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## Planning Statement

**Site:** Barns at Potash Farm, Holbrook, Ipswich, IP9 2PJ

**Proposal:** Conversion of barns to 3no. dwellings and associated landscaping, using existing access

**Ref:** 729B

**Date:** December 2023



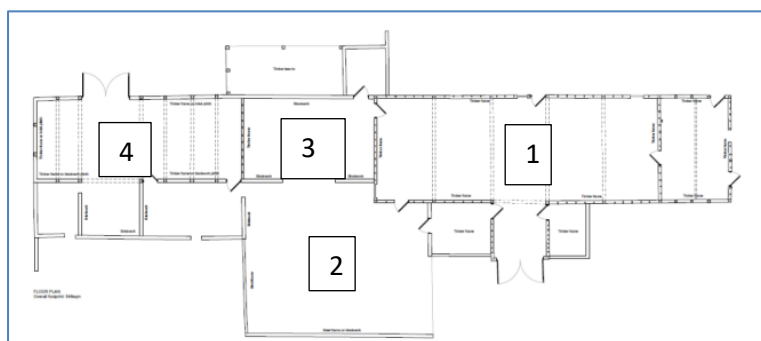
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## 1.0 Introduction

- 1.1 This Planning Statement, alongside the accompanying Heritage and Design Statement supports the proposal for the renovation of the barns to be converted to three dwellings, referring to Planning Policies at all levels, where the proposal has been discussed fully at officer level, in the preapplication advice process.
- 1.2 The proposal will be demonstrated to make the best use of the currently primarily vacant/underused and at risk buildings in a heritage setting, they being agreed to be of merit, to be returned to their former, where residential use is the most sustainable one. Furthermore, the proposal will result in three high quality dwellings that reflect the form of the original buildings and their historic context where the layout, design and materials have all been carefully planned to respect the setting of the listed cottages and the agrarian character of the site.

## 2.0 Site Description

- 2.1 Potash Farm is a small farmstead comprising of a Grade 11 listed farmhouse, now two cottages, the barn group the subject of this application located to the west, both historic with contemporary alterations. There are further stores and barns to the south where there is also Potash Farm Bungalow. The access to the site is via a track that runs to the north of the Cottages that lies to the west of the to the northern edge of Holbrook by about 500 m.
- 2.2 The farmhouse, formerly one dwelling, is well described in the accompanying two Heritage documents, now two cottages. It is a grade 11 listed building where the subject agricultural barns are within in the curtilage of the listed building and are heritage assets in their own right. To recognise this the application is accompanied by a Heritage statement which identifies the development of the farm house and an impact statement that sets out how the proposal outlined in section 4.0 will affect the significance of the listed dwelling. It will result in enhancing the historic core of the barns, where it will be established that they are worthy of a restoration and where conversion to dwellings is the optimal way to achieve this objective.
- 2.3 Looking firstly at the built environment, in line with the other documents submitted, the description covers the individual buildings that are the remains of the larger farm group serving the farm the historic maps in the accompanying documents showing that there were a number of buildings to the north of the group . In more recent times there was a larger group of farm buildings to the south of the subject group, as has been established brought to the site in the 1950's when many farms used second hand war time buildings to provide storage



### Key to Barns

1. Threshing barn
2. Mid 20 century barn
3. Single storey barn
4. Single storey barn and outshot

The barns are described below with more historical information in the associated documents on the Heritage aspects employing the same numbering.

### **Barn 1**

2.4 Barn (1) is the most significant and oldest building within the group constructed in the early 19th century. It is a typical threshing barn of the that period. The barn is about 20 m long and 7 m wide, with 7.1m to the ridge with a midstrey on the southern side. There was a similar sized barn attached at the western end (see historic maps in heritage statement of which the current buildings are the remains). It has a brick plinth and timber frame with weatherboarding as the external fabric, formerly would have had pantiled to the roof and latterly this has been replaced with cement sheeting on the gable. As a result of poor mid 20<sup>th</sup> century repairs in the form of cement rendering this has resulted in degradation of the timbers and fabric and one of the bays has collapsed in very recent year, as can be seen from the photographs below comparing to the aerial photograph on the front cover. The building has not been neglected as some repairs have been undertaken to both the frame and the external material. There is a later addition attached to the eastern end that is in good condition (see photos below). The same photos demonstrate that the barn has on the southern side has been subsumed by modern barn 2 and a lean to as well as ivy growth. At a site visit with the Council's Planning and Heritage officer it was agreed that the building was of importance to the farmstead and in its own right, as it the closest to the Grade 2 listed building and represents the agrarian history.



*Barn 1 with barn 2 attached to the west*



*The eastern end of the barn and single storey section and the rear of the listed building*



*The barn from the northern side where there has been the rendered*



*Barn 1 viewed from the north east*



*Internal views ( see accompanying documents for further that show the scale of the barn with some original feature remaining*

## **Barn 2**

2.5 This is the mid 20<sup>th</sup> century steel frame barn with blockwork and corrugated fibre cement sheeting to the walls and roof. It measures about 13 m long and 10 m deep and over 5 m to the ridge with a slack roof profile and solid floor. The eastern side is open for access for larger modern farm vehicles. It is shoe-horned into the historic barn 1 and although typical of later 20<sup>th</sup> century farm building detracts from the historic character and appearance( see below). Although it is acknowledged that such barns are a common feature of the rural landscape in this instance it considered it diminishes the appearance of the group.



*Barn 2 from the south western and southern side and its relationship with barn 1*

### Barn 3

2.6 This barn is a single storey building measuring just over 8 m long and 6 m deep located between the threshing Barn 1 and single storey barn 4. It's a timber framed construction on a low brick plinth with a part timber frame, where some sections replaced with blockwork. There is a pantiled roof covering. It has been altered greatly likely constructed in materials from former barns and concrete blockwork. There is a timber open cart lodge structure on the attached that is 10 m long and 4 m deep overlapping Barn 4 elevation



*Barn 3 with the collapsed lean to at the rear and Barn 4 in the background, the cartlodge lean to partly collapsed in front of this*

### Barn 4

2.7 This is the most western building (s) comprising of a 14 m long single storey building with a 2 m lean to on the southern side. The building is a combination of historic materials (see accompanying reports) and mid 20<sup>th</sup> century both to frame and external materials. There is a low brick plinth the lean-to constructed in brick and vertical boarding on both newer and older frame. This barn is generally in good condition, used for farm storage the roof weather tight in corrugated cement sheeting.



*Barn 4 with its lean to and its relationship with listed farmhouse and the group*



*Barn 4 from the north and internal view to show the construction*



The aerial photograph below is the most up to date on Google Earth showing the loss of the central section of the roof of the 5 bay barn where further deterioration is occurring.



### **Other Buildings**

- 2.8 The primary building in the group is the listed farmhouse which is extensively described in the heritage and the heritage impact statement. This is now two cottages and they are partly two storey and one and half storey, timber frame construction on a low brick plinth, with painted render walls and both pan and plain tiles to the roof. The listed building is located 13 m from the newer section of Barn 1 divided by an access track that comes along the northern side of the barn group and then connects the barns the fields to the farmhouse.



*The front and rear elevations of the listed farmhouse now cottages*

2.9 The other building around the site, within view of the subject barns is the war time building that was brought onto the site in the 1950's see below that is used for far storage, and another to the south east of barn 1 that is of a simialr era but not in such good condition . There is a further one to the south that seems to be related to the use of Potash Farm bunglaow located about 60 m south east of the barn group.



*The other buildings in view of the subject barns*

2.10 With regard to the historic context in addition to the Grade 11 listed building, where there is a good deal of detail in the two heritage statements attached, as well as there being a scheduled ancient monument (list number 1005982) that lies to the north of the barn group beyond the access drive ( see heritage Impact document).

2.11 Looking at the natural environment surrounding the barns, the area surrounding them is mown grass in order to achieve access to the aforementioned buildings for storage. On the western side of the site there is no delineation natural or otherwise between site and the surrounding fields. Along the boundary of the site to the north there is a hedge although intermittent and then the field. To the south by about 50 m is a row of established trees. They fall outside the application site and none of these are protected but they are an important part in the landscape. The barn group sits comfortably in the landscape in relation to the former farmhouse and the surrounding countryside which is highly visible from the public footpath that follows the track and leads to either westwards or south towards the village of Holbrook (see map below). Only glimpses of the barns can see from the south due to the conifer hedgerow along the southern boundary of the garden of Potash Farm Bunglow. The site nor the immediate area have any special designations. The Stour and Orwell Estuary is approximately 2.3km to the north-east of the site. This site is designated as an SPA, Ramsar and SSSI for its internationally significant habitats and species assemblages, including breeding and over-wintering birds.



The above photographs show that the barns are more prominent from the north where there is a pair of cottages on the other side of the highway, but are viewed in the context of the farmhouse

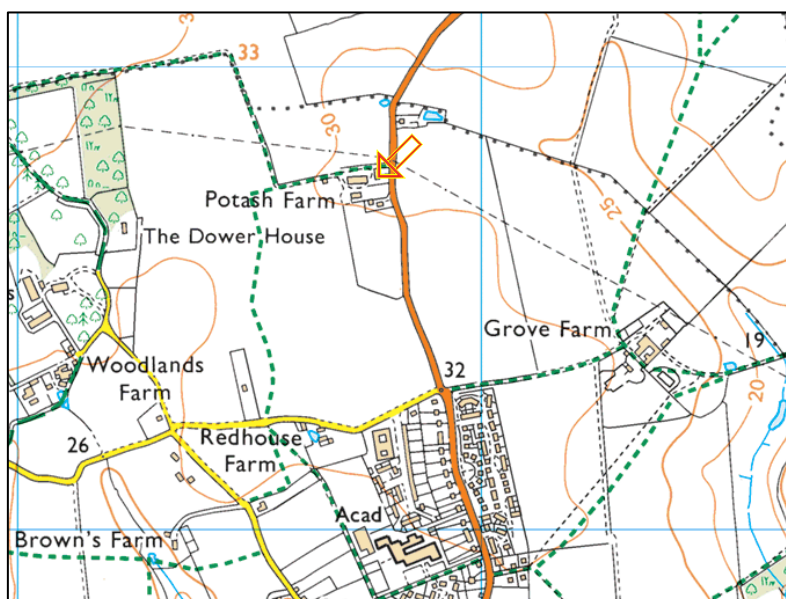


2.12 The site lies in Flood zone 1 in the Environment Agency’s flood map. It is noted that the western end of the site falls within (see extract below) an area of low risk within the surface water risk map from the same source – see below. Low risk means that this area has a chance of flooding of between 0.1% and 1% each year. It is noted that flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding and to this end the Flood Report by BLI explains in more detail the situation and measures to avoid any impact for the residents of the proposed dwellings.



*Excerpt form the Flood Map ( surface water)with finer details in the BLI report)*

2.13 The site lies 500 m north of the village of Holbrook( see map below) connected by the B1080 that connects the site to Stutton to the south and then Ipswich 5 miles away to the north . The No. 92 bus from Manningtree connects the site with Ipswich town that runs every two hours through the day Monday to Saturdays. Holbrook village has a number of facilities and can be regarded as a self-contained village. These include the facilities of a fire station, GP surgery, primary and secondary schools, preschool two shops, sports centre, two pubs and two churches. Lower Holbrook lies to the south is a hamlet within the plan area, with a smaller population with no facilities except a car park. The Royal Hospital School, lies to the south-east of Holbrook, with both day pupils and boarding pupils a total of 800 pupils and 300 members of staff, the majority of whom live on site



### **3.0 Planning History**

- 3.1 There is no planning history pertaining to the subject barns, but there is for the barn to the south of the group which has been subject to an application for prior notification under Class Q for change of use to two attached dwellings LPA ref DC/23/04977 with gardens to the south. This is attached as Appendix 2 with the approved plan.
- 3.2 There is some history relating to the use of Potash farm cottage/bungalow , an LDC demonstrating non compliance with the occupation tie LPA ref B /07/01765 and the replacement of Potash farm Cottage REF: B/08/01820 which was granted in March 2009 which was not implemented and a later one B/08/01176 that was withdrawn
- 3.3 More recently preapplication advice was sought on a number of planning matters relating to both the subject barns and the wider site . In essence as will be discussed in section 6.0, the planning officers were supportive of the proposal for conversion/renovation /rebuild of the buildings described above provided there was justification provided, but were not supportive of the new build elements. A copy of the Principle planning Officer's report is attached as Appendix 1

### **4.0 Planning Policies in Summary**

- 4.1 NPPF (National Planning Policy Framework 2021) and accompanying NPPG-National Planning Policy Guidance contains a number of objectives from sustainable development, good design, boosting housing supply and making good and effective use of resources . In the heritage chapter 16, it seeks to put historic buildings to new uses and development to respect the country's most valued landscape

- 4.2 The Babergh Local Plan (2006) and The Babergh Core Strategy (2014) contains a number of relevant policies to include:-

FC01 - Presumption In Favour Of Sustainable Development

FC01\_1 - Mid Suffolk Approach To Delivering Sustainable Development

CS01 - Settlement Hierarchy

CS02 - Development in the Countryside & Countryside Villages

CS05 - Mid Suffolk's Environment

GP01 - Design and layout of development

H09 - Conversion of rural buildings to dwellings

H15 - Development to reflect local characteristics

H16 - Protecting existing residential amenity

H17 - Keeping residential development away from pollution

HB01 - Protection of historic buildings

HB03 - Conversions and alterations to historic buildings

HB05 - Preserving historic buildings through alternative uses

T09 - Parking Standards

T10 - Highway Considerations in Development

- 4.3 The Holbrook NP has been adopted as a result on the referendum on 28 November 2023 where specifically *Policy HNP 01 of The Plan permits the conversion of existing buildings, such as barns and farm buildings, where they are in accordance with national and district level policies.*

## 5.0 The Proposal

- 5.1 In essence, the proposal comprises of the demolition of barn 2, part of barn 3 and detached building to the north of the barns, alteration and rebuild of barns 1, 3 and 4, to convert the buildings, timber frame and brick barns to a total of 3no. dwellings where the units are numbered 1- 3 (west to east), with gardens to the south and parking to the west and within the front 'farm yards', accessed off the existing track resurfaced off the Holbrook Road.
- 5.2 In more detail, with regard to Barn 1( unit 3), this is a primary building the timber frame is primarily intact at [resent referring to the walls but a good deal of the roof which was partly new build at a lower pitch than the original threshing barn would have been has been lost. This would have the roof covering of pantiles in entirety. The proposal did seek to refurbish as much as possible although above plinth level will need a significant amount of rebuilding but advise is that the building should be rebuilt to the same dimensions ( see structural report) where this can be undertaken reusing historic and new materials. The single storey is in better conditions on the eastern side, repair the frame and plinth as necessary renewing the weatherboarding. The single storey lean to on the either side of the midstrey would be renovated, the brick wall on the western side in fair condition, the walls and the roof renovated, the frame and roof repairs in oak , the exterior fabric weatherboarded and a slate roof to both. The midstrey would be glazed the threshing doors added, to be held open . Internally, there is a concrete floor which will need to be removed and replaced at a higher level. The ground floor would be open plan as kitchen dining and living accommodation, in the western bay a ground floor bedroom, as would be the plan for the eastern attached building. A floor would be inserted as there is an existing mezzanine floor, to the 2 bays, to result in three out of the five bays, where the three first floor bedrooms would be served by two separate staircases .The fenestration is provided by vertical form windows to reflect timber frame spacing and a conversation roof light much of the light provided by borrowed light from the midstrey and large hay barn doors on the opposite side of the building. The garden area is to the south of the building 325 sq.m which would be of a depth that encompasses the existing track to the rear, enclosed by a timber fence and hedge . Parking would be in a courtyard to the north of the dwelling 3 spaces 2.9m by 5.5m.
- 5.3 Barn 2 is removed as stated urning to Barn 3 ( unit 2) , this will need to have a rebuild of the concrete north and south roofs as well as the roof to return it to its former shape . The reconstruction will be in the form of creation of brick plinth walls and oak timber frame above, with oak roof trusses. The proposal takes the opportunity to extend the building at single storey by adding a single storey lean- to matching that is currently at the rear of

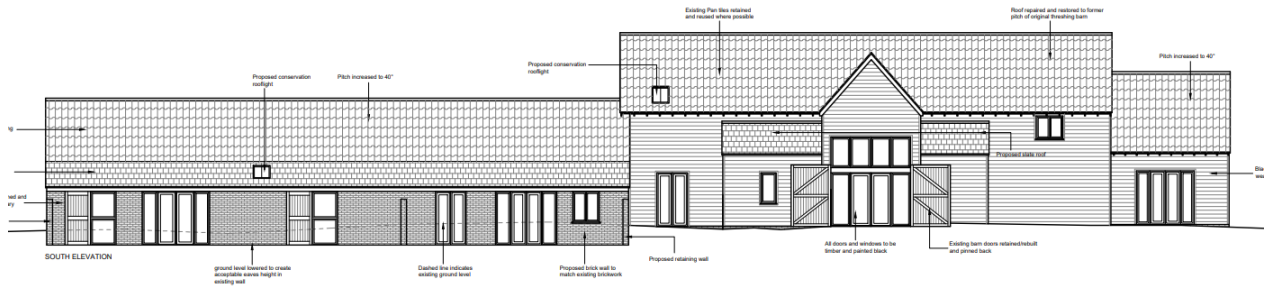
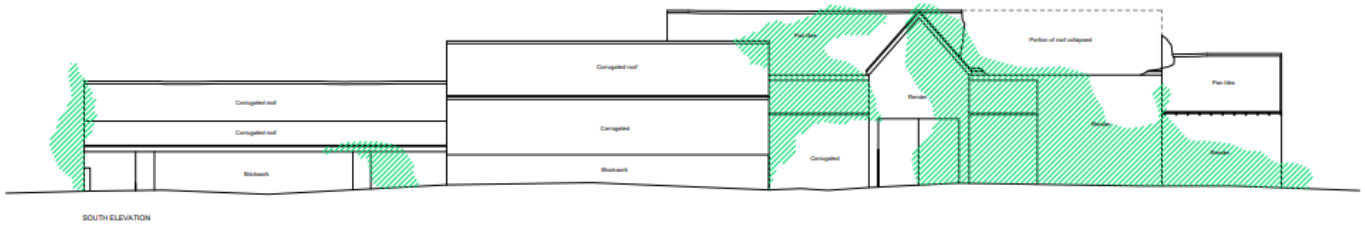
barn 4, along the southern elevation of barn 3. The external fabric will be feather edged weatherboarding painted black and pantiles to the main roof, slate to the lean to . The renewal allows for less restriction on the placement of fenestration but nevertheless the form/quantity of windows and doors has been designed to reflect a barn conversion i.e a greater area of solid wall than would be in a domestic building to reflect the agrarian character. Internally, the floor area of the resultant dwelling is open plan on the northern side providing living space with two bedrooms at the rear, one double one single a total of 75 sq.m. Again the garden is on the southern side of the building and enclosed one, with red brick walls at the sides for privacy the southern boundary the post and rail fence enclosing the garden . The parking is at the front of the dwelling two spaces

5.4 With regard to barn 4 this is in fair condition although as recognised in the Structural Appraisal there are failures or works that have been undertaken that do not represent the best way to conserve the building nor to result in a form materials that reflect the importance of the barns and their setting of the listed building. The proposal is to repair existing studs where required and to replace modern cement blocks with timber studs above repaired/replaced brick work plinth and new external horizontal weatherboarding on the northern section. The internal divisions proposed have been informed by the existing openings and again timber window frames of vertical proportions. The main entrance is retained as a hay barn door which is glazed with the timber doors pinned back. There would be one conservation rooflight on the rear to serve the bathroom. The internal layout results in again an open plan arrangement for the living dining and kitchen and 3 double bedrooms and bathroom facilities. The garden is alongside the others at the rear at just under 130 sq.m has a flagstone area and grassed area enclosed by a new brick sidewall and post and rail fence on the southern side. The front garden is shown landscaped in soft ;landscaping and a small area of flags/shingle with the parking area at the side in grasscrete for similar two spaces.

5.5 To compare the resultant proposed front and rear elevations with the existing an excerpt from the proposed plans are shown below :-

*Northern elevation (front)existing and proposed*





5.6 The application for planning permission and listed building consent comprises of the following documents:-

Plans:-

728 –001 existing site and location plan

003 Proposed site plan

011 Existing layout

012 Existing elevations

030 Proposed floor plan

031 Proposed elevations

Other Submission Documents:-

Design and Heritage Impact Statement

Heritage Report Jim Parker

Structural Report by BRP Associates

PEA Phase 1 May 2023 and Bat Survey October 2023 Hybrid Ecology

Contamination Land Risk Assessment – Desk top study by STM Environmental

Flood Risk Report by BLI December 2023

## 6.0 Supporting Planning Statement

### *Principle of the barn conversions*

6.1 The site is located outside the VDL and therefore countryside where new homes are not supported unless they meet the exceptions listed. In relation to the conversion/replacement of buildings to dwellings that this

principally is, at a National level in relation to the Green Belt but the same can be applied for rural buildings as a whole, the reuse of buildings is considered to be a sustainable development as will be demonstrated contributing to all three aspects of that definition. For these partially empty building and those falling into disrepair located close to, within the curtilage of a listed building and having historic attributes, there is even more support for their renovation and putting them to good use. Whilst some policies support economic reuse, the buildings are located in close proximity to an existing residential curtilages/properties and therefore commercial uses would potentially lead to unsatisfactory amenity relationship and the introduction of unrelated commercial uses would also be prejudicial to the attributes of the designated heritage assets. The following paragraphs support the residential use of the barns to have many benefits. The NPPF in section 15 deals with the countryside and requires that developments respect the qualities of this in particular the most valued landscape area the proposal demonstrating that the conversion and partial rebuild achieves the objective of landscape enhancement.

6.2 Preapplication advise was sought from the Planning authority including heritage advice and at the outset there was support for the conversion scheme, although appreciated other aspects of the proposal were not supported and not pursued, if more information was provided on the details of the scheme and it could be demonstrated that the renovations and residential conversions would be the optimal for the buildings and their historic and natural environment Turning to local policies contained within the Local Plan referred to by the planning Officer, key policy is Policy CR19 that permits the conversion of barns or other redundant or under-used buildings in the countryside to dwellings if: certain criteria are complied with and these are responded to below

- *it can be demonstrated that the alternative uses for business, community and leisure uses have been thoroughly explored and can be discounted and also the building's location makes it unsuitable for conversion to other uses;* At preapplication meeting this issue was discussed and no formal marketing is required. As stated above due to the proximity of the rear of the dwellings their fairly open gardens, it is considered that most commercial uses would be harmful to the occupiers' amenities . The building's heritage background makes it less attractive for commercial uses that would have an adverse impact on the significance of the heritage asset the Grade 2 listed farmhouse'
- *the building is of architectural or historic merit and is capable of conversion without significant rebuilding or extension;* The two accompanying reports have explained the importance of the primary heritage asset the Grade 11 listed building, where the barns are within its curtilage and there is an acknowledged importance of the barns in their own right in particular Barn 1 . Whilst it is acknowledged also that barn is not in good repair but the loss of the roof has occurred in fairly recent years and without further works the building will be lost which would leave the farmhouse without its attendant farm buildings, impacting on the landscape . Barn 2 is being removed in order to be able to see more of the historic barn ( even though it's a rebuild) and the group generally. The degree of work undertaken on Barn 3 has been justified in relation to the returning of the barn to its former materials and shape which involves the removal of parts of the building the new element at the rear augmenting it in fashion that replicates the lean to . Barn 4 is more of a conversion than a rebuild Overall the footprint of the three buildings is less than the current with the attendant advantages to the form materials and design to contribute more positively to the setting of the listed building. There are examples of where major

works secure barns for their conversion to dwellings, such as LPA ref; DC/23/03662- Conversion of barn to 1no. dwelling at Brindlewood, Dakings Lane, Felsham, Bury St Edmunds Suffolk IP30 0QW, where the proposal was for a new and raised roof above the height of the original that was considered to sit well in the countryside and result in no harm to the landscape. Similarly so, at Potash barns, although there is a good deal of new build elements this replicates the form and materials of the historic elements of the group to benefit the historic, the built and natural environment overall

- *the method of conversion retains the character of the building and, in the case of barns, retains the single open volume with minimal change;* As explained in section 5.0. the proposal seeks to sensitively rebuild, alter and renew the 3 barns the key historic building of importance that make up the historic group associated with the farmhouse. In era of lack of understanding or in order to achieve a function for farm storage agricultural buildings were frequently unsympathetically repaired or altered to suit which does not reflect for example the pitch of roof to support appropriate materials As detailed in the heritage impact report and the heritage report there has been careful consideration about the origins and local agrarian vernacular to recreate a group of farm buildings that is not only more attractive than the current but is more appropriate for a curtilage building. Internally, the barns volume where their frames can be enjoyed in all 3 units bit particularly Barn 1 ( unit3) which has been designed with a smaller first floor so that the building is open the full 2 storeys. It is considered that the criteria is fulfilled.
- *the scheme is acceptable in terms of highway safety;* the proposal for the 3 dwellings, 1 x 5 bedroom 1 x 3 bedroom and 1 x 2 bedroom using the existing access beside the farmhouse that at periods such a harvest, accommodates a larger number of substantial vehicles travelling at slow speeds. The access which would be hard surfaced in shingle would be suitable for the three dwellings in stead of the farm use wihtut harm to highway's safety.
- *the building is not at risk of flooding;* As noted in section 1 the barns lie within the Flood Risk Zone 1 for rivers etc and the far western end of the building lies very slightly within the low to medium risk for surface water. The accompanying Flood Risk report clarifies the risk in relation to the topography of the site and the resultant floor levels of the dwellings planned which has been accommodated in the final plans.
- *there is scope for connection to a suitable drainage system;* there is potential for this to be achieved
- *there is no material adverse impact on protected species, particularly bats and barn owls.* The application is accompanied by a PEA 1 by Hybrid ecology dated May 2023 which identified Evidence of bats was found in several areas of the main barn 1. Whilst no evidence of a maternity roost was found and the barn is likely to be unsuitable for hibernation, it may be used by small numbers of bats during summer. Following the PEA there was a survey undertaken in September/ October this year, where the results are in the survey documents in particular section 6.0 includes measures that will ensure even through the works if permitted, they can be undertaken without harm to the several bat variety Works to convert the buildings into new accommodation will need to be carried out under licence. As to bat boxes, the walnut trees to the south of the site would be suitable for bat boxes. As there are several species roosting including barbastelle, the project would need to be registered under a standard derogation licence from Natural England if planning permission and LB consent are given. The report by Hybrid Ecology also makes recommendations for nesting birds: there

was a tawny owl nest is present in B2. so building work should be carried out between October and February, which can be controlled by a suitably worded planning condition.

- 6.3 Other policies of relevance to this proposal include Policy H9 that gives favourable consideration to the conversion of rural buildings provided that appropriate design and appearance outcomes are secured. The scheme has been sensitively designed to ensure that the buildings appear as the originals ( see comparison on pages 11 and 12) and of appropriate materials reflecting the site's important location. In addition the criteria contained within Policy LO4 of the Joint Local Plan Policy Replacement Dwellings and Conversions requires that Proposals for conversion of buildings to residential must demonstrate the structure is capable of accommodating the use and the development would reuse redundant or disused buildings and enhance its immediate setting. The proposal seeks to retain/reinstate the historic barns in a sensitive way that would be beneficial to the adjacent heritage asset. It is considered that the scale of the development that distils the buildings to their former size, employs materials appropriate for their setting for the area, employing to achieve a high standard of design to respond to the context, and the character and appearance of the surroundings that is less intrusive than the current structures. Overall the criteria contained in the policies pertaining to such projects are fulfilled.
- 6.4 The recently adopted Neighbourhood plan also contains relevant policies such as Policy HNP 01 of the that states that "*Outside the defined settlement boundaries, proposals for new housing development including the conversion of existing buildings, such as barns and farm buildings, self build properties, and replacement dwellings will only be permitted where they are in accordance with national and district level policies.* As demonstrated above if some flexibility is shown due to the heritage aspects and advantages to that through the development, the scheme complies with the objectives of policies at all levels. Whilst acknowledging that the project proposed is not truly a conversion as some of the building without a scheme to secure the buildings they will be lost in entirety . Although the barns are not on the formal at risk register for Suffolk and there are some farm building associated with listed buildings or listed in there own right on that list, the site has not been in the public domain prior to this year. It was apparent that at preapplication stage the Council's heritage team were concerned about the future of the barns and saw a sensitive residential use the way to bring this about. This is one way to conserve the barns and at the same time result in a more sustainable development . It is considered some allowances should be made to ensure that these barns are saved that can be considered important part of Potash Farm. The LPA stated they would not support any significant development within the area of the collapsed element of the building, but where the development area is smaller and purely what has been informed by the historic evidence, there is a public benefit as a result of the scheme.

### ***Design Elements***

- 6.5 Good design is a key element of sustainable development definition and a key objective of the NPPF, local plan and NP. This aspect is covered in part in the Heritage and DAS where this supports the employment of the demolition (in the case of Barn 2), rebuild of Barn 1, and adjustments to Barns 3 and 4 where the design and materials has been adjusted to be suitable for each barns . As demonstrated above the design approach in terms of reflecting the barn('s) original form and materials, in particular Barn 1 that is most at risk this proposal more



less is the replication of the traditional barn. The materials employed are appropriate and their use suitable for the setting /curtilage of the listed building. Moreover, the proposal works well its natural setting and provides good quality dwelling layouts that conform to the NDSS Through the careful placing of windows and boundary treatment it avoids overlooking or any other adverse Impact on neighbouring amenities, in particular the potential dwellings in the barn to the south that is over 35 m away.

### ***Heritage Considerations***

- 6.6` The duty imposed by s.66(1) of 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 is a consideration to which the decision-maker must give "considerable importance and weight". The buildings are considered to be curtilage listed owing to the group's physical relationship and connection to the Grade II listed Home Farmhouse located to the east. As demonstrated this scheme would retain the form of the barn1 to return to the buildings and group with appropriate landscaping and boundary treatments to secure the agricultural character of the site.
- 6.7 The two Heritage documents that form part of this application therefore establish that the setting of the listed building would not be unacceptably affected by the development proposal and indeed enhanced by it which complies with policies of the NPPF and the Local Plan. The NP has very specific recommendations for heritage developments the objectives being to preserve or enhance the significance of the heritage assets of the village ,including the contribution made to their setting and the wider built environment, including views into, within and out of the Parish; to retain buildings and spaces, the loss of which would cause harm to the character or appearance of the surrounding area where this is maintained. It is noted that criterion 3 of HNP 10 recommends improvement and to bring a redundant heritage asset, which is the objective of this scheme where the Heritage documents provide clear justification for the development where there is n harm to the significance of the heritage asset.

### **Sustainable development**

- 6.8 The proposal is also demonstrated to be sustainable development, the buildings currently vacant apart from very some storage, so the contribution is limited in this regard to the three aspects of sustainable development defined in para 8 of the NPPF and can be classed as negative in terms of the environmental side. Whereas, the proposal will generate employment during the construction phase of the restoration and development and afterwards as a result of the residential use to have a positive impact on the village and nearby facilities . The social aspect is met through the reuse of a heritage asset that ensures its future and provides a family dwelling of various sizes. with a layout that at the same time retains the internal voids. In terms of the location of the site's location in relation to services (see section 1.0), on balance, to be connected to a reasonable number of services in Holbrook where at appeal, Appeal Ref: APP/W3520/W/21/3269886 concerning Noahs Barn, Green Street, Hoxne IP21 5AZ24, the Inspector accepted that the site has poor access to services and facilities, due to its isolated location but allowed the appeal. He stated that given that the proposed development would accord with Framework Paragraph 80, it was acceptable location for the reuse. Similarly this site is not remote with dwelling on all sides the village a short distance away. The greatest gains are with regard to the environmental

aspect. There would be a strong positive environmental impact. Investment is needed to conserve the heritage asset, where once conserved it will be seen by residents and visitors and the wider public as seen from section 1.10. the road from afar and the footpath close by. The improvement of its appearance barn' groups' with use of sympathetic design and materials, will enhance this aspect as a key part of the heritage group and attractive part of the countryside area. The garden has been planned as small with soft curtilage boundary treatment so the new gardens merge into the landscape. *'The preapplication advice was that Policy CS15 sets out parameters for proposals to comply with to be considered sustainable development. The proposal is likely to be considered compliant with parts I and ii. Whilst the proposal would constitute development in the countryside, subject to the proposal being compliant with policy CR19, the principle of the development is likely considered acceptable'.*

## **7.00 Summary**

**7.1** The preceding paragraphs have demonstrated that the proposal that whilst the scheme incorporates a higher degree of rebuild than would normally be permitted in order recreate an important building to the group that have acknowledged importance in their own right and in the setting /curtilage of the Grade, this has been justified as not harmful. The massing of the resultant dwelling is not increased from that existing, or original and is compatible within the street scene and the adjacent heritage asset in general. A traditional design has been to accord with the local built character and in respect of design, layout, siting, form and scale there are no harms to character, appearance, heritage of the built environment, nor the natural environment

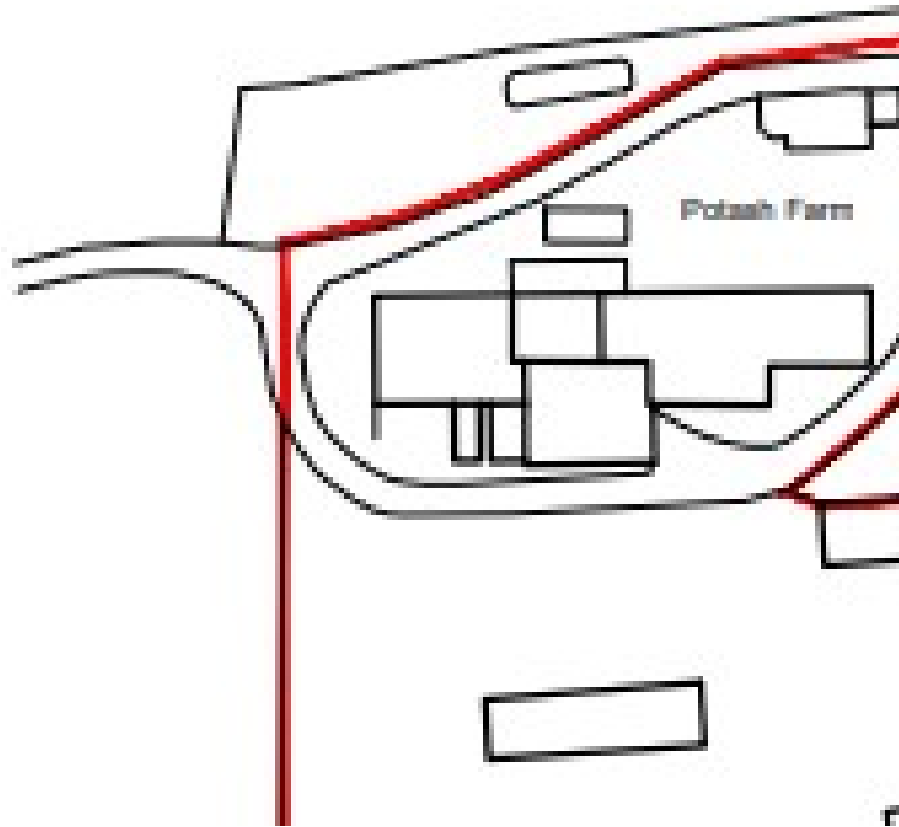
## **Appendices**

Appendix 1 Preapplication Advice DC 01927

Appendix 2 Plans and decision Class Q barn conversion DC 23/04977



# PRE-APPLICATION ENQUIRY DC/23/01927



Potash Farm, Ipswich Road, Holbrook, Ipswich Suffolk IP9 2PJ

## 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:**

Appointment on Site and Written Response-Demolition of farm buildings and renovation of barns to create two dwellings construction of three single-storey dwellings and two further infill one-and-a-half-storey dwellings

### **The supporting material comprises:**

Defined Red Line Plan 2023-729-001 - Received

Block Plan - Existing 2023-729-001 - Received

Planning Statement - Received

Block Plan - Proposed 2023-729-002 - Received

Street Scene - Proposed 2023-729-003 - Received

Street Scene - Proposed 2023-729-004 - Received

## The Proposed Development and Site

The site consists of the host dwelling, a Grade II listed building including several historically significant and curtilage listed, buildings. The site is set back from the highway of Ipswich Road and is served by a shared access. There are neighbours to the south (one of which is attached to the host dwelling and also listed). The site is surrounded by open agricultural land. The site is not within any designated landscape area. The site is in Flood Zone 1, most of the site is at a very low risk of surface water flooding however some portions are at a low to medium risk. There are no trees subject to TPOs on site and there is a Public Right of Way (PROW) running from east to west along the northern boundary of the site.

## Relevant Planning History

<b>REF:</b> B/08/01820	Erection of 1 No. 1½-storey dwelling and garage (following demolition of existing dwelling and outbuildings).	<b>DECISION:</b> GRA 10.03.2009
<b>REF:</b> B/08/01176	Erection of 1½ storey dwelling and erection of detached triple garage. Site works in connection (existing dwelling and outbuildings to be demolished).	<b>DECISION:</b> WDN 16.09.2008
<b>REF:</b> B/07/01765	Application for Certificate of Lawfulness of an Existing Use - Occupation of the dwelling without compliance with Condition 01 attached to P.P W/922 (agricultural occupancy restriction) for a minimum period of 10 years.	<b>DECISION:</b> GRA

## 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.

As of May 2023 the emerging JLP closed its public consultation, with the included policies holding 'added' weight as a material planning consideration. These are yet to supersede the existing development plan policies and so the Babergh Local Plan (2006) and the Babergh Core Strategy (2014) hold the most weight during the determination process until the JLP progresses further. This report will go to discuss the principle of development according to the current policies however will make reference to JLP policies where relevant, or where they may change the planning balance.

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 Babergh Local Plan (2006) and Proposals Map**

Details of both can be found at the following link:

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

The Babergh Core Strategy (2014) can be found below with the following link:

[Core Strategy » Babergh Mid Suffolk](#)

### **Relevant Policies include:**

CN01 - Design Standards  
CN06 - Listed Buildings - Alteration/Ext/COU  
HS28 - Infilling/Groups of dwellings  
CS01 - Applying the presumption in Favour of Sustainable Development in Babergh  
CS02 - Settlement Pattern Policy  
CS11 - Core and Hinterland Villages  
CS15 - Implementing Sustainable Development  
NPPF - National Planning Policy Framework  
NPPG-National Planning Policy Guidance  
SP03 - The sustainable location of new development  
LP01 - Windfall infill development outside settlement boundaries  
LP04 - Replacement Dwellings and Conversions  
LP15 - Environmental Protection and Conservation  
LP16 - Biodiversity & Geodiversity  
LP19 - The Historic Environment  
LP23 - Sustainable Construction and Design  
LP24 - Design and Residential Amenity  
LP24 - Design and Residential Amenity  
CR17 - Buildings in the Countryside – Residential

### **Constraints**

Nearby Grade II listed buildings  
Countryside location

## Consultation Responses

### Heritage Team

The Heritage Team:

- does not oppose the principle of conversion of the historic barn(s) to residential – subject to an appropriately detailed scheme;
- does not support the extent of residential development proposed for replacement of the existing WWII outbuildings;
- does not support the erection of two infill dwellings.

The Heritage Team considers that the proposals as a whole, have the potential to cause less than substantial harm to:

- the significance of the curtilage listed agricultural buildings, including their settings;
- the setting and therefore the significance of the Grade II listed Potash Farm;
- but the level of harm is dependent upon the nature of the scheme and the subsequent impact on the assets. A much reduced and sensitive scheme limited to the historic barn conversion need not be harmful.

The Heritage Team recommends that additional surveys and information is gathered on the various structures which currently exist on site in regard to their heritage value and structural condition.

The Heritage Team recommends that additional surveys and information is gathered on the various structures which currently exist on site in regard to their heritage value and structural condition.

This pre-application enquiry relates to the conversion of historic barns to two dwellings, the demolition of three detached outbuildings to be replaced by three dwellings, and the erection of two infill dwellings on the road frontage. The issues of the Heritage Team's concern relate to the potential impact of the proposals on the significance of the host Grade II listed Potash Farmhouse and the curtilage listed barns.

Based on the information currently available, the historic barns to the west of Potash Farmhouse are considered curtilage listed. Listed Building Consent will be needed for any alterations or works to these barns, including the demolition of the 20th century elements due to the fact they are connected to the historic ranges.

The two WWII outbuildings to the south west are not currently considered curtilage listed due to the apparent date they were installed and their spatial relationship to Potash Farmhouse.

However, further information on the age, use and ownership of all of the barns would be helpful in an application to establish which areas are of significance and to clarify the question of curtilage in regard to the WWII outbuildings.

### Historic barns:

The principle of conversion of the historic and curtilage listed barns is not opposed. However, support from the Heritage Team depends on an appropriate and sensitive scheme which retains historic fabric, their form and layout, and their agricultural character. Consideration needs to be

given to structural works, the use of appropriate materials, the introduction of insulation, and the detailed design of the interior and exterior, which should avoid a lot of subdivision. A significant proportion of the full height space in the threshing barn should be retained in a conversion scheme in order to sustain the appreciation of the structure and its former use.

It should be noted that the catslide element no. 6 which is currently noted for demolition, should also be retained, as this appears to be a 19th century element based on the brickwork viewed on site.

A detailed Heritage Statement and Heritage Impact Assessment will be needed to describe the significance of each structure and help to justify the removal of modern elements. I am supportive of the removal of the possibly mid-late 20th century addition to the south, as this would help to further reveal the significance of the historic ranges.

A frame survey of the existing structures should be carried out early on, in combination with a Heritage Statement and Structural Engineer's report. These reports will be necessary to support any future application to describe the current condition of each element, their phasing and alterations, as well the extent and type of repairs. Clear and convincing justification will be necessary should any historic elements be proposed for removal, and the Heritage Team would expect to see these retain in future proposals in order to avoid harm.

Consideration also needs to be given to the outdoor spaces, including hard surfacing and boundary treatments. Close boarded fencing, tarmac and other suburban features will not be supported and alternatives which reference the rural context, with limited subdivision of spaces to retain the farmstead arrangement, need to be incorporated.

### **WWII outbuildings:**

The removal of the WWII outbuildings is not currently opposed, but further information on curtilage may alter that view. If the buildings are demolished as part of a future scheme, a recording condition may be imposed as they have some historic value and contribute to the understanding of the function and evolution of the site.

The Heritage Team does not support the introduction of three replacement dwellings to the south of the historic barns in place of the WWII outbuildings. This would notably increase the built form in this area, creating a false farmstead narrative which there does not appear to be evidence to support. The farmstead group does not historically appear to extend south past the historic ranges, so introducing new structures in this area would instead draw the existing bungalow to the south, further towards the historic group in an inappropriate manner. The farmstead historically was semi-isolated in terms of settlement pattern, and a few other remnants of farming groups remain present along the B1080 between Holbrook and Freston. This dispersed pattern of farms away from the historic core of Holbrook should be retained, and a suburban intensification of development at this site would not be supported.

If Class Q were submitted for the conversion of one or any of these buildings – subject to clarification on their curtilage listed status – the Heritage Team would comment on the impact of the conversion on the setting of Potash Farmhouse and curtilage listed barns. The agricultural character of the site must be retained, but can usually be sensitively achieved either in a contemporary manner or a more traditional approach by referencing local materials palettes, form and detail.



### **Infill dwellings:**

The Heritage Team does not support the principle of the two infill dwellings along the road frontage. This is for similar reasons as the proposed three dwellings to the south of the historic barns.

Historic OS maps clearly show the dispersed nature of Potash Farm from the settlement of Holbrook, which intrinsically links it to its surrounding arable landscape. The introduction of new dwellings along the road frontage would reduce the current separation between the listed building and the 20th century bungalow, drawing a cluster of residential properties together which would appear uncharacteristic morphologically. In addition, buildings along the road frontage could appear prominent and would cumulatively erode the dominance and isolation of Potash Farmhouse in the streetscape, thereby diminishing this part of its significance.

### **Additional points:**

I advise seeking guidance from Historic England and SCC Archaeology on any requirements or the impact of the proposals on the Scheduled Ancient Monument to the north, as well as any associated archaeological value within the site.

Any future scheme is likely to require Ecological surveys and input from Place Services Ecology team, so any mitigation measures should be considered sensitively alongside the heritage assets.

To conclude, the Heritage Team requires further information on a number of aspects relating to the barns and outbuildings.

Notwithstanding the outcome of these reports, the principle of converting the historic barns is not opposed but the additional infill and replacement dwellings to the south and on the road frontage are not supported due to the negative impact they would have on the setting and significance of the heritage assets

### **Advice:**

#### **Principle of Development**

The proposal and discussion regarding its principle will be discussed as three separate aspects. The first is the erection of the two new infill dwellings and the second being the conversion of the historic barn to dwellings and the third is new dwellings as a class Q fallback.

#### New Dwellings

The proposed new dwellings are primarily assessed against policies CS1, CS2, CS11, and CS15 of the Babergh Core Strategy, and HS28 of the Babergh Local Plan. As well as policies SP03 and LP04 of the emerging joint local plan.

Policies CS2 and SP03 work to encourage development that is spatially sustainable, primarily within built-up area boundaries (BUABs). Policy CS2 only permits development within the countryside in exceptional circumstances and whilst this test is not consistent with the NPPF, the overarching aim of spatial distribution is consistent and so the policy is afforded substantial weight.

Policy CS11 allows flexibility when considering developments outside but adjacent to BUABs however, this policy is not engaged due to the separation distance from the site.

Policy SP03 is an emerging policy which holds more weight as the plan progresses, by the time an application is submitted, this policy is likely to hold more weight and so should be given suitable consideration. This policy states that development outside of BUABs will only be permitted where the site is allocated for development, or in a made neighbourhood plan, or is specifically permitted by other relevant policies.

Policy LP01 allows for development in the countryside subject to the site forming part of a cluster of dwelling which has at least 10 well related dwellings. This proposal does not conform with this policy and so it is not relevant or engaged.

The proposal lies approximately 500 metres outside of the BUAB of Holbrook, along the B1080. This road is a national speed limit and there are no footpaths along the road towards the village. The site is not spatially related to the BUAB and it would not enable safe or sustainable access to the village and so is considered contrary to policy CS11.

Being in the countryside, the proposal is also contrary to policies CS2 and SP03. The Councils can demonstrate an excess of a five-year housing land supply and so there is no justifiable public benefit that would outweigh the harm of this countryside development.

#### Conversion of old barns

Whilst development is generally discouraged by local policy, policy CR19 permits the conversion of barns or other redundant or under-used buildings in the countryside to dwelling if:

- *it can be demonstrated that the alternative uses for business, community and leisure uses have been thoroughly explored and can be discounted*
- *the building's location makes it unsuitable for conversion to other uses;*
- *the building is of architectural or historic merit and is capable of conversion without significant rebuilding or extension;*
- *the method of conversion retains the character of the building and, in the case of barns, retains the single open volume with minimal change;*
- *the scheme is acceptable in terms of highway safety;*
- *the building is not at risk of flooding;*
- *there is scope for connection to a suitable drainage system; and*
- *there is no material adverse impact on protected species, particularly bats and barn owls*

The points above as part of CR19 shall be suitably addressed in any planning application that comes forward. Whether the scheme is acceptable in highways terms is unclear and would be subject to a full assessment at application stage by SCC Highways. As above, part of the site is subject to flooding risk and so, this should be suitably addressed at application stage. Due to the age of the building and its nature, there is possibility for priority species to be present and so, a preliminary ecological survey should be submitted as evidence for this application.

The conversion of some of the buildings is likely to be supported under policy CR19 of the Babergh Local Plan. This policy seeks to permit the conversions of agricultural buildings that are historically or architecturally significant. The barns that are considered curtilage listed are likely to be supported for conversion, subject to the requirements from the Heritage Officer as outlined above.

One end of the historic barn is close to collapse and would need complete rebuilding. However CR19 only supports barn conversions if they are capable of conversion without significant rebuilding or extension. As such it is unlikely that the LPA would support any significant development within the area of the collapsed element of the building.

Policy CS15 of the Core Strategy sets out parameters for proposals to comply with to be considered sustainable development. The proposal is likely to be considered compliant with parts I and ii. Whilst the proposal would constitute development in the countryside, subject to the proposal being compliant with policy CR19, the principle of the development is likely considered acceptable.

Policy LP04 of the JLP allows for the conversion of buildings to residential subject to a list of criteria, outlined below:

- 2. Proposals for conversion of buildings to residential must demonstrate the structure is capable of accommodating the use and the development would reuse redundant or disused buildings and enhance its immediate setting.*
- 3. Additionally, proposals for replacement dwellings and/or conversions must:*
  - a. Be of an appropriate scale and setting for the area, and use materials to achieve a high standard of design in response to the context, and the character and appearance of the surroundings;*
  - b. Consider the amenity for both existing and for future occupiers;*
  - c. Have safe and suitable access and parking;*
  - d. Reuse redundant or disused buildings where possible; and*
  - e. In sensitive areas not be more visually intrusive than the original dwelling*

The proposal would engage with points two and three as above, point one of the policy has been omitted as it is not relevant to this proposal. Providing that the conversion and any extensions would comply with the points set out above, the proposal would likely be acceptable in principle- subject to consultations with the relevant consultees at application stage.

The buildings described as WWII buildings would not be supported for conversion as they are not of significant historical or architectural value however as outlined by the Heritage Officer, further information may change this view.

### Replacement dwellings under Class Q

It may be possible to gain Class Q prior approval for the larger of the two WWII buildings, subject to complying with the relevant regulations. The smaller of the two is not likely to be acceptable as it did not appear to be structurally sound, or of an adequate size to accommodate a dwelling.

In order to be considered a fallback position, the Class Q would need to be granted prior to any application to replace the building. If this is not done first, it would not be considered a fallback.

If Class Q is granted, there would be some scope for the replacement of the building if it was not considered to be of historic merit, any fallback dwelling would need to be in the same location and same footprint as the existing and no more visually intrusive.

### **Design**

The conversion of the buildings would be subject to the requirements set out in policy CR19, including the retention of its character. Any future scheme should maintain the architectural features

of the buildings and should not introduce unfamiliar materials or features. Advice is set out above from the Heritage Officer.

## **Heritage**

BMSDC's Heritage Team have assessed the proposal and provided comments which are pasted above. The Officer has identified the potential to cause less than substantial harm to the nearby listed buildings, and the curtilage listed barns with harm potentially being cause to the scheduled monument. The concerns of which are outlined above, with advice addressing the concerns. Any identified harm would need to be suitably outweighed by public benefit. Considering the small scale of the proposal, any harm is unlikely to be outweighed by public benefit.

Any application would be subject to a consultation with English Heritage to assess the impact the proposal would have on the scheduled monument.

## **Highways, Access and Parking**

No consultation has been made with the SCC Highway Authority with this pre-application. Any application would be subject to a consultation with the Highway Authority who would assess the impact the proposal would have on the highway network including the visibility splays, parking and vehicle manoeuvring. It is advised that pre-application advice is sought from the Highway Authority prior to submission.

## **Landscaping**

Providing that all the dwellings are sympathetic conversions and do not substantially affect the appearance of the buildings, then the impact on the character of the area would be limited. If it were considered at application stage that the development would have an adverse impact on the character of the area, a landscaping scheme would be conditioned.

## **Residential Amenity, Safe and Secure Communities**

Due to the location, the residential amenity impacts from the proposal would only impact the existing and proposed dwellings on site. Providing that there are sufficient separation distances between the dwellings, and there are no first floor windows overlooking the private amenity area of the dwellings, the proposal is likely to be acceptable in this regard.

## **Conclusions/ Planning Balance**

The principle of the conversions to the curtilage listed barns is likely considered acceptable providing the schemes are compliant with CR19 and are acceptable in regard to heritage. The conversion of the WWII buildings is unlikely to be supported as they do not hold historical or architectural significance; however, it may be possible for the larger of the two to gain Class Q prior approval. The additional, new dwellings will not be supported due to the site's countryside location.

## **Planning Risk Assessment**

### **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:.....

Heritage Statement

Heritage Impact Assessment

Design and access statement

Highways drawings

- Visibility splays
- Bin presentation points
- Access
- Vehicle manoeuvrability

Existing and proposed:

- Block plans
- Elevations
- Floor plans
- Roof plans

Preliminary ecological assessment

Structural survey

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 Householder development (not suitable for joint Listed Building Application) you can submit electronically on our website <https://www.midsuffolk.gov.uk/planning/development-management/apply-for-planning-permission/>
- For all types of development you can submit electronically via the Planning Portal [https://www.planningportal.co.uk/info/200232/planning\\_applications](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](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](https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5)

The phasing of community infrastructure levy (CIL) payments may be very important to your cash flow and viability of a development, especially for major developments and any development with Self Build Housing aspirations. If it is intended at any time that your development will be phased then you will need to ensure such phasing is expressly detailed in the planning application prior to determination. You should ensure phasing is clear within the description of development, any conditions imposed and any planning obligations. You will need to also ensure the planning case officer is fully aware of the intention to phase the development and include a phasing plan that shows the relevant phases of the development as well as a clear linear sequence of such phases that would align with the phasing of CIL payments you would find acceptable.

## 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.

**Elizabeth Flood**

Principal Planning Officer

Tel: 07849 078665

Email: [elizabeth.flood@baberghmidsuffolk.gov.uk](mailto:elizabeth.flood@baberghmidsuffolk.gov.uk)

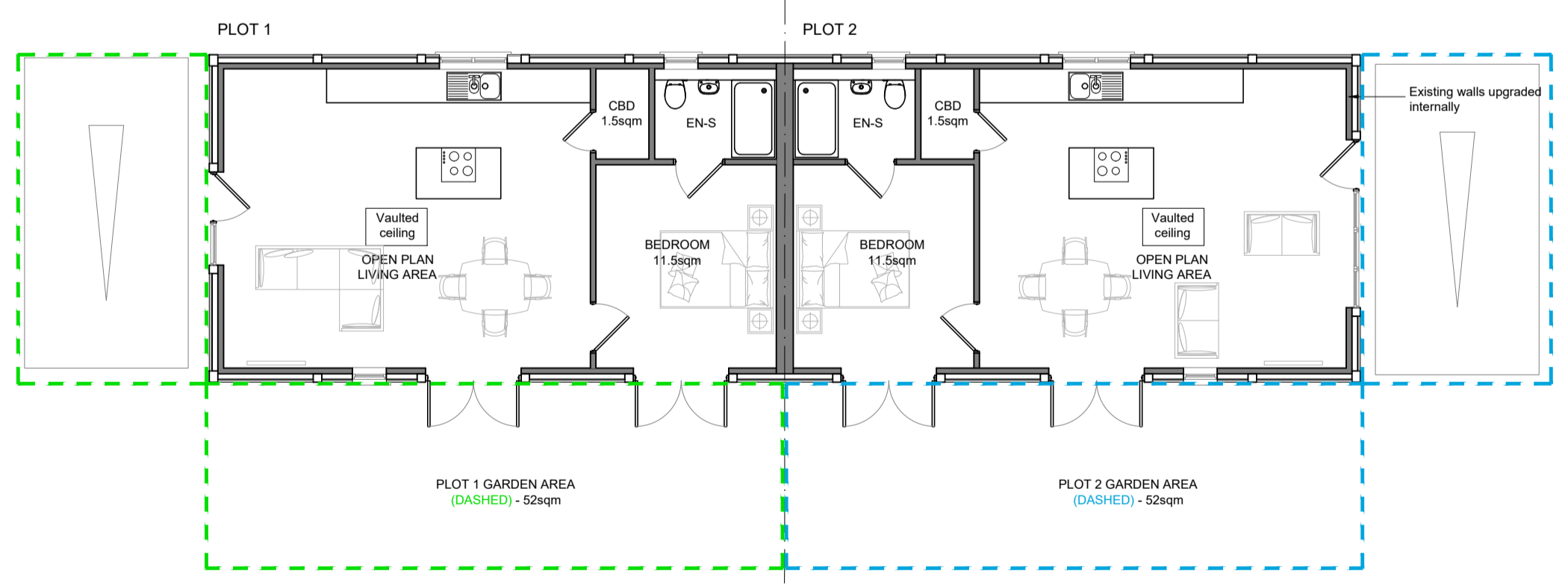
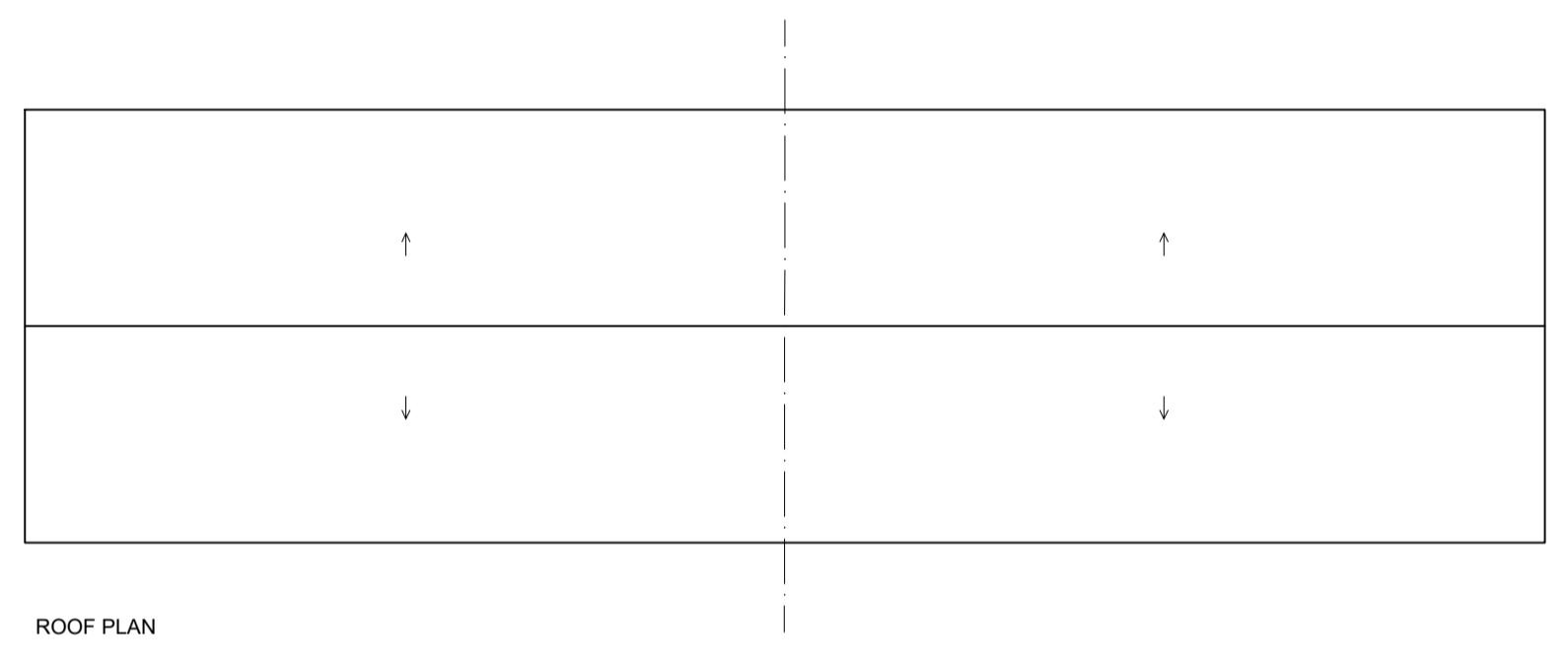
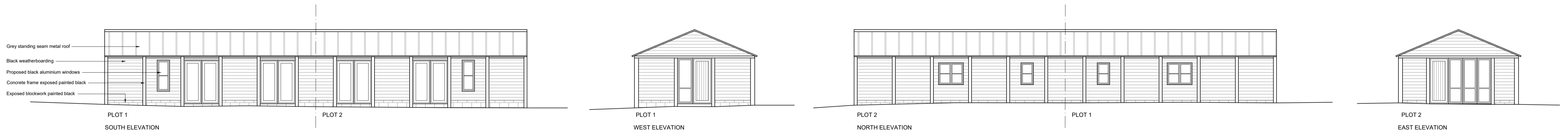
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Any questions please contact us

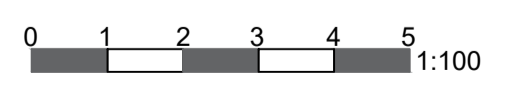


NOTE: All drawings to be read in conjunction with consultant structural engineers, mechanical and electrical consultants, acoustic engineers, energy consultants, specification, and detailed drawings. Drawing to be issued for the purposes shown within the drawing status box.

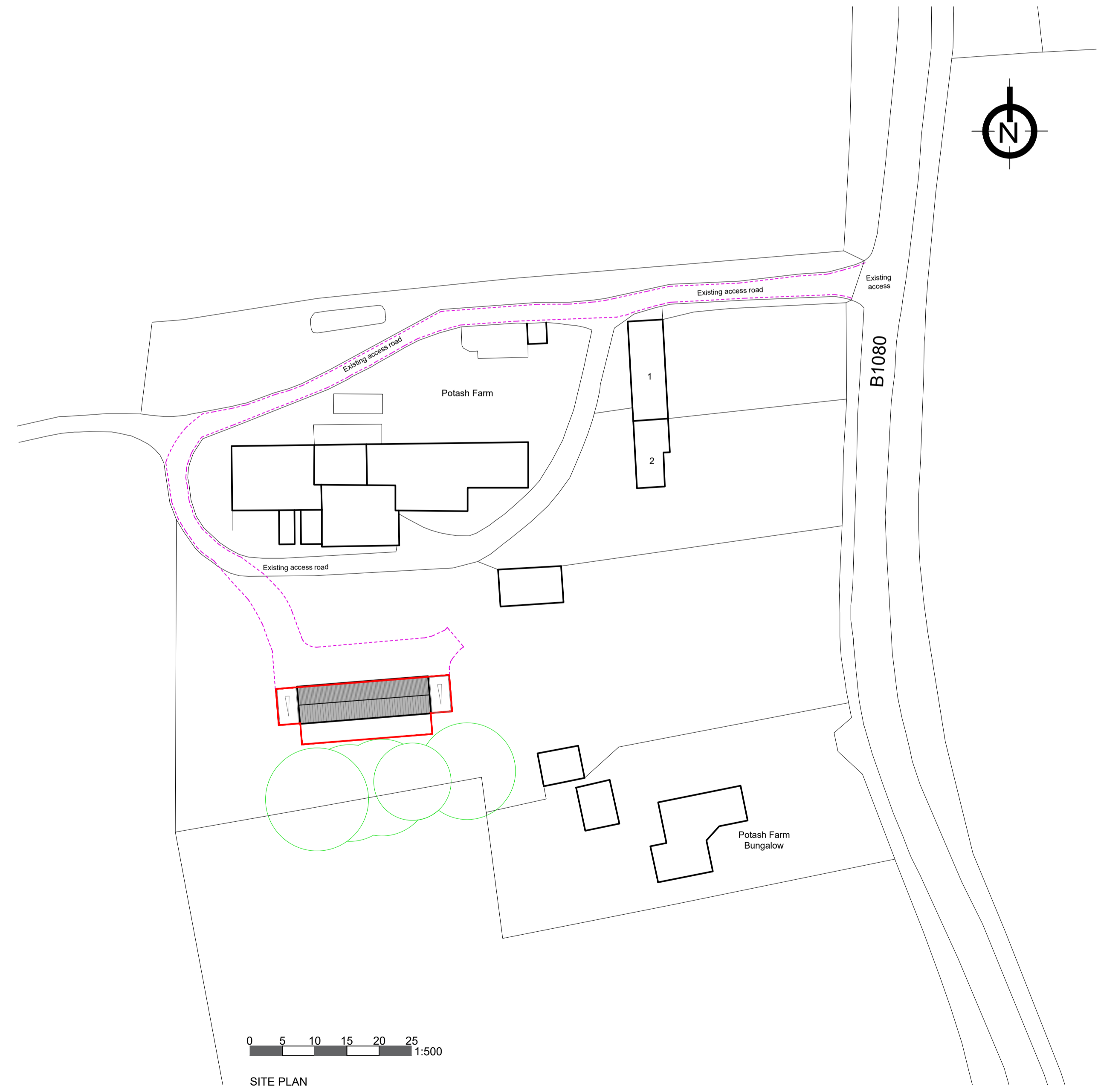
NOTE: Drawing to not be scale and written dimensions to be used only. Refer to drawing scale, paper size and scale bar.



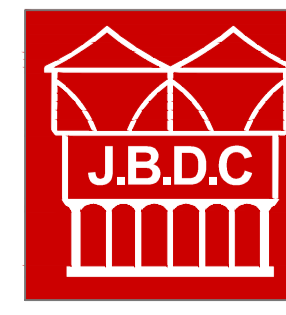
PROPOSED FLOOR PLAN  
2 No. 1 bed 2 person dwellings @ 52sqm



PLANS & ELEVATIONS



SITE PLAN



**jbell design and conservation ltd**  
 Suite 02, Holly House Business Centre  
 220-224 New London Road, Chelmsford, CM2 9AE  
 T: 07484 791794  
 E: jbell@designandconservation.co.uk  
 www.designandconservation.co.uk

Client : <b>Mike McGarr</b>	Scale : <b>1:100/1:500 @ A1</b>
Project : <b>Barn @ Potash Farm, B1080 Holbrook, IP9 9PJ</b>	Status : <b>Planning</b>
Drawing : <b>Proposed Dwellings @ Potash Farm</b>	Dwg No : <b>2023-729-020</b>
<small>© THIS DRAWING IS THE COPYRIGHT OF J BELL DESIGN AND CONSERVATION LTD. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.</small>	

C:\Users\jbell\OneDrive - designandconservation.co.uk\000 Projects\2023-729-Potash Farm, Holbrook, IP9 2P\DWG\EXISTING BARN.dwg



**Philip Isbell – Chief Planning Officer**  
**Sustainable Communities**

**Babergh District Council**

Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Website: [www.babergh.gov.uk](http://www.babergh.gov.uk)



Mr J Bell  
Suite G2  
Holly House  
220-224 New London Road  
Chelmsford  
CM2 9AE

**Please ask for:** Isaac Stringer  
**Your reference:** 729 Barn Potash Farm  
**Our reference:** DC/23/04977  
**E-mail:** [planninggreen@baberghmidsuffolk.gov.uk](mailto:planninggreen@baberghmidsuffolk.gov.uk)  
**Date:** 14th December 2023

Dear Sir/Madam

**PRIOR APPROVAL - AGRICULTURAL TO DWELLING - DC/23/04977**

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

**Proposal:** Application to determine if Prior Approval is required for a proposed Change of Use of Agricultural Buildings to Dwellinghouses (C3) and for building operations reasonably necessary for conversion. Town and Country Planning (General Permitted Development)(England) Order 2015 as amended Schedule 2, Part 3, Class Q - Conversion of the barn to form 2No dwellings utilising existing access.

**Location:** Potash Farm, Ipswich Road, Holbrook, Ipswich Suffolk IP9 2PJ

**Section A – Plans & Documents:**

This decision refers to drawing no./entitled 2023-729-010 received 24/10/2023 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

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

Application Form - Received 24/10/2023  
Planning Statement J Bell Oct 2023 - Received 24/10/2023  
Structural Survey R3217 - Received 24/10/2023  
Land Contamination Assessment PH1-2023-000095 - Received 24/10/2023  
Defined Red Line Plan 2023-729-010 - Received 24/10/2023  
Plans - Existing 2023-729-010 - Received 24/10/2023  
Plans - Proposed 2023-729-020 - Received 24/10/2023

## **Section B:**

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

- 1) That prior approval to the development is required
- 2) Prior approval has been **GIVEN** subject to the following conditions:
  1. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: COMPLETION TIME LIMIT

The development hereby approved must be completed within a period of 3 years starting with the prior approval date.

Reason - To comply with the requirements of paragraph Q.2.-(3) of Part 3, of Schedule 2, of the Town and Country Planning (General Permitted Development) England Order 2015 (as amended).

2. APPROVED PLANS & DOCUMENTS - PRIOR APPROVAL

The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this approval or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non material amendment following an application in that regard.

Reason - To comply with the requirements of paragraph W-(12) of Part 3, of Schedule 2, of the Town and Country Planning (General Permitted Development) England Order 2015 (as amended).

3. ACTION REQUIRED IN ACCORDANCE WITH SPECIFIC TIMETABLE: LAND CONTAMINATION

Prior to the commencement of works:

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

Reason: To identify the extent and mitigate risk to the public, the wider environment and buildings arising from land contamination.

4. SPECIFIC RESTRICTION ON DEVELOPMENT: NOISE LEVELS

The design and structure of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason: To ensure that the amenities of future occupiers are protected.

5. SPECIFIC RESTRICTION ON DEVELOPMENT: CONSTRUCTION HOURS

Operations related to the construction (including site clearance and demolition) phases) of the permitted development/use shall only operate between the hours of 07.30 and 18.00hrs Mondays to Fridays and between the hours of 08.00 and 13.00hrs on Saturday. There shall be no working and/or use operated on Sundays and Bank Holidays. There shall be no HGVs arriving at or departing the site outside of these approved hours.

Reason: to minimise detriment to nearby residential amenity.

6. SPECIFIC RESTRICTION ON DEVELOPMENT: BURNING

No burning shall take place on site at any stage during site clearance, demolition or construction phases of the project.

Reason: to minimise detriment to nearby residential amenity.

**NOTES:**

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

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

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

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

## Informative Notes:

### 1. **Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF)**

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area. In this case the applicant took advantage of the Council's pre-application service prior to making the application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

### 2. **Protected Species Note**

The developer is hereby reminded of their obligations under the Wildlife and Countryside Act (1981) (as amended) and the Conservation of Habitats and Species Regulations (2017) (as amended) in the carrying out of the development hereby approved.

Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling or holiday let of any size your development may be liable to pay CIL and you must submit relevant documents to our Infrastructure Team telling us more about your development, who will pay CIL and when the development will start. You will receive advice on the amount you have to pay and what you have to do and you can find more information about CIL on our websites here: CIL in Babergh and CIL in Mid Suffolk or by contacting the Infrastructure Team on: [infrastructure@baberghmidsuffolk.gov.uk](mailto:infrastructure@baberghmidsuffolk.gov.uk)

Yours faithfully

**Philip Isbell**

*Chief Planning Officer – Sustainable Communities*

## **Important Notes to be read in conjunction with your Decision Notice**

### **Please read carefully**

This decision notice refers only to the decision made by the Local Planning Authority under the Town and Country Planning Acts and DOES NOT include any other consent or approval required under enactment, bylaw, order or regulation.

**Please note: depending upon what conditions have been attached to the decision, action may be required on your part before you can begin your development.** Planning conditions usually require that you write to the Local Planning Authority and obtain confirmation that you have discharged your obligations. You should read your decision notice in detail and make a note of the requirements placed on you by any conditions. **If you proceed with your development without complying with these conditions you may invalidate your permission and put your development at risk.**

### **Discharging your obligations under a condition:**

You should formally apply to discharge your conditions and the relevant application forms are available on the Council's website. The Local Planning Authority has 8 weeks to write to you after you submit the details to discharge your conditions. You should always account for this time in your schedule as the Local Planning Authority cannot guarantee that conditions can be discharged quicker than this. A fee is applicable for the discharge of planning conditions.

### **Building Control:**

You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control Section of Babergh and Mid Suffolk District Councils.

## Appeals to the Secretary of State

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to condition, they may appeal to the Secretary of State for Communities and Local Government. The applicant's right of appeal is in accordance with the appropriate statutory provisions which follow:

Planning Applications: Section 78 Town and Country Planning Act 1990

Listed Building Applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990

Advertisement Applications: Section 78 Town and Country Planning Act 1990  
Regulation 15

Town and Country Planning (Control of Advertisements) Regulations 2007

Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months of the date of this notice, whichever period expires earlier. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://www.gov.uk/government/publications/modelnotification-notice-to-be-sent-to-an-applicant-when-permission-is-refused>

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by it, having regard to the statutory requirements\*, to the provisions of the Development Order, and to any directions given under the Order. The Secretary of State does not in practise refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him/her.

2. If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development or works which has been or would be permitted they may serve on the Council of the district in which the land is situated, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990 or Section 32 Planning (Listed Buildings and Conservation Areas) Act 1990.

\*The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70 and 72(1) of the Act.