

Design & Access Statement for the
Demolition of an agricultural barn and
erection of 1no single storey residential barn style dwelling
Moat House Farm, Offton, Ipswich. Suffolk, IP7 7DB

This design and access statement is to support Application for
Planning Permission - DC/22/02413 dated 12th May 2022

1.0 Introduction

Moat House Farm

Moat House Farm may well have been the centre of a larger farm; however, it currently consists of a 1.56-hectare residential site fronting the B1078 to the SE and backing onto Wallow Lane in the NW.

Moat House Farm house sits close to the road and has a driveway running up the eastern side past the rear of the house and onto a large redundant agricultural building set approximately 56m back from the road and 40m from the rear of the farmhouse.

Back Field Barn

This large redundant agricultural building known as Back Field Barn was erected some 30 to 40 years ago for the breeding of rabbits, later it was used as a Farriers workshop and stabling for the owner and his families personal use, this ceased when the property was sold in 2004 to the present owner.

Back Field Barn has since been used for a number of purposes and is currently used for the storage of general items belonging to the owner.

Back Field

The land to the rear of the site is historically known as Back Field, however, it is used as part of the garden of Moat House Farm and it has been used as domestic horticultural land.



AERIAL VIEW



LOCATION 

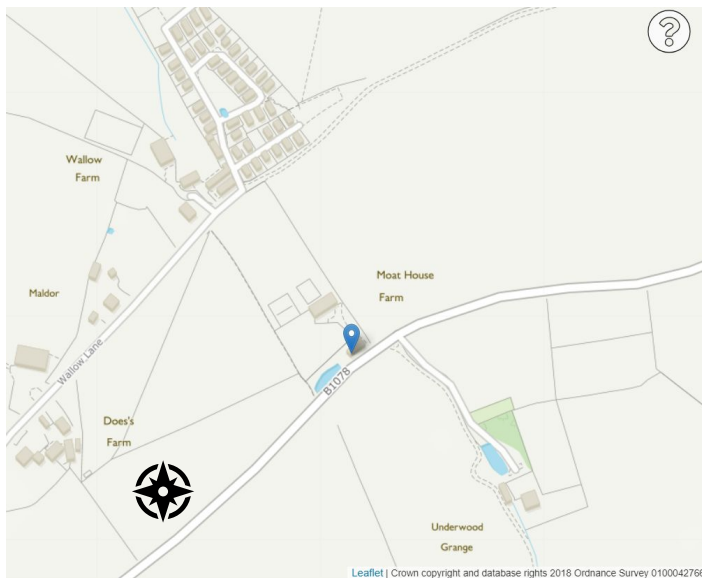
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2.0 Site Description

Moat House Farm is located within a rural area and is surrounded by farms and agricultural land to the, south, east and west. To the north of the site and Wallow lane lies a small residential estate.

The site falls within Mid Suffolk District and is situated along the B1078, Ipswich Road between Nedging Tye and Barking Tye and does not fall within a Conservation Area, AONB or other Special Landscape Area.

The site is flat and distinctly rectangular in shape with east, west and northern boundaries planted with mature trees.



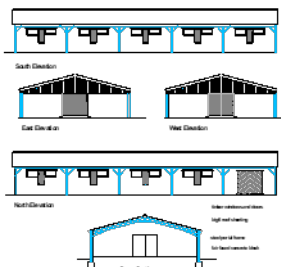
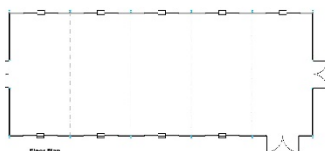
The southern boundary is open to Ipswich Road for access.

There is an additional access point to the northern west corner.

The site has not been identified as having any flooding or contamination issues.

3.0 Back Field Barn

The barn is of a basic steel portal frame construction, 27m by 11m, five bays long with a fair faced concrete block wall 2.4m high to all four sides and built behind the steel columns to give an unobstructed inner wall face.



4.0 Development Considerations

The barn in its present form has been, and still is, of limited use to what is a residential property, the owners have considered demolition, however this would only release further garden area in addition to the sizeable garden adjacent to the house.

The owners have modernised and extended the farmhouse; however, they have a desire to live in a larger barn property, with a more open, minimalist style, this would require leaving and buying a converted barn outside the area, much better to demolish the barn they have, construct a new barn dwelling and sell the farmhouse.

5.0 Development Proposals

The barn has Prior Approval for conversion to a residential dwelling. DC/19/02553

An application for conversion to a two-storey dwelling was refused. DC/19/02319

An application for the conversion of the barn together with a single-story side extension was refused. DC/19/05986

A Pre-App for the conversion of the barn into four dwellings as Part Q permitted development has offered the opportunity to submit this application for the demolition of the barn and the construction of a new barn close by.

6.0 Design Proposal-Existing Barn

The barn will be completely demolished.

7.0 Design Proposal-New Barn

A new build barn of comparative size and form will be constructed on fresh land, some five meters away from the site of the original barn and orientated to face South West to best capture the sun.

8.0 Scale

The new overall footprint created will be of a similar size to the demolished barn and will sit comfortably in its rural environment, behind Moat House and away from the main road.

9.0 Impact

This proposal will have minimal visual impact on the few neighboring properties or landscape in general, the boundary tree screening will be retained and the new boundaries screen planted.

10.0 Access

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No new access is needed as the existing drive will be extended to serve the barn.

11.0 Prior Approval

This application is for full planning approval following Prior Approval for the creation of one new residential dwelling, by way of conversion.

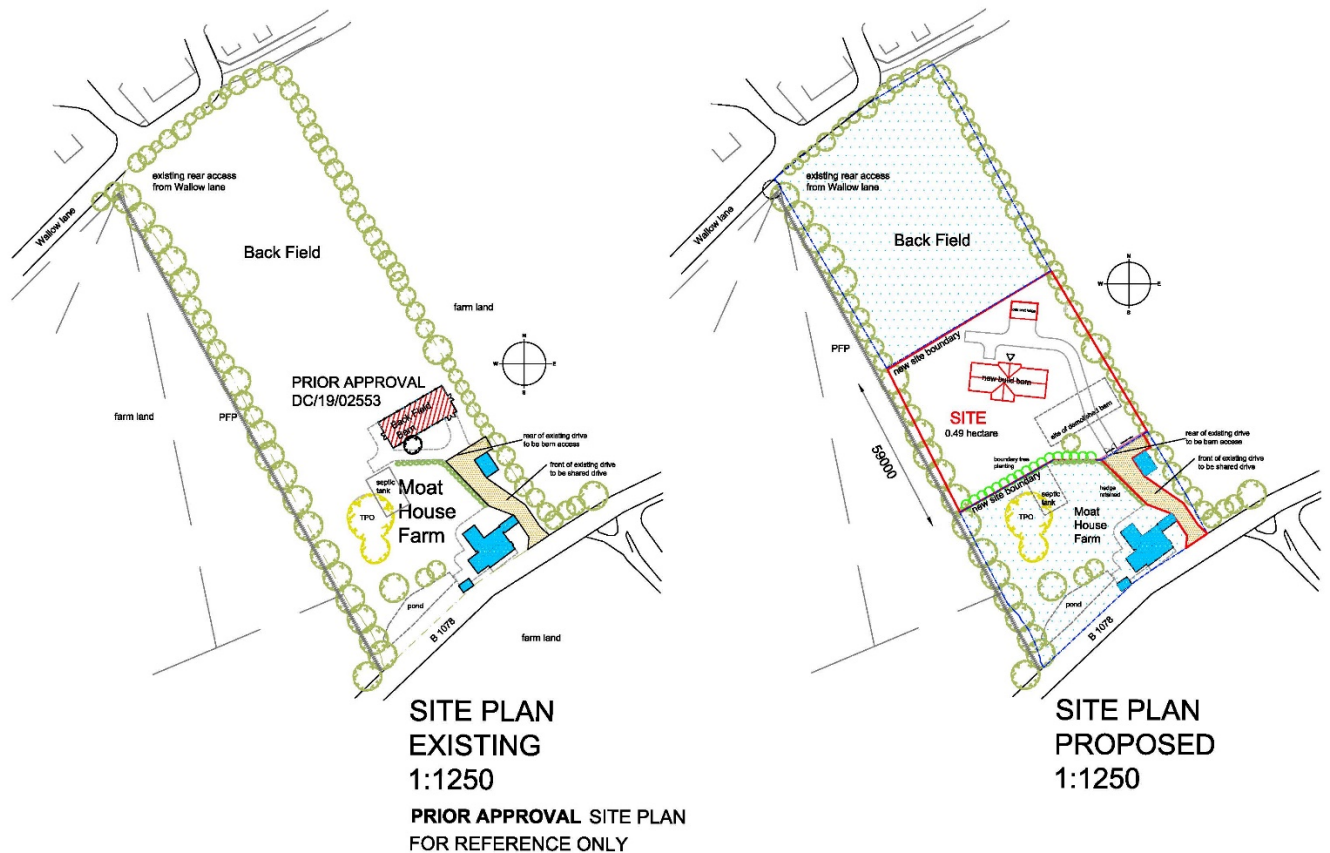
12.0 Pre-App

This application is for full planning approval following the Pre-App enquiry meeting dated 18/11/21

Conclusions/ Planning Balance

“Based on the three options discussed, the most preferable one would be for the submission of a dwelling in a very similar or the same southerly location as the existing barn. A Class Q for four dwellings would also likely be acceptable. Relocating the dwelling wholly into the northern field, thus splitting the site into two, would likely be unacceptable and would face refusal.

You would either need to submit a prior approval application or a full application.”



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Philip Isbell – Chief Planning Officer
Sustainable Communities

Mid Suffolk District Council
Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Website: www.midsuffolk.gov.uk



Mr David Hill
The Old Coach House
Heath Road
East Bergholt
Colchester CO7 6RA

Please ask for: Katherine Hale
Your reference:
Our reference: DC/19/02553
E-mail: planningblue@babberghmidsuffolk.gov.uk
Date: 2nd September 2019

Dear Sir/Madam

PRIOR APPROVAL - AGRICULTURAL TO DWELLING - DC/19/02553

Notification under Schedule 2 Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015

Proposal: Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to Dwellinghouse Schedule 2, Part 3, Class Q (a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of use of agricultural building to 1no. dwelling

Location: Moat House Farm, Bildeston Road, Offton, Ipswich Suffolk IP7 7DB

Section A – Plans & Documents:

This decision refers to drawing no./entitled 151.1B received 05/08/2019 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

Defined Red Line Plan 151.1 B - Received 05/08/2019
Land Contamination Questionnaire - Received 03/07/2019
Land Contamination Assessment - Received 12/08/2019
Block Plan - Proposed 151.2 E - Received 05/08/2019
Site Plan 151.3 B - Received 05/08/2019

Section B:

The **Mid Suffolk District Council** hereby give notice in pursuance of the above legislation:

- 1) That prior approval to the development is required
- 2) Prior approval has been **GIVEN** subject to the following conditions:

Babergh District Council
Endeavour House, 8 Russell Road, Ipswich IP1 2BX
Telephone: (0300) 1234 000
SMS Text Mobile: (07827) 842833
www.babergh.gov.uk

Mid Suffolk District Council
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1. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - PRE COMMENCEMENT CONDITION: CONTAMINATION

No development shall take place until:

1. A strategy, based on the findings of the initial site walk over and subsequent recommendations for investigating any contamination present on site (including ground gases, where appropriate) has been submitted for approval by the Local Planning Authority.
2. Following approval of the strategy, an investigation shall be carried out in accordance with the strategy.
3. A written report shall be submitted detailing the findings of the investigation referred to in (2) above, and an assessment of the risk posed to receptors by the contamination (including ground gases, where appropriate) for approval by the Local Planning Authority. Subject to the risk assessment, the report shall include a Remediation Scheme as required.
4. Any remediation work shall be carried out in accordance with the approved Remediation Scheme.
5. Following remediation, evidence shall be provided to the Local Planning Authority verifying that remediation has been carried out in accordance with the approved Remediation Scheme.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors. This condition is required to be agreed prior to the commencement of any development to ensure health and safety is secured early for both development and its construction including the health of all workers during all phases of construction. If agreement was sought at any later stage there is an unacceptable risk to health and safety.

2. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE AND ON GOING REQUIREMENT OF DEVELOPMENT: HIGHWAYS - ACCESS LAYOUT

Condition: No other part of the development hereby permitted shall be commenced until the existing vehicular access has been improved, laid out and completed in all respects in accordance with DM01 and with an entrance width of 4.5m. Thereafter the access shall be retained in the specified form.

Reason: In the interests of highway safety to ensure that the layout of the access is properly designed, constructed and provided before the development is commenced.

3. ACTION REQUIRED: HIGHWAYS - FRONTAGE ENCLOSURE

Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) any means of frontage enclosure (vegetation to the North East of the access) shall be set back 2.4 metres from the edge of the carriageway of the adjacent highway.

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Reason: In the interests of highway safety, to avoid obstruction of the highway and provide a refuge for pedestrians.

4. ACTON REQUIRED PRIOR TO FIRST OCCUPATION OF DEVELOPMENT: REFUSE BINS AND COLLECTION AREAS

Prior to the first occupation of the development details of the areas to be provided for storage of Refuse/Recycling bins and any associated collection areas shall be submitted to and approved, in writing, by the Local Planning Authority. The approved areas shall be provided in their entirety before the development is first occupied 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.

NOTES:

The applicant is reminded that this approval is subject to the development being:-

In accordance with Class Q Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended);

1. If you have applied for a change of use only (class Q (a) only) before you begin development you must apply to the local planning authority to determine whether the prior approval of the authority will be required in relation to:
 - a) Highways impacts
 - b) Noise impacts
 - c) Contamination risks
 - d) Flooding risk
 - e) Whether the location and siting of the building makes it impractical or undesirable

The development under class Q (a) and (b) must be completed within a period of 3 years starting with the prior approval date.

Informative Notes:

1. There is a suspicion that the site may be contaminated or affected by ground gases. You should be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

Unless agreed with the Local Planning Authority, you must not carry out any development work (including demolition or site preparation) until the requirements of the condition have been met, or without the prior approval of the Local Planning Authority.

The developer shall ensure that any reports relating to site investigations and subsequent remediation strategies shall be forwarded for comment to the following bodies:

- o Local Planning Authority
- o Environmental Services
- o Building Inspector
- o Environment Agency

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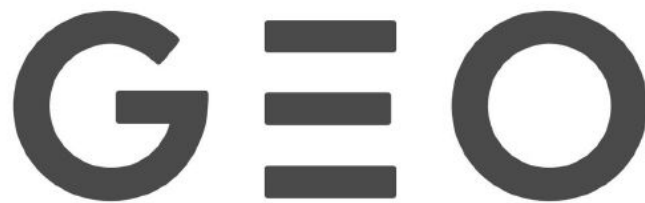
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11.0 Desk Study and Preliminary Risk Assessment

This was prepared for the application for Prior Approval and should be read in conjunction with this application for Full Planning approval.

Only the first three pages are copied here for brevity.

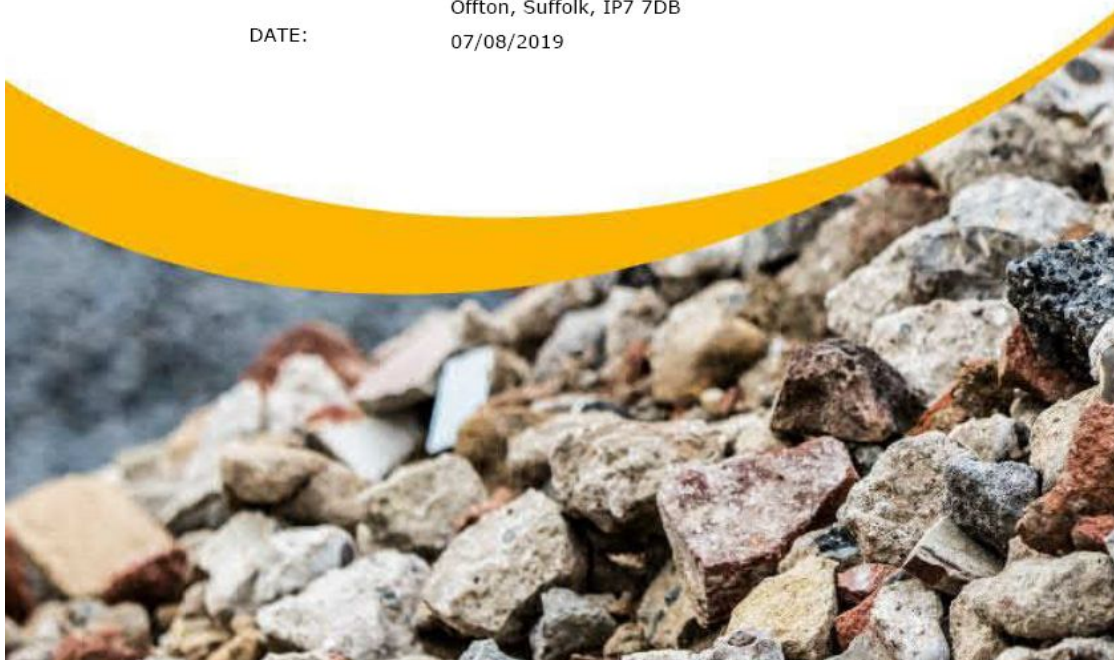


GEOSPHERE ENVIRONMENTAL

REPORT NUMBER: 4134,DS/DESK/SG,TP/07-08-19/V1

SITE: Back Field Barn, Moat House Farm, Bildeston Road,
Offton, Suffolk, IP7 7DB

DATE: 07/08/2019



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Back Field Barn, Moat House Farm, Bildeston Road, Offton, Suffolk, IP7
7DB



DOCUMENT CONTROL SHEET

Report Number: 4134,DS/DESK/SG,TP/07-08-19/V1
Client: Mr. John Pooley
Project Name: Back Field Barn, Moat House Farm, Bildeston Road, Offton, Suffolk, IP7 7DB
Project Number: 4134,DS
Report Type: Phase 1 – Desk Study and Preliminary Risk Assessment
Status: Final
Date of Issue: 07 August 2019

Issued By:

Geosphere Environmental Ltd, Brightwell Barns, Ipswich Road, Brightwell, Suffolk, IP10 0BJ.
T: 01603 298 076 / 01473 353 519. W: www.geosphere-environmental.co.uk

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Prepared By:

Stephen Gilchrist
Principal Geotechnical
Consultant

Reviewed By:

Thomas Powling
Director

Authorised By:

Paul Davies
Director

REVISION RECORD

| Revision | Date | Revision Details | Prepared By: | Admin |
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EXECUTIVE SUMMARY

| | |
|---|---|
| Site Location / Description | <p>The subject site was situated to the north west of the existing Moat House Farm, albeit part of the existing property, which was situated directly north west of Bildeston Road and approximately 965m south west of the developed boundary of Great Bricett.</p> <p>At the time of the walkover the site comprised a single barn structure together with well-maintained garden, residential allotment and areas of overgrown grassland (in the south west and bordering the north east site boundary).</p> |
| History | <p>The earliest historical map indicated the site to be open and undeveloped, with localised development occurring in 1970, where a single small structure overlaps on the south east boundary. By 1966, a number of structures exist adjacent to the south east site boundary. Demolition of a single large structure occurred in the late 1990's with current residential allotments being shown from 2019.</p> <p>The surrounding area has largely remained open and undeveloped agricultural land.</p> |
| Conceptual Model | <p>Sources of contamination include Made Ground, from the demolition of historic structures, and an area of burning (bonfire), both of which are considered to be point sources rather than being a site-wide risk, but which reside within proposed areas of residential garden.</p> |
| Conclusions and Recommendations | <p>It is recommended that a preliminary intrusive ground investigation is undertaken, specifically located in the area of demolished former structures and area of bonfire, to determine the extent of any potential contamination within the soil strata. Ground gas monitoring wells installed should any Made Ground contain soils other than construction waste as there may be a risk of hazardous ground gases to be generated.</p> |
| <p>This Executive Summary only provides a summary of the site data and its assessment. It does not provide a definitive engineering analysis and is for guidance only. It is recommended that the reader reviews the report in its entirety and any material referenced therein.</p> | |

END