

# Planning and Design Statement

## Development of a Single House, The Arboretum, Great Barton

September 2023



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### Content Amendment Record

This report has been issued and amended as follows:

Issue	Revision	Description	Date	Signed
1	0	Draft	08.08.23	DB
1	0	Reviewed	09.08.23	KL
1	A	Updated	11.9.23	DB
1	A	Reviewed	12.09.23	KL

**Reference: E756.C1.Rep02A**

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## **1.0 Introduction and Summary**

- 1.1 This planning application is for the development of a new home in the very large garden of a house known as The Arboretum in Great Barton. The house is a landscape led bespoke design for the plot and has been designed by a local architect. The proposal has been the subject of pre-application discussion with West Suffolk Council who supported the principle and design as set out in the letter in Appendix 1.
- 1.2 The existing house is a detached property. To the south of the house, and its immediate garden area, is a further large garden area with a separate gated entrance. This southern area has the potential to accommodate a new house in a manner which reflects the spacious and wooded character of the area.
- 1.3 The proposal will provide a new home in a sustainable location within walking distance of the facilities in Great Barton which is a Key Service Centre. The home would help to meet the local need for self-build properties for which sufficient planning approvals must be provided to meet demand.
- 1.4 The site has a good vehicular access. The existing house is accessed from the north from School Lane. It has a second access from a driveway which leads off The Park which enters the southern part of the garden giving the proposed house an excellent independent access.
- 1.5 The application site contains several mature trees. This pre application submission is supported by a Tree Survey carried out by Giles Hill of the Land and Sculpture Design Partnership which was used to inform the design and layout of the home. This shows that the site can accommodate a house while protecting the surrounding trees and landscape character.
- 1.6 A survey has been undertaken of ecology on the application site and concludes that any ecological impact can be mitigated.
- 1.7 The new house will use an existing vehicular access which has capacity for the new home.
- 1.8 The application has been assessed against the policies of West Suffolk Council and the policies in the Great Barton Neighbourhood Plan, and reflects the comments made in pre-application discussions. The application proposes an attractive house that has been designed to reflect its wooded setting. So, the assessment of the application should be undertaken positively.

## **2.0 Description of the Application Site and Planning History**

- 2.1 The application site is a garden and house in the centre of Great Barton. The house known as The Arboretum has a very large garden of some 0.9 hectares or 2.2 acres. It is accessed off School Lane to the north and via a driveway that leads from The Park which provides access to the southern part of the garden. The driveway from The Park is in the ownership of The Arboretum.
- 2.2 The existing house is a 1920's detached house and is set towards the north of the plot. The large garden extends to the south of the house. The garden has several mature trees. These are covered by a group Tree Preservation Order (TPO).
- 2.3 Detached houses surround the site on all sides.
- 2.4 The site is within the settlement boundary of Great Barton. The site is not within a Conservation Area and there are no listed buildings near the site. The site is within the Environment Agency Flood Zone 1, which means that it is at low risk of flooding and is suitable for all types of development.
- 2.5 The planning history of the site contains one application for a two storey four bed house. This had the reference number SE/08/1625, the application was refused and an appeal reference APP/E3525/A/09/2102561 was dismissed. The appeal was dismissed because at the time it was decided the St Edmundsbury Local Plan 2016 policy DS3 identified the site as within an 'area subject to planning restrictions.' This policy prevented the development of large gardens in Great Barton and other villages. The policy identified specific areas to be protected and the appeal site was inside such an area. The Inspector considered that the proposal conflicted with the objectives of policy DS3. This policy has not been taken forward into the current Local Plan. The need to deliver housing means that such policies have fallen out of favour where they would prevent development in sustainable locations. We therefore have put forward this proposal to assess the opportunity for a house in what would be a sustainable location.
- 2.6 The Inspector considered that the house proposed in the appeal could be sited without harm to the trees, and would not suffer from shading that would result in the loss of protected trees. Following advice from Giles Hill into the design process, the Tree Survey which accompanies this submission reaches the same conclusions.
- 2.7 The house proposed now is a smaller three bedroom property compared to the four bedroom appeal proposal.

### **3.0 Description of the Development**

- 3.1 The house proposed is a modest three bedroom property. The design is contemporary so that the house does not compete with the older properties to the north and east whose design reflects their age. Timber has been proposed on the exterior reflecting the homes setting among trees.
- 3.2 The home will be part single storey and part two storey so that it does not dominate its surroundings. The height means that the building will settle into the surrounding trees and the variation in heights will create an interesting roofline.
- 3.3 The ground floor sitting and dining area make the most of the more open eastern aspect. The house has one bedroom on the ground floor making it suitable for older people. There are two further bedrooms on the first floor. Overlooking of the house to the east from the first-floor bedroom windows is prevented by the pitched roof over the single-storey section.
- 3.4 The house will have a garage with space for a car and cycles. Further parking is available outside the garage. Three parking spaces will be provided exceeding the requirements for a three bed house. No new vehicular access will be required. The existing vehicular access that leads into the site from the south will be used to serve the site.

## 4.0 Planning Policy

4.1 Relevant planning policy is contained in the:

- National Planning Policy Framework (NPPF);
- The St Edmundsbury Core Strategy 2010 (CS);
- The Rural Vision 2031 dated September 2014 (RV);
- The Joint Development Management Policies Document February 2015 (JDMP): and
- The Great Barton Neighbourhood Plan adopted in 2019 (NP).

### Principle of Development

4.2 The application site is within the settlement boundary of Great Barton as set out in policy RV3, Housing Settlement Boundaries, of the RV. The site is also within the NP settlement boundary. Policy GB1, Spatial Strategy, of the NP states that new development will be focused within the settlement boundary. Both the West Suffolk and the NP policies support the principle of housing development on the site. The West Suffolk pre-application advice stated *'the principle of development can be supported.'*

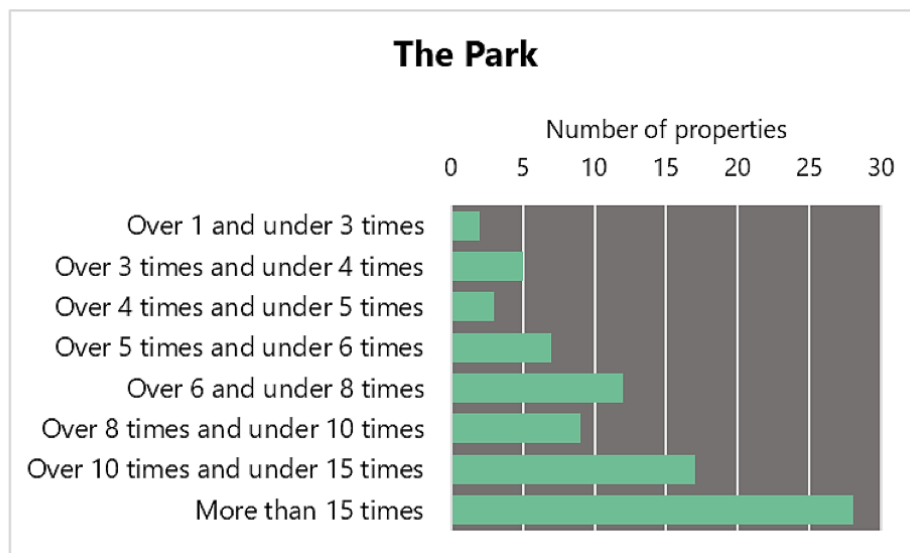
### Character of the Area

Policy DM2, Residential Design, of the JDMP states that proposals for all development should recognise and address the key features, characteristics, landscape/townscape character, local distinctiveness, and special qualities of the area and/or building and, where necessary, prepare a landscape/townscape character appraisal to demonstrate this and maintain or create a sense of place and/or local character. Policies CS3 Design and Local Distinctiveness, and DM2, Creating Places Development Principles and Local Distinctiveness requires developments to conserve and where possible enhance the local area.

4.3 The NP states that the application site is located within an area classified as Area 2 known as The Park. Policy GB10 of the NP states that proposals should show how they will recognise the built and natural characteristics of the area and how buildings will be subservient to the woodland setting. Paragraph 9.8 of the NP protects areas of woodland including the woodland across the site. This woodland is also protected by a TPO. The design has been carefully considered following a survey of the trees on the

site by an experienced arboriculturist. The advice received is that a house can be designed which will protect the surrounding trees and which does not require the removal of healthy trees.

4.4 The supporting text to policy GB10 states that the properties in The Park vary in character and include a mix of bungalows and two storey homes. The policy seeks to ensure that the development of homes retains the low density wooded character of the area. The NP policy is supported by a graph in the NP which shows the garden size is compared to the footprint of the house. The graph for The Park is reproduced below.



4.5 The ground floor footprint of the proposed house is 97.5 square metres and the garage is 27 square metres, totaling 124.5 square metres, this latter figure has been used in the assessment of this policy. The plot will be 0.3 hectares in total including the driveway. Excluding the driveway, the garden for the new house is 0.24 hectares, this figure has been used in the assessment of this policy. This shows that the proposal reflects the character of the largest plot sizes in The Park, and so reflects the low density and well landscaped character of the area. The new house and its garden would fall into the 'more than 15 times' area of the graph. In fact, the garden would be 20 times bigger than the house and the existing house would retain a very large garden of 0.24 hectares. The first floor of the new house is only 46.5 square metres and will not add significantly to the scale of the home. The garden of the Arboretum is one of the largest in the area and so it is possible to divide it without harming the character of the area.

4.6 Policy GB12 of the NP is headed Development Design Considerations. This sets out



several criteria for development. We assess the proposal against these criteria below.

- 4.7 The proposal must integrate with existing paths, streets and circulation networks and patterns of activity. The application site has an existing vehicular access that is a secondary access to The Arboretum. Therefore, no new access infrastructure needs to be created. Using the existing access makes use of the existing pattern of routes in the area and so is the optimum solution to access the site. The second criterion is that developments should reinforce the established village character of streets. This proposal achieves that by using an existing access.
- 4.8 The third criterion is to reflect local garden size characteristics. This proposal does that with a garden of 0.24 hectares which is in character with the surrounding area as set out above.
- 4.9 The fourth criterion is to include boundary treatments that reflect the character of the local area. The site needs no new boundary features except for along its northern boundary as the other boundaries are already in place. The boundaries include a wall to the east of the site and close boarded fences to the south and west of the site. Elsewhere around The Arboretum hedges and fences are used as boundaries and these methods would be the most appropriate method of marking the northern boundary where it passes through trees.
- 4.10 Part 5 of the policy requires that views and gaps identified on the Policies Map are protected. The application site does not contain any of these views or gaps.
- 4.11 Part 6 requires that proposals harmonise and enhance the existing settlement in terms of physical form, architecture, and land use. The site is in a residential area so the land use is acceptable. Paragraph 9.17 of the NP states that The Park contains a mix of bungalows and two storey homes. The physical form and architecture of the new home therefore reflect the local area with the use of one and two storeys.
- 4.12 The seventh criterion requires that local topography and landscape features are protected. Long distance views and woodland in the area are identified as worth of retention. This proposal has been informed by a Tree Survey which ensures that the design can protect the surrounding trees and woodland. The site is not subject to any long distance views on the proposals map.
- 4.13 The pre application discussions supported the design proposed with alterations suggested to simplify the materials proposed.

- 4.14 Parts 8 to 11 require that developments reflect, respect, and reinforce local architecture, retain, incorporate important features, respect the surrounding buildings in terms of scale, height, form, and massing, and use appropriate materials and details. The area contains individually designed homes of one and two storeys. The new home will reflect the scale of the surrounding homes and is a bespoke design. The materials are timber boarding reflecting the surrounding trees, and Zinc cladding to add a modern element to the building. A Tree Survey has ensured that the existing trees can be retained in the development.
- 4.15 The NP requires that services are incorporated into developments. There are sufficient services serving nearby homes to mean that the provision of services to a single home will not be a problem. The site is served by an existing access with sufficient space for kerb side collection of waste bins.
- 4.16 The NP requires that development positively integrates energy efficient technologies. Policy GB 13 requires that proposals incorporate best practice in Sustainable Construction. The final proposal will do this. Following feedback from the LPA, the detailed design would be carried out and appropriate technologies would be incorporated into the property.
- 4.17 The NP states that highway safety should be enhanced. The proposal uses an existing access. The Crashmap website shows that no accidents have been recorded near the vehicular access for the period when data is available between 1999 and 2021. The access has good visibility and can operate safely.
- 4.18 Policies DM2 and DM22 seek to protect residential amenity. The new house would be in a large plot, and does not have close neighbours to the north, east or west. The closest homes are to the south of the application site. To protect the amenity of these homes no first floor windows face south.
- 4.19 The application site is well treed, and the trees are protected by TPO 370 (1974), Areas A2, A3 and A4. Policy DM13, Landscape Features, and GB10, The Park Special Character Area, seek to protect the character of the area and to ensure that healthy trees are retained.
- 4.20 The trees on the application site have been surveyed twice over the evolution of this proposal so that the design is landscape led. The house has been designed so that there is no need to remove any healthy trees. The only tree to be removed is a small poorly growing Beech which will not have an impact on the character of the area.

- 4.21 The arboriculture pre-application advice concluded that there was no objection in principle to the development of the site.
- 4.22 A shading analysis has been provided by the Landscape and Sculpture Design Partnership as requested by the Planning Authority. This concludes that the house and garage will be sited alongside the route of the existing drive. The application site enjoys similar qualities to a woodland clearing in that parts of it receive direct sunlight at different times of day. The space has an east-west axis and receives direct sunlight in the morning and afternoon, but enjoys some beneficial shading to reduce excessive solar heating during the middle part of the day. The main garden area to the east is open and receives good levels of direct sunlight throughout the day.
- 4.23 Policies DM11, Protected Species and DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity seek to protect biodiversity. The site has been surveyed by Mill House Ecology. Their report concludes that with the avoidance, mitigation and compensation measures suggested, the scheme will minimise biodiversity impacts and provide some enhancements.
- 4.24 Policy DM46 Parking Standards requires that three bed homes are provided with two parking spaces. The home has three parking spaces, exceeding the parking standards. The house has secure cycle parking in the garage, and an electric vehicle charging point. Bin storage and presentation points have been provided. The West Suffolk pre-application advice suggested that bin storage and presentation areas should not be more than 30 metres apart. The 30 metre distance is guidance not planning policy and so is not binding on the Planning Authority. The 30 metre distance covers all situations. In this case, the route between the bin store and bin presentation area is along a driveway, not across public areas such as pavements which would be more difficult to navigate. It is therefore considered that the bin storage and presentation arrangements are acceptable.
- 4.25 Policy DM14, Safeguarding from Hazards, seeks to protect from contamination. The application is supported by an Envirosearch Report which confirms that there is no potential risk of contamination and West Suffolk Land Contamination Questionnaire.

## 5.0 Conclusion

- 5.1 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.
- 5.2 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.
- 5.3 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.
- 5.4 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.
- 5.5 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.
- 5.6 An ecology survey has been carried out which demonstrates that the development can go ahead without harm to biodiversity and proposed biodiversity enhancements.
- 5.7 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.

**Appendix 1**  
**Pre-Application Response**  
**PREAPP/23/031**

Mr David Barker  
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Reference: PREAPP/23/031

Today's date: 15 May 2023

### **Pre application response**

**Proposal: Development of 1 new house**

**Location: The Arboretum, The Park, Great Barton, Bury St Edmunds, Suffolk IP31 2RH**

Thank you for your pre-application enquiry received on 23 January 2023. This letter outlines the discussions of our site visit, along with the advice sought from the Arboricultural Officer.

The following comments are made on the basis of the information provided. The issues raised may not be exhaustive, and should you submit a planning application, other issues may arise which could affect the outcome of any application.

All planning applications are assessed against the policies within the Statutory Development Plan for the district, which currently comprises: the Core Strategy 2010; the Vision 2031; and the Joint Development Management Policies Document (Feb 2015). Copies of the plans and their policies can be found on the Council's website using the following link:

[http://www.westsuffolk.gov.uk/planning/Planning\\_Policies/local\\_plans/stedmundsburylocalplan.cfm](http://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/stedmundsburylocalplan.cfm)

On 1 April 2019 Forest Heath District Council merged with St Edmundsbury Borough Council to become a single Authority, West Suffolk Council. The development plans for the merged local planning authorities were carried forward to the new Council by Regulation. The Development Plans remain in place for the new West Suffolk Council and, with the exception of the Joint Development Management Policies document (which had been adopted by both Councils), set out policies for defined geographical areas within the new authority. It is therefore necessary to consider this proposal with reference to policies set out in the plans produced by the now dissolved St Edmundsbury Borough Council.

### **Officer comments**

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

The site is located within an element of the large garden of an existing property known as The Arboretum, which is within the housing settlement boundary of Great Barton and is also in the special character area known as The Park Area (Character Area 2 within The Great Barton Neighbourhood Plan).

The application site is not within a Conservation Area, contains no listed building, however, is covered by three areas of trees which are protected by Tree Preservation Order TPO 370 (1974).

The site is accessed via The Park to the south, which is currently a disused access which serves The Arboretum.

It is understood that advice is sought as to the suitability of one detached dwelling on the application site, along with a single storey garage.

The policies which are most relevant to your proposal are:

### **Joint Development Management Policies Document**

- Policy DM1 Presumption in Favour of Sustainable Development
- Policy DM2 Creating Places Development Principles and Local Distinctiveness
- Policy DM10 Impact of Development on Sites of Biodiversity and Geodiversity Importance
- Policy DM11 Protected Species
- Policy DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity
- Policy DM13 Landscape Features
- Policy DM14 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards
- Policy DM22 Residential Design
- Policy DM46 Parking Standards

### **St Edmundsbury Core Strategy**

- Core Strategy Policy CS1 - St Edmundsbury Spatial Strategy
- Core Strategy Policy CS2 - Sustainable Development
- Core Strategy Policy CS3 - Design and Local Distinctiveness

- Core Strategy Policy CS4 - Settlement Hierarchy and Identity

### **Great Barton Neighbourhood Plan**

- Policy GB1 - Spatial Strategy
- Policy GB2 - Housing Delivery
- Policy GB5 - Housing Design
- Policy GB10 - The Park Special Character Area
- Policy GB12 - Development Design Considerations

### **National Planning Policy Framework**

Areas for consideration regarding a residential development:

- o Principle of development
- o Design, impact on character and street scene
- o Impact on neighbouring amenity
- o Impact on trees and landscape
- o Impact on ecology
- o Impact on archaeology
- o Highway safety
- o Other matters

### **Principle of development**

The application site lies within the defined housing settlement boundary of Great Barton, where the principle of additional residential development is supported by policy CS4, subject to other material planning considerations and compliance with policies relating to design, scale, layout, access and trees.

Policy GB1 states that in the period 2019 to 2041 the Neighbourhood Plan area will accommodate development commensurate with the village's designation as a Local Service Centre in the Local Plan settlement hierarchy. With the exception of the development of the strategic site at The Severals, new development will be focused within the defined Village Settlement Boundaries.

In this instance, the application site is located within the Housing/Village Settlement Boundary of Great Barton and as such, the broad principle of a new residential unit is acceptable given that policies, GB1, GB2, CS1 and CS4 direct residential development towards the settlement, having regard to the identified settlement hierarchy. The principle of the development can therefore be supported, subject to compliance with other policies, which will be discussed below.

### **Design and impact on character**



Development such as the provision of a new dwelling will need to be in accordance with policy DM2 and requires proposals to respect the character and appearance of the immediate and surrounding area, and that there is not an adverse impact upon residential amenity, highway safety or important trees within the street scene. Along with CS3, DM2 requires development to conserve and where possible enhance the character and local distinctiveness of the area.

Policy DM22 states that residential development proposals should maintain or create a sense of place and/or character by utilising the characteristics of the locality to create buildings and spaces that have a strong sense of place and distinctiveness, using an appropriate and innovative design and approach and incorporating a mix of housing and unit sizes that is appropriate for the location.

Furthermore, policy GB5 from the Great Barton Neighbourhood Plan states that proposals for new dwellings should have regard to the character of the immediate area within which the site is located and not have a detrimental impact on that character.

The application site is located within The Park Special Character Area (Character Area 2) within Great Barton, which is covered by Policy GB10 of the Great Barton neighbourhood plan, where it is stated that developments will need to recognise the distinct built and natural characteristics of the area and be subservient to the woodland setting of The Park. Furthermore, natural boundary treatments will be encouraged for new development proposals and proposals that will have a detrimental impact on the character of the area and would result in the loss of healthy trees will not be supported.

Character Area 2 (The Park Area) is defined as a narrow, unadopted road, characterised by large, detached properties within large plots and abundant tree cover which provides a secluded, rural character. The Park has a low density compared to newer parts of the village, due to the plot sizes and attractive parkland setting. On-plot parking is consistent throughout the area and building boundaries are pronounced. The materials within this character area include timber frame, white lime render finish, black glazed pantiles and decorative timber painted porches with dormers. Individually designed homes predominate.

The part two storey, part single storey design of the dwelling is considered to be of a scale as to not be out of keeping with the surrounding area, noting the large properties to the north, west and east, and the smaller properties to the south and south west.

In terms of the external finish of the dwelling, depending on the facing brick, the mix of three materials may be considered to be overbearing and out of character with the area, therefore, if examples of the external appearance of the dwelling can be provided, this would be useful to assist in the assessment of the dwelling design. In addition, careful consideration should be taken in terms of the dwelling design to ensure it meets the requirements of GB5 and GB10 of the Great Barton Neighbourhood Plan and this should be addressed in the Design and

Access Statement – the design of the proposal should be clearly influenced by the surrounding character and should not detract from the built or natural character of the site or its surroundings.

### **Impact on neighbouring amenity**

Policies DM2 and DM22 seek to ensure that new development does not have a detrimental impact on residential amenity, nor the amenities of the wider area. The policy states the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light or other pollution (including light pollution, or volume or type or vehicular activity generated), must be considered.

The proposed dwelling would be set within a spacious plot, as are many of the adjacent properties. Elements of the boundaries are lined with mature trees and vegetation, which would provide screening from some of the neighbouring properties, which will assist in preventing overlooking, loss of light or an overbearing impact to the surrounding residential amenity. However, the dwellings directly to the south are close to the boundary of the proposed dwelling, therefore, if the dwelling design is to be changed, windows to the south elevation at first floor should not be included in the design to avoid overlooking or loss of privacy.

### **Impact on trees and landscape**

The application site and access to the site is heavily covered in trees which are protected by Tree Preservation Order TPO 370 (1974) - Areas A2, A3 and A4.

Policy DM13 states development will be permitted where it will not have an unacceptable adverse impact on the character of the landscape, landscape features, wildlife, or amenity value. In addition, policy GB10 states that proposals that will have a detrimental impact on the character of the area and would result in the loss of healthy trees will not be supported.

Following consultation with the Arboricultural Officer, the following has been advised:

There are multiple mature and early mature trees that have been identified as having the potential to form a constraint as evident from the Tree Survey, AIA & Protection Plan undertaken in 2021 by Land and Sculpture Design Partnership. An updated arboricultural survey and impact assessment should be submitted to assess the quality of the existing trees on site. This assessment should be undertaken in accordance with 'British Standard 5837:2012 Trees in relation to design demolition and construction – Recommendations' and should provide details on trees and shrubs to be retained and/or removed, the impact on them and any constraints.

This survey will identify whether trees currently on site are in sufficient condition to pose a constraint on development and will outline the required protection for retained trees. The survey should be done in advance of a design being fixed to prevent any conflict with high category trees. Once the design is fixed, an arboricultural method statement and resulting tree protection plan will be required to ensure retained trees are suitable protected.

As the survey is now two years out of date the root protection areas of the retained trees will have altered, which will make them a constraint on the construction of the new building and so mitigation will be required to show adequate methods for construction within the RPA of trees as well as foundation details, storage of materials and any changes to any existing access. In addition, there could be the requirement for facilitative pruning to allow access into the site and this should be covered within the Arboricultural Impact Assessment.

In terms of Arboriculture there is no objection to the principle of the development providing all documents are in accordance with BS5837:2012 and as the woodland is covered by a Tree Preservation Order the Local Planning Authority will require further consultation.

Therefore, an Arboricultural Impact Assessment, Tree Survey and Tree Protection Plan will be required for the site, along with the Design and Access Statement addressing how the proposal recognises the natural (and built) characteristics of the area, in accordance with policy GB10. As mentioned when visiting the site, due to the heavy cover of trees on the site, the Local Planning Authority would like the application submission to include a shading analysis in respect of the trees and dwelling to understand what impact the trees may have on the light levels into the proposed dwelling to assess whether the development is acceptable.

Furthermore, to ensure the development would have no adverse impact on this landscape character, a soft and hard landscaping for the site will need to be submitted and approved in writing by the Local Planning Authority prior to any development above ground level, therefore, to avoid the need of a dischargeable condition, this could be provided up front with the submission of the application.

In addition, due to the importance of the character of the area, the submission and implementation of an appropriate landscape management would be required, to ensure the valued trees and woodland are sensitively managed, so that its inhabitants understand the delicate balance that exists between protecting and enjoying our natural assets and the contribution that these particular trees and woodland makes to the special character of The Park. The requirement of such could be controlled through a condition but this, again, may be something which your client would like to submit up front to avoid the need to discharge a condition at a later date.

### **Impact on ecology**

Policy DM11 states that development which would have an adverse impact on species protected by the Conservation of Habitats and Species Regulations (2010) (as amended), the Wildlife and Countryside Act (1981), the Protection of Badgers Act (1992), and listed in the Suffolk Biodiversity Action Plan, or subsequent legislation, will not be permitted unless there is no alternative and the local planning authority is satisfied that suitable measures have been taken to: a. reduce disturbance to a minimum; and b. i. maintain the population identified on site; or ii. provide adequate alternative habitats to sustain at least the current levels of population.

Policy DM12 states as part of the requirements of other policies in this DPD, measures should be included, as necessary and where appropriate, in the design for all developments for the protection of biodiversity and the mitigation of any adverse impacts. Additionally, enhancement for biodiversity should be included in all proposals, commensurate with the scale of the development.

The application site is currently an area of disused garden land which may have some ecological value, therefore, the Local Planning Authority would expect a Preliminary Ecological Appraisal to be provided in any submission to enable an accurate assessment of the site. If the Preliminary Ecological Appraisal recommends any follow up surveys, these will also need to be submitted prior to the determination of an application.

In addition, the Local Planning Authority would expect details of ecological enhancement measures to support the proposal and comply with policy DM12, this may include a lighting scheme, details of bat and bird boxes and hedgehog holes in fencing. However, this would be subject to the recommendations detailed within the Preliminary Ecological Appraisal and our Ecology Officer's advice.

### **Impact on archaeology**

Another site nearby the application site lies in an area of archaeological potential, recorded on the County Historic Environment Record (HER), therefore, it is assumed that the application is likely to sit within the area too. Archaeological investigations close to the site, close to the former Great Barton Hall, revealed a series of posthole/pit type features and Iron Age and Late Iron Age/Early Roman pottery (HER ref no. BRG 015). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

Should permission be granted for the proposal, the permission would be subject to planning conditions to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed, in accordance with Paragraph 205 of the NPPF (2021). The two conditions would likely be requested by the Archaeological Service; one requiring the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation,

which is a pre-commencement condition, and the other being a completion and submission of a site investigation and post investigation assessment.

### **Highway safety**

Policy DM46 states that all proposals must comply with Suffolk Parking Guidance and Local Planning Authorities will seek to reduce over-reliance on the car and to promote more sustainable forms of transport. Furthermore, Policy DM2 of the Joint Development Management Policies Document seeks to ensure that proposals maintain or enhance the safety of the highway network.

The application site is accessed via an existing access from The Park and on site parking would be proposed. The Highway Authority will be consulted on any application submitted, however, the submission should include vehicle parking spaces, EV charge points, secure and lit cycle parking, bin storage and bin presentation areas to be clearly indicated on the proposed plans in order for an accurate assessment to take place. It should be noted that the waste requirements for bin storage and presentation areas advises that storage areas and presentation areas should not be more than 30 metres apart.

Waste Guidance:

[SWP-Waste-Guidance.pdf \(westsuffolk.gov.uk\)](https://www.westsuffolk.gov.uk/SWP-Waste-Guidance.pdf)

### **Other mattersf**

Land Contamination

In accordance with Policy DM14 and the validation requirements, an up to date Land Contamination Assessment and Land Contamination questionnaire will need to be submitted with the application

Anglian Water Advice:

Used Water Network

If it is the intention to dispose of foul sewage to a mains sewer, and/or surface water, we strongly advise them to undertake a pre planning assessment with Anglian Water. This assessment will detail network capacity, identify connection points and any potential asset encroachment. This assessment should then be submitted with any future planning application.

Information can be found on our website:

<https://www.anglianwater.co.uk/developers/>

Surface Water Drainage

Anglian Water would expect surface water from the proposed development site to be disposed of using sustainable drainage systems. Connection to main sewers

would only be considered acceptable when evidence is provided, as part of the planning application, to show that the surface water hierarchy has been followed. This evidence should include trial pit logs from infiltration tests and investigations in respect of discharging to a watercourse.

If the applicant would like Anglian Water to consider adopting any on-site SuDS the Expression of Interest form, available on our website, should be completed as soon as possible. <http://www.anglianwater.co.uk/developers/suds.aspx>

## **Summary**

As with any proposal, the only way to fully test the merits of the proposed development would be through the submission of a formal planning application.

Please see the attached list of relevant documents required, this is to be used as guidance only. It may be when an application is submitted it comes to light further information is required, that has not been highlighted on this list.

The above comments are made at Officer level only and do not prejudice any future decision, which may be taken by this Planning Authority. I hope this information is useful to you, and if you require any further advice please do not hesitate to contact me. The information contained in this letter is based on the information provided and the current policy context. Any future changes in National and Local Policies will not be reflected in this response.

*Amey Yuill*

Amey Yuill  
Planning officer

## SUBMISSION CHECKLIST

**You will need to provide the following information in order for your application to be validated (Please use the corresponding validation checklist when submitting your application)**

- Completed application form, signed and dated
- Completed Ownership Certificate (A, B, C or D as applicable) as required by Article 12 of the Town and Country Planning (Development Management Procedure) (England) Order 2010

**N.B.** In addition, where Ownership Certificates B, C or D have been completed, notices as required by Article 11 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 must be given and/or published in accordance with this Article

- A location plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North. The site should be edged in red and any other adjoining land owned or controlled by the applicant edged in blue. Location plans should be to a scale of either 1:1250 or 1:2500 (*If based on OS data, the Plan needs to contain the relevant OS licence information as required by copyright law*)
- A copy of other plans and drawings or information necessary to describe the subject of the application, this may include:
  - Block plan of the site showing any site boundaries to a scale of 1:100 or 1:200
  - Existing and proposed elevations to a scale of either 1:50 or 1:100
  - Existing and proposed floor plans to a scale of either 1:50 or 1:100
  - Existing or proposed site sections and finished floor and site levels to a scale of either 1:50 or 1:100
  - Roof plans to a scale of either 1:50 or 1:100
- The appropriate fee

**In addition, you may be required to provide the following:**

Draft Heads of Terms (S106) Officer Notes	YES	<input type="checkbox"/>	NO	x
<hr/>				
Design statement/development brief Officer Notes	YES	<input type="checkbox"/>	NO	x
<hr/>				
Design & Access Statement Officer Notes	YES	x	NO	<input type="checkbox"/>
<hr/>				
Heritage statement / Heritage Impact Assessment Officer Notes	YES	<input type="checkbox"/>	NO	x
<hr/>				
Transport Statement / Assessment Officer Notes	YES	<input type="checkbox"/>	NO	x
<hr/>				
Shading Analysis Officer Notes	YES	x	NO	<input type="checkbox"/>
<hr/>				
Landscaping details Officer Notes	YES	x	NO	<input type="checkbox"/>
<hr/>				
Flood risk assessment Officer Notes	YES	<input type="checkbox"/>	NO	x
<hr/>				
Retail / Leisure impact assessment Officer Notes	YES	<input type="checkbox"/>	NO	x
<hr/>				
Open space assessment Officer Notes	YES	<input type="checkbox"/>	NO	x
<hr/>				



Landscape & Visual impact assessment Officer Notes	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
Tree survey / Arboricultural impact assessment Officer Notes	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>
Biodiversity survey and report Officer Notes	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>
Noise impact assessment / Acoustic report Officer Notes	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
Air quality assessment Officer Notes	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
Sustainable Drainage Strategy Officer Notes	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
Horse racing industry impact assessment Officer Notes	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
Ventilation, Extraction details and Refuse disposal details Officer Notes	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>
Structural survey Officer Notes	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
Lighting scheme / Light pollution assessment Officer Notes	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>

Affordable housing statement Officer Notes	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
<hr/>		
Environmental Impact Assessment Officer Notes	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
<hr/>		
Existing and proposed car parking and access arrangements Officer Notes	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
<hr/>		
Land contamination assessment Officer Notes	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
<hr/>		
Statement of community involvement Officer Notes	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
<hr/>		
Planning Statement Officer Notes	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
<hr/>		
Energy Statement Officer Notes	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
<hr/>		
Viability Assessment Officer Notes	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
<hr/>		
Marketing Assessment Officer Notes	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
<hr/>		
Joinery, window and door details Officer Notes	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
<hr/>		
Travel plan	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

## Officer Notes

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If you require guidance on the context of the above reports/information, please view the Guidance on our website ([http://www.westsuffolk.gov.uk/planning/planning\\_applications/chooseplanningapp.cfm](http://www.westsuffolk.gov.uk/planning/planning_applications/chooseplanningapp.cfm))