

PLANNING STATEMENT

4th March 2022

Mid Suffolk District Council,
Endeavour House,
8 Russell Road,
Ipswich IP1 2BX

Re: The proposal involves the Change of use of land with an unknown use class to part residential for Plot 5 approved under DC/21/05821 and part agricultural. Erection of a single storey outbuilding.

At: The Red House & the Courtyard, Red House Drive, Ashbocking, Suffolk, IP6 9LD

0.0 Introduction

Dear Sir/Madam,

In this planning statement for the above-described application, we wish to discuss the planning context of the proposal, the outbuilding design, biodiversity enhancement strategy, Phase 1 land contamination report and ecological survey

1.0 Planning note

This application follows on from Planning Application DC/21/05821, including Non-Material amendments: DC/22/01238 & DC/23/00513, which were all granted and conditions fully discharged.

Application DC/21/05821 had a different red line boundary to this application, although in both, all lands are included within the same blue line boundary. The previous application involved the creation of 5 individual houses and plots. The curtilage of Plot 5 from that application has been increased to include other areas within the applicant's ownership. This application intends to change the use of a portion of that new curtilage to be residential, and to construct a small outbuilding within the new curtilage.

2.0 Outbuilding use, amount, design, and materials

Use: The outbuilding is to have a use incidental to the Plot 5 dwelling.

Amount: The building is 4.5 x 9m in size with internal area of 34m². This is 13% of the internal area of the plot 5 dwelling and less than 1% of the overall plot size since the curtilage was increased.

Design: The outbuilding is single storey with a dual pitch. The building's eaves are below 2.5m above ground, the ridge is below 4m above ground. It is not situated near any neighbouring boundary or beyond the line of the rear elevation of the plot 5 dwelling. These are typically the criteria for outbuildings being permitted development.

Materials: The material palette matches that of the Plot 5 dwelling and the rest of the development from application DC/21/05821.

3.0 Biodiversity Enhancement strategy

This application involves the slight adaption to a previously approved planning condition to Planning Application **DC/21/05821** (Including Non-Material amendments: DC/22/01238 & DC/23/00513)

The condition in question is condition 15, in which a Biodiversity Enhancement strategy was to be submitted and approved by the local authority. This was prepared by DCS Ecology and approved as part of DOC Application DC/23/01941. This new application wishes to slightly modify the information in the BES by DCS Ecology. In section 7.3, Appendix III, the locations of enhancement features are shown. See extract below (and the enhancement strategy has also been submitted with this application for further reference).

7.3. Appendix III: Figures

Location of Enhancement Features



We wish to make 2 alterations to this:

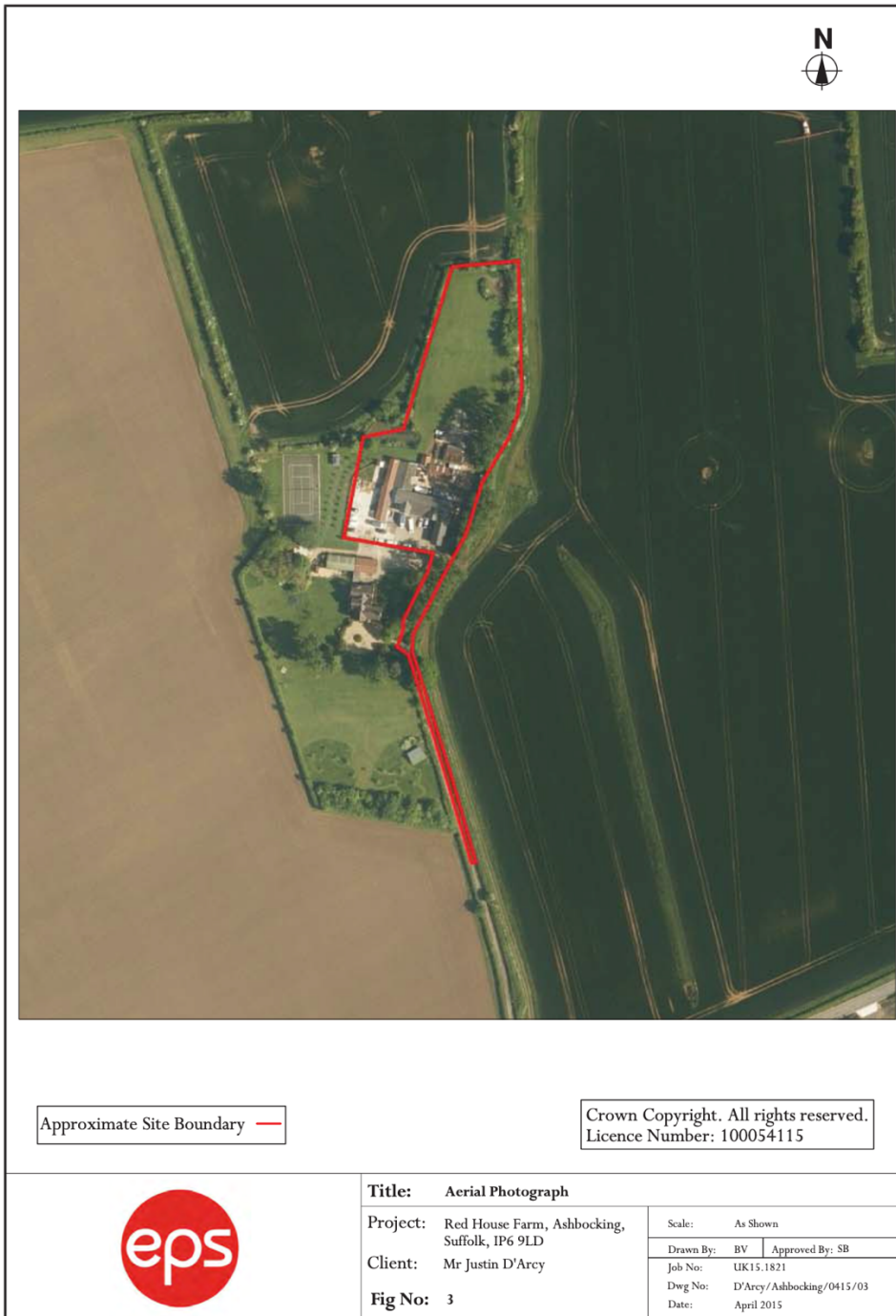
1. The green hatch indicated as Wild meadow area: This zone is approx. 210m², we proposed to move this wild meadow area to the Northmost part of the site but increase it to 805m². This an almost quadrupling of the originally agreed area so we believe it is an acceptable alteration and a welcome increase in Biodiversity enhancement for the area. See drawing 1010 for further details.
2. Due to changes to the subdivision of the site, the retained hedgerow to the West of Plot 3 & 4 is to be removed and a new replacement hedge is to be planted 6m further west, as indicated on drawing 1012. As this will result in no net loss of hedgerow, we believe it is an acceptable alteration.

As this new application is primarily for change of use and the only construction is for a 4.5m x 9m outbuilding, we believe the greatly increased wild meadow area indicated above, is sufficient Biodiversity enhancement to offset the modest amount of construction proposed.

4.0 Phase 1 Land Contamination Report

We believe that the Phase 1 Geo-Environmental Desk study prepared by EPS for Planning Application **DC/21/05821** is also suitable for this application. As the proposed construction is minor and incidental to Plot 5 of the previous application. The EPS report included a walkabout and there was also a phase 2 report carried out for Application DC/21/05821.

Also, as shown by the site boundary plans in the report (Figures and Appendices) the report clearly covers the area where the outbuilding is to be constructed, further validating the EPS reports validity in this instance. Please see Below.



Approximate Site Boundary —

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Title: Aerial Photograph

Project: Red House Farm, Ashbocking, Suffolk, IP6 9LD

Client: Mr Justin D'Arcy

Fig No: 3

Scale: As Shown

Drawn By: BV | Approved By: SB

Job No: UK15.1821

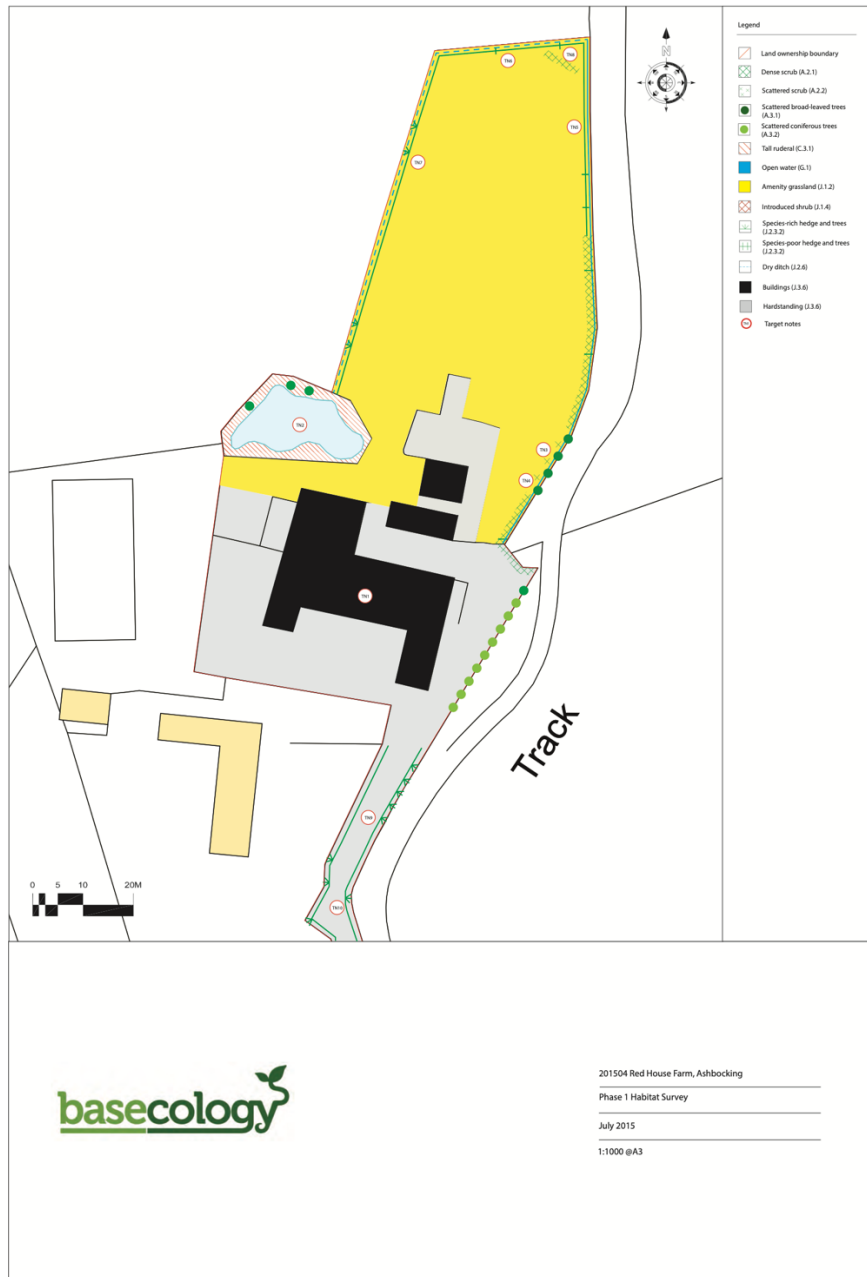
Dwg No: D'Arcy/Ashbocking/0415/03

Date: April 2015

5.0 Ecological Survey & Impact Assessment

We believe that the Ecological Appraisal prepared by Basecology for Planning Application **DC/21/05821** is also suitable for this application. As the proposed construction is minor and incidental to Plot 5 of the previous application.

Also, as shown by the Phase 1 Habitat Survey, the report clearly covers the area where the outbuilding is to be constructed, further validating the reports validity in this instance. Please see Below.



We look forward to working in conjunction with Mid Suffolk District Council to realise this project.

Yours sincerely,

Billy Conran
Project Orange