

West Suffolk Council
Planning Department,
West Suffolk House,
Western Way,
Bury St Edmunds,
IP33 3YU

Opus House
Elm Farm Park
Thurston
Bury St Edmunds
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IP31 3SH

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Our ref: E756.C1.Let02
25th September 2023

Dear Sir / Madam,

Development Of A Single House, The Arboretum, Great Barton

The proposal is for a design and landscape led development of a single house in a large plot in Great Barton. The site is within the housing settlement boundary and the principle of development is supported by the Local and Neighbourhood Plans.

The proposal has been subject to positive pre-application discussions with West Suffolk Council. These discussions supported the principle of development, the design with suggested amendments and the arboricultural implications.

The design proposed is a modern house on a large plot of 0.24 hectares. The size of the plot is equivalent in size to the largest plots in the area according to the NP. The modern design will reflect the age of the new house in comparison to the older neighbouring properties to the east and north, and will ensure that the new house does not compete or detract from them. The facing materials include timber to reflect the surrounding woodland.

The house has been designed with single and two storey elements. This creates an interesting design, and ensures that the house does not dominate its surroundings. The new home will use an existing vehicular access to the south minimizing the impact on the character of the area. The development has been led by a Tree Survey. This survey has informed the design and layout. No healthy trees will have to be removed to allow the development to go ahead.

An ecology survey has been carried out which demonstrates that the development can go ahead without harm to biodiversity and proposed biodiversity enhancements.

The proposal has been designed with regard to the Local and Neighbourhood Plans. The bespoke design of the contemporary home will be an attractive addition to the area.

Evolution Town Planning Limited

Registered Office:

Opus House Elm Farm Park
Thurston Bury St Edmunds
Suffolk IP31 3SH

Registered in England Number
10636748

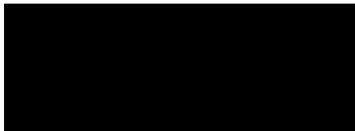


The application is supported by the following documents:

- Application Forms;
- Covering Letter – Ref E756.C1.Let02;
- Planning Statement – Ref E756.C1.Rep02A;
- Location Plan – Ref 3316;
- Proposed Plans and Elevations – Ref 2213/01;
- Envirocheck Contamination Report – Ref E756_ESR;
- Land Contamination Questionnaire;
- Ecology Report – September 2023 Rev 1; and
- Tree Survey – Ref LS1625-01 Rev B.

We trust this is sufficient for you to progress this application and will be in touch once an Officer has been allocated.

Yours sincerely



DAVID BARKER
PLANNING DIRECTOR
EVOLUTION TOWN PLANNING LTD