



HERITAGE & PLANNING STATEMENT

Farm buildings to the southeast of Flemings Hall, Hall Road, Bedingfield, Suffolk

Proposed conversion scheme for barn complex to southeast of Hall with a new build extension to northern range – to form four residential units for holiday rentals with ancillary spa facilities.

October 2023



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Director: Charmain Hawkins
Tel: 07507 734030
Email: charmain.hawkins@brighterplanning.co.uk
www.brighterplanning.co.uk

Company Reg No: 11520417
Registered Address: Lewis House
Great Chesterford Court, Great Chesterford
Essex CB10 1PF

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Appendix 1 List description of Flemings Hall

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1 Introduction

1.1 1.1 Brighter Planning Ltd have been appointed by the owners of Fleming Hall to assist with the submission of a planning application for a proposal to convert the courtyard of existing barns southeast of the Hall to three holiday lets with a new build element to form a fourth unit . The use will help support the upkeep of the adjacent Grade II* Hall and grounds. The barn complex has been part converted to ancillary living accommodation and this will be retained for the site mangers accommodation. The unconverted barns are not in use.

1.2 The site is located outside of the development limits of Bedingfield, notably the part of the settlement focused on the church. The courtyard of barns has been built post war, on the site of earlier farm buildings, except for the thatched building. This appears to be a remains of two bays of a much larger barn and as a result has been much altered create the current form of the building. The Conservation Officer has considered the history of the site and has concluded none of the buildings are curtilage listed. For this reason only a planning application is being submitted. The impact of the proposals on the historic setting and historic and landscape character of the site remain material to the consideration of the proposals.

1.3 The listing description (**Appendix 1**) dates Flemings Hall to the medieval period but it was largely rebuilt in the C16. The barn courtyard sits outside the moat platform area. The northern barns to the complex are C20 rebuilds with the western range already converted to residential use under a 2007 consent (2109/07). The thatched building from the map evidence in this statement are two surviving bays of a former threshing barn which extended to the western boundary of the site.

1.4 This statement seeks to meet the requirements of the local heritage policy requirements and the national guidance set out in the National Planning Policy Framework (NPPF)(2021) and the Planning Policy Guidance. Reference is also made to the relevant Historic England publications. The statement identifies the heritage assets in the locality and their heritage value and significance. A summary of the background history of the site is set out. A heritage impact assessment is undertaken to assess the potential impact of the proposed development, either directly to the heritage assets or on their setting. An assessment of the level of harm resulting from the proposals is made together with any heritage benefits resulting. The proposals have been subject to a pre-application enquiry and the comments resulting from this have been considered in preparing the proposals.



1.5 This statement is not intended to be an archaeological or recording report.

1.6 A site visit was undertaken in November 2022 when the photos which illustrate the report were taken.

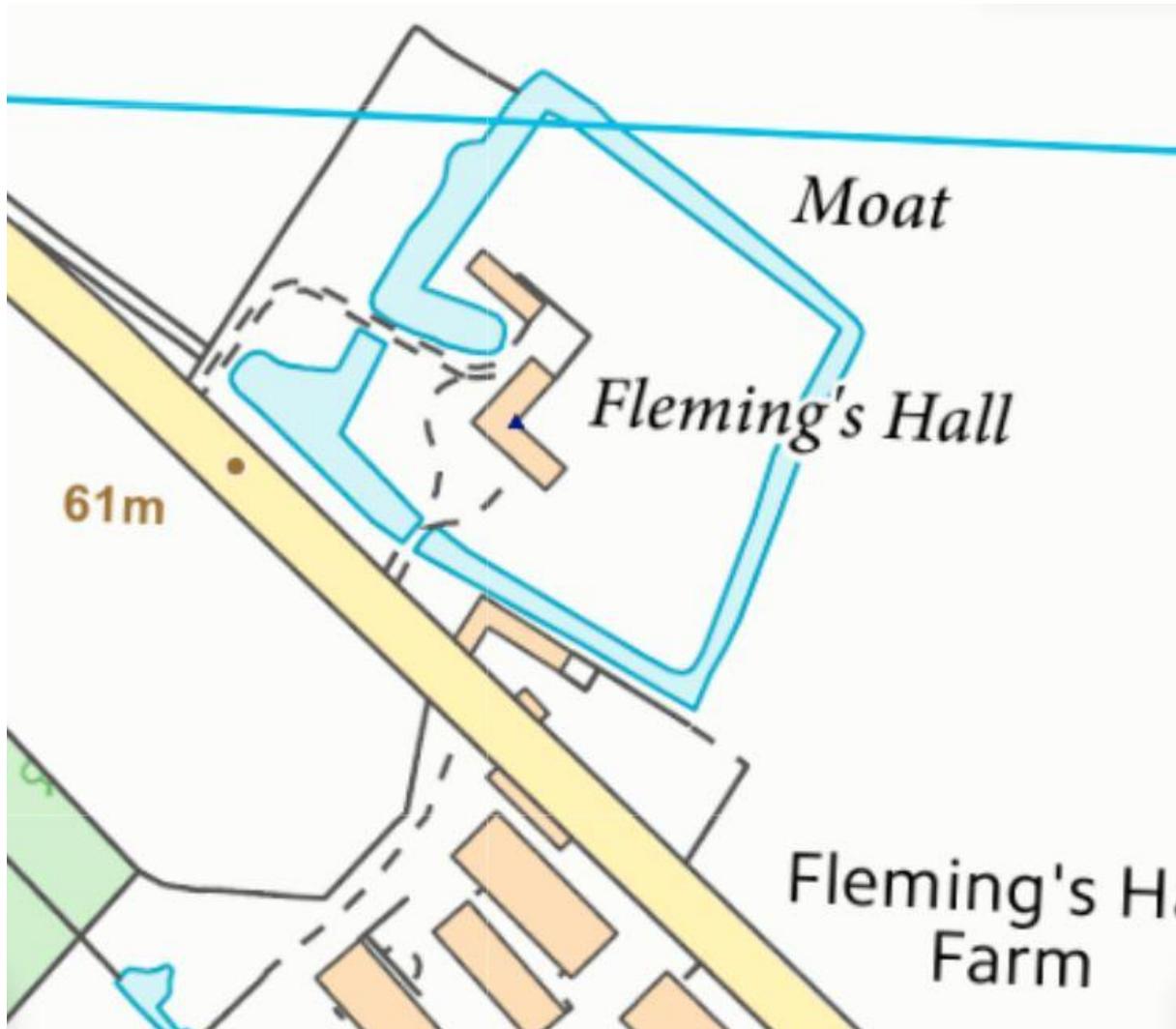
1.7 This statement should be read in conjunction with:

- Existing and proposed drawings (revised) – Fieldwork Architects
- 20013_PL_001 - Existing Site Plan
- 20013_PL_010 - Existing Ground Floor Plan
- 20013_PL_011 - Existing Roof Plan
- 20013_PL_020 - Existing Elevations / Section
- 20013_PL_021 - Existing Elevations/Section Old Barn
- 20013_PL_110 - Proposed Ground Floor Plan
- 20013_PL_111 - Proposed Roof Plan
- 20013_PL_120 - Proposed Elevations / Section
- 20013_PL_121 - Proposed Elevations/Section Old Barn
- DAS - Fieldwork Architects
- A Transport Technical Note – The Transportation Consultancy
- Structural Survey – Shed
- PEA – 360 Ecology Ltd



2 Identified Heritage Assets

Listed buildings



2.1 The above map from the Historic England website identifies the listed buildings in the locality with a purple triangle. The Hall within the moated part of the site is the only listed building identified.



Flemings Hall (SHER ref BDF 001)



Southern principal elevation facing Hall Road from bridge over moat

2.2 The Hall is set on a large square moat platform covering 1.66 acres encircled by a wide moat. The Hall is constructed of red brick with timber framing to the first floor. The building is two storey with attic rooms. To the principal southern elevation, it has a two-storey porch. There are two sets of chimney stacks to each end of the main building with octagonal shafts. The main gable ends of the building are to a Dutch crowstep gable style. The Pevsner (2015) notes that internal features were brought into the Hall when it was owned by the photographer Angus McBean who lived in the Hall from the 1960's until his death in 1990.



The barn courtyard (SHER BDF 032)



2.3 To the southeast of the Hall is a courtyard of buildings which as the map regression shows are the few remaining and rebuilt/converted elements from a far larger collection of outbuildings on this part of the site. The single-storey pan-tiled roof buildings are assessed to be C20 in age, dating from post-1948 – but stand on the footprint of earlier structures. The oldest building on the site is the thatched two bay structure. This is all that remains of a larger threshing barn which ran parallel to the road. It is assessed as being part of a C18 barn complex, but the structure has been altered and timbers reused to preserve the two surviving bays in the form it exists today.

Bedingfield Hall

2.4 Approximately 700 metres to the northeast of the site is the moated site of Bedingfield Hall. This is also a Grade II* Listed Building dating from the C14 with later ranges. There is no direct visual relationship between the two sites but there is a strong historic linkage, as set out in the next Section.



Conservation Area

2.5 The site is not within a Conservation Area.

Suffolk HERS records

2.6 The HERs records note that the moat was cleaned in 1990 and the remains of a timber structure was found suggesting that access to the site was once via the causeway to the northwestern side rather than to the south as it is today. In addition to the main moat there was another spur to an enclosure to the northeast corner of the site which has been filled in. There is a linear fishpond attached to the northwest side of the moat (see maps in next section).

2.7 The most recent archaeological work on the site dates from 2014 (HER BDF 014) and relates to the building of a cart lodge to the west of the Hall. An unpublished archaeological report by John Newman Archaeology was produced.



3 Brief History of the Site and its Context

3.1 Bedingfield is a dispersed settlement with three distinct hamlets to it.

The Hall

3.3 Flemings Hall takes its name from the Fleming family who were the manorial Lords of the site in the C14. In the C15 the heiress of the site married James Bedingfield, the youngest son of the manorial site to the east of Flemings Hall and the Bedingfield family owned the site up to the C18. The current standing house was probably built by Thomas Bedingfield (1554-1636) in the second half of the C16. The most recent Pevsner (2015) for the area describes the Hall as a ‘fine building’

The Farmstead

3.4 The courtyard of farm buildings comprises a series of single-storey weather boarded and pan-tiled roof buildings including a cart lodge element with a thatched and weatherboarded building to the centre of the site. The buildings are all far more recent than the hall. All the buildings are redundant from farming use. The northern range of outbuildings has been rebuilt in the C20 and the northeastern L-shaped element has been converted in the C21 to residential use with the benefit of planning permission. The thatched building is all that remains of a larger five or six-bay threshing barn. The eastern and western end walls are modern, and a new roof added. From the scale and form of the building – and it not being an aisled barn – it is assessed this is the remaining two bays of a C18 building but it also appears to contain older reused timbers. A working farm remains on the opposite side of Hall Road, but this is not in the same ownership of the Hall.

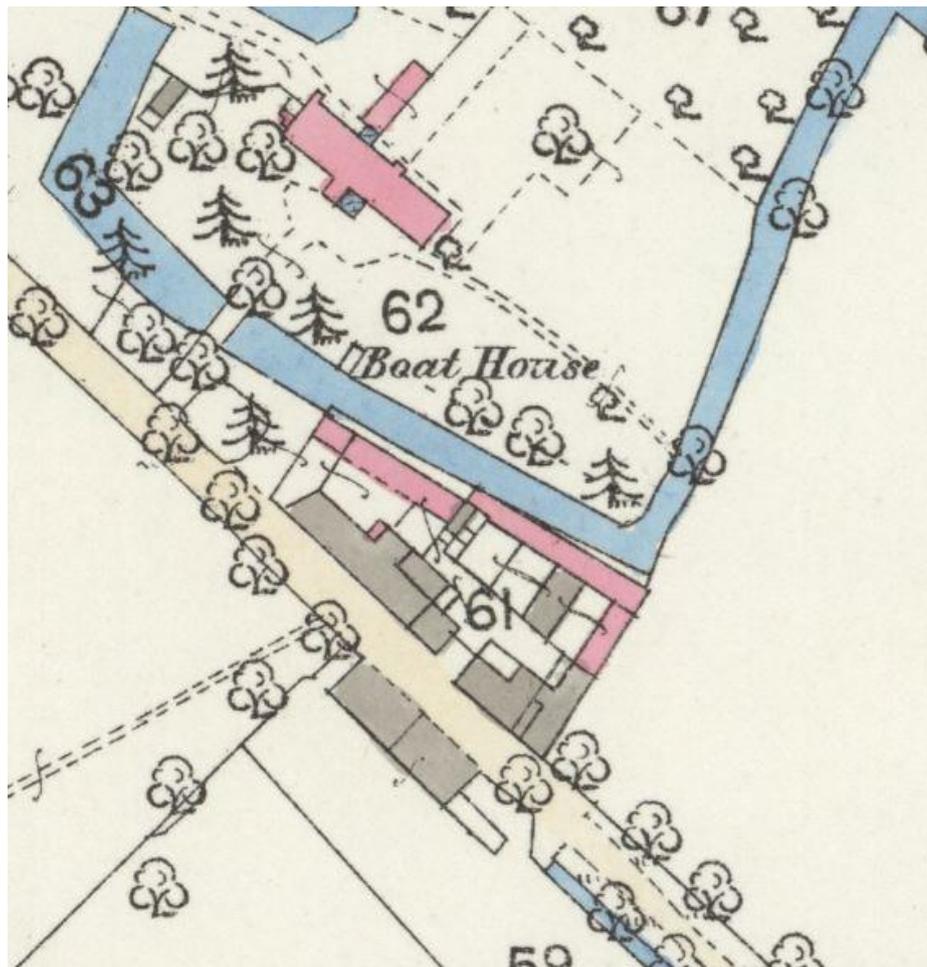
Map regression

3.5 A map regression has been undertaken for the site. The oldest map is the Hoskinson’s Map of Suffolk 1783. The extract below shows the site as Flammons Hall with Beddingfield Hall (sic) also visible to the east.





Extract from 1783 Hoskinson's map

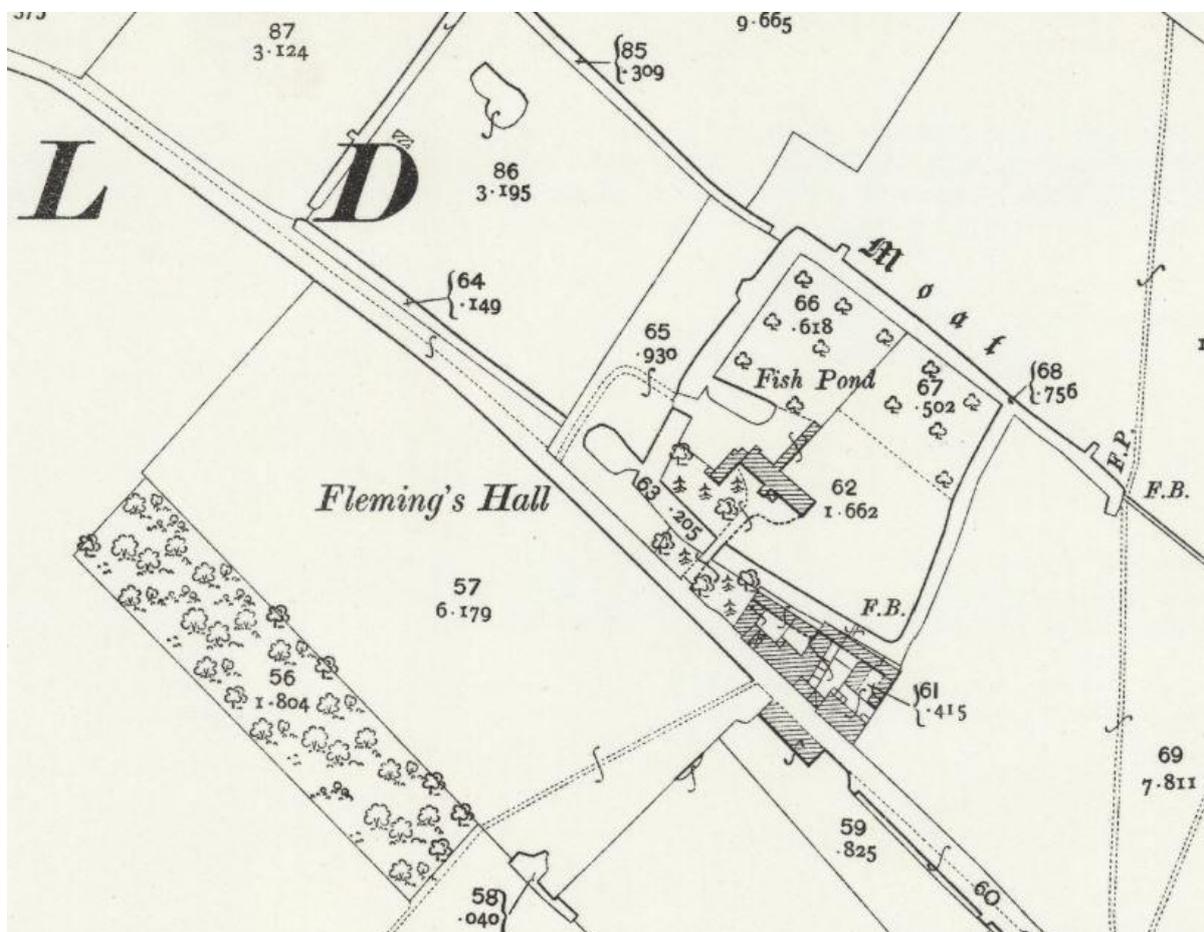


1885 OS Map Twenty-five Inch series (Reproduced with permission of the National Library of Scotland)



3.6 A series of two Ordnance Survey maps (OS) spanning the period 1885 to 1904 in the twenty-five-inch series provide details of the site.

3.7 The First Edition 1885 map shows the courtyard of farm buildings as containing a far more extensive number of buildings with what appears to have been a threshing barn located to the southeast corner of the courtyard fronting the road with only the two eastern end bays of this surviving on the site. There were also buildings to the eastern side of the area where none exist today. The two northern ranges can be seen to be in existence running parallel to the moat with the eastern half of the area divided into a series of yards probably associated with animals. There are only two buildings on the southern side of Hall Road opposite the main farmstead site.

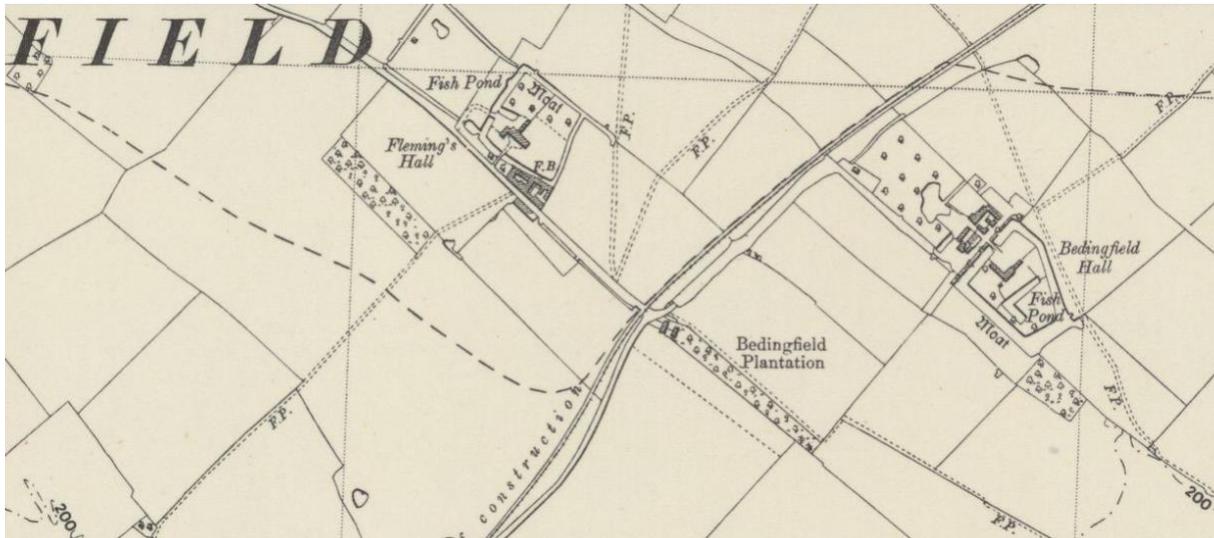


1904 OS Map Twenty-Five Inch series (Reproduced with permission of the National Library of Scotland)

3.8 The Second Edition map dates from 1904 and the farmstead still contains a high density of buildings to this part of the site.



3.9 The final map in the regression is a 1947 revision published in 1951 of the six-inch OS series. The proximity of the two moated halls can be seen on this map. The farm buildings at Flemings Hall are all still shown in position on the site. Redundancy and clearance of the buildings therefore dates from the second half of the C20.



1951 OS Map Six Inch series (Reproduced with permission of the National Library of Scotland)

Planning History

3.10 The relevant planning history for the site is summarised as follows

Ref	Description	Decision
2191/07	Alterations to existing barn range to purposes ancillary to Fleming Hall	Approved 2007

3.11 The 2007 planning permission granted consent to convert the northwest range to residential use (see approved floor plan below). It is noted parallel Listed Building Consent was not sought.





Plans by Milburn Leverington Thurlow



4 Assessment of Significance

4.1 The NPPF (2023) sets out in paragraph 194 that in determining applications local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. It also makes clear that the level of information required should be ‘proportionate to the assets’ importance, and no more than is sufficient to understand the potential impact of the proposal on their significance’.

4.2 Heritage assets and significance are defined in the Glossary in Annex 2 of the NPPF. The definition of heritage assets includes both national designations and assets identified by the local planning authority. The NPPF definition of significance states that ‘heritage interest’ may be archaeological, architectural, artistic, or historic, and that significance derives not only from a heritage asset’s physical presence but also from its setting.

4.3 Heritage interests are defined as follows:

***Archaeological interest** in a heritage asset is if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point (NPPF, Annex 2)*

***Architectural and artistic interest** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.(NPPG para 006)*

***Historic interest** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity. (NPPG para 006)*

4.4 Setting is defined in Annex 2 of the NPPF as follows:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make



a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

4.5 Historic England’s ‘Historic Environment Good Practice in Planning: 3 The Setting of Heritage Assets’ (2nd ed. 2017) makes it clear that setting is not a heritage asset and can only contribute towards the significance of a heritage asset. This document sets out a series of attributes that it may be appropriate to consider when assessing significance listed under two main headings: the physical surroundings of the asset, including its relationship with other heritage assets; and the way that the asset is experienced.

Flemings Hall



The principal elevation with entrance porch

4.6 The Hall is the only building listed on the site.



Archaeological interest – *High*

4.7 The visible fabric of the standing building dates from the C16 but it is likely it has a medieval core. There is probably continuous domestic occupation of the moated platform from the C13, and any below ground works here have been subject of archaeological evaluations in recent years.

Architectural and artistic interest – *Considerable*

4.8 The building is a high status manor which embodies the architectural tastes and fashions of the Suffolk gentry of the C16. The English bond brick porch includes classical inspired details whilst the crowstepped gabled ends shows a Flemish influence. The two-storey linear range with attic rooms forms an impressive building with the two-storey porch forming the focal element on which the access bridge is centred. The size of the moat and the platform itself is also impressive.

Historic interest – *High*

4.9 The families who occupied manor in conjunction with Bedingfield Hall were the main secular influences on the development of the village in the post medieval period. In more recent times influential C20 personalities have owned and occupied the Hall.

The barn complex

4.10 The barn complex is considered to have value as echoing the former use of this part of the site. Most of the fabric to all the buildings is C20 in date. From past consents the structures have not been held to be curtilage listed and this is assumed to be based on the lack of surviving historic fabric on the site.

Archaeological interest – *Moderate*

4.11 The map evidence illustrates that many the original farmyard structures have been lost. There is assumed to be below ground archaeology of the other buildings which stood on the site.

Architectural and artistic interest – *Low*

4.12 The buildings retain the character and appearance of a group of farm outbuildings. The main building of interest is the thatched building which is a fragment of a larger structure and much replaced and repaired to retain this element. It does give a small insight into the form of the larger building which once stood here.

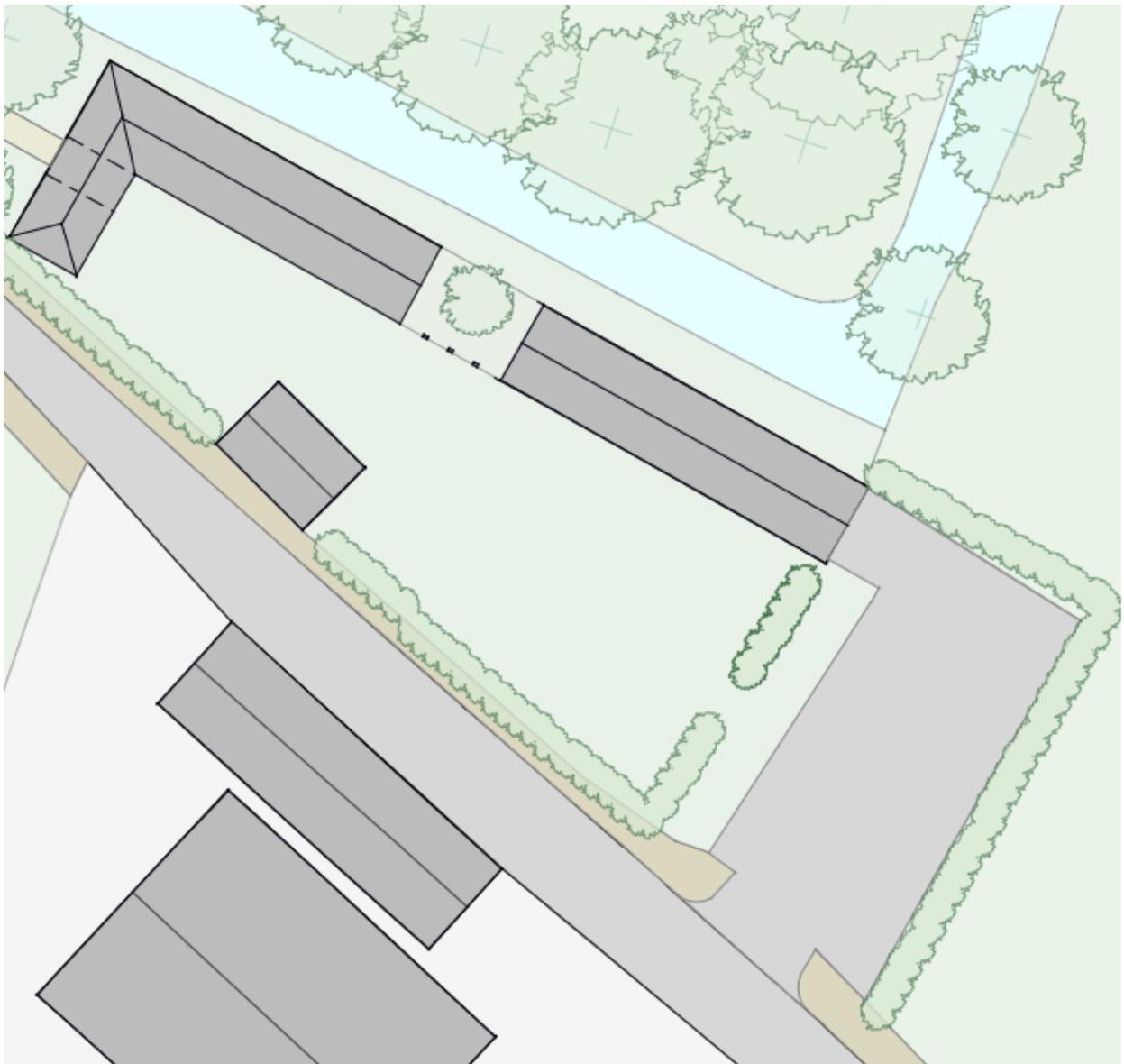


Historic interest – *Moderate*

4.13 The site was the location of the home farm to the Hall and are part of the wider history of the site. The farming function has now ceased on the Hall site but given that this has continued on the site into the C20 the site must form part of the local collective memories of people in the village including some who may have worked on the site.

Heritage significance of the farm buildings

4.14 Having established the heritage interest of the buildings on the site the component buildings on the farmstead site are assessed for their heritage significance.



Existing buildings (Fieldwork)





Inner elevations to courtyard

Exterior

4.15 The building is a single storey structure which is clad in a mix of weather boarding and render. The range is unified by the gabled pan tile roofs. This building was converted in c.2007 when the simple casement windows were added to the inner elevation and larger windows added to the north elevation facing the moat. To the north west corner is a covered access to the site and the domestic accommodation is on either side of this passageway.





4.16 To the external face of the range the building has a very close relationship to the moat. The moat facing elevation has a brick finish. The weather boarding to the western elevation are untreated wide elm boards probably reused from other buildings on the site.



Interior

4.17 The converted building has limited exposed framing with the lower part of the rafter framing exposed with metal plates to the wall plate ends visible. The timbers are pine and machine sawn. The walls and ceilings are all dry lined and plastered.

4.18 The map evidence indicates there has been a range of buildings in this location from the C19 but much of the visible fabric is C20 in date from the conversion of the building and it is assessed to have been rebuilt in the C20 like Building B.



Linking area



4.19 The area between the two northern ranges has a break in the built form, enclosed to the moat by a brick wall. From the rendering of the wall and evidence of flashing it would appear that a greenhouse structure was in this location in the past but has been removed.



BUILDING B – THE NORTHEAST RANGE *No heritage significance*

4.20 This range remains unconverted.

Exterior



4.21 The building comprises six bays with the two central bays open fronted to the courtyard. The building is linear in form and has weather boarding to the courtyard elevations and brick to the moat side.

Interior

4.22 The framing of this building is visible and is all pine and machine-sawn. The brickwork is constructed from modern Fletton bricks. The framing and internal and external materials suggest this building dates from the second half of the C20.





Interior of Building B

BUILDING C THE 'GRANARY' *Some heritage significance*

Exterior

4.23 This is a two- storey building in scale but only two bays in length but as previously noted was once part of a larger barn of up to six bays in length. It has a steep pitched thatched roof which is assessed to be reed. From the map evidence this is all that remains of a larger threshing barn which ran parallel to the road originally standing to the west of this part of the building. The map evidence indicates there was a midstrete facing into the courtyard. There is no suggestion there was an opening to the road which suggests mechanical threshing within the courtyard was undertaken.





The thatched outbuilding

4.24 The eastern and western elevations contain modern fabric including two doorways, the double doors to the eastern end being blocked up externally and the only opening to ground floor is to the west which gives pedestrian access to the raised floor. The black finished weather boarding which clads the whole building is assessed to be modern. From the fabric which survives and the form of the building it is assessed that this is probably the remains of a 'Napoleonic' barn built at the end of the C18 when the price of cereals was high, but this boom was short lived with cheap imports from American and taxes imposed on the home-grown grain.



Interior

4.25 The eastern and western walls are composed of all modern framing and boarding, and the building has a concrete floor. The framing to the northern and southern walls contains some older timbers with some close studding to the northern wall and arched bracing to the roof area but the main roof rafters and battens are all modern. The framing suggests the building has been extensively rebuilt and restored with a higher proportion of modern framing to the historic timbers which are within the building. There are also some reused older timbers within the building.



Internal roofing frame detail



Eastern part of site



4.26 This part of the site is enclosed by a boundary hedge, but the hard surfacing illustrates that this part of the site once had structures on it which have since been demolished. It should be noted that the vehicular access to the site has moved to the east to its present position at this end of the site and hedging has matured to the road and eastern boundaries of the site.

Summary

4.27 The structures which exist on the former farm site have been either constructed or extensively altered/rebuilt in the C20. The site has heritage value in that the form of the buildings ensure this part of the site is still legible as having been a farmstead. The building of the greatest heritage significance is the thatched barn structure in that it provides the only tangible reminder of a larger range of buildings which stood in this location and the retention of the thatch makes the building aesthetically pleasing and a focal element on the site.



Setting



View from Hall platform of the barn complex

4.28 The farmstead buildings are visible to the south east corner of the moat platform although part screened from the Hall by a belt of mature trees. The buildings do form part of the setting to the Hall and enclose this corner of the site from Hall Road. The moat forms a very strong delineation between the Hall curtilage and the farmstead.





View from road



Modern farm buildings to the south of the site



4.29 The roadside frontage and eastern side and rear boundaries of the farmstead are enclosed by hedging. A vehicular access to the site exists to the southeast corner. The hedging largely screens the courtyard area, and it is only the roofscapes which are visible in any distant views of the site across the generally flat surrounding countryside.

4.30 To the opposite side of Hall Road are the modern barns of the adjacent working farm (not in the ownership of Flemings Hall) which given their scale effectively screen the views out of the site to the south and the views across the countryside from the south.

Contribution to the significance and understanding of the Hall

4.31 The farm buildings on the application site provide standing evidence of farming of the land within the estate of the Hall. The map evidence and the limited physical survival of the thatched building on the site indicate the buildings dated from the late C18 but may have replaced earlier structures on the site. The courtyard as it exists today is largely post war in construction but shows continuity of farming use on the site for at least three centuries. This is part of the understanding and appreciation of the past functions on the estate associated with the Hall.

4.32 The farm courtyard is located nearer to Hall Road than the Hall. The buildings are all located outside of the moated area and so the buildings form part of the wider setting of the Hall site and part of the countryside context of the heritage asset of the Hall rather than contributing to the immediate setting of the Hall. The simple vernacular form of the farmstead buildings which contrast with the visual flamboyance of the Hall building in conjunction with the set away and screened location of the farmstead reinforces the ancillary nature of these buildings to the Hall.



5 Planning and Heritage Policy Context

National legislation

5.1 Pursuant to s. 70(2) of the Town and Country Planning Act 1990, when determining an application for planning permission the local planning authority must have regard inter alia to the development plan and any other material considerations. Further, pursuant to s. 38(6) of the Planning and Compulsory Purchase Act 2004, when a local planning authority is required to have regard to the development plan, it should exercise its powers in accordance with the development plan unless material considerations indicate otherwise.

5.2 The statutory requirements of s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ‘**the LBA 1990**’ requires the decision maker in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Preserving a listed building and its setting means doing no harm to its heritage significance: see *South Lakeland District Council v Secretary of State for the Environment* [1992] 2 AC 141.

National guidance

5.3 National planning guidance is set out in the **National Planning Policy Framework** (NPPF) Sept 2023. This document establishes a presumption in favour of sustainable development (paragraph 10) which has three objectives: economic, social, and environmental. Proposals that accord with an up-to-date development plan should be approved without delay or where policies are out of date there can be shown to be clear reasons for refusing the development.

5.4 The objective of achieving sustainable development has three strands to it which are set out in paragraph 8 of the NPPF:

- **an economic objective** – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right



places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure

- *a social objective* – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- *an environmental objective* – to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.5 Section 11 of the NPPF covers making effective use of land in both rural and urban areas. This encourages the use of previously developed land for mixed use schemes which achieve net environmental gains.

5.6 Section 15 of the NPPF considers the conservation and enhancement of the natural environment. This seeks to ensure valued landscapes and sites of biodiversity value are protected and enhanced.

5.7 Section 16 of the NPPF sets out policies aimed at conserving and enhancing the historic environment. Paragraph 190 directs local planning authorities to take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

5.8 Paragraph 200 of the NPPF requires that any harm to or loss of the significance of a designated heritage asset – which can be from its alteration or destruction of development within its setting, requires clear and convincing justification.



5.9 Paragraph 202 states that where less than substantial harm to the significance of designated assets is found to occur this harm must be weighed against the public benefits resulting from the proposal.

5.10 The **National Planning Practice Guidance** (PPG), which is regularly updated online, provides additional government advice on enhancing and conserving the historic environment. This includes in paragraph 006 (18a-006-20190723) a definition of what significance is.

5.11 The **National Design Guide OGL** (2019). The National Design Guide addresses the question of how we recognise well designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics. This includes context. Paragraph 38 states '*An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting, and design of new developments*'. It advises that well-designed places are responsive to local history, culture, and heritage.

Local Plan Policy

5.12 The adopted Local Plan for the locality is the Mid Suffolk Local Plan (1998) and Core Strategy (2008) but some of the policies have been superseded by The Core Strategy Focused Review (2012).

5.13 The relevant Core Strategy Policy is **Policy CS02 Development in the Countryside and Countryside Villages**. This restricts development to defined categories which includes – rural exception housing for rural workers and recreation and tourism.

5.14 Within the Local Plan 2008 **Policy H10** relates to dwellings for key agricultural workers. It must be demonstrated to the satisfaction of the LPA that there is a proven essential and immediate agricultural need for a workers dwelling.

5.15 The Heritage policies within the Local Plan include:

- **Policy HB1** The protection of historic buildings
- **Policy HB3** Conversions and alterations to historic buildings

This states proposals for the conversion of, or alteration to, listed buildings or other buildings of architectural or historic interest will only be permitted in exceptional circumstances and will be required to meet high standards of design, detailing, materials,



and construction. listed building consent will be granted if the district planning authority is satisfied that: -

- the proposal would not detract from the architectural or historic character of the existing building or its setting.

- and, in the case of a timber framed building, the structure of the frame including its infill material remains largely unaltered.

- **Policy HB5** Preserving historic buildings through alternative uses

This policy supports the change of use of listed buildings or other buildings of historic or architectural interest will be approved if the proposed use preserves the building and its setting without undue alteration. Changes of use of historic buildings should observe the following criteria: -

- the design of any proposed conversion must respect the structure, form, internal spaces, and materials of the original building, existing openings should be utilised, and new openings kept to a minimum. important historic and architectural features should be retained.
- where extensions are considered necessary to accommodate the proposed use, they should not dominate the original building by virtue of their setting, scale, or materials.

- In terms of design **Policies H13** Design and layout of housing development and **Policy H15** Development to reflect local characteristics are material.

Transport issues are covered via **Policy T09** Parking standards and **Policy T10** Highway considerations in Development.

- **Policy E11** of the 1998 Plan – supports the reuse and adaption of agricultural and other rural buildings for industrial or commercial use, provided that :

- the building structure should be in sound condition and should be appropriate for its intended use without significant structural alteration.

- the design of any conversion should be sympathetic to the character of the building and its setting.

- the proposed use of the building should not adversely affect residential or rural amenity, highway safety, wildlife features or cause pollution or potentially harmful effects on rivers, groundwaters and watercourses.



- the proposal should not involve the conversion of recently constructed agricultural buildings.

The Local Plan 1998 paragraph 2.5.39 states *'Tourism plays a significant role in the economy of East Anglia both in expenditure by tourists and in the jobs it creates. Money spent by tourists helps in the conservation of places of interest, including historic buildings. However, visitor pressure should not be allowed to put at risk the character and appearance of Mid Suffolk's countryside, which in itself is a main visitor attraction. The District Planning Authority will encourage tourism development but will resist proposals that would be intrusive in the landscape or harmfully affect the character of Mid Suffolk's countryside and villages.*

- **Policy RT16** supports tourism facilities and visitor attractions provided they do not detract from neighbouring rural amenity, the landscape or wildlife habitats. The policy is supportive of the reuse of farm buildings.
- **Policy RT17 Serviced Tourist Accommodation** states: in the countryside, proposals for newly built holiday accommodation will be resisted. the conversion to holiday accommodation of existing buildings in the countryside, such as mills, barns, and other traditional rural buildings, will be supported subject to no adverse impact on their landscape setting, wildlife habitats, nearby residential amenity, or highway safety. The proposed conversion should respect the design and structure of the original building and retain its important architectural and historic features.

The district planning authority may impose conditions limiting the period of occupancy to ensure that the accommodation remains available for holiday use.

The emerging Local Plan

5.16 A joint Local Plan produced by Mid Suffolk and Babergh Districts is currently subject to an Examination in Public. The Plan has been agreed to be split into two parts with Part 1 containing the main policies still under consideration.

Neighbourhood Plan

5.17 There is no neighbourhood Plan covering the Bedingfield parish.



Historic England Guidance

5.18 The main guidance produced by Historic England of relevance to this application are:

- The Setting of Heritage Assets – Historic Environment Good Practice Advice Planning Note 3 (2017).
- Adapting traditional farm buildings – Best Practice Guidelines (2017).



6 The Pre-application Enquiry

6.1 A pre-application enquiry was submitted (DC/23/00394) for a conversion scheme of the barn complex for six rental units and a new build managers property. The response received is set out in full in **Appendix 2**.



Fieldwork Architects – proposed layout of the six units

6.2 In summary the Officers were supportive of the proposed conversion of the remaining buildings subject to them being demonstrated to be structurally capable of conversion. The principle of the use in association with rural tourism was supported. The existing access to the site would need to be upgraded to meet the appropriate specification and parking would need to meet the Suffolk Guidance standards.

6.3 The Officers raised concern at the proposed dwelling to house the property manager on the basis there is no policy support for this.

6.4 The Heritage Officer was consulted and noted that the farmstead buildings are of interest and contribute to the setting and understanding of Fleming Hall. Many of the buildings on the site are post 1948 and held to have limited value in heritage terms and are held not to merit conversion. Concern was expressed at the number of letting units proposed and the impact this would have on the setting of the Hall, and it was felt the number of units should be reduced.



6.5 The new build element was held not to be within the footprint of the former farmhouse and would lead to a spread of built development into the open countryside.

6.6 The means of converting the thatched building was generally supported but concern was expressed at how solar gain would be addressed as the use of curtains and blinds was held to be inappropriate. The horizontal opening raised concern on the basis it would cut through vertical timbers of the frame.

6.7 The response set out the documents needed to support a formal submission including a hard and soft landscape scheme, an ecology assessment, and a structural survey.



7 The Formal Submission Proposals

7.1 Following the advice of the pre application response, the proposals have been changed to seek permission to form a total of three lettable units within the unconverted barns and the formation of a fourth unit with a new build range to the eastern end of the courtyard with ancillary facilities which include a spa area:

- 1 x one-bedroom unit (the thatched building)
- 2 x two-bedroom units (northern range)
- 1x three-bedroom unit (new build)

7.2 The existing ancillary residential accommodation which exists on the site in the barns already converted will be retained as existing for use by the site manager for the estate as a whole including the holiday lets. A shared covered spa facility is proposed within a gap between the barn range where the physical evidence suggests a glasshouse once stood and the northern elevation to the moat is enclosed by a brick wall.



7.3 Eight parking spaces are proposed within an area of the site where the vehicular access to the site exists, and which is hard surfaced. Bin storage and cycle storage would also be located here.

7.4 The Design & Access Statement should be referenced for more details of the proposals.



8 Heritage Impact Assessment

8.1 The potential impact of the new proposals on the farmstead buildings and the setting of the Hall are now considered:

Principle of conversion

8.2 The granting of the 2007 consent has established the principle of the conversion of the northwestern range of buildings into ancillary residential use. The proposals would subdivide the remaining unconverted buildings into three holiday lets, with two units in the northern range and one in the thatched building.

8.3 Policy H9 of the Local Plan supports the conversion of rural buildings to dwellings subject to certain criteria being met. Policy RT17 supports the conversion of existing buildings in the countryside to serviced tourist accommodation again subject to certain criteria being met and this is considered in Section 9 of this report.

Justification

8.4 The Conservation Officer has noted in the pre-application response that the existing northern range has little heritage value and expressed the view that the buildings do not merit conversion. Whilst it is accepted the fabric of the northern range is all modern the footprint of the buildings largely follows the historic farmstead as detailed on the 1885 OS map and thus creates a courtyard of buildings enclosed from the moat to the north. The yard once included a further range adjacent to the road of which only the thatched building survives. The eastern side of the yard was also once enclosed by buildings.

8.5 Whilst the built form may be low in heritage value it does have interpretation value as the buildings clearly read as a farmyard and thus the understanding of the historic function of this part of the site has been retained. The form of the buildings clearly read as ancillary farm structures which do not compete with the Hall and its immediate moated setting.

8.6 The buildings proposed to be converted are redundant from use but the retention of the cohesive group which still define the former farmyard are held to be important as part of the understanding of the history of the site and how it functioned.



8.7 The works are justified as providing new income for the Hall site which will help maintain and sustain the main heritage asset and its moated garden setting. The Hall no longer has farmland associated with it so the working farm opposite the application site is not in the same ownership. This therefore is not farm diversification but a scheme to provide income to support the Hall site and historic buildings by repurposing existing buildings on the site.

Number of units

8.8 Concern was raised at the number of holiday let units proposed. The conversion proposes three units and thus enables the existing buildings to be fully converted, thus the number of units has been reduced in response to the concerns raised.

Principle of converting the northern range

8.9 The pre-application enquiry raised concern from the Conservation Officer that the existing buildings do not merit conversion. The conversion approved in 2007 illustrates that there is merit in converting the northern range. The details submitted including the CGI's in the Design & Access Statement illustrate that the character of the farmyard will be preserved by the conversion scheme. As will be explored further in the sections below on harm and heritage benefits below the conversion of these non-historic buildings will assist in the conservation of the heritage assets on the main Hall site.

Impact on the thatched barn

8.10 The proposals will also enable the conservation of the two bays remaining of the older historic farm buildings which existed on the site. The principal of converting this building in a contemporary way with the alterations focused where the fabric has been replaced was supported at the pre-application stage. The Conservation Officer expressed the view the southern gable is unlikely to have been where the original openings were located, and this is agreed. The main doorways were almost certainly on the main northern and southern elevations with a midstrey shown on the northern elevation to the courtyard.

8.11 However, two areas of concern were identified

- The amount of glazing to the southern elevation raised concerns at how solar gain would be addressed avoiding curtains or blinds. – It is proposed to use external shutters.



- The cutting of the timber frame where a horizontal window is proposed to the north elevation. - There will be no cutting of the frame as the glazing will sit in front of this.

The extension to the north range

8.12 The architectural language of the modern northern range barns is of a simple linear weather boarded building with a clay tile roof. The proposals retain this form and infill gaps between the two existing barns. The form of the building reads as an ancillary farm range of buildings and the proposed alterations will preserve this character, notwithstanding the structures have no heritage significance in their own right. They are part of the wider setting of the Hall and are located within the countryside, so it is important to ensure the buildings continue to respect this context.



CGI image of proposed conversion to eastern part of northern range (Fieldwork Architects)

Principle of a new build element

8.13 The three-bed lettable unit would be a new building which follows the former courtyard pattern of development which formerly existed on the site as seen from the map evidence. It encloses the northeast corner so that the development is inward looking. The new unit will be located on what is currently a concrete hard-surfaced area. It is noted that the Local Plan policy is supportive of conversion schemes for tourism but not for new build proposals. This element of the scheme is acknowledged to be the most controversial element but is important to make the scheme viable and provide a range of sizes of lettable holiday accommodation.



Impact on the setting of the Hall

8.14 The National Planning Practice Guidance – The Historic Environment paragraph 013 notes that the contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The buildings setting must be considered ‘in the round’.

8.15 This statement has sought to follow the methodology set out by Historic England in GPA3 to consider the potential impact on the setting of heritage assets and includes the following:

STEP 1 – the heritage assets and their setting have been identified in Section 2 above.

STEP 2 - The degree to which the setting contributes to the significance of the heritage assets. This is considered using the checklist of potential attributes using those relevant from the Historic England guidance in the following table.

Potential attributes/experience	Assessment of the site existing (Baseline)	Consideration of the impact of the proposals
Proximity to the asset	The former farmyard is set away from the main residential curtilage of the Hall which is largely defined by the moat. The Hall is central to the moat area and the application site is located to the southeast of this. The new building work proposed is set away from the Hall and the application site historically had far more buildings on it when it served as a working farmyard.	No change
Position in relation to topography	Both the hall site and the farmyard are on generally flat land.	No change
Inter-relationship of the site with other assets	The inter relationship with the former farmyard to the southeast is important to understand the operation of the Hall and is once larger estate. The farmyard being set away	No change



	<p>from the Hall and separated by the moat and a tree belt has a low visible intervisibility with the Hall.</p>	
<p>Key views</p>	<p>The key view of the Hall from the public realm is the view from the road through the gates to the southern elevation which is on the axis of the main bridge across the moat. The farmyard buildings do not visually interrupt this key view.</p>  <p>The Hall is viewed in the round within the moat platform area where the related garden compartments and the different elevations of the building are visible.</p> <p>The main views of the farmyard are from Hall Road, where the buildings are glimpsed over the high boundary hedge. The thatched building is the most visually prominent structure on the site. The buildings are read in the context of the modern farm building opposite (in separate ownership).</p>	<p>No change</p>



		
Orientation	The DAS illustrates the southern orientation of the yard.	No change
Openness	The surrounding countryside is generally flat in character with long views broken up by hedges or tree belts as on the Hall site. There are long views to the modern barns on the opposite side of the road where the size, form and materials of the barns stand out. The buildings with the application site are regressive in the views.	No change
Degree of change over time	The arrangement of the yard seen on the late C19 OS maps has largely disappeared aside from the two surviving bays of the thatched building. The courtyard form of the yard remains with the position of the modern northern range. The scale and form of the buildings remain as ancillary farm structures.	
Prominence or dominance of the development	The existing buildings on the site are low key and visually regressive in form and the proposals seek to follow this character.	No change



Competition with the assets	The location, form of buildings and the visual barriers of the trees on site and the moat all serve to ensure the Hall is the principal focal building on the site and the buildings on the application site are subordinate to this.	No change
Visual permeability	The application site is well screened by hedging and trees which limits the visual impact of the existing buildings on the site. The new build element will reinforce the inward facing form of the proposals and thus enclose the main area of activity and movement within the former yard from the wider countryside.	No change
Introduction of movement and activity	In the past when it was a working farm there must have been a lot of activity, but the site is now very low key. The proposals will introduce new movement with the repurposing of the buildings. The main area of vehicular movement is proposed to the southeast corner at the furthest point from the Hall where the existing access to the yard is located.	No change
Diurnal or seasonal change	The photos illustrating the report show the site in winter and illustrate that it is well screened all year round. There is already residential use on the site. The use of the yard for this use will mean more nighttime lighting but the proposals have sought to mitigate of this with the use of external shutters and low-level external lighting.	Minimal change
Heritage baseline		
Changes to the built surroundings/l and use	The redundancy of the site as a working farm means that a new use is needed to repurpose the buildings. Given the principle of residential use was granted to the northwestern barn this alternative use of the site has been established on part of the site. The proposals seek to retain the farmyard character of the existing buildings.	Minimal change



Changes to skyline	The trees adjacent to the moat to the rear form a backdrop to the buildings. The low roof profile of the buildings means that the northern range does not impact on the skyline and a continuation of the form of this range will not alter this. The thatched building is the focal building within the application site, and this does not intrude on the skyline. The modern barns on the yard to the southern side of Hall Lane have far more visual impact.	No change
Noise, odour, vibration etc	There will be a short period of disturbance during the conversion works. The holiday let use is held to be low key as would the use by the site manager. The potential for disturbance is held to be lower than the original use as a farmyard.	No change
Changes to public access	There is currently no public access to the site, and this is not proposed to be altered.	No change
Changes to landscaping	The perimeter landscaping will be unchanged. Additional screening within the site is proposed.	Minimal change

8.16 In summary having considered the assets physical surroundings and how it is currently experienced, the impact of the proposed alterations and extension to the northern range have been assessed using this baseline information. Most of the potential attributes remain unaltered by the proposals. The proposed extension to the eastern side of the site will introduce change to this part of the site but the old maps clearly show there was an eastern range on the site which enclosed the yard more completely and the proposals follow this principle – although not the exact footprint. The form of the new build will follow the form of the existing modern barns to thus continue the strong character of the buildings on the site.

8.17 The use and the changes to the building have sought to mitigate any potential harm to the setting of the Hall and the yard will remain subordinate to this heritage asset. Given the lack of change identified to the majority of the existing site parameters it is held that the proposals will result in a very low level of potential harm the setting of the Hall



Conclusion on direct and indirect effects

STEP 3 of GPA3 seeks to assess the effects of the proposed development to see if these are beneficial or harmful and whether the impact is direct or indirect.

STEP 4 Explores mitigation measures to minimise harm and maximise the benefits. These two steps are considered together in this summary.

8.18 **Harmful direct effects** - it is assessed that there will be no harmful direct effects to the designated heritage assets on the site. None of the buildings on the application site are held to be designated heritage assets. The thatched building has some heritage significance but has been much altered and the works have been designed to focus on the areas of replacement fabric.

8.19 **Positive direct effects** – the propose find new alternative uses for all the existing buildings on this part of the site whilst retaining the farmyard character of the site, thus revealing its original function.

8.20 **Harmful indirect impact** – the above assessment undertaken within the table shows that the potential impact on the setting of the Hall will be very low and the design of the alterations has sought to mitigate the potential harm.

8.21 **Beneficial or neutral indirect effects** – the proposals will serve to provide income to assist with the maintenance of the Hall and its setting. It will also enable more people to be aware of the site and its heritage significance by having the opportunity to stay adjacent to the Hall.

8.22 **Mitigation measures to minimise harm and maximise benefits** – the conservation works to the northern range seek to follow the form of the existing residential conversion work and maintain the external appearance of the buildings. The works to convert the thatched building seek to provide a new optimum use which will secure its long-term conservation and aim to maximise the benefits to the building by retaining the features of heritage significance and employing traditional materials to repair and conserve the building.

8.23 The design of the new build element will follow the vernacular form of the northern range and reinforce the past farmyard function of the site without any direct harm resulting to any heritage asset. Any indirect harm is assessed to be reduced to a very low level and the heritage benefits resulting (see below) have been maximised to therefore outweigh any resulting harm.



Heritage Policy Compliance

8.24 The provisions of **Policy HB3** regarding the conversion of historic buildings aims to preserve the architectural or historic character of a site. Whilst acknowledging most of the buildings on the site have no heritage significance, they do serve to reinforce the historic function of this part of the site and the existing farmyard form and appearance is subservient to the main Hall building.

8.25 The thatched barn is the structure of most heritage interest but is only a small remainder of a far larger building and has been much modified as part of its retention and conservation. The proposed works are sensitive to what is historic and the modern additions thus the provisions of Policy HB3 relating to timber framed buildings are complied with.

8.26 **Policy HB6** supports the preservation of historic buildings through alternative uses. The proposals have been shown to follow the objectives of this policy as the conversion respects the form and materials of the current buildings and will not alter the low key and subservient relationship of the site to the main Hall site.

Level of harm

8.28 The overall level of harm resulting from the proposals is held to be less than substantial and to the very low end of this spectrum. The works will alter the existing appearance of the thatched barn but it is maintained given that this is only affecting the modern fabric and better revealing the original fabric there is merit in this. It also finds a new and compatible use for the remaining redundant buildings on the site. The new use is part of ensuring the long-term conservation of the main Hall site by providing revenue from this previously developed part of the site.

8.29 The construction of a new building on the site also changes the form of the site as it exists but the historic evidence exists that the historic courtyard was enclosed to the eastern end and the reinstatement of a range here. The scale and form of the new building is held to be in keeping and will mitigate any impact on the setting of Flemings Hall or the wider countryside context of the site.

Heritage benefits

8.30 The heritage benefits resulting from the proposals identified are:



- To conserve the two bays remaining of the thatched barn and to convert all the buildings in the former farmyard to new optimum compatible uses thus securing the long-term future of this part of the site and its historical function and form with the main Hall.
- The revenue from this use/number of lettable units will positively contribute to the conservation, maintenance and repair of Flemings Hall and is thus part of removing the risk from the main heritage asset on the site.
- It will allow a greater appreciation and understanding of the site to the public by allowing access to the farmstead part of the site for holidays.



9 Other Material Planning Considerations

9.1 The proposals are considered with respect to the other material considerations other than heritage. Following the advice at pre application state the application is supported by specialist reports covering specific issues.

Principle of development

9.2 **Policy CL1** of the Local Plan sets out the Guiding Principle to development in the countryside and this seeks to ensure any development has a minimum adverse effect on the appearance of the landscape. **Policy CL18** supports the conversion of rural buildings provided the following criteria are met:

- The proposals do not relate to recently constructed buildings – complied with.
- The works respect the design and structure of the original building – complied with.
- The proposals will not adversely affect residential amenity – the Hall is the only residential unit in the immediate locality therefore this will be complied with.
- Highway safety and wildlife matters will be complied with – see below with compliance confirmed.

9.3 The NPPF (2023) in paragraph 84 supports a prosperous rural economy via conversion of existing buildings and well-designed new buildings. This includes sustainable rural tourism.

9.4 **Policy RT17** specifically supports serviced holiday accommodation where conversions are proposed. Again, the impact on the landscape, wildlife, residential amenity, and highway safety needs to be demonstrated. It is noted that a condition is likely to be applied to limit the period of occupancy.

9.5 The principle of the conversion to holiday lets was thus given support in principle at the pre application stage. The main concern raised was the number of units proposed and this has been reduced in the scheme now proposed from the original six rentals proposed to four.



9.6 The main concern raised at pre-application stage focused on the principle of a new build dwelling for the site manager. The site manager is now proposed to be accommodated in the existing ancillary residential unit with the conversion and new build work only relating to holiday accommodation. The new build element is still proposed as for the proposals to be viable both a range of sizes of units and number of holiday units are required. The new build element is also justified on the basis that the former yard was enclosed to the eastern end by buildings thus clearly defining the inward focus of the use towards the former yard area and helping to mitigate the impact on the wider countryside setting.

Structural survey

9.7 A structural report has been submitted with the application prepared by Shed. This confirms that the buildings are all capable of conversion into habitable accommodation. The thatched building being the oldest structure will need most work including underpinning to stabilise it.

Preliminary Ecology Assessment

9.8 A PEA has been undertaken for the site by 360 Ecology Ltd following the requirements of Policy CL8. This has confirmed that the thatched building does function as a bat roost and therefore further survey work is required relating to this building. A Protected Species Licence would need to be applied for after consent is secured. The other buildings have a low potential for bats. The potential for Great Crested Newts was held to be low and no licence was held to be required for this protected species.

9.9 The potential for impact from lighting has been identified and a sensitive lighting scheme will need to be conditioned. Mitigation works are proposed relating to protected species which also can be conditioned.

9.10 Section 5.4 of the PEA identifies proposals for ecological enhancement of the site. The applicant is willing to agree to these and therefore it is sought that a condition be applied to secure these. These works will result in a net biodiversity enhancement of the site which is a public benefit.

Highway safety and parking

9.11 A Technical Note has been prepared by the Transportation Consultancy to consider the transport issues relating to the development proposed. No highway safety issues have



been identified. The proposals are held to meet the required on-site car parking, the level of traffic movements generated and alternative transport means (bike storage) on the site. The report concludes the provision of Policy T10 of the Local Plan will be met in full.

Sustainability

9.12 The three objectives of sustainability set out in the NPPF are considered with regards to the proposals:

- *an economic objective* – the proposals seek to bring the buildings back into a new economic use with the objective of proving a source of income to help fund the conservation of the main Hall site.

The use as holiday lets will feed into the local economy the NPPF is supportive of sustainable rural tourism. The site is located 3.9 miles from the settlement of Debenham which has several shops and eating establishments.

- *a social objective* – the proposals will provide an ancillary dwelling for the caretaker of the site to live in with an ancillary workshop. There is a need to have this ancillary accommodation on site to serve the Hall site and the holiday lets.
- *an environmental objective* – the proposals aim to have as low an impact on the historic and natural environment as possible. The site has been demonstrated in the Technical Note (Transport) to be well located on the existing public footpath network and cycle routes to encourage alternative means of exploring the area other than by car.

9.13 In addition to these broad sustainability objectives the proposals seek to offer a low energy and water consumption development. EV chargers to 15% of the parking spaces will be provided as well as secure cycle storage.

Landscaping

9.14 The site layout shows the broad landscape strategy with the perimeter screen planting retained and additional screen planting proposed on site. The details of a landscape scheme are sought to be conditioned.



Residential amenity

9.15 At the pre application stage it was accepted that the proposals would be unlikely to harm any residential amenity. Consideration of the two-storey dwelling granted permission to the south of the site has been requested. The closest unit – the thatched barn is not proposed to have windows facing south. The other units are set against the northern and eastern boundaries of the site and thus secure the maximum separation distance within the site. The windows to the northern range and new build units are all to single storey units which mitigate further the potential for overlooking. The principal courtyard elevations will be screened by the mature boundary hedge to the southern boundary. It is therefore assessed there will be no potential harm to the residential unit to the southern side of Hall Road.



10 Planning Balance and Conclusions

10.1 The proposals have been considered in the context of the relevant Local Plan policies and the guidance of the NPPF. There is a strong emphasis on supporting the local rural economy and rural tourism in particular, the reuse of existing buildings where they can be shown to be capable of conversion and conserving the built and landscape character of the site. The inclusion of a new build element is held to be necessary for the scheme to be viable. This element will follow the previous pattern of development on the site and assist in enclosing the courtyard so that the new uses are focused into the site. It has been demonstrated how the proposals accord with the local and national policy.

10.2 In assessing the proposed development, the areas of harm identified are a very low level of harm to the setting of the Hall from the conversion and new build proposals. It has been accepted the site contains no designated heritage assets and most of the buildings have no heritage significance. A similarly low level of harm would arise with respect to the impact on the countryside setting of the site.

10.3 No harm has been identified with respect of the highway safety issues flowing from the site. In terms of the impact on the ecology of the site this has been shown to be able to be mitigated and biodiversity enhancement proposals identified.

10.4 The site has heritage value in that it provides evidence of the continuum of use of this part of the site as a farmstead ancillary to the Hall. It contains the remaining vestiges of the surviving two bays of a large barn which formed part of a once large complex of buildings which enclosed the courtyard. The new build addition follows this former pattern of development and the appearance of the existing northern range. It is therefore held the new build element will harmonise with the existing buildings on the site and help to enclose and define the new use within the old farmyard area.

10.5 In terms of public benefits to be weighed up there are the following to balance against the low level of harm identified are:

- the three heritage benefits set out in para 8.29;
- Biodiversity enhancement; and



- Bringing the underused site back into economic use for the benefit of the local economy as well as at of the site.

10.5 It has been demonstrated that the concerns and additional information identified at the pre-application enquiry state have been responded to. The more detailed analysis of the impact on the setting of the Hall has identified there to be a very low level of indirect harm to the heritage significance of this principal heritage asset. The potential harm to the landscape setting is also held to be very low. The other areas of potential harm have all shown to result in no harm. On balance having considered the public benefits flowing from the development it is held that the weight tips firmly in support of the proposals, including the new build element, and on this basis the application should be granted planning permission.



References

- Bettley J & Pevsner N **The Buildings of England – East Suffolk**

Yale University Press 2015

- Sandon **Suffolk Houses**

1977 pp 167-169

- **Hodkinson’s Map of Suffolk in 1783**

Lark Press Edition 2016 reprint

- **Unpublished archaeological report – Flemings Hall 2014**

John Newman Archaeology – relating to cart lodge to west of Hall

HER ref BDF 014



Appendix 1

List description of Flemings Hall

FLEMING'S HALL

Official list entry

Heritage Category: **Listed Building**

Grade: **II***

List Entry Number: **1032413**

Date first listed: **29-Jul-1955**

Date of most recent amendment: **23-Jun-1988**

Statutory Address 1: **FLEMING'S HALL, HALL ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **FLEMING'S HALL, HALL ROAD**

The building or site itself may lie within the boundary of more than one authority.

County: **Suffolk**

District: **Mid Suffolk (District Authority)**

Parish: **Bedingfield**

National Grid Reference: **TM1922667919**

Details

BEDINGFIELD HALL ROAD TM 16 NE 4/26 Fleming's Hall (formerly listed as Fleming's 29.7.55 Hall and barns) - II* Manor house. Probably medieval core, largely rebuilt C16 in 2 or more phases. Interior altered mid C20 with much mainly C16-early C17 work brought from elsewhere. Single storey C20 rear additions. A single long impressive range. Timber framed, the ground floor of the facade faced in red brick of c.1700 with later patching, the first floor plastered with exposed studding, now mostly replaced by mid C20 applied timbers. Rear part plastered, part exposed studding. Fine shaped gable ends of c.1600, of red brick laid in English bond; each has corbelled eaves with spike pinnacles and a good integral stack of 4 octagonal shafts with moulded bases and caps. A further stack against the rear wall with 2 octagonal shafts, the upper part rebuilt. 2 storeys and attics. C20 reproduction windows: mullion and transom pattern to ground floor, mullioned to upper floor; all have diamond-ledged glass. Fine late C16 2-storey porch, just to left of centre, in cross-entry position: red brick facade, close-studded sides. Moulded 4-centre arched entrance with moulded and pedimented surround. 3-light mullion and transom first floor window in brick, also pedimented, with traces of stucco. Crowstepped gable with stuccoed spike pinnacles at base and apex; within the gable is a small circular window. Within the porch is a C16 doorframe and plank door with panelled face. Gable ends have paired 3-light mullion and transom brick windows on ground and first floor, all with hoodmoulds; at attic level is a pair of small oval windows, pointed at the top. Left gable end altered on ground floor, the windows removed. Interior. Some C16 framing is exposed, notably the close-studded upper end wall of the hall. The hall ceiling has 2½ bays of narrow on-edge joists. Dog-leg stair with solid treads; the balustrading incorporates re-used C16 and C17 material. Fireplaces have depressed brick arches, 2 stuccoed. Roof over hall chamber has clasped and butt purlins, with arched wind-bracing; 2 tie beams carry long slender square crown-posts with 2-way collar bracing. Items introduced from elsewhere include overmantels, panelling and carved doorways. Encircling medieval moat. Sandon, Suffolk Houses, 1977, pp.167-9.

Listing NGR: TM1922667919

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **281307**

Legacy System: **LBS**

Sources

Books and journals

Sandon, E, Suffolk Houses: A Study of Domestic Architecture, (1977), 167-9

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 18-Nov-2022 at 09:20:18.

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End of official list entry

Appendix 2

Pre-application enquiry DC/23/00394

PRE-APPLICATION ENQUIRY DC/23/00394



Flemings Hall, Hall Road, Bedingfield, Eye Suffolk IP23 7QF

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:

Proposed conversion scheme for a barn complex to southeast of Hall to add six rentals with one new build for onsite manager.

The supporting material comprises:

- Floor Plan - Existing A_PL_010 - Received 26/01/2023
- Existing Site Plan A_PL_010 - Received 26/01/2023
- Proposed Site Plan A_PL_002 - Received 26/01/2023
- Defined Red Line Plan A_PL_002 - Received 26/01/2023
- Floor Plan - Proposed A_PL_110 - Received 26/01/2023
- Heritage Impact Assessment January 2023 - Received 26/01/2023
- Supporting Statement January 2023 - Received 26/01/2023

The Proposed Development and Site

Flemings Hall is a Grade II* listed building situated on a large plot. The Hall is surrounded by a historic moat. The pre-application enquiry relates to the farmstead buildings to the south of the Hall. These buildings are served by their own access onto Hall Road, separate to the Halls access. On the other side of Hall Road is a working farm and planning permission has recently been granted for a barn to be converted to an agricultural workers dwelling (reference DC/22/01895).



Relevant Planning History

REF: DC/17/05669	Discharge of Conditions Application for 3976/14 - Condition 2 (Archaeological)	DECISION: GTD 01.12.2017
REF: DC/17/05670	Discharge of Conditions Application for 1948/15 - Condition 3 (Archaeological)	DECISION: GTD 01.12.2017

REF: 0702/13	Erection of grain store following demolition of existing redundant Farm buildings.	DECISION: INSFEE 09.05.2013
REF: DC/22/01895	Planning Application - Change of use and conversion of farm building to form 1No dwelling and erection of cart lodge (following demolition of existing farm building).	DECISION: GTD 10.08.2022
REF: DC/22/01942	Full Planning Application - Erection of lean-to extension to agricultural building (following demolition of existing agricultural building)	DECISION: GTD 10.06.2022
REF: DC/22/04310	Application to determine if Prior Approval is required for a Proposed. Formation, Alteration or Maintenance of Private Ways for Forestry or Agricultural Use. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 6 - Erection of agricultural storage building.	DECISION: FAN 16.09.2022
REF: DC/22/04631	Discharge of Conditions Application for DC/22/01942 - Condition 4 (Biodiversity Enhancement Layout)	DECISION: GTD 13.10.2022
REF: DC/22/05972	Discharge of Conditions Application for DC/22/01895 - Condition 5 (External Materials), Condition 7 (Landscaping), Condition 12 (Contamination), Condition 14 (Electric Vehicle Charging), Condition 15 (Refuse Bins) and Condition 18 (Biodiversity)	DECISION: GTD 23.01.2023
REF: 1948/15	Construction of outdoor swimming pool.	DECISION: GTD 31.07.2015
REF: 1313/15	Alterations to pavilion and family wing and creation of 2nd floor bathroom as detailed in schedule.	DECISION: GTD 10.06.2015
REF: 1312/15	Alterations to pavilion and family wing as detailed in schedule.	DECISION: GTD 10.06.2015
REF: 0867/15	Replace C20th plain tile roof covering with Lead to roof of Stair Bay.	DECISION: GTD 01.05.2015
REF: 2191/07	Alterations to existing barn range.	DECISION: GTD 23.10.2007
REF: 1088/07	Erection of single storey rear porch.	DECISION: GTD 09.10.2007
REF: 1724/06	Dismantle unsafe chimneys; rebuild chimneys. Remove concrete gable finials and replace with carved stone finials. Replace sole plates to porch; strap repairs to wall plate and post / tie-beam assembly.	DECISION: GTD 15.05.2007

REF: 1666/05	Re-construct existing single storey structure to form annexe for staff member employed at Flemmings Hall.	DECISION: REF 01.03.2006
REF: 0132/90/LB	CHANGE OF USE OF GARAGE WITH EXTENSION TO FORM A DWELLING FOR USE AS STAFF QUARTERS, UTILISING EXISTING SEWAGE TREATMENT PLANT AND ACCESS.	DECISION: GTD 20.06.1991
REF: 0962/89/	RENEWAL OF PLANNING PERMISSION FOR CHANGE OF USE FROM DWELLING TO HOTEL CONSTRUCTION AND LAYOUT OF CAR PARK HARD SURFACE TENNIS COURT AND INSTALLATION OF SEWAGE TREATMENT PLANT TOGETHER WITH ERECTION OF AN EXTENSION TO PROVIDE 13 BEDROOMS AND ENCLOSED SWIMMING POOL FOOTBRIDGE AND ERECTION OF TRADITIONAL BARN (PREVIOUS PERMISSION 781/84)	DECISION: REF 04.12.1989
REF: 0126/93/LB	ERECTION OF EXTENSION TO GARAGE TO PROVIDE COVER FOR NEW SWIMMING POOL AND ANCILLARY ACCOMMODATION.	DECISION: GTD 01.10.1993

Planning Policy

Emerging Local Plan – New Joint Local Plan

The Joint Local Plan will replace the current Local Plan, for both Babergh and Mid Suffolk District Councils.

The Joint Local Plan has been at examination for review by an Inspector. Following a meeting with the Inspector in December 2021 it is proposed to split the plan into two parts.

Part 1 will include policies, setting out development which is acceptable, and restrictions to development. These Part 1 policies will then be reviewed and subject to change by the Inspector through examination. During this process the policies will gain more weight. This will mean they become more relevant when determining planning applications.

Once Part 1 of the Plan moves towards adoption, and then becomes adopted the Councils will have an up to date plan. This may affect the advice given in this pre-app enquiry.

Part 1 of the Joint Local Plan will be followed by the preparation of Part 2 as soon as possible. Part 2 will be an allocations document, detailing sites across the district for development.

You are advised to look at the progress of the Joint Local Plan as it comes forward. The new policies may impact on your 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 2021, 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.

The Council's Adopted Development Plan is:

- The Mid Suffolk Core Strategy (2008) and Focused Review (2014)
- The Mid Suffolk Local Plan (1998) and Proposals Map

<https://www.midsuffolk.gov.uk/planning/planning-policy/adopted-documents/mid-suffolk-district-council/>

Relevant Policies include:

NPPF - National Planning Policy Framework
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS05 - Mid Suffolk's Environment
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
GP01 - Design and layout of development
H03 - Housing development in villages
H07 - Restricting housing development unrelated to needs of countryside
H09 - Conversion of rural buildings to dwellings
H10 - Dwellings for key agricultural worker
H13 - Design and layout of housing development
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
CL08 - Protecting wildlife habitats
CL09 - Recognised wildlife areas
HB01 - Protection of historic buildings
HB03 - Conversions and alterations to historic buildings
T09 - Parking Standards
T10 - Highway Considerations in Development
RT16 - Tourism facilities and visitor attractions
RT17 - Serviced Tourist Accommodation

Constraints

The application site is outside the settlement boundary of Bedingfield and is therefore designated as countryside.

The application site is within the setting of Grade II* listed Flemings Hall to the north.

Consultation Responses

Heritage Team

Site Constraints

The existing building of Flemings Hall dates mostly from the 1500s but is thought to retain a medieval core, which is probably contemporary with the large medieval moat system. The Hall is of superior status with a two-storey porch in brick and shaped brick gables capped by clusters of four octagonal chimney shafts.

Between the moat and the road are the remains of a farmstead appearing on historic maps as a series of buildings at the edge of the plot, enclosing yards. The buildings remaining are a long single-storey building which was rebuilt in the mid-1900s, and a fragment of a barn probably of the 1600s. Historic maps suggest this building was incorporated in its fragmentary form into a complex of buildings developed through the 1800s. Even if it is not covered by listing, it is of interest as a farm building associated with an important house, and contributes positively to the setting of the listed Hall.

Opposite these buildings is a further barn presumably associated with the others, with more modern farm buildings to its south. This barn has been converted to a dwelling in recent years. The Hall remains an imposing building in the landscape, conveying the social standing of the owner in the area.

The question of curtilage did not arise in the 2007 application because the buildings in question were deemed to date after 1948, thereby not qualifying as part of the listed building. The older building at the site was not part of the application. The extent of listing is a matter of fact, ultimately determined by the courts. Under statutory and case law several factors are relevant, but often the planning authority does not have sufficient information for a clear understanding of the use of buildings in the past. Owners can apply to Historic England for an amendment of a list entry in order to provide a definitive determination of the extent of listing.

Among relevant factors the building's layout, access and orientation seem to indicate it would not be part of the listed building. There is no information available on use of the buildings at the time of listing (1955) or in 1969. At the time (1984) of a permission granted for conversion of the Hall to a hotel, the farm buildings were not included in the red line, which may suggest they were not in ancillary use to the dwelling. On the information available the more likely conclusion would be that the building is not 'curtilage listed'.

Assessment:

The proposal is for conversion of all the existing buildings with alterations and extensions to form holiday accommodation, and erection of a new dwelling.

Broadly Heritage team support conversion of farm buildings to holiday use as it is more likely to represent diversification of farming businesses than simple residential conversion, and is also likely to support the tourist economy in the area.

As a proposal for dwellings, my first concern is that most of the existing buildings have very limited value in heritage terms – approximately repeating the form of earlier buildings – and do not merit conversion.

Secondly, the number of units is excessive. Changes of use by conversion introduce into the setting of a listed host building a separate use, along with ancillary development and activity; in policy terms

conversion involves accepting such harmful impacts in order to achieve an over-riding desired aim. Multiplication of units tends to intensify the use and exacerbate harmful impacts on setting, and in line with NPPF's expectation that harm should be avoided or minimised, and with the Forge Field ruling, I expect proposals to be limited to the smallest number of units that is viable – rarely more than one. Certainly 7 dwellings on this plot would have an unjustifiable impact.

Thirdly, the proposal includes a new build dwelling. The site is not within the footprint of the former farmstead, but on unbuilt agricultural land. The proposal would conflict with the rural isolation of the listed Hall, spreading built development into the open countryside and dividing the land from its close association with the Hall. In terms of justification, the site does not seem so remote that adequate staffing could not be secured without on-site new build.

On details of the proposed works the only point I would raise would be the approach to fenestration in the older building. The gable to the south is shown glazed to eaves level, possibly intending to recreate a former opening. This gable is unlikely to have been an original opening, even if it was the gable of the original building. As the fabric is relatively modern, it is more likely to have been an open truss at the point where the building was truncated. The glazing is a bold, contemporary touch, which in itself is not unwelcome, but as it is almost south-facing, I would be concerned that it would often be covered internally by curtains and blinds, giving an undesirable appearance. The horizontal opening to the northeast elevation appears to cut through vertical frame members, which would not be supported. Insulating layers would probably give enough depth to allow windows to be fitted outside the structural timber frame; in this instance the timbers would be visible behind the window.

Summary

I would not be able to support the scheme as submitted for the reasons given above. If the principle is otherwise acceptable in terms of planning policy, I would recommend revising the scheme to omit the new-build, and radically reduce the number of units.

Advice:

Principle of Development

As an enquiry for a proposed conversion scheme for a barn complex to southeast of Hall to add six rentals with one new build for onsite manager, a proposal would be assessed have regard to saved policies in the Local Plan (1998), Core Strategy (2008) and the NPPF.

The National Planning Policy Framework (NPPF) provides that the NPPF "does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise".

Holiday Accommodation

The conversion of these buildings to a holiday accommodation is likely to be supported by Local Plan Policy H9 in principle.

H9 – Conversion of rural buildings to dwellings:

In the countryside, the conversion and change of use of agricultural and other rural buildings whose form, bulk and general design are in keeping with their surroundings, will be favourably considered, subject to the following criteria:

- *the proposed conversion must respect the structure, form and character of the original building and retain any important architectural features. Existing openings should be utilised wherever practicable and new openings kept to a minimum;*
- *where proposed extensions are essential they should not dominate the original building in either scale, use of materials or situation. Proposed extensions should not detract from the appearance or character which warrants the original building being retained as a feature in the countryside. Domestic features, such as porches and chimney stacks, unrelated to the traditional appearance of the building will be considered inappropriate. The creation of a residential curtilage around a newly converted building should not impose adversely on the character of the surrounding countryside;*
- *the extent to which any residential conversion detracts from the original character of the building or its rural surroundings will be treated as a material consideration. In order to protect the character and appearance of the converted building or the amenity and appearance of the surrounding countryside.*

A structural survey should accompany a future application and demonstrate that the building is capable of conversion. The extent to which rebuild is required would be a material consideration and raise questions regard the extent to which the proposal is a conversion.

Local Plan Policy HB1 places high priority on protecting the character and appearance of all buildings of architectural or historic interest.

The NPPF is generally supportive of sustainable rural tourism developments as a contribution to the rural economy. The proposal reinforces the rural tourist offering of the area. Mid Suffolk benefits from a number of tourist attractions, such as the Museum of East Anglian Life, Stonham Barns, Needham Lakes, Baylham Rare Breads and Mid Suffolk Light Railway. Whilst it is acknowledged that occupants of the holiday lets would have to utilise the private motor vehicle to access these services, facilities and attractions, this is not opposed given the nature of the use.

Policy RT17 states *the conversion to holiday accommodation of existing buildings in the countryside, such as mills, barns and other traditional rural buildings, will be supported subject to no adverse impact on their landscape setting, wildlife habitats, nearby residential amenity or highway safety. The proposed conversion should respect the design and structure of the original building and retain its important architectural and historic features. The district planning authority may impose conditions limiting the period of occupancy to ensure that the accommodation remains available for holiday use.*

Compliance with the aforementioned policies would be required in order to receive in principle support for this part of the proposal.

New build dwelling

As noted at the meeting, support for a new building dwelling for an onsite manager is unlikely. The location outside any settlement boundary is considered unsustainable. There is no policy support for a proposal of this nature. If there is a deemed need from the proposal it is recommended that consideration is given to incorporating it as part of the conversion, where Policy H9 would support it in principle.

Design

The enquiry submission is accompanied by both existing and proposed plans. The proposal would create 6no. holiday units and 1no. three-bed detached dwelling. The units would be served by a communal grassed area and a shared gravel parking area.

Policy CS5 requires development to be of a high-quality design that respects the local distinctiveness and the built heritage of Mid Suffolk, enhancing the character and appearance of the district. Policy H15 of the Local Plan requires new housing to be consistent with the pattern and form of development in the area and its setting. Policy GP1 of the Local Plan states that proposals comprising poor design and layout will be refused, requiring proposals to meet a number of design criteria including maintenance or enhancement of the surroundings and use of compatible materials.

As set out above, compliance with Policy H9 would be required. In particular, domestic features (such as chimneys and porches) are not supported and existing openings should be used where possible. Careful consideration as to the detailed design is required and it is recommended that due regard is given to the Heritage Teams comments. Officers would share the concern regarding the quantum of development and associated residential paraphernalia that would result. Please note the comments regarding fenestration. Poor design and layout and conflict with the aforementioned policy would be sufficient to warrant refusal of the application.

The Historic Environment

A proposal that includes the curtilage or setting of a Listed Building or works to a Listed Building must respond to this significant consideration. The duty imposed by the Listed Buildings Act 1990 imposes a presumption against the grant of planning permission which causes harm to a heritage asset. A finding of harm, even less than substantial harm, to the setting of a listed building must be given "considerable importance and weight*" (*Bath Society v Secretary of State for the Environment [1991] 1 W.L.R. 1303).

This is reflected in the advice in paragraph 199 of the NPPF that "*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).*" Consequently, any harm to, or loss of, the significance of a designated heritage asset from development within its setting should require clear and convincing justification (NPPF, paragraph 200). Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (NPPF, paragraph 202).

The assessment of harm is set out in the NPPF and Local Plan Policy HB1 seeks to protect the character and appearance of buildings of architectural or historic interest, particularly the settings of listed buildings.

The pre-application enquiry is accompanied by a consultation with the Heritage Team. Their full comments can be found on pages 7-8. The Heritage Team would be consulted upon receipt of an application where a full assessment would be made. A balancing exercise would need to be undertaken and would be influenced by the degree of harm and the extent of public benefits. The low heritage value of the buildings may weigh into balancing exercise offering limited public benefits.

The Natural Environment

A Preliminary Ecological Appraisal (PEA) should be submitted with any future application; the barn has the potential to host bats and bird species and there are a number of ponds within proximity of the site. Should any be identified, further surveys would be required prior to determination of an application. Place Services Ecology would be consulted with any future application, and should an objection be raised this would be sufficient to warrant refusal of the application.

Highways, Access and Parking

In respect of Policy T09 and T10 and Paragraph 111 of the NPPF, development should not adversely affect the highway network and associated safety.

There is an existing access point onto the highway of Hall Road. The access would need to be upgraded to meet the appropriate specification. A submission would need to demonstrate that the required visibility splays can be achieved to ensure safe access and egress from the site (concern was raised on site as to whether this would be achievable). If this cannot be provided, a Speed Survey would be required for lesser visibility splays.

The parking requirement would need to be in accordance with the adopted Suffolk Guidance for Parking 2019. Consideration would also need to be given to cycle parking and EV charging.

<https://www.suffolk.gov.uk/assets/planning-waste-and-environment/planning-and-development-advice/Suffolk-Guidance-for-Parking-2019-Adopted-by-SCC.pdf>

The Highways Authority will be consulted on any future application where the impact on the highway will be assessed. Should the Highways Authority object to the proposed development, this would be significant to warrant refusal of the application.

Landscaping

A scheme of soft and hard landscaping will be required to ensure that the proposal assimilates into the surrounding, responding to the character, biodiversity and heritage of the site and its surroundings. The landscaping scheme must mitigate the impact of the proposal on its surroundings and setting. The Council would expect the landscaping scheme to comprise native planting. It should be noted that subdivision would not be supported, and landscaping may in fact not be needed given existing boundary treatments. This should be demonstrated at application stage.

Residential Amenity, Safe and Secure Communities

The proposed development is unlikely to have a detrimental residential amenity impact owing to the distance afforded to any neighbouring properties.

Internal amenity will need to be considered in light of the shared amenity space and fenestration to the front of the buildings.

Consideration of the two-storey dwelling granted planning permission to the south of the site will be required. It is possible that the conversion will allow for overlooking to the shared amenity space.

Conclusions/Planning Balance

Local Plan Policy H9 supports the conversion of rural buildings in principle, subject to criteria. A structural survey should be provided to demonstrate that the building is capable of being converted without the requirement for significant re-build. Rural tourism is supported by policy where the associated impacts can be made acceptable.

There is no policy support for a new building dwelling in this location and therefore it would not be supported. The location is considered one of an unsustainable nature.

The quantum of development is not supported and should be suitable reduced to address the concerns of the planning officer and Heritage Team.

Should any heritage harm be identified it would need to be outweighed by public benefits (paragraph 202 of the NPPF).

Matters of design and layout, landscape impact, highway safety, heritage impact, residential amenity impact, biodiversity are as above and represent a risk to the acceptability of any future scheme.

Any future application would be subject to a site visit as part of the formal application process where material considerations would be assessed in full.

On the basis of the above considerations and conclusions, should you wish to proceed with an application, full planning application would be required.

Planning Risk Assessment

Should you decide to proceed with an application, based on the information provided, you should be aware that Officers consider your application to be high risk. In light of the quantum of development and new build dwelling an application is likely to be refused.

It is recommended that the quantum of development is significantly reduced and the new building development is omitted.

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:

- Land Contamination Report
- Preliminary Ecological Assessment (and further surveys should they be required)
- Structural Survey
- Heritage Assessment
- Planning Statement
- Design and Access Statement
- Red line site plan
- Proposed block plan
- Highway & Access Drawing
- Existing elevations and floor plans
- Proposed elevations and floor plans
- Landscaping plan
- CIL Form

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 all types of development you can submit electronically via the Planning Portal 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

Application Progress

If you submit a formal application we recommend you track its progress by searching using your application reference on our [Public Access webpage](#) and reviewing any comments received.

Technical Consultees are expected to provide formal comments within 21 days from the validation date but may do so sooner. By tracking the progress of your application this can allow you to review comments and provide any additional information during the course of the application.

Note: Pre-applications are not available to search online.

You can register and sign up to receive alerts for your application and any others in your area. Details of how to register can be found on our website via this link:

<https://www.babergh.gov.uk/assets/DM-Planning-Uploads/ldox-PA-3.1-for-Planning-User-Guide.pdf.pdf>

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

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.

Averil Goudy

Senior Planning Officer

Tel: 01449 724622

Email: averil.goudy@baberghmidsuffolk.gov.uk

3rd March 2023



Any questions please contact us

