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Dear Sir/Madam

Proposed farm storage building – Flemings Hall Farm, Hall Road, Bedingfield

I write in connection with an application for prior approval under Part 6 of Schedule 2 of the General Permitted Development Order for the erection of an agricultural building on land at Flemings Hall Farm, Bedingfield.

#### Proposal

It is proposed to erect an agricultural storage building on land at Flemings Hall Farm, Bedingfield. The building would be of typical modern construction, with steel portal frames, clad in coloured steel corrugated sheeting. Concrete grain walling panels would form the walls to the lower part of the building. The building would be 22 metres wide by 27.5 metres long, with eaves and ridge heights of 6 metres and 9.25 metres respectively. The building would be sited to the rear of the existing farm complex on an area of concrete hardstanding used previously for the storage of farm trailers and equipment.



#### Background

Bedingfield Hall Farms is a second generation farming business, whose operations consist of arable, livestock and contract farming. The business currently farms around 350 hectares of its own land, as well as farming a further 325 hectares through contract farming agreements. The business employs two full-time staff, as well as a further two casual employees over the harvest period. The main farm business operates from three sites: Fleming's Hall Farm, Bedingfield House Farm and Bedingfield Hall.

## Assessment

### *Agricultural need*

The proposed agricultural building is required for the storage of grain produced on the farm holding. The proposal is part of a programme of rationalisation and improvement of the existing farm complex at Flemings Hall Farm. This includes a recently approved residential barn conversion, which will be occupied by a family member employed in the farming business<sup>1</sup>. A new farm workshop building is also proposed<sup>2</sup>, alongside the demolition of an existing farm store to make way for the proposed residential conversion. Future projects include improvements to existing concrete hardstandings.

### *Landscape impact & design*

The proposed building would be discreetly positioned to the rear of the existing farm complex and would be generally screened from view from the surrounding area by existing buildings and field boundary hedges and woodland. Where visible in glimpsed views, the building would be seen in the context of the existing farm complex and would not appear of place. The building's scale and design would be in keeping with adjacent farm buildings and would represent a visual improvement compared to the buildings proposed for demolition. On this basis, it is considered that the proposal would comply with Local Plan Policies CS5, CL13 and CL14, which seek to conserve rural landscapes, promote good design, and ensure that new farm buildings are sited within existing farm complexes where possible, and use materials that are sympathetic to their surroundings.

### *Ecology*

There are no statutory nature conservation sites within 2km of the application site, and the site does not fall within any SSSI impact risk zones. The site itself is considered to be of very limited biodiversity value comprising an area of concrete hardstanding used for open storage. There would be no conflict therefore with Local Plan Policy CL8, which seeks to protect important wildlife habitats.

### *Heritage*

Fleming's Hall, which is Grade II\* listed, is located around 150 metres to the north of the application site. As a substantial medieval manor house which was largely rebuilt in the sixteenth century, the significance of the Hall is derived largely from its architectural features, historic fabric, its position in landscaped grounds and wider rural setting. Due to the screening afforded by mature trees and intervening buildings there is very little intervisibility between the application site and the Hall. The setting of this listed building would not be materially affected therefore. Consequently, there would be no conflict with Local Plan Policy HB1, which gives priority to the protection of heritage assets.

### *Flooding*

The application site falls within Flood Zone 1 and is therefore considered to be at low risk of fluvial flooding. The site is not identified as being at risk from surface water flooding on the Environment Agency's flood risk maps. The site of the proposed development is already hard surfaced and so there would be no increase in the impermeable area as a result of the proposal. The proposed development would comply with Local Plan Policy SC5 which seeks to minimise flood risks.

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<sup>1</sup> LPA reference DC/22/01985

<sup>2</sup> LPA reference DC/22/01942

*Residential amenity*

Due to its relatively isolated location, the proposed development has limited potential to impact on local amenity. The nearest residential property is some 100 metres away to the north-east, comprising ancillary accommodation to Flemings Hall. Given the separation distance and the screening afforded by intervening buildings, it is considered that the proposal would have no significant effect on the amenity of this property. The proposal would thus accord with Local Plan Policy H16, which resists development that would harm local amenity.

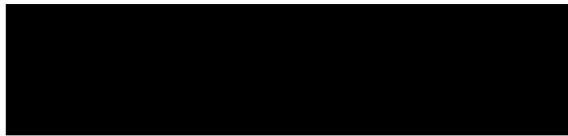
*Highway safety*

Access to the proposed barn conversion would be gained via the existing main entrance to the farm complex from Hall Road. This section of Hall Road is straight and good visibility is available in both directions for emerging vehicles. Ample space would be provided in the site for parking and turning. The proposal would thus accord with Local Plan Policy T10, which seeks to ensure safe access to development.

Accordingly, it is considered that the siting, design and external appearance of the proposed development would be acceptable.

I trust this is all in order, but please let me know, if any further information is required.

Yours faithfully

A large black rectangular redaction box covering the signature area.

**Nick Moys MRTPI**

**Associate Partner – Architecture & Planning**

For and on behalf of Brown & Co – Property & Business Consultants LLP