

This prepared response to a planning application sets out the policies and guidance referred to, an application summary, planning history and the comments of the parish council and any grounds for objection.

Consultee Comments for Planning Application DC/23/0813/FUL

The Parish Council has referenced the following where relevant:

- [National Planning Policy Framework \[NPPF\]](#)
- [Core Strategy \(2010\) Former SEBC area \[CS\]](#)
- [Rural Vision 2031 \(2014\) Rural \[RV\]](#)
- [Joint Development Management Policies Document \(2015\) \[DM\]](#)

The Parish Council does not currently have a made Neighbourhood Plan, but is in the process of preparing one.

Application Summary – West Suffolk Council

Application No: [DC/23/0813/FUL](#)

Address: Land Adjacent to Aldersfield Place Farm, Ashfield Green, Wickhambrook

Proposal: Planning application – (a) one dwelling (b) vehicular access

This is a new application for land adjacent to Aldersfield Place Farm (previous applications considered by the parish council at its meetings on 24th November '22 **Min 22.11.16.3** and 15th December 2022 **Min. EO.22.12.07**) made by Brown & Scarlett Ltd on behalf of Mr & Mrs Parker for planning permission for one dwelling and vehicular access. The plans are attached as **Appendix A**. Full details of the application can be found at:

[DC/23/0813/FUL | Planning application - one dwelling | Land Adjacent To Aldersfield Place Farm Ashfield Green Wickhambrook Suffolk \(westsuffolk.gov.uk\)](#)

The applicant has described the site as

“within a built-up frontage of ten or more dwellings and thus, we believe, accords with your Local Plan Policy DM27”

The site is located between Aldersfield Place Farm and Minori in Ashfield Green, outside the published settlement area of Wickhambrook [RV3] and within designated countryside [CS4, DM5].

There are some differences advised by the agents from the previous application, namely:

- Reduction in the overall frontage of the building which increases the gap between the new building and clients' existing property.
- Lowering of ridge by around 1m
- Omission of proposed garage on boundary adjacent to Aldersfield Place.



The following documents were submitted with the application:

- Biodiversity Statement
- Land Contamination Questionnaire and Assessment
- Preliminary Ecological Assessment
- Tree Survey and Arboricultural Report
- Site Layout, Location & Block Plans, Elevation and Floor Plans, Street Scene

The application describes that the site has an existing access which will be re-modelled to form an entrance in accordance with Suffolk County Council requirements.

Planning History

- [DC/17/1628/OUT](#) – Outline Planning Application (Means of Access to be considered) – Application Approved – WPC – No objection
- [DC/18/1442/RM](#) – Reserved Matters Application – Submission of details under DC/17/1628/OUT – Application Approved – WPC – No comments made
- [DCON\(A\)/18/1442](#) – Application to Discharge Conditions 4 (provision of access), Condition 5 (Bound Surface Material) Condition 6 (surface water drainage) and Condition 11 (soft landscaping) of DC/18/1442/RM – Application Approved – No consultation with PC
- [DC/19/1251/VAR](#) – Variation of condition 2 of DC18/1442/RM to replace drawing numbers 4177-01A, 4177-05 and 4177-06 with drawing number 4177-10 to reduce the scale and reposition the proposed garaging for 1 no. dwelling and garage – Application Approved – WPC – No objection
- [DC/22/1845/FUL](#) – Planning application – a. one dwelling b. detached garage. c. vehicular access - Application Withdrawn – WPC – objection(s) Mins. 22.11.16.3 & EO.22.12.07

Comments

- Constraints identified by West Suffolk are:
- Development Type: All wind farm / turbine development
- Description: Within 100m of a Suffolk County Council Historic Environment Record Consultee: Suffolk Archaeological Service
- Designation: Countryside Policy: CS4, DM5
- Consultee: Norwich International Airport Constraint: Statutory consultee for all wind turbine applications within 42.5 nautical miles of Norwich International Airport
- Consultee: Cambridge Airport Constraint: Advise of Any Developments

No responses have yet been submitted.

The following matters are relevant and should be considered with respect to the application:

1. **Settlement Hierarchy and Identity:** The proposed site is not within the published settlement boundary of Wickhambrook [RV3 – Housing Settlement Boundaries], but in designated countryside [CS4 – Settlement Hierarchy & Identity, DM5 – Development in the Countryside]. It is acknowledged that the proposal may be described as small scale residential development [DM5]
2. **Sustainable Development:**
 - a. District Council policies seek to protect the countryside against unsustainable development. Further development of the green could adversely affect its built character and sense of place.
 - b. The application does not appear to make provision for the installation of an electric charging points for the proposed dwelling. This could have a negative impact on air quality in the vicinity and is not consistent with the NPPF

paragraphs 105 & 110¹, Air Quality Planning Guidance, [CS2 – Conserving and where possible, Enhancing of Natural Resources including Air Quality], [DM14 – Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards], and Section 3.2 of Suffolk Parking Standards, which sets out requirements for electrical charging infrastructure.

3. **Noise and Disturbance:** site clearance, preparation and construction activities (including deliveries and removal of waste materials) would result in noise and disturbance to neighbouring properties, particularly at weekends and bank holidays, a material consideration.
4. **Minimising Pollution and Safeguarding from Hazards:** Hazardous materials must be removed from site and not burnt, to ensure that there is no risk to contamination of ground or surface water and that the amenity of neighbouring areas is protected. Relevant policies are NPPF (paragraphs 170, 178, 179), (GP3), Policy CS2 (Sustainable Development) and Policy DM14.
5. **Infrastructure Capacity:** that the provision of surface water disposal through a soakaway may increase the risk of surface water onto the highway within Ashfield Green, which already experiences regular flooding of the road (although this matter should have been adequately dealt with under application [DCON\(A\)/18/1442](#) – Application to Discharge ...Condition 6 (surface water drainage).
6. **Risk of loss of amenity to neighbouring properties:** arising from the proposed development (the rear garden of Minori, to the south-east of the site, and opposite, the front of the properties Rowlands & Red Gables). The overlooking of a property and/or loss of privacy is a material consideration (although the change to plans with respect to removal of the first floor of the garaging may have mitigated this with respect to properties opposite). NPPF paragraph 130(f) and policies [DM2- development principles and local distinctiveness] and [DM22- residential design] are relevant.

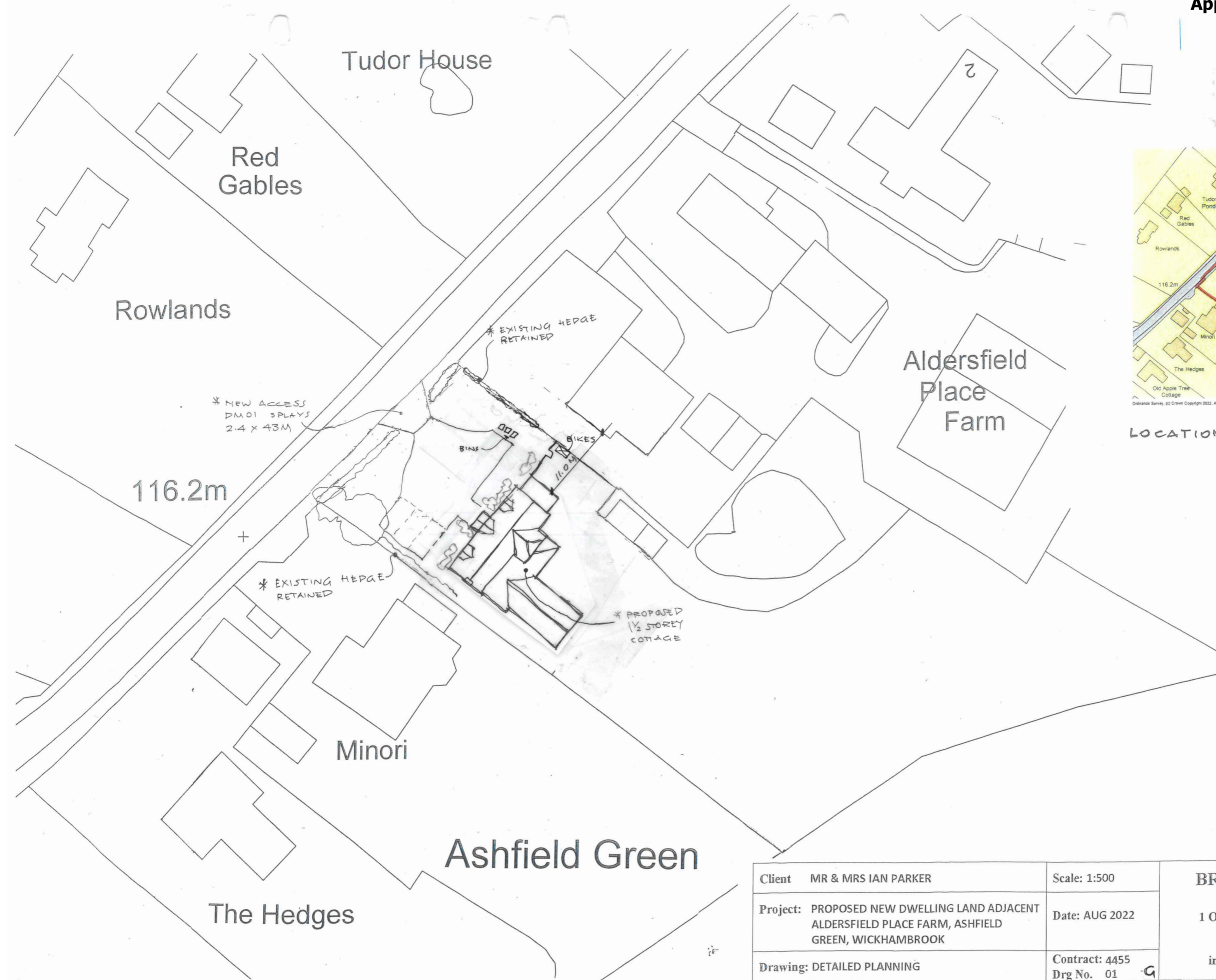
Action:

The Parish Council is asked to consider the application above and prepare a response setting out the reasons for its decision.

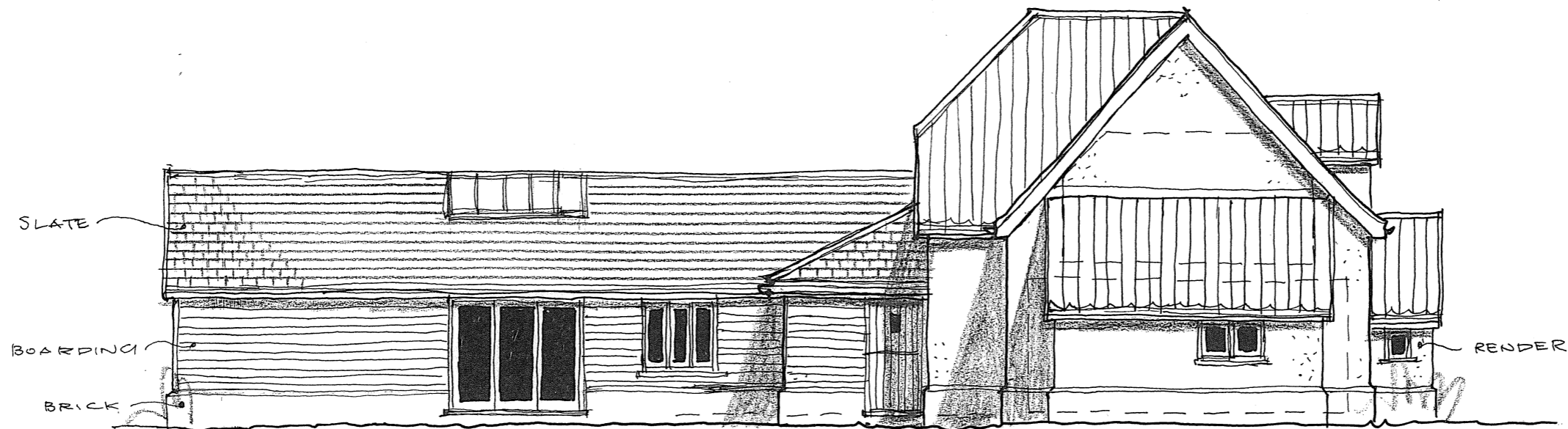
¹ adequate provision of parking for ...ultra low emission vehicles and enabling of charging for such vehicles.



LOCATION ~ 1:2500



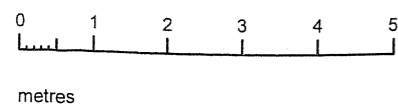
Client	MR & MRS IAN PARKER	Scale:	1:500	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	PROPOSED NEW DWELLING LAND ADJACENT ALDERSFIELD PLACE FARM, ASHFIELD GREEN, WICKHAMBROOK	Date:	AUG 2022	
Drawing:	DETAILED PLANNING	Contract:	4455 Drg No. 01	



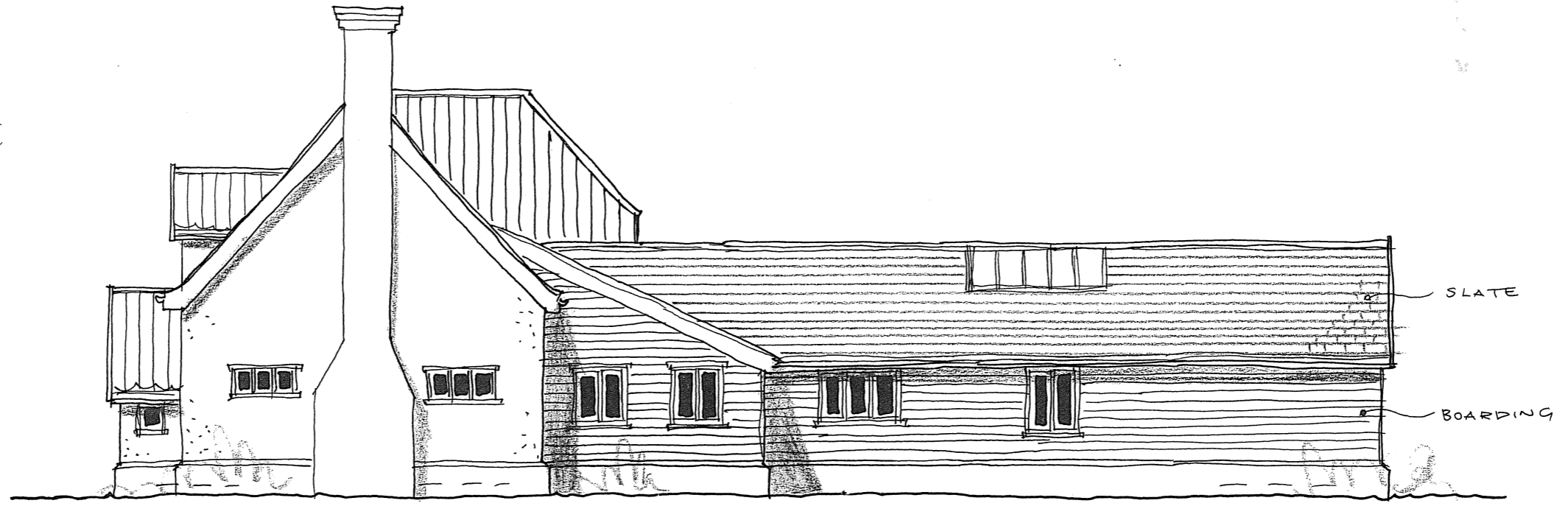
NORTH - EAST ELEVATION ~



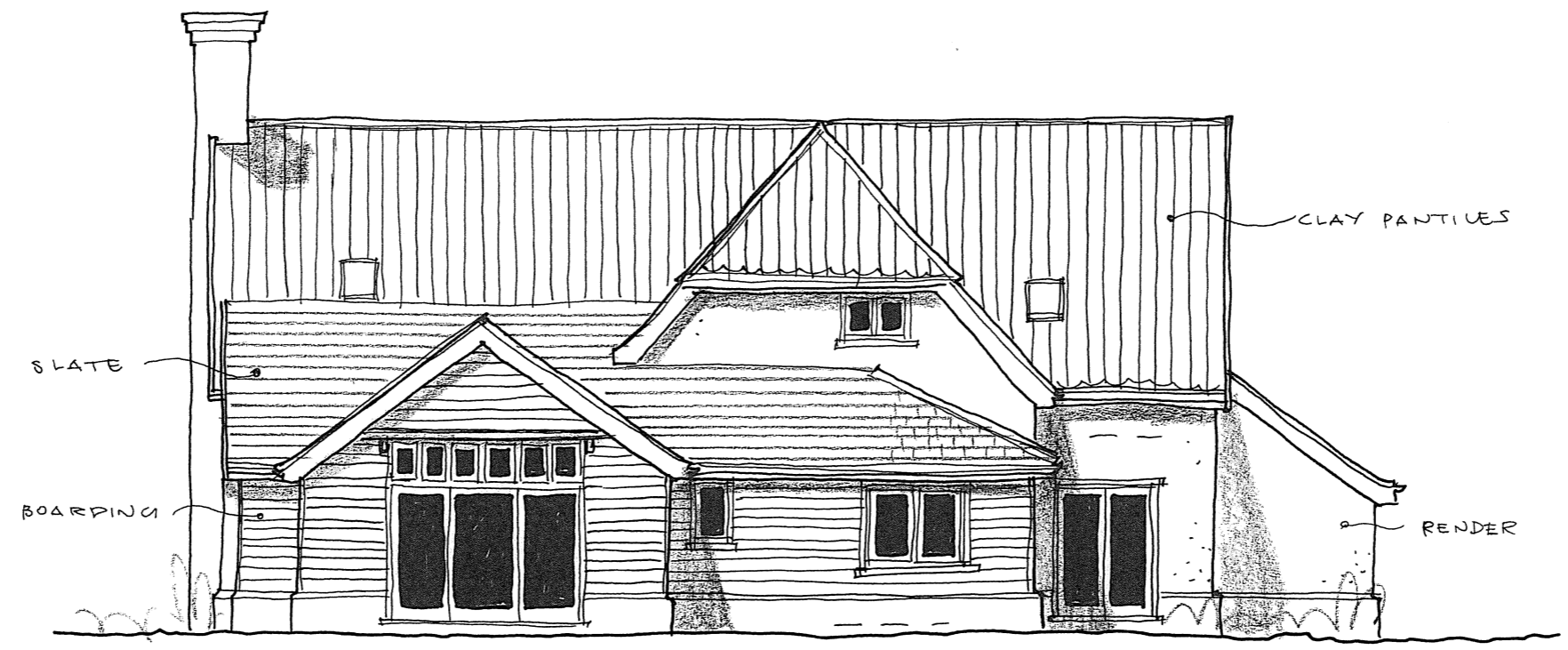
NORTH - WEST (FRONT) ELEVATION ~ 1:100



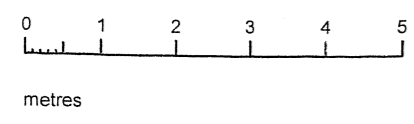
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Project:	PROPOSED NEW DWELLING LAND ADJACENT ALDERSFIELD PLACE FARM, ASHFIELD GREEN, WICKHAMBROOK	Date: April 2023	
Drawing:	DETAILED PLANNING	Contract: 4455 Drg No. 02 B	



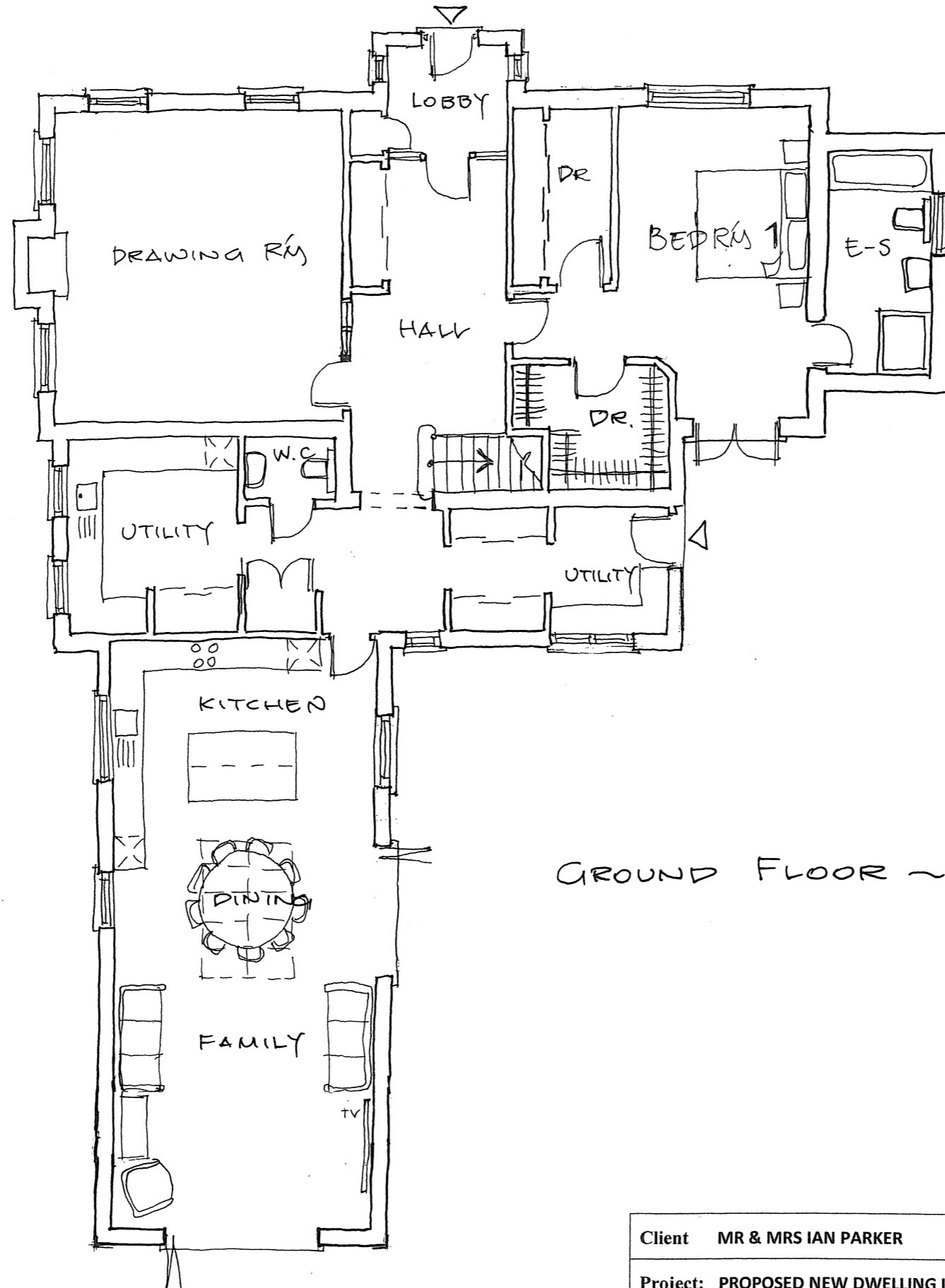
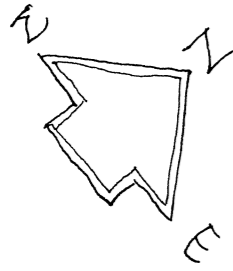
SOUTH - WEST ELEVATION ~ 1:100



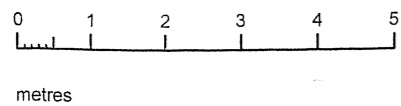
SOUTH - EAST ELEVATION ~



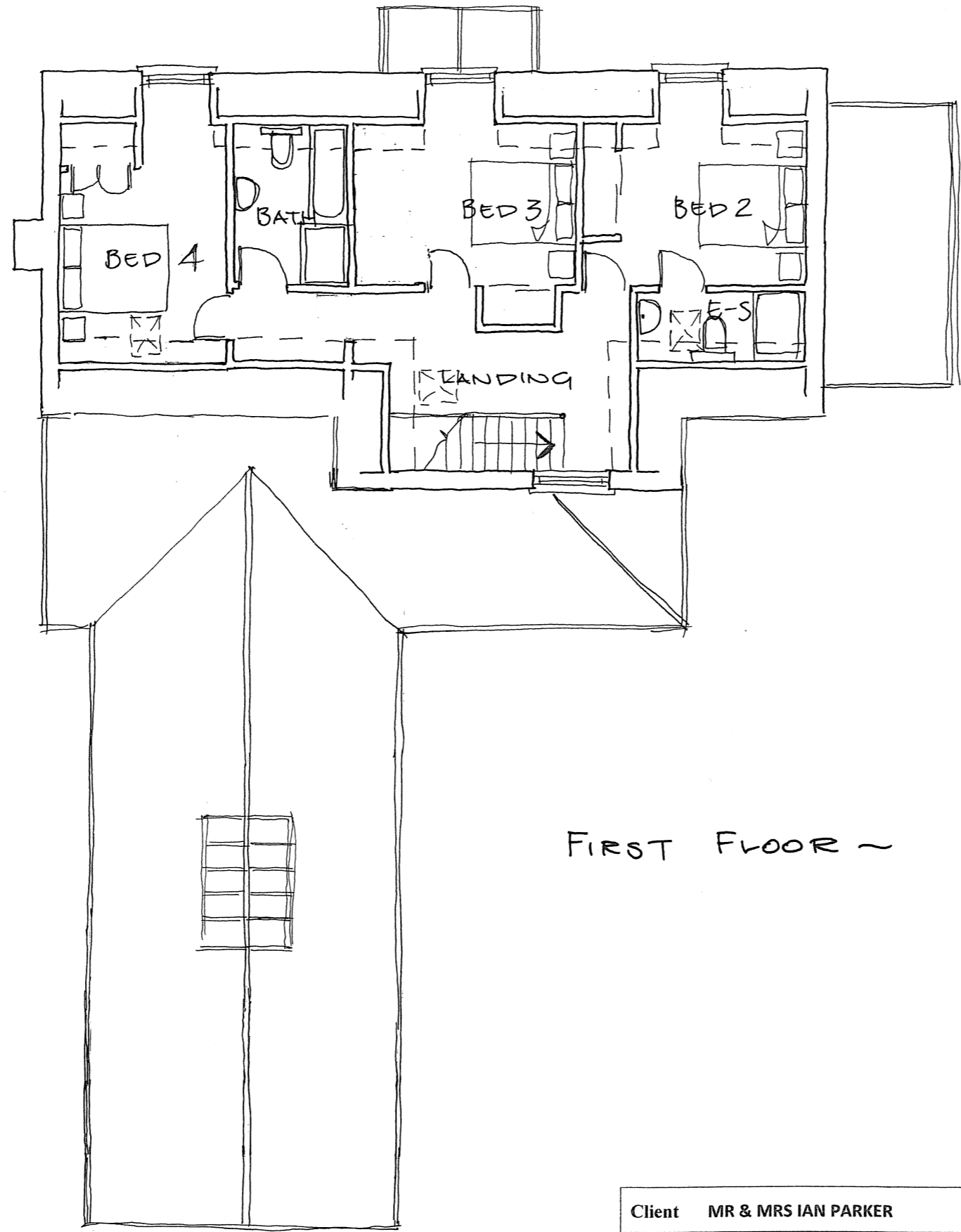
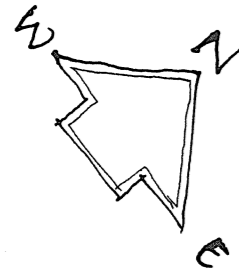
Client	MR & MRS IAN PARKER	Scale:	1:100	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	PROPOSED NEW DWELLING LAND ADJACENT ALDERSFIELD PLACE FARM, ASHFIELD GREEN, WICKHAMBROOK	Date:	April 2023	
Drawing:	DETAILED PLANNING	Contract:	4455 Drg No. 03 A	



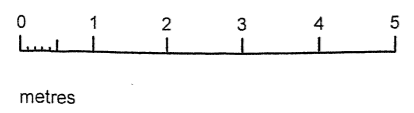
GROUND FLOOR ~ 1:100



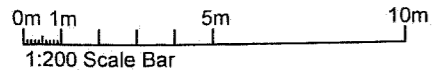
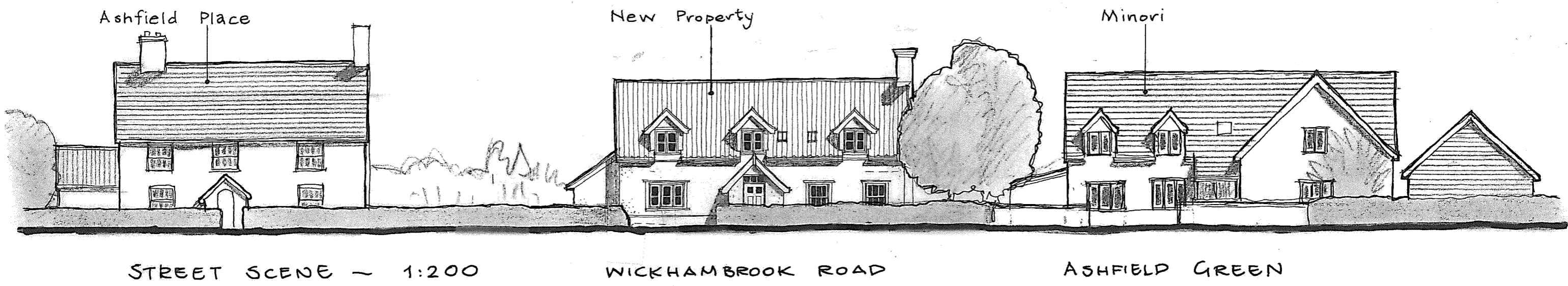
Client	MR & MRS IAN PARKER	Scale:	1:100	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	PROPOSED NEW DWELLING LAND ADJACENT ALDERSFIELD PLACE FARM, ASHFIELD GREEN, WICKHAMBROOK	Date:	April 2023	
Drawing:	DETAILED PLANNING	Contract:	4455 Drg No. 04 B	



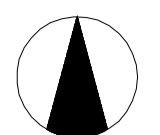
FIRST FLOOR ~



Client	MR & MRS IAN PARKER	Scale:	1:100	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	PROPOSED NEW DWELLING LAND ADJACENT ALDERSFIELD PLACE FARM, ASHFIELD GREEN, WICKHAMBROOK	Date:	April 2023	
Drawing:	DETAILED PLANNING	Contract:	4455 Drg No. 05 B	



Client	MR & MRS IAN PARKER	Scale:	1:200	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	PROPOSED NEW DWELLING LAND ADJACENT ALDERSFIELD PLACE FARM, ASHFIELD GREEN, WICKHAMBROOK	Date:	NOV 22	
Drawing:	DETAILED PLANNING	Contract:	4455 Drg No. 07. 8	



ARBORICULTURAL REPORT

- CONTENTS:**
 1. INTRODUCTION
 2. TREE SURVEY
 3. ARBORICULTURAL IMPLICATIONS & IMPACT ASSESSMENT
 4. TREE PROTECTION

1. INTRODUCTION

Background: LSDP were appointed to prepare an Arboricultural Survey & Report to appraise garden trees to the west and south-west of the main dwelling at Aldersfield Place Farm, Wickhambrook. The report is based on survey information collected in September 2020.

The Site: The site comprises a grassed garden area, bordered on the west by the public highway and to the south by neighbouring domestic curtilage.

2. TREE SURVEY

Generally: Seven trees were surveyed in accordance with BS 5837:2012. The trees are piecemeal domestic plantings of small and immature trees of no special merit; they are all recorded as 'C2' category

3. ARBORICULTURAL IMPLICATIONS & IMPACT ASSESSMENT

Removal of Trees: The proposal will require the removal of a section of elm hedge to accommodate access and of trees T1 to T5 to accommodate the development and provide open garden space for the proposed dwelling

Encroachment into Root Protection Areas (RPAs): The proposal encroaches into the RPA of T6 Horse Chestnut for the purpose of construction access. However, the encroachment is minimal and affects a peripheral area only. The paving in this area will be constructed 'no-dig' and incorporate ground protection as per the detail opposite. It is considered this encroachment will have no significant impact on the tree.

Proximity of Dwellings to Tree canopies: The proposed layout allows adequate space around trees indicated for retention, to accommodate future growth and minimise potential issues with shading / perception of hazard in relation to dwelling and amenity space.

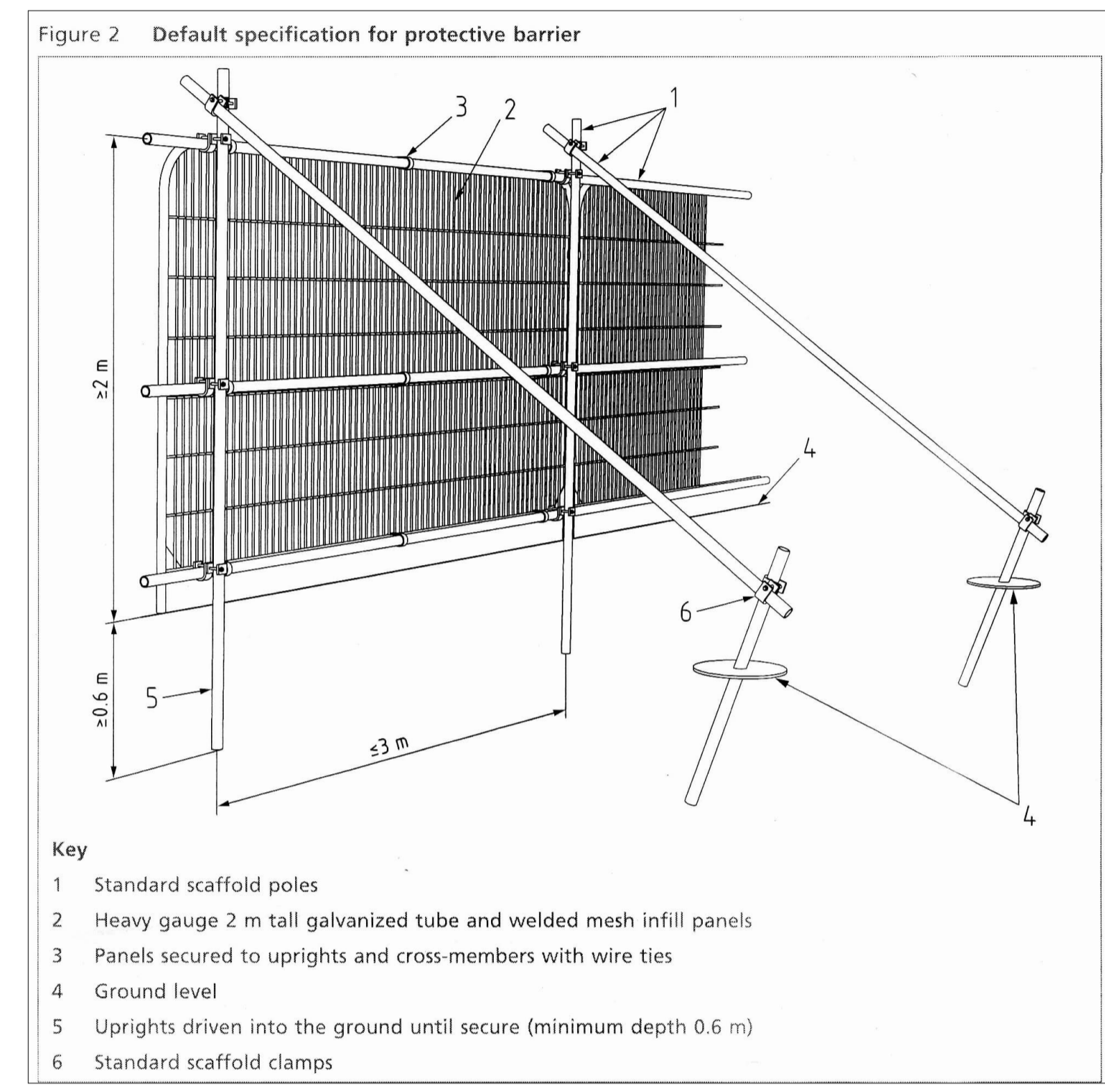
4. TREE PROTECTION

Generally
 Before any machinery or materials are brought onto site and before any demolition, development or stripping of soil commences, the Root Protection Area (RPA) indicated on the drawing shall be set out and the Protective Barriers and Ground Protection installed as shown on the drawing. The Protective Barriers and Ground Protection shall not be removed or altered without prior recommendation by an arboriculturist and approval of the local planning authority.

- The areas protected by barriers shall be subject to the following restrictions:
 I. Existing soil levels within the protected areas shall not be altered
 II. No excavation of any kind shall take place within the protected areas.
 III. The protected areas shall not be used for storage of any kind
 IV. No vehicles or machinery shall be allowed into the areas protected by barriers
 V. Should the developer require the above restrictions to be breached for unforeseen reasons, an appropriate method of works must be agreed with the Local Authority prior to any works taking place within the protected areas.

Protective Barriers
 Protective Barriers shall be erected to prevent access into designated areas around retained trees. Once installed, all weather notices shall be attached to each barrier with words such as: "Construction Exclusion Zone - No Access". Protective Barriers shall be erected in accordance with BS5837: 2012 Fig 2.

Ground Protection
 Ground protection shall be installed where indicated on the drawing and shall take the form of a permeable surface laid on a cellular confinement system, constructed using a no-dig specification. See diagram opposite.

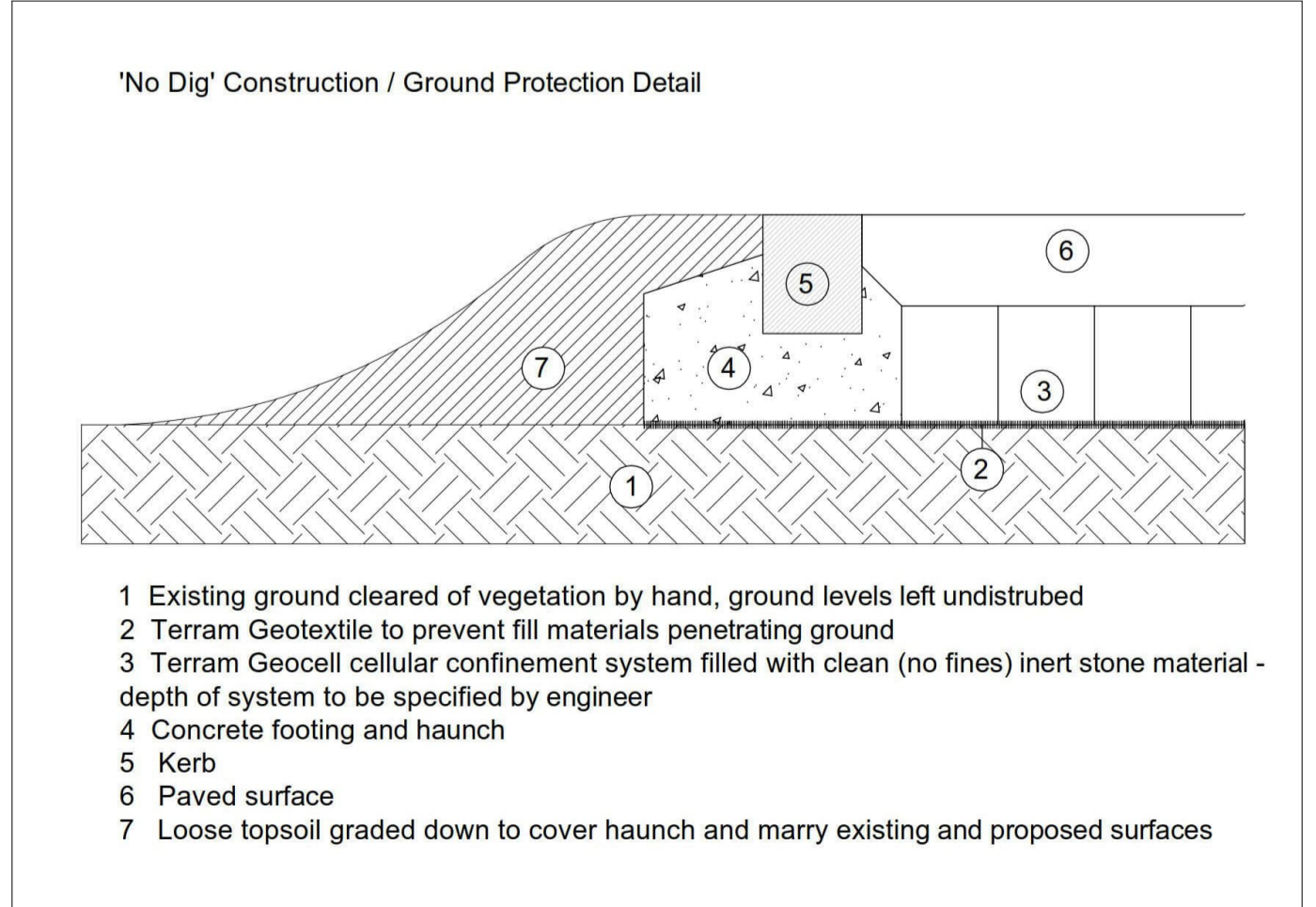


The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

TREE SURVEY SCHEDULE

Ref	Species	Stem Dia (mm)	Stems	Height (m)	Can. clear (m)	Br. clear (m)	Age Class	Physiology	Structural Condition	Arboricultural Value	Landscaping Value	Cultural / Conservation Value	General observations	Useful Life	Grade
T1	Holly	150	1	3	0	na	Y	N	F	L	L	L	Ornamental garden trees	40+	C2
T2	Cherry	400	1	5	2	2	M	N	F	L	L	L		20+	C2
T3	Norway maple	400	1	12	2	na	MA	N	F	L	L	L		40+	C2
T4	Plum	300	1	4	2	na	M	N	F	L	L	L		20+	C2
T5	Silver Birch	250	1	12	2	na	Y	N	F	L	L	L		40+	C2
T6	Horse chestnut	300	4	12	2	na	Y	N	F	L	L	L		40+	C2

NOTES & ABBREVIATIONS:
Age Class: Y (Young) - Less than 1/3 of life completed, M (Middle Aged) 1/3 - 2/3 of life completed, M (Mature) - more than 2/3 of life completed, OM (Over Mature) - more than 2/3 of life completed and declining, V (Veteran) - Veteran trees have no precise definition but are trees considered to be of biological aesthetic or cultural value because of their age.
Physiology: N - Normal, P - Poor, D - Dying. Given relative to species, age and location.
Structural Condition: G (Good) - No, or remediable physical defects or decay, F (Fair) - Physical defects or decay present, risk of failure of stem or large limbs within twelve months considered to be low, P (Poor) - Physical defects or decay present, risk of failure of stem or large limbs within twelve months considered to be high.



- KEY**
- 'C' Category Tree / Hedge
 - Root Protection Area (RPA)
 - Trees / Hedges to be removed / cut back
 - Tree Protection Barrier: To be weldmesh panels installed in accordance with BS 5837: 2012 Fig 2
 - Ground Protection: Comprising 'Geoweb' or equivalent cellular confinement system filled with inert stone and laid as 'no dig' surface, retained thereafter, as base to proposed paving. See detail opposite

Revisions :
 A - 23.05.23 Layout altered

Land & Sculpture Design Partnership
 LANDSCAPE ARCHITECTURE - SCULPTURE - ARBORICULTURE

SITE : Aldersfield Place Farm
DRG : Tree Survey, AIA and Protection Plan
DRN BY : GH
SCALE : 1:250 @ A1
DATE : October 2020
No : LSDP 1168-04 Rev A

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