

PRE-APPLICATION ENQUIRY DC/21/00984



Land North Of Pound Hill Cottage, Pound Hill, Great Bricett, IP7 7DN

Pre-application Enquiry

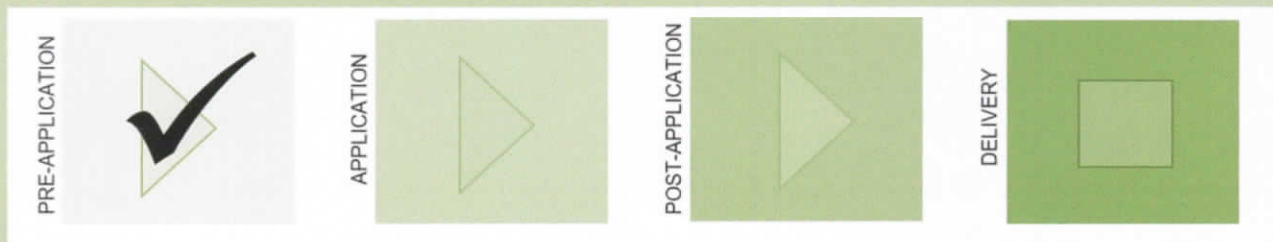
This advice is provided as part of the Council's pre-application advice service.

The advice provided here represents a professional officer opinion based on the material submitted and is given in good faith. The Council as Local Planning Authority must consider every planning application on its own merits after having regard to all material planning considerations. The advice provided here is not in respect of a planning application, has not been subject to public consultation or appropriate statutory consultations and is not necessarily accompanied by all the required supporting material and on that basis the advice is not binding on the Council as the Local Planning Authority.

This Advice does not pre-determine the outcome of any subsequent planning application based on the submitted material and/or the Advice provided.

In providing this Advice the Council is seeking to proactively and constructively provide support to potential applicants seeking to deliver sustainable development as encouraged by the Government within the National Planning Policy Framework [NPPF] and National Planning Practice Guidance [NPPG]

The Council is permitted to charge for this advice under the provisions of the Local Government Act 2003. The intention is to recover the cost of providing the service and not to deter applicants and their agents from engaging in pre-application discussions.



The Proposal

The proposed development is for:

Written response - Erection of 4no. semi-detached dwellings with associated outbuildings and change of use of land utilising existing vehicular access.

The supporting material comprises:

Defined Red Line Plan Site Location Plan - Received 19/02/2021
 Proposed Plans and Elevations 21/011/03 - Received 19/02/2021
 Proposed Site Plan 21/011/02 - Received 19/02/2021
 Site Plan 21/011/01 - Received 19/02/2021

The Proposed Development and Site

The proposed development is for the erection of 4 dwellings.

The site is located to the east of Pound Hill amongst a cluster of development to the south of Great Bricett and Wattisham Airfield. There is a wooded area to the rear east of the site, agricultural buildings to the west, agricultural land and dwellings to the north and dwellings to the south. The site extends 0.36 hectares. The site does not fall within any designated landscape, nor Conservation Area. The site is close to Grade II listed St Peters Court south and Grade I listed St Mary's and St Lawrence's Church south west. There is a public right of way running north and east of the site. To the west is the Scheduled Ancient Monument known as Great Bricett moated site.

Relevant Planning History

REF: DC/20/04026

Application for a Lawful Development Certificate for a Proposed use or development. Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and Compensation act 1991. Town and Country Planning (Development Management Procedure) (England) Order 2015 - Use of land for the siting of caravans for residential purposes

DECISION: NLU
14.01.2021

Planning Policy

Emerging Local Plan – New Joint Local Plan

The Council is currently in the process of drafting the new Joint Local Plan, however policies are not currently sufficiently advanced as to be given weight at this time. As the plan emerges and undergoes the stages of consultation the weight given to these policies will increase and may affect the considerations outlined within this advice. You are advised to review the progression of the Local Plan as it comes forward with regards to any impacts new policies may have on this proposal, details are available on the link below.

<https://www.midsuffolk.gov.uk/planning/planning-policy/new-joint-local-plan/>

National Planning Policy Framework (NPPF)

The NPPF was revised in 2019, and includes, at its heart, a presumption in favour of sustainable development, however this does not affect the statutory status of the development plan (Local Plan) as the starting point for decision making. It is still a material consideration in decision making and should be consulted prior to submitting an application. [Title \(publishing.service.gov.uk\)](https://www.gov.uk/publishing-service)

The Council's Adopted Development Plan is:

Mid Suffolk Core Strategy Focused Review (2012)

Mid Suffolk Core Strategy (2008)

Mid Suffolk Local Plan (1998)

[Mid Suffolk District Council » Babergh Mid Suffolk](#)

Relevant Policies include:

FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS05 - Mid Suffolk's Environment
GP01 - Design and layout of development
H13 - Design and layout of housing development
H14 - A range of house types to meet different accommodation needs
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
T09 - Parking Standards
T10 - Highway Considerations in Development
HB01 - Protection of historic buildings
H07 - Restricting housing development unrelated to needs of countryside
NPPF - National Planning Policy Framework
NPPG-National Planning Policy Guidance

Constraints

- Countryside location
- Nearby heritage assets

Consultation Responses

Heritage Team (see Historic Environment Section)

Advice:

Principle of Development

Whilst the site is within the countryside and the nearest settlement of Great Bricett adjacent to Wattisham Airfield does not have a settlement boundary under policy CS1, policies CS1 and CS2 hold limited weight as they are not consistent with the aims of the NPPF. Even though the Council can demonstrate an adequate 5-year housing land supply, as the most relevant policies to the determination are considered to hold limited weight the 'tilted balance' in favour of sustainable development under paragraph 11 d) of the NPPF. The 'tilted balance' does not negate that development must be sustainable and any finding of harm on listed buildings, even arising from their setting, weighs against the proposal.

The site itself has a close functional relationship with Great Bricett and existing settlement. Within Great Bricett, Ringshall and other nearby settlements, there are a range of services and facilities which can be accessed by sustainable transport means in accordance with paragraph 84 of the NPPF. There is a bus stop just south of the site with bus routes 461 and 462 connecting the site to Hadleigh, Stowmarket and surrounding villages which runs Monday, Tuesday, Thursday and Friday

between one and two times a day. There is a garage, school, village hall and public house accessible by walking, bus with some reliance on private motor vehicle.

The site does fall outside of the proposed settlement boundary for Great Bricett and Great Bricett Hamlet in the emerging Joint Local Plan, however this currently holds limited weight (but will start to gain weight as it emerges further) and applications are still assessed against the current policies CS1 and CS2 which are considered to hold limited weight thus engaging the 'tilted balance'.

Therefore, the principle of development is likely to be considered acceptable.

Design

The submitted plans show two pairs of semi-detached dwellings with a traditional design, from a planning perspective these would be considered acceptable subject to material details. However, the acceptability of the design is entirely contingent on the position of the Heritage Team.

The Historic Environment

A proposal that includes the curtilage or setting of a Listed Building or works to a Listed Building must respond to this significant consideration. The duty imposed by the Listed Buildings Act 1990 imposes a presumption against the grant of planning permission which causes harm to a heritage asset. A finding of harm, even less than substantial harm, to the setting of a listed building must be given "considerable importance and weight*" (*Bath Society v Secretary of State for the Environment [1991] 1 W.L.R. 1303)

The Council's Heritage Team provided the following advice:

1. The Heritage Team does not oppose this scheme for two pairs of semi-detached dwellings, subject to appropriate detailing including scale, layout, materials palette, boundaries and external hard surfacing.
2. The issues of the Heritage Team's concern relate to the potential impact of the proposal on the setting and subsequently the significance of listed buildings and non-designated heritage assets.

This pre-application enquiry relates to the erection of two pairs of semi-detached dwellings.

To the south east of the proposal site is the Grade II listed St Peters Court, to the south west are the Grade I listed Church of St Mary and St Lawrence, and Great Bricett Hall and to the west is the Scheduled Ancient Monument known as Great Bricett moated site.

There are also a number of non-designated heritage assets in the vicinity including but not necessarily limited to The Old Vicarage to the north west, Pound Hill Cottage and Hall Cottage to the south east, Pound Cottage, School House, and The Walnuts to the south, as well as 1 & 2 The Green to the south west.

Information regarding the heritage value of the non-designated heritage assets and their settings which might be affected by the proposal should be provided in a Heritage Impact Assessment as part of any future Planning application. The designated heritage assets and their settings must also be included in the statement in order to meet the requirements of para. 189 of the NPPF.

The proposal appears to respond to the rural environment and settings of the listed buildings in that the dwellings would reflect the traditions of architecture seen in the vicinity. Architectural cues have

been taken from The Old Rectory as well as Pound Hill Cottage and Hall Cottage. The scheme would give the impression of two pairs of estate cottages, not inappropriate to the character of this small historic settlement.

There would inevitably be a visual impact from the scheme as it would build upon the currently undeveloped paddock land which has remained as such apparently since at least 1885, according to OS maps. The proposal site forms part of the setting of a number of the heritage assets. Nevertheless, if the development is modest in scale and appropriately detailed, I do not consider that the proposal would diminish their setting.

The scheme would appear to reflect the historic rhythm of development in this part of Great Bricett and would sustain a sense of the openness and gaps between existing development as it leads north west out of the settlement. This edge of settlement character is an important aspect which should be retained in order to maintain the rural setting of the village and heritage assets. Therefore, the location and proximity of the proposed dwellings to existing development, and in particular the designated and non-designated heritage assets, would be supported.

The scheme would also sustain the hierarchy of the historic buildings. The Old Rectory to the north west appears to be a large 19th century red brick building. In moving south east towards the semi-detached pair – Pound Hill Cottage and Hall Cottage – the proposal appears to respond appropriately in scale, punctuated by the undeveloped parcels of land in between, which would maintain the current morphology of this part of the village. However, street scene drawings and several sections through the site including these non-designated heritage assets and their ridge heights, must be provided in an application in order to assess scale and ensure appropriate levels of subservience.

In order to sustain and reinforce the traditional character and local distinctiveness of the area, the materials palette, boundaries and external hard surfacing of each element is important. The prevailing character in this part is defined by red brick – particularly on those non-designated heritage assets which the scheme seeks to reflect. Therefore, quality traditional materials and details should be employed to sustain this character. The rural setting of the assets is another important element and so the post and rail fencing, together with hard surfacing largely positioned to the rear of the buildings, would help to maintain the soft landscaping of the area and agricultural narrative.

Due to the high level of designation of the Church of St Mary and St Lawrence, Great Bricett Hall, and the Great Bricett moated site, I strongly suggest seeking the advice of Historic England prior to submission of an application.

Conclusions- I am not opposed to a modest scaled development on the proposal site subject to appropriate detailing which would reinforce the rural location, setting of heritage assets and character of the historic settlement. A detailed Heritage Impact Assessment should be provided with any future application which assess both designated and non-designated heritage assets and which in turn can enable the development to respond appropriately.”

Therefore, from a heritage perspective there is scope to develop the site with four dwellings, however this is entirely contingent on the level of detail and satisfactory details being submitted.

If on submission there is a finding of harm at any level which is insurmountable with amendments, there are unlikely to be any public benefits which could be considered to outweigh the harm when

engaging the public benefit balance as per paragraph 196 of the NPPF. This would likely then result in a refusal.

The Natural Environment

Based on the undeveloped and rural nature of the site an ecology report will need to be supplied with the submission, if that preliminary report recommends further investigations these would also need to be done prior to an application and be submitted with a subsequent application, failure to do so would likely delay the application and may result in a refusal.

Highways, Access and Parking

Utilising an existing access is likely to be considered acceptable, however based on the intensification of use works will likely be required to increase the width of the access, surface it appropriately and ensure there is adequate visibility splays. A block plan should show all of these details.

Adequate parking provision will need to be provided on site in accordance with SCC Parking Guidance (2019) [Parking guidance | Suffolk County Council](#) this should be proportionate to bedroom numbers proposed. Bin presentation and storage areas should also be provided.

It is recommended that you seek pre-application advice from Highways on this matter.

Landscaping

Landscaping on site should be sympathetic with the rural surroundings and should primarily comprise of soft landscaping using native species. Close boarded fencing would be unacceptable in visible locations.

Residential Amenity, Safe and Secure Communities

There are unlikely to be issues with residential amenity, however any fenestration needs to be appropriately located to avoid any harm. Adequate garden sizes should be provided for the residential amenity of future occupants.

Conclusions/ Planning Balance

Based on the submitted information it appears that there is scope for the construction of 4 dwellings on site, this is contingent on supplying the right level of detail and that the details are acceptable from a Heritage Perspective.

Submitting a Full Application is recommended given the constraints on site.

Planning Risk Assessment

The risk of an application being refused is low in principle but this is entirely contingent on the submission of final details to the satisfaction of Officers.

Expected Supporting Material in the Event of a Planning Application

Our Joint Local Validation Checklist sets out the details required for each application and this is available at <https://www.babergh.gov.uk/planning/development-management/apply-for-planning-permission/national-and-local-validation-requirements/> However on the basis of the information provided I would particularly draw your attention to the need to provide.....

- Site Location Plan- site outlined in red (connecting to the highway) and any other land in ownership in blue.
- Block Plan- showing access details, parking provision and landscaping
- Proposed elevations- labelled with measurements and materials
- Proposed floor plans- labelled with dimensions and room uses.
- Heritage Impact Assessment
- Ecology Report
- Land Contamination Questionnaire/ Assessment

This is not an exhaustive list of all documents and information which need to support your application, as mentioned above please consult the Joint Local Validation Checklist.

- For all types of development you can submit electronically via the Planning Portal https://www.planningportal.co.uk/info/200232/planning_applications (please note that applying via this site may incur a submission charge)
- For all types of development you can download the relevant application form from the Planning Portal and send to us by email or post https://www.planningportal.co.uk/info/200126/applications/61/paper_forms

Contributions

Community Infrastructure Levy

Applications for development are subject to Community Infrastructure Levy (CIL).

All new build development over 100sqm (internal), including residential extensions and annexes and all new dwellings regardless of size must pay CIL.

CIL is payable on Permitted Development as well as Planning Permission development

CIL is payable when the development is commenced and you must notify of commencement using the appropriate forms

Failure to submit a Form 6 Commencement Notice and give a minimum of 1 days notice of commencement will result in the loss of exemptions, relief and/or the right to pay CIL by instalments.

As part of any application you will need to submit the appropriate CIL form. Further information is available on our website:

<https://www.midsuffolk.gov.uk/planning/community-infrastructure-levy-and-section-106/community-infrastructure-levy-cil/>

The CIL forms are also available online:

https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5

The phasing of community infrastructure levy (CIL) payments may be very important to your cash flow and viability of a development, especially for major developments and any development with Self Build Housing aspirations. If it is intended at any time that your development will be phased then you will need to ensure such phasing is expressly detailed in the planning application prior to determination. You should ensure phasing is clear within the description of development, any conditions imposed and any planning obligations. You will need to also ensure the planning case officer is fully aware of the intention to phase the development and include a phasing plan that shows the relevant phases of the development as well as a clear linear sequence of such phases that would align with the phasing of CIL payments you would find acceptable.

Building Control

Pre-application advice is also available from our Building Control Team. Find information online: <https://www.midsuffolk.gov.uk/building-control/> or contact the Building Control Manager, Paul Hughes, on 01449 724502. We can offer specialist support, local knowledge and a quality service with expert independent and impartial advice.

Charges include access to the surveyor appointed for any query that may arise before or during construction as well as a tailored inspection regime including inspections which only need to be booked by 10am on the day the inspection is required.

We can also provide carbon emission / fabric energy efficiency calculations at pre-application stage to support planning applications and the necessary Part L calculations and Energy Performance Certificates for Building Regulations compliance and our partners at LABC Warranty can offer a very competitive warranty for all new dwellings which we would be happy to provide further details for / liaise with on your behalf.

NOTES

Please note that any advice provided by the Council's Officers is informal opinion only and is made without prejudice to any formal determination which may be given in the event of an application being submitted. In particular, it will not constitute a formal response or decision of the Council with regard to any future planning applications, which will be subject to wider consultation and publicity. Although the Case Officer may indicate the likely outcome of a subsequent planning application, no guarantees can or will be given about the decision.

This advice is based on the information provided, background details and constraints at the current time. These circumstances can change and this may affect the advice you have received. You may wish to seek confirmation that the circumstances have not changed if you are considering submitting an application and any substantial amount of time has passed since the date of this advice.

Jasmine Whyard

Planning Officer

Tel: 07547 980983

Email: jasmine.whyard@baberghmidsuffolk.gov.uk

17th March 2021



Any questions please contact us