC Planning Area Team Yellow
Subject:DC/17/04943 Land Opposite Manor Park, And Fronting Worlingworth Road, Horham

Hi Sarah

I note the important Oak T1 is to be retained along the site frontage. However, if you are minded to recommend approval of this application we will require appropriate protection details to ensure it is not damaged during development.

Please let me know if you require any further details.

Regards

David

David Pizzey FArborA
Arboricultural Officer
Hadleigh Office: 01473 826662
Needham Market office: 01449 724555
david.pizzey@babberghmidsuffolk.gov.uk
www.babergh.gov.uk and www.midsuffolk.gov.uk
Babergh and Mid Suffolk District Councils – Working Together

Please be advised that any comments expressed in this email are offered as a informal professional opinion unless otherwise stated and are given without prejudice to any decision or action the Council may take in the future. Please check with the email's author if you are in any doubt about the status of the content of this email. Any personal information contained in correspondence shall be dealt with in accordance with Mid Suffolk and Babergh District Council's Data Protection policy and the provisions of the Data Protection Act as found on both Council's websites.

-----Original Message-----

From: planningyellow@babberghmidsuffolk.gov.uk [<mailto:planningyellow@babberghmidsuffolk.gov.uk>]
Sent: 05 October 2017 10:20
To: David Pizzey <David.Pizzey@babberghmidsuffolk.gov.uk>
Subject: Planning Consultation Request - DC/17/04943

Please find attached planning consultation request letter relating to planning application - DC/17/04943 - Land Opposite Manor Park, And Fronting Worlingworth Road, Horham, Eye IP21 5EF

Kind Regards

Planning Support Team

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From:RM Floods Planning

Sent:6 Oct 2017 14:53:10 +0100

To:BMSDC Planning Area Team Yellow

Cc:Sarah Scott

Subject:2017-10-06 JS Reply Land Opposite Manor Park, And Fronting Worlingworth Road, Horham, Eye IP21 5EF Ref DC/17/04943

Dear Sarah Scott,

Subject: Land Opposite Manor Park, And Fronting Worlingworth Road, Horham, Eye IP21 5EF Ref DC/17/04943

Suffolk County Council, Flood and Water Management have reviewed application ref DC/17/04943

The following submitted documents have been reviewed and we recommend a **holding objection** at this time:

1. Flood Risk Assessment
 - a. Appendix A Site Plan Ref 1811/1A, Topographic Survey SJG2446, Proposed Site/Development Layout Ref 1811/3
 - b. Appendix B Anglian Water Wastewater Plan, Ref 235413-1
 - c. Appendix C Surface Water Drainage Strategy, 618951-MLM-ZZ-XX-DR-D-0110, Microdrainage Calculation

The reason why we are recommending a holding objection is because the applicant has not demonstrate that they have rule out infiltration as a means for the disposal of surface water (NPPG). If the infiltration is shown not be suitable, then the applicant can look to discharge to the watercourse at a controlled rate. However, the discharge point needs to be within the red line boundary of the site application and the applicant should be able to demonstrate that they have a right to discharge into it either as a riparian owner or via a third party agreement and that this discharge point can be managed and maintained in perpetuity.

The applicant also need to demonstrate the surface water drainage system

The points below detail the action required in order to overcome our current objection:-

1. Submit infiltration test results to BRE Digest 365 (min of 3 trial pits)
 2. Submit a new redline plan showing the discharge point within it
 3. Submit evidence that the proposed discharge to the watercourse is within the ownership
- a. The discharge point into the watercourse will need a separate Land Drainage Act consent

Documents required to be submitted with each type of application should be as per the following table*

Pre-app	Outline	Full	Reserved Matters	Discharge of Conditions	Document Submitted
✓	✓	✓	■	■	Flood Risk Assessment/Statement (Checklist)
	✓	✓			Drainage Strategy/Statement & sketch layout plan (checklist)
	✓				Preliminary layout drawings
	✓				Preliminary "Outline" hydraulic calculations
	✓				Preliminary landscape proposals
	✓				Ground investigation report (for infiltration)
	✓	✓			Evidence of 3rd party agreement to discharge to their system (in principle/consent to discharge)
		✓		✓	Maintenance program and ongoing maintenance responsibilities
		✓	✓		Detailed development layout
		✓	✓	✓	Detailed flood & drainage design drawings
		✓	✓	✓	Full structural, hydraulic & ground investigations
		✓	✓	✓	Geotechnical factual and interpretive reports, including

					infiltration test results (BRE365)
		✓	✓	✓	Detailed landscape details
		✓	✓	✓	Discharge agreements (temporary & permanent)
		✓	✓	✓	Development management & construction phasing plan

Kind Regards

Jason Skilton

Flood & Water Engineer

Suffolk County Council

Tel: 01473 260411

Fax: 01473 216864

-----Original Message-----

From: planningyellow@baberghmidsuffolk.gov.uk [mailto:planningyellow@baberghmidsuffolk.gov.uk]

Sent: 05 October 2017 10:20

To: RM Floods Planning <floods.planning@suffolk.gov.uk>

Subject: Planning Consultation Request - DC/17/04943

Please find attached planning consultation request letter relating to planning application - DC/17/04943
- Land Opposite Manor Park, And Fronting Worlingworth Road, Horham, Eye IP21 5EF

Kind Regards

Planning Support Team

From:Consultations (NE)
Sent:10 Oct 2017 07:46:18 +0100
To:BMSDC Planning Area Team Yellow
Subject:DC/17/04943 - Consultation Response

Dear Sir or Madam

Our ref: 228035
Application ref: DC/17/04943

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

Alice Watson
Consultations Team
Natural England
Electra Way
Crewe Business Park
Crewe
Cheshire
CW1 6GJ
[Tel:0300 060 3900](tel:03000603900)

consultations@naturalengland.org.uk

www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

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From:David Harrold

Sent:10 Oct 2017 10:26:24 +0100

To:BMSDC Planning Mailbox

Cc:Sarah Scott

Subject:Plan ref DC/17/04943 Land South of Worlingworth Road, Horham. EH - Noise, Odour, Smoke, Light.

Thank you for consulting me on the outline application for 7 dwellings.

I can confirm with respect 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.

From:Iain Farquharson
Sent:11 Oct 2017 12:16:57 +0100
To:BMSDC Planning Area Team Yellow
Subject:M3:217360 Planning Consultation Request - DC/17/04943

Dear Sir/Madam

We have reviewed the documents relating to this application. We do not have any objection.

We would encourage the applicant to consider the most environmentally friendly options for the construction materials and also the heating (potential for biomass heating) also to consider making the properties as future proof as possible eg provision for electric vehicle charging. Measures which can reduce energy use and carbon emissions eg additional insulation and renewables should be part of their consideration for the build and also ensuring there is no excessive water use once occupied aiming for no more than 105ltr per person per day to be consumed.

Regards

Iain Farquharson

Senior Environmental Management Officer
Babergh Mid Suffolk Council

BB01449 724878 / 07860 827027
//iain.farquharson@baberghmidsuffolk.gov.uk

-----Original Message-----

From: planningyellow@baberghmidsuffolk.gov.uk [<mailto:planningyellow@baberghmidsuffolk.gov.uk>]
Sent: 05 October 2017 10:20
To: Environmental Health <Environmental@baberghmidsuffolk.gov.uk>
Subject: Planning Consultation Request - DC/17/04943

Please find attached planning consultation request letter relating to planning application - DC/17/04943 - Land Opposite Manor Park, And Fronting Worlingworth Road, Horham, Eye IP21 5EF

Kind Regards

Planning Support Team

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Resource Management
Bury Resource Centre
Hollow Road
Bury St Edmunds
Suffolk
IP32 7AY

Philip Isbell
Corporate Manager - Development Manager
Planning Services
Mid Suffolk District Council
131 High Street
Needham Market
Ipswich IP6 8DL

Enquiries to: Hannah Cutler
Direct Line: 01284 741232
Email: Hannah.Cutler@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2017_04943
Date: 13/10/2017

For the Attention of Sarah Scott

Dear Mr Isbell

Planning Application DC/17/04943 – Land Opposite Manor Park and Fronting Worlingworth Road, Horham: Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record, near the medieval church of St Mary (HRM 008) which is mentioned in the Domesday Book. Finds of Pottery from Roman to 16th Century age has been found in the immediate vicinity (HRM 005, HRM 007, HRM 016) as have concentrations of burnt flint (HRM 006). Thus, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

There are no grounds to consider refusal of permission 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.

In this case the following two conditions would be appropriate:

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 part 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 work required at this site. 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 based on the results of the evaluation.

Further details on our advisory services and charges can be found on our website: <http://www.suffolk.gov.uk/archaeology/>

Please do get in touch if there is anything that you would like to discuss or you require any further information.

Yours sincerely,

Dr Hannah Cutler

Archaeological Officer
Conservation Team

From:Nathan Pittam
Sent:23 Oct 2017 09:02:48 +0100
To:BMSDC Planning Mailbox
Cc:Sarah Scott
Subject:DC/17/04943. EH - Land Contamination.

EP Reference: 217364

DC/17/04943. EH - Land Contamination.

Land south east of Dragon House, Worlingworth Road, Horham, EYE, Suffolk.

**Outline Planning Application (Access, Landscaping and Layout to be considered)
for up to 7No dwellings and new vehicular access.**

Many thanks for your request for comments in relation to the above application. I have reviewed the application and note that the applicant has not provided the required level of information to demonstrate that the site is suitable for the proposed end use. For an application of this scale we require all applicants to submit a Phase I desk study which is in compliance with BS10175. Without this information I would be minded to recommend that the application be refused on the grounds of insufficient information. If the applicant wishes to submit the required information within the consultation period and there is sufficient time then we may be willing to review our recommendation. If the applicant chooses this option we request that all documentation be sent directly to the Development Management Team who will reconsult us using the above EP reference number

Kind regards

Nathan

Nathan Pittam BSc. (Hons.) PhD

Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Your Ref: DC/17/04943
Our Ref: 570\CON\3724\17
Date: 23/10/2017
Highways Enquiries to: kyle.porter@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.

Email: planningadmin@babberghmidsuffolk.gov.uk

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

For the Attention of: Sarah Scott

Dear Sarah

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN DC/17/04943

PROPOSAL: Outline Planning Application (Access, Landscaping and Layout to be considered) for up to 7No dwellings and new vehicular access.

LOCATION: Land Opposite Manor Park, And Fronting Worlingworth Road, Horham, Eye, IP21 5EF

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:

1 ER 1

Condition: Before the development is commenced, details of the estate roads and access, (including layout, levels, gradients and surfacing), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that roads/footways are constructed to an acceptable standard.

2 P 2

Condition: Before the development is commenced details of the areas to be provided for the [LOADING, UNLOADING,] manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its

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

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles, where on-street parking and manoeuvring would be detrimental to highway safety.

3 B2

Condition: Before the development is commenced details of the areas to be provided for storage and presentation of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority.

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

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

4 D 2

Condition: Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway.

5 NOTE 02

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: 01473 341414. 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,

Mr Kyle Porter
Development Management Technician
Strategic Development



Consultation Response Pro forma

1	Application Number	DC/17/04943 Worlingworth Road, Horham	
2	Date of Response	8.12.17	
3	Responding Officer	Name:	Paul Harrison
		Job Title:	Heritage and Design 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.	1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> • no harm to a designated heritage asset because it would not detract from the setting of nearby listed buildings. 2. The Heritage Team recommends approval with appropriate conditions, including landscaping.	
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.	There are several listed buildings near the site, which is an area of undeveloped agricultural land close to the centre of the village. However, these buildings to different degrees are already closely related to the built core of the village, so although there is some loss to the rural part of their setting, we consider that the level of harm is minimal.	
6	Amendments, Clarification or Additional Information Required (if holding objection) 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.

Sent: 27 November 2017 14:54

To: Sarah Scott <Sarah.Scott@baberghmidsuffolk.gov.uk>

Subject: Application DC/17/04943

Hi Sarah

As per our phone call earlier today

Horham and Athelington objections to this application DC/17/04943 for the following reasons:

The application is outside the area of village envelope

We need affordable houses in the village and the houses with this proposal are not 'affordable'.

There are existing problems with both foul sewage disposal and electricity supply in this area of the village and any extra load will only make the matter worse.

The proposed development would permanently obstruct an area of natural beauty and the visual amenity enjoyed by those living in the location, treasured and enjoyed by the village would be lost.

There will be loss of farmland which will become essential for the country's need in the future

Originally posted on Mid Suffolk planning portal Thursday 2 November 2017

Best regards

Angela Wilkins

Clerk of Horham and Athelington Parish Council

From:Nathan Pittam
Sent:Fri, 15 Dec 2017 13:28:16 +0000
To:Sarah Scott
Cc:BMSDC Planning Area Team Yellow
Subject:DC/17/04943. EH - Land contamination:

Dear Sarah

EP Reference : 223875

DC/17/04943. EH - Land contamination:

Land Opposite Manor Park and Fronting, Worlingworth Road, Horham, EYE, Suffolk.

Reason(s) for re-consultation: Phase 1 Desk Study - Contamination Land Assessment Report Received 07/12/17: (Access, Landscaping and Layout to be considered) for up to 7No dwellings and new vehicular access.

Many thanks for your request for comments in relation to the above application. I can confirm that I have no objection to the proposed development from the perspective of land contamination based on the information recently presented. I would note that the envirocheck type report does not necessarily centre on the development site but given the other information submitted in support of the application I can confirm that on balance I am satisfied. I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them

Kind regards

Nathan

Nathan Pittam BSc. (Hons.) PhD

Senior Environmental Management Officer