

**From:**David Pizzey  
**Sent:**Fri, 8 Dec 2017 13:52:40 +0000  
**To:**Gemma Walker  
**Cc:**BMSDC Planning Area Team Yellow  
**Subject:**DC/17/05874 Land Adjacent Homeland, Rectory Road, Bacton

Gemma

The trees potentially affected by this proposal are of insufficient amenity value to warrant being a constraint.

Regards

David

**David Pizzey** FARborA

Arboricultural Officer

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Babergh and Mid Suffolk District Councils – Working Together

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

From: [planningyellow@babberghmidsuffolk.gov.uk](mailto:planningyellow@babberghmidsuffolk.gov.uk)  
[mailto:[planningyellow@babberghmidsuffolk.gov.uk](mailto:planningyellow@babberghmidsuffolk.gov.uk)]  
Sent: 07 December 2017 16:22  
To: David Pizzey <[David.Pizzey@babberghmidsuffolk.gov.uk](mailto:David.Pizzey@babberghmidsuffolk.gov.uk)>  
Subject: MSDC Planning Consultation Request - DC/17/05874

Please find attached planning consultation request letter relating to planning application - DC/17/05874 - Land Adjacent Homeland, Rectory Road, Bacton, Stowmarket

Kind Regards

Planning Support Team

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**From:** Philippa Stroud  
**Sent:** 12 December 2017 10:12  
**To:** BMSDC Planning Mailbox  
**Cc:** Gemma Walker  
**Subject:** DC/17/05874 Land Adjacent Homeland, Rectory Road, Bacton - EH Land Contamination

WK/223767

**APPLICATION FOR OUTLINE PLANNING PERMISSION - DC/17/05874  
EH – Land Contamination**

**Proposal:** Outline Planning Application (All matters reserved) - Erection of 2no. semi-detached two-storey dwellings.

**Location:** Land Adjacent Homeland, Rectory Road, Bacton, Stowmarket

Thank you for the opportunity to comment on the above planning application.

I have no objection to raise with respect to land contamination. 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.

Regards,

**Philippa Stroud**

Senior Environmental Protection Officer

**Babergh & Mid Suffolk District Councils - Working Together**

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## Consultation Response Pro forma

<b>1</b>	<b>Application Number</b>	DC/17/05874 Adj. Homeland, Bacton	
<b>2</b>	<b>Date of Response</b>	14.12.17	
<b>3</b>	<b>Responding Officer</b>	Name:	Paul Harrison
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage
<b>4</b>	<b>Summary and Recommendation</b> (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.	<ol style="list-style-type: none"> <li>1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> <li>• no harm to a designated heritage asset because it would have very low impact on the setting of nearby listed buildings.</li> </ul> </li> <li>2. The Heritage Team recommends approval with appropriate conditions.</li> </ol>	
<b>5</b>	<b>Discussion</b> 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>In 2015 we raised no objection on heritage grounds to an outline proposal for a single dwelling.</p> <p>In our view the difference in impact between that and the present scheme is not such as to change our view, provided the proposed dwellings respect the scale, layout, design and materials of nearby buildings. We repeat our previous comment, updated:</p> <p>The site lies to the north-east of Homeland, a modern dwelling which stands to the north-east of The Limes, a listed former farmhouse. To the east of the site is the listed Lodge Farmhouse, on the opposite side of the road and set back from the road. Other listed buildings are similarly scattered along Rectory Road, along with occasional later dwellings.</p> <p>Homeland intervenes between the site and The Limes. The wider setting of these listed buildings, most of them farmhouses, remains largely rural despite later sporadic infill, and the addition of a pair of dwellings at this site would not intensify development to the point of positively harming the significance of the listed farmhouses.</p>	
<b>6</b>	<b>Amendments, Clarification or Additional Information Required</b> (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	<b>Recommended conditions</b>	

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.

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: Abby Antrobus  
Direct Line: 01284 741231  
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Web: <http://www.suffolk.gov.uk>

Our Ref: 2017\_05874  
Date: 28 December 2017

For the Attention of Gemma Walker

Dear Mr Isbell

**PLANNING APPLICATION DC/17/05874 – LAND ADJACENT TO HOMELAND,  
RECTORY ROAD, BACTON: ARCHAEOLOGY**

This application lies within an area of archaeological potential indicated by the County Historic Environment Record. The development site is listed on the edge of a medieval green shown on Hodskinsons 1783 map of Suffolk. Findspots of medieval pottery and a Roman coin have also been detected close to the proposed development site (HER nos. BAC 011, and also 001 and 023). As a result there is high potential for early occupation deposits to be disturbed by development. Any ground-works 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 part archaeological condition is 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 part 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

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, archaeological monitoring of contractors groundworks would be an appropriate approach to recording archaeological remains, unless the applicant would prefer to do any work upfront.

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

Yours sincerely

Abby Antrobus

Senior Archaeological Officer