

# PRE-APPLICATION ENQUIRY DC/21/00952



Location Unit 6 near Building 4



Location Unit 7 looking westwards towards Unit 8



Location of Unit 7 looking towards Building 4



Existing Access Driveway from Unit 6 to Unit 8



## 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. It is proposed to operate three luxury shepherd's huts located in the centre of the holding known as Rookery Farm near the principal residence and farm premises. See attached Statement.

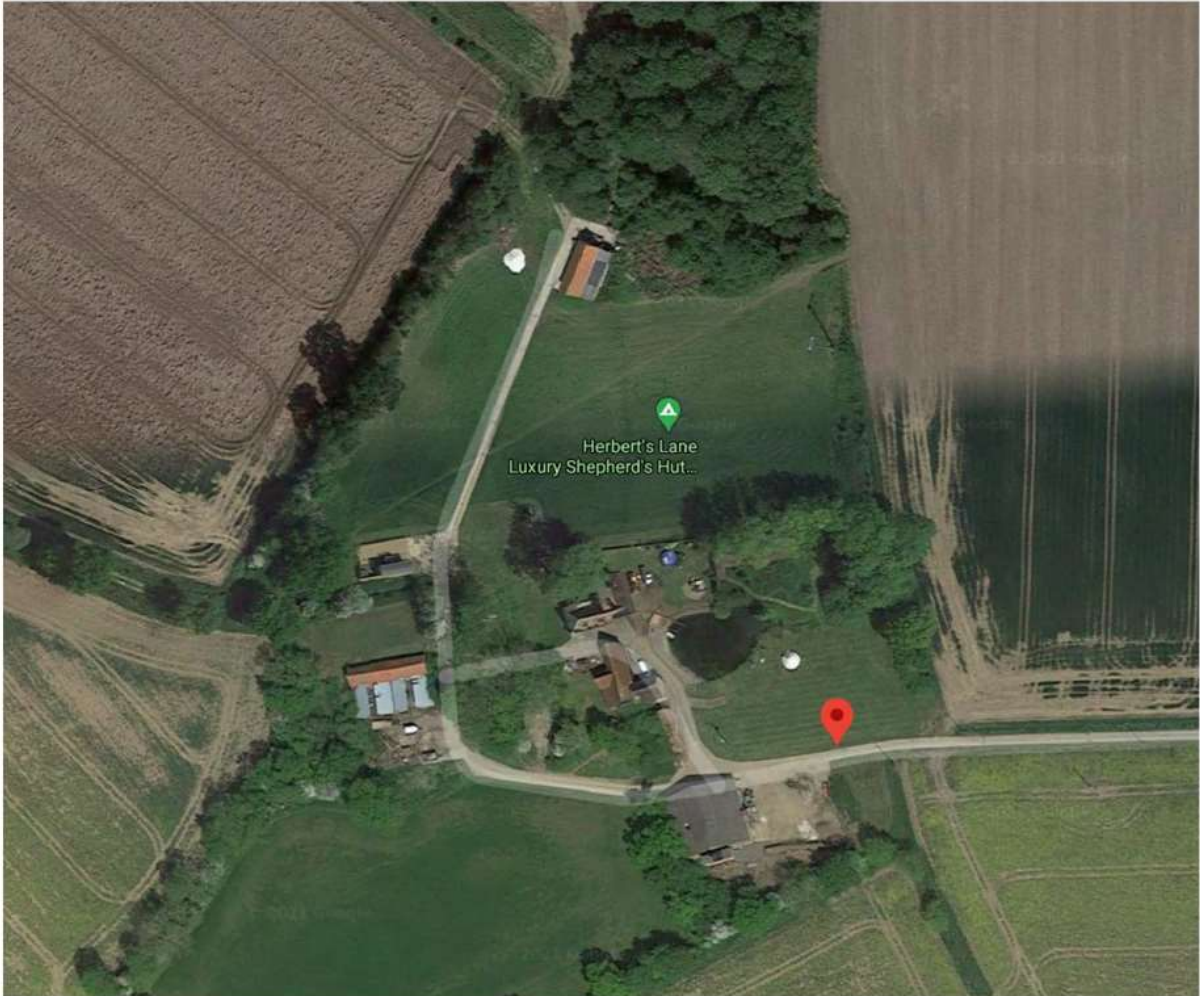
### **The supporting material comprises:**

Site Location Plan - Received 18/02/2021

Planning Statement - Received 18/02/2021

## The Proposed Development and Site

### Appendix 3



### Relevant Planning History

<b>REF:</b> 0050/12	Erection of 1 No. 4.9Kw wind turbine (14.97m to hub, 5.5m diameter blades).	<b>DECISION:</b> GTD 13.03.2012
<b>REF:</b> 2850/11	Installation of a single small scale wind turbine (14.97.6 hub.5.5 diameter blades)	<b>DECISION:</b> REC

### 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. However, 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.

### **Relevant Policies include:**

NPPF - National Planning Policy Framework  
GP01 – Design considerations  
CL08 - Protecting wildlife habitats  
CS02 - Development in the Countryside & Countryside Villages  
FC01 - Presumption In Favour Of Sustainable Development  
FC01\_1 - Mid Suffolk Approach To Delivering Sustainable Development  
RT16 - Tourism facilities and visitor attractions  
RT17 - Serviced Tourist Accommodation  
T09 & T10 – Parking, access, and Highways safety considerations

### **Constraints**

The subject site is situated within rural countryside of entirely agriculture nature.

The site is not subjected to any specific land designation, namely conservation area, setting of a listed building, or AONB.

The site is situated within Flood Zone 1 where there is minimal risk of flooding.

No Protected Species have been identified within the site however there appears to be number of ponds within close proximity to the site, additional survey and information in this regard will be required.

## **Consultation Responses**

### **Landscape - Place Services**

**Place Services**  
Essex County Council  
County Hall, Chelmsford  
Essex, CM1 1QH  
T: 0333 013 6840  
[www.placeservices.co.uk](http://www.placeservices.co.uk)  
@PlaceServices



**Planning Services**  
Mid Suffolk District Council  
Endeavour House  
8 Russell Road  
Ipswich  
IP1 2BX

16/03/2021

For the attention of: Mahsa Kavyani

**Ref: DC/21/00952 Rookery Farm, Rookery Lane, Redlingfield, Eye Suffolk IP23 7QP**

Thank you for consulting us on the pre-application consultation for the proposed three luxury shepherds' huts located in the centre of the holding known as Rookery Farm near the principal residence and farm premises. This letter sets out our landscape observations relating to the proposed application site.

The site falls within the Plateau Claylands Landscape Character Type (LCT) (Suffolk Landscape Character Assessment). The characteristic land cover is arable farmland divided by an irregular sinuous field pattern; there is very little ancient woodland, rather a scattering of small copses and occasional plantations associated with farmsteads and field ponds.

PRoW Redlingfield FP 1 crosses the site from north east to south west. Although the proposed shepherds' huts would introduce additional built form, the site already has a more domestic landscape character compared to the surrounding arable landscape, therefore we do not forecast that the proposal will have wider landscape impacts. Similarly, the majority of the site area is enclosed by woodland and hedgerow planting meaning adverse impacts will be limited to a localised area. We would however note that on review of the Planning Statement Appendix 2 that a number of hut typologies have been shown. We would recommend that the huts are limited in height, and proposals such as the two-storey hut/cabin are avoided as these structures would result in wider visual impact concerns.

Policy LP19 of the emerging Joint Local Plan seeks to protect and enhance the landscape, by ensuring all new development proposals respond to and reinforce the local distinctiveness of the area in scale form, design, materials and location. Therefore, to greater strengthen an application and align with Policy LP18 requirements, we would recommend the eastern site boundary is planted with a mixed native hedgerow and associated hedgerow trees. This would help mitigate impacts on visual amenity, but also strengthen the LCT.

If you have any queries regarding the above matters, please let me know.

Kind regards,

Ryan Mills BSc (Hons) MSc CMLI  
Senior Landscape Consultant  
Telephone: 03330320591  
Email: [ryan.mills@essex.gov.uk](mailto:ryan.mills@essex.gov.uk)

**Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils.** Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

## **Advice:**

**For a proposal of this nature and this size, a full planning application will be required.**

### **Principle of Development**

As a full application for the change of use of land for the siting of three shepherd's huts for use as holiday lets, the application is assessed under Local Plan policies HB1, H16, H17, CL8, RT16 and RT18, Core Strategy CS5 and the NPPF. The policies are for protecting historic buildings, protecting existing residential amenity, protecting wildlife habitats, and promoting tourism facilities and camping sites, together with ensuring the environment is maintained and enhanced with consideration to the existing landscape and design of the local area.

The growth of the tourism and leisure industry is a priority for Mid Suffolk District Council, the council's current Visitor Destination Plan (amongst many recommendations) emphasises the need to encourage more overnight stays, and for visitors to come all year round. The district, therefore, needs more tourist accommodation to develop the local economy and grow this important sector.

The principle of the proposed development is, therefore, considered to be in accordance with this provision and with the provisions of development plan policies RT16 and RT17 and in line with the NPPF which promotes rural growth.

### **Site and Surroundings**

The application site is an area of agricultural land to the north of an agricultural complex known as Rookery Farm, a property located in an open and isolated position within the countryside some distance away to the village of Redlingfield.

The application site is located within an area of elevated countryside. However, the site appears fairly well screened by a range of mature hedges and trees that limit public views. There is a public footpath going through middle of the site. Based on the information provided, it appears that the Public Right of Way will not be impacted as a result of the proposal.

### **Design**

The proposal would need to accord with LP policies, namely policy GP01 by ensuring a high standard of design.

Not much information has been provided in this regard, but based on the indicative information at hand, the three shepherd's hut are considered to be appropriate forms of holiday accommodation.

They would appear subservient and modest within the immediate farm setting and wider agricultural landscape.

### **Landscape Impact**

Any details of landscaping on site (both hard and soft landscaping) should be submitted with the application in accordance with policy CL02. This should be primarily soft landscaping in the form of native hedgerow, any fencing should be subservient and kept to a minimum to retain the overall open agricultural character of the area.

The application site does not form part of a designated landscape and does not feature any protected landscape features, there are no TPOs on or within close proximity to the site; although it is preferred that any significant landscape feature is retained where possible. A Visual Impact Assessment might

be required. The BMDC Landscape Consultant will likely be consulted in any future applications and their advice would weigh heavily on the outcome of the application.

In any event, if the proposed shepherd's huts remain small and placed symmetrically so that they will not detract from the character of the countryside, the proposal is unlikely to have a significant or unacceptable landscape impact.

### **The Historic Environment**

There are no immediately neighbouring listed buildings, designated or non-designated, and the site does not form part of the conservation area.

Whilst it is highly unlikely there would be any heritage issues arising from the application, especially in light of the history on site, the Council's Heritage Team reserves the right to comment on the application. Any finding of harm within the setting of a listed building weighs against the proposal.

### **The Natural Environment**

The natural environment as exists and as it might become within the design is of enormous importance to a site and beyond the boundaries of the site. If a design goes forward is that which is lost acceptable against the benefit of its replacement.

The requirement for sustainable development means that these issues must be a consideration and are a growing consideration for future occupiers in the choosing of their new home or business.

### **Ecology**

There are no recordings of protected species or their habitats in the immediate area. It is highly unlikely that any protected species would be affected within this site given the proposed development and as such this proposal is unlikely to result in harm in terms of biodiversity issues.

Notwithstanding this, relevant surveys might be required upon any future submissions.

### **Land Contamination**

Please also note, relevant contamination information will need to be submitted as part of any future submission, however given the current and past use of the site, it is unlikely that any issues would arise in this regard.

Please be aware that the Local Planning Authority reserve the right to consult BMDC Environmental Health Officers with any future submissions.

### **Flood Risk**

Paragraph 155 of the NPPF makes it clear that inappropriate development in areas of flood risk should be avoided by directing development away from areas of highest risk. The contents of policy CS4 of the Mid Suffolk Core Strategy is in line with the requirements of the NPPF.

Based on the information provided, the subject site complies with local and national policy as it lies in Flood Zone 1 which is land at least risk of flooding.

### **Highways, Access and Parking**

Space arounds buildings needs to meet many requirements: amenity, play, social and movement. Parking is one of these to meet the requirements of a modern functional development.

The design should reflect this and be a liveable space, which also accommodates vehicles in a manner that creates an attractive public realm and reinforces the local character and distinctiveness.

In regard to policies T09 and T10 adequate parking provision will need to be shown on site in accordance with Suffolk County Council Parking Guidance (2019) <https://www.suffolk.gov.uk/assets/planning-waste-and-environment/planning-and-development-advice/Suffolk-Guidance-for-Parking-2019-Adopted-by-SCC.pdf>

### **Transport Impact**

The applicant must adequately consider the impacts any additional traffic generated by the development will have on the highway network. Therefore, this will need to be included in the Design and Access Statement (or separate Transport Statement if the impact is high). It has been indicated that the proposal would utilise an existing access, Rookery Lane.

There is a PRow (public footpath) going through the site, however based on indicative layout provided, it is unlikely that the proposal would adversely impact this feature.

### **Residential Amenity, Safe and Secure Communities**

The proposal is unlikely to give rise to undue loss of amenity, given its scale, style, orientation together with separation distance to the nearest residential neighbours. In terms of noise and nuisance this will need to be further assessed in any future applications. However, it is unlikely that there would be any significant issues, given the remote nature of the site.

In any event, please be aware with any future submission, neighbours will be consulted as part of the determination process.

## **Conclusions/ Planning Balance**

It is unlikely that the proposal would cause demonstrable harm or adverse impacts upon landscape, highways, amenity of any neighbours, heritage assets, and so on. It appears to be in accordance with national and local objectives and policies and would support the local economy. However, the overall acceptability of the proposal depends on the support of all statutory consultees.

Additionally, any chances of approval are contingent on supplying the necessary information with regard to the above advice and below supporting material. Ignoring the advice given may result in a refusal.

Where advice has been ignored and issues are found during the determination process of an application, we will not negotiate to overcome the issues.

## **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.....

- A full complete application form with full applicant details
- Proposal description
- A site location plan
- Existing elevations drawing
- Proposed elevations drawing



- Existing floorplans
- Proposed floorplans
- The correct fee

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 Householder development (not suitable for joint Listed Building Application) you can submit electronically on our website <https://www.midsuffolk.gov.uk/planning/development-management/apply-for-planning-permission/>
- For all types of development, you can submit electronically via the Planning Portal [https://www.planningportal.co.uk/info/200232/planning\\_applications](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](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 day's 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](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.

**Mahsa Kavyani**

Senior Planning Officer

Tel: 01449 724517

Email: [mahsa.kavyani@baberghmidsuffolk.gov.uk](mailto:mahsa.kavyani@baberghmidsuffolk.gov.uk)

10th March 2021



Any questions please contact us