

This prepared response to a planning application sets out the policies and guidance referred to, an application summary, planning history and any material considerations.

Consultee Comments for Planning Application DC/23/0194/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/23/0194/FUL](#)

Address: Land Adjacent To Bunters Gait Nunnery Green Wickhambrook Suffolk

Proposal: Planning application - one dwelling

This is a re-consultation of an application from DHA Planning made on behalf of George Morgan for full planning consent at land adjacent to Bunters Gait, Nunnery Green, Wickhambrook.

Amended plans were received on 30th May and 1st June:

- Proposed plans
- Site plan
- Existing site plan
- Proposed site layout

For the erection of a 1.5 storey dwelling comprising 3 bedrooms with associated parking, access and landscaping are attached as Appendix A

[DC/23/0194/FUL | Planning application - one dwelling | Land Adjacent To Bunters Gait Nunnery Green Wickhambrook Suffolk](#)



The planning agent references an previous planning application ([DC/19/0961/FUL](#) to which the parish council responded, neither objecting nor supporting the application. This application was approved on 16 July 2019 (development to be begun not later than 3 years from the date of the permission).

The current application is for a one and a half storey three bedroom dwelling.

The following documents were submitted with the application:

- A planning statement from DHA Planning
- Location plan
- Proposed plans and elevations
- Land contamination questionnaire and assessment

No subsequent comments have yet been lodged against this application.

Constraints:

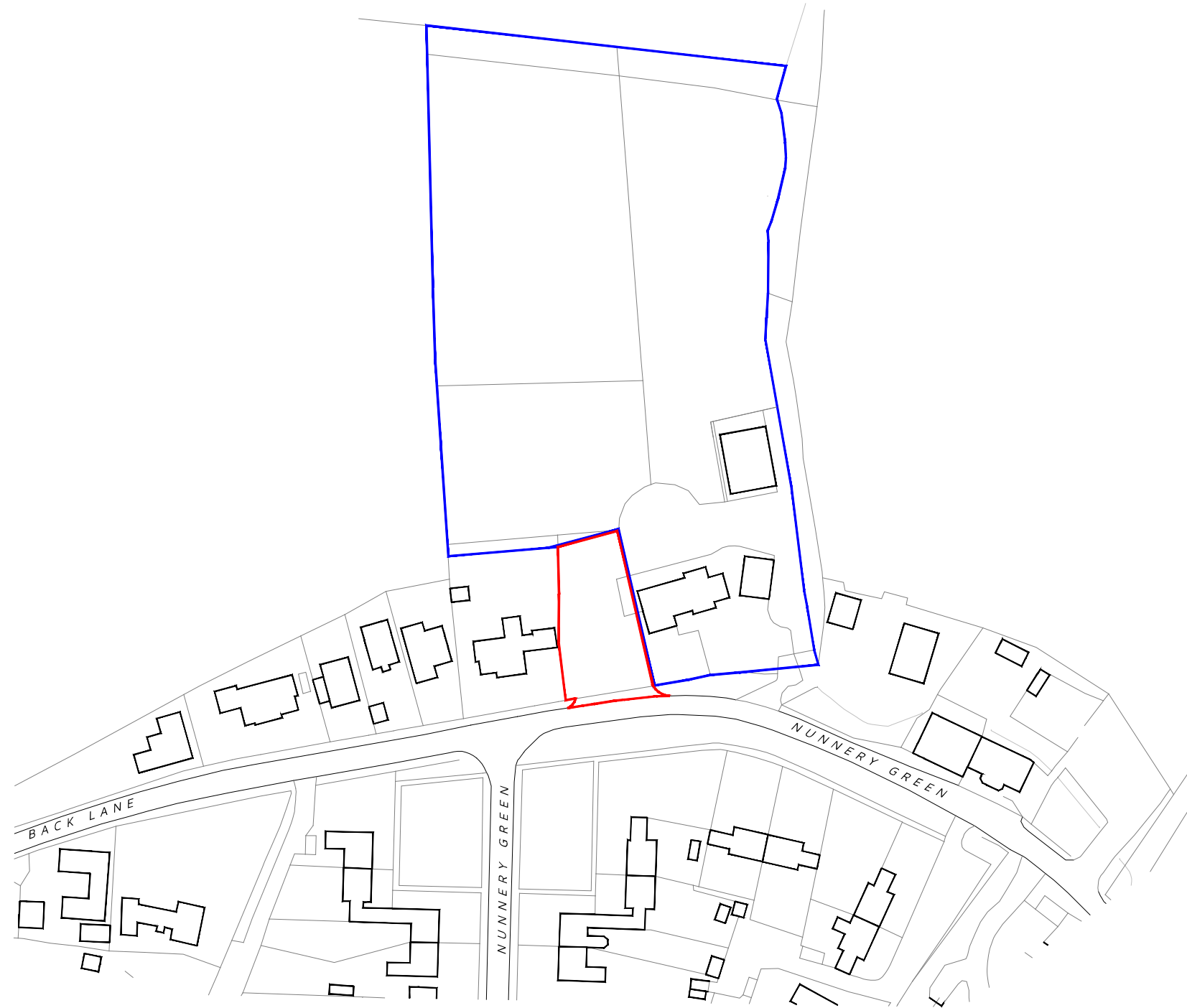
Name	Constraint Type
Development Type: All wind farm / turbine development	Air Traffic Control Safeguarding WF
Description: Within 100m of a Suffolk County Council Historic Environment Record Consultee: Suffolk Archaeological Service	Archaeological Site (100m Buffer)
Location: Wickhambrook	Bat Roosts
Location: Wickhambrook	Bat Roosts
Designation: Housing Settlement Boundary Policy: RV3	Local Plan Polices
Designation: Countryside Policy: CS4, DM5	Local Plan Polices
Consultee: Norwich International Airport Constraint: Statutory consultee for all wind turbine applications within 42.5 nautical miles of Norwich International Airport	Wind Turbine Norwich Airport
Consultee: Cambridge Airport Constraint: Advise of Any Developments	Cambridge Renewal Energy All

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

1. **Settlement Hierarchy and Identity:** The proposed site is within the published settlement boundary of Wickhambrook [RV3 – Housing Settlement Boundaries].

Action:

The Parish Council is asked to consider the application above.



10 0 10 20 30 40 50

Metres (1:1250)



N

Site Area: 0.06 Ha

- Application Boundary
- Applicant Ownership

B	RED AND BLUE LINE UPDATED	20.04.2023
A	CLIENT NAME UPDATED	14.02.2023
Rev:	Reason:	Date:

Client:

MR G MORGAN

Project:

BUNTER'S GAIT, NUNNERY GREEN,
WICKHAMBROOK, NEW MARKET, CB8 8XT

Title:

SITE LOCATION PLAN

Drawing No:	Rev:	Scale:	Date:
DHA/19002/01A	B	1:1250	FEB 2023



Eclipse House, Eclipse Park, Sittingbourne Road
Maidstone, Kent. ME14 3EN

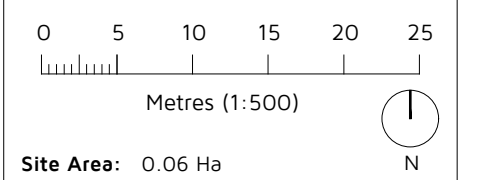
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CAD Reference: DHA_19002_BUNT_AB04

A3



Site Area: 0.06 Ha

- Application Boundary
- Applicant Ownership
- Approximate Location of Existing Trees
- Approximate Location of Existing Hedge/Shrubs

B	AMENDMENTS TO ACCESS, RED AND BLUE LINE	20.04.2023
A	CLIENT NAME UPDATED	14.02.2023
Rev:	Reason:	Date:

Client:
MR G MORGAN

Project:
BUNTER'S GAIT, NUNNERY GREEN, WICKHAMBROOK, NEW MARKET, CB8 8XT

Title:
EXISTING SITE LAYOUT PLAN

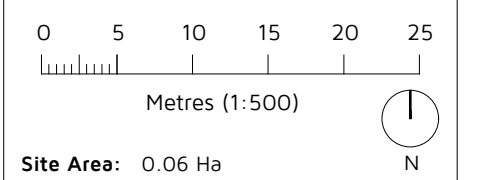
Drawing No:	Rev:	Scale:	Date:
DHA/19002/02A	B	1:500	FEB 2023



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Existing Site Layout Plan
 1:500 @ A3



Site Area: 0.06 Ha

- Application Boundary
- Applicant Ownership
- Approximate Location of Existing Trees
- Approximate Location of Existing Hedge/Shrubs

C	AMENDMENTS TO ROOF PLAN/LAYOUT	25.05.2023
B	AMENDMENTS TO BUILDING POSITION, ACCESS, RED AND BLUE LINE	20.04.2023
A	CLIENT NAME UPDATED AND REFUSE STORAGE AREA ADDED	14.02.2023
Rev:	Reason:	Date:

Client:
MR G MORGAN

Project:
BUNTER'S GAIT, NUNNERY GREEN, WICKHAMBROOK, NEW MARKET, CB8 8XT

Title:
PROPOSED SITE LAYOUT PLAN

Drawing No:	Rev:	Scale:	Date:
DHA/19002/03A	C	1:500	FEB 2023

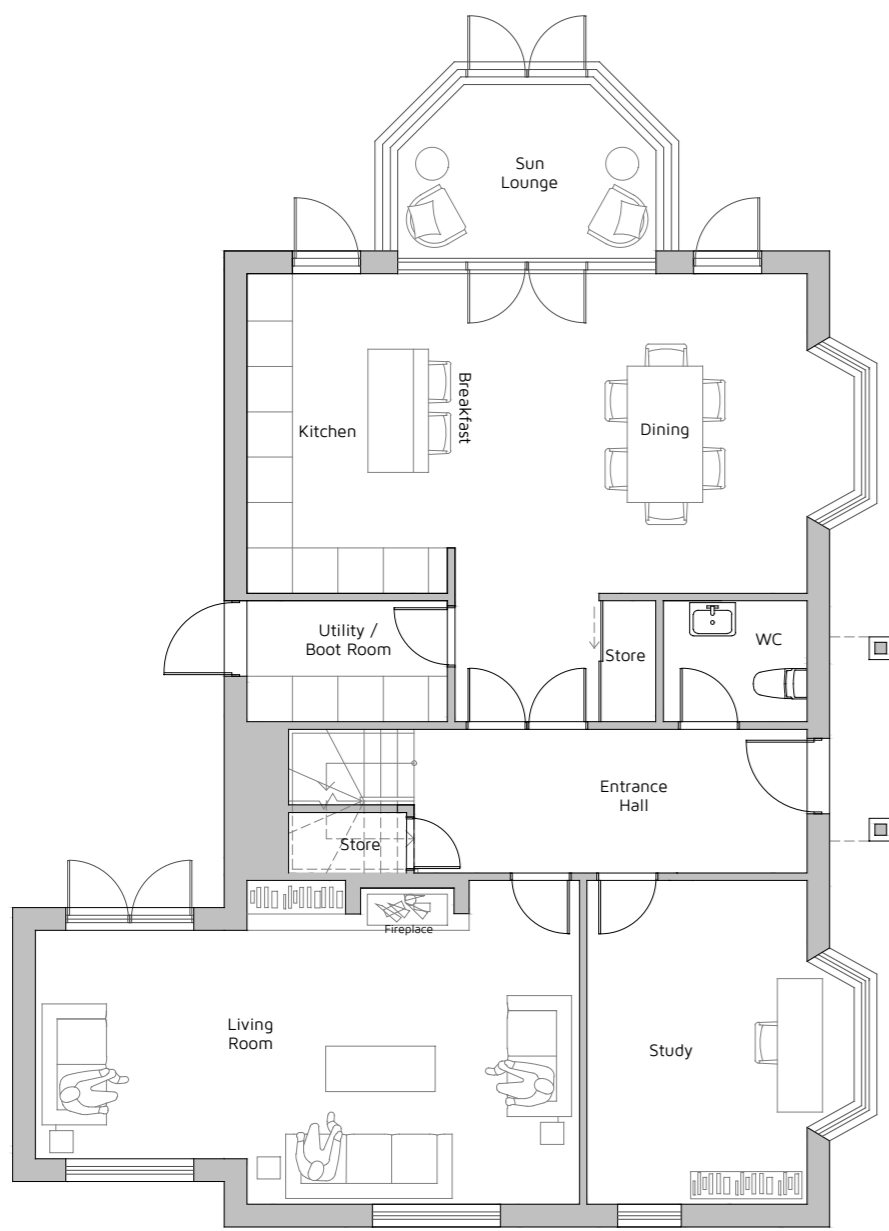


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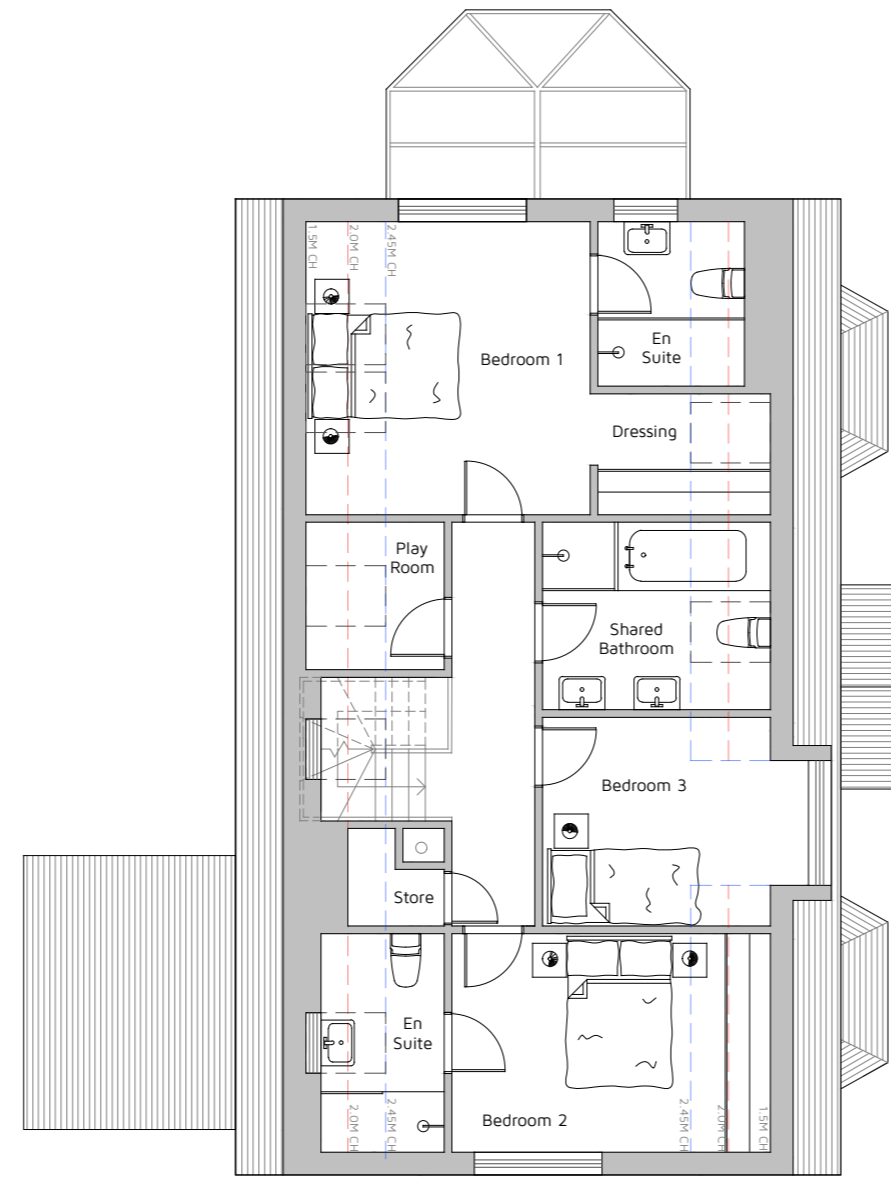
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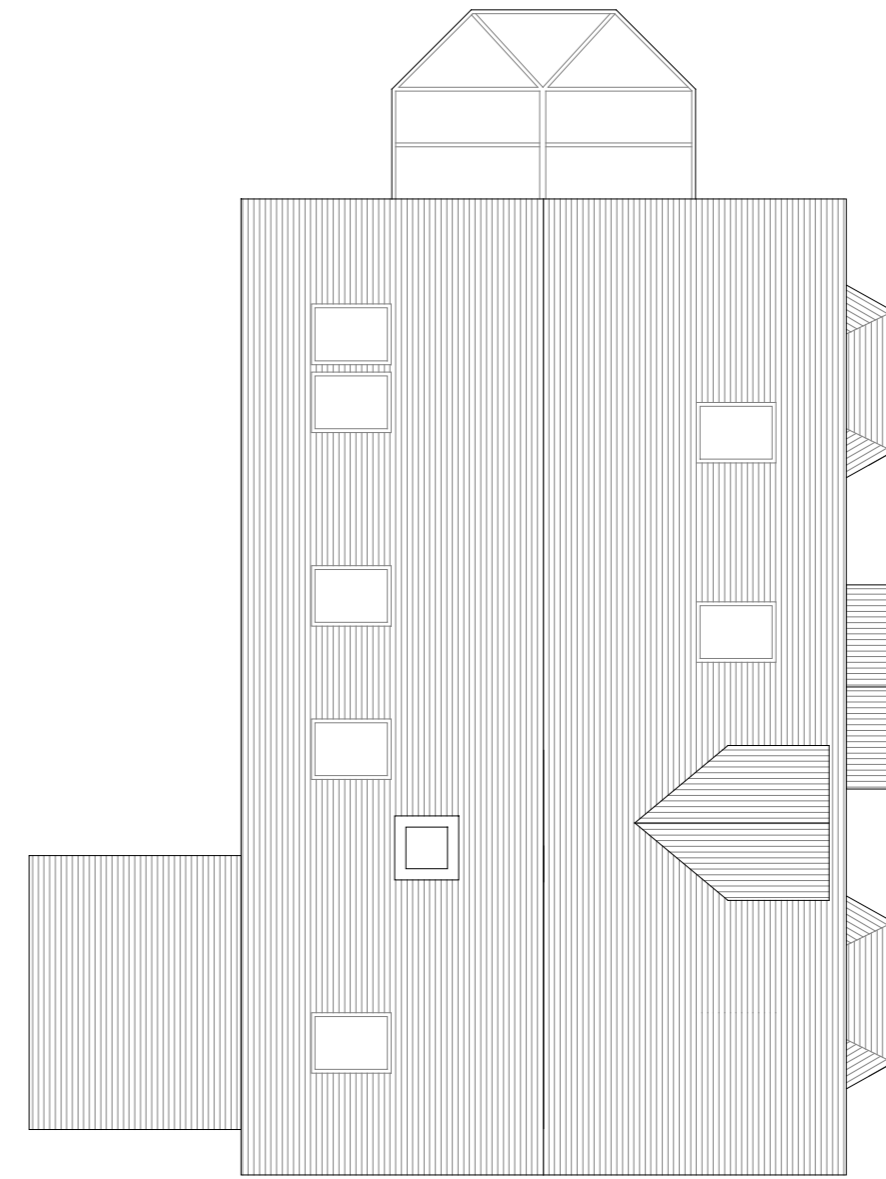
Proposed Site Layout Plan
1:500 @ A3



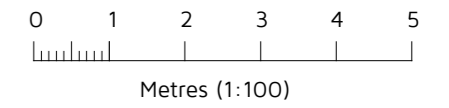
Proposed Ground Floor Plan
1:100 @ A2



Proposed First Floor Plan
1:100 @ A2



Proposed Roof Plan
1:100 @ A2



GIA: 177sqm

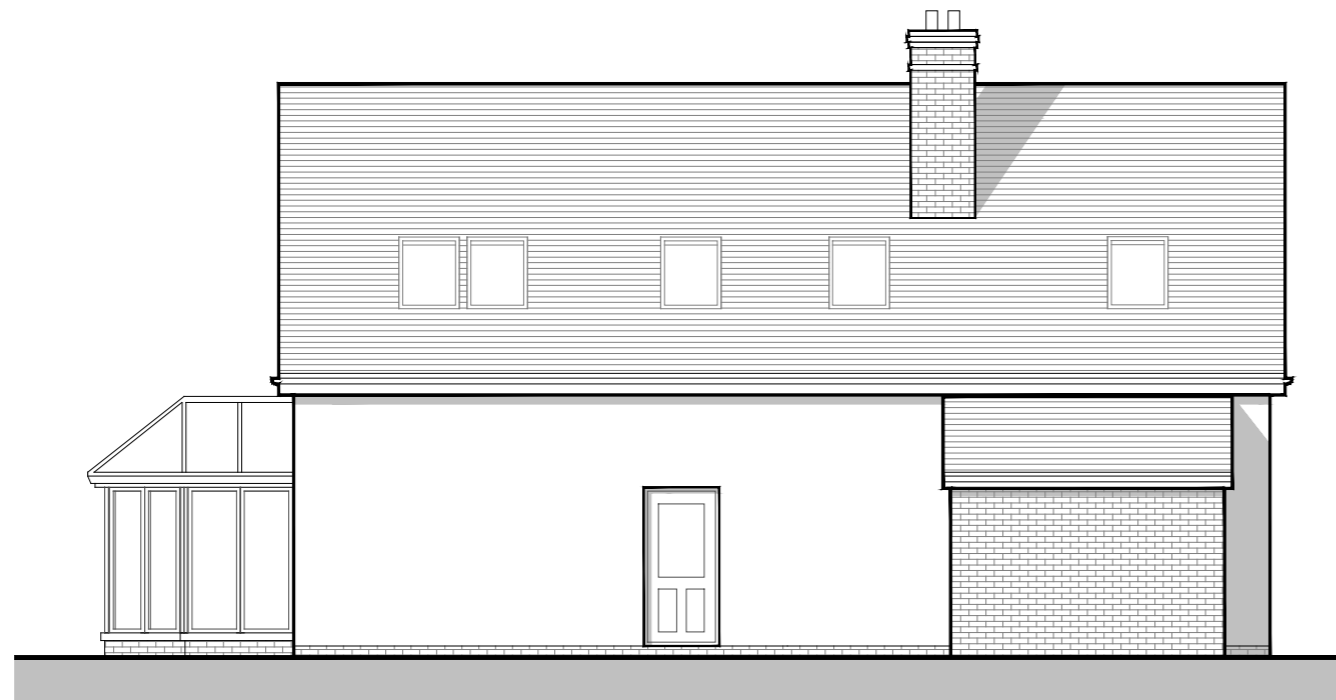
- Materials**
- Facade** White Render with red brick upstand
 - Roof** Interlocking concrete tiles
 - Windows** White double glazed uPVC
 - Doors** Natural finished timber
 - Guttering/RWP** Black uPVC
 - Soffits/Fascias** White uPVC



Proposed East (Front) Elevation
1:100 @ A2



Proposed North (Side) Elevation
1:100 @ A2



Proposed West (Rear) Elevation
1:100 @ A2



Proposed South (Side) Elevation
1:100 @ A2

B	AMENDMENTS TO PLANS/ELEVATIONS	25.05.2023
A	CLIENT NAME UPDATED	14.02.2023
Rev:	Reason:	Date:

Client:
MR G MORGAN

Project:
**BUNTER'S GAIT, NUNNERY GREEN,
WICKHAMBROOK, NEW MARKET, CB8 8XT**

Title:
PROPOSED PLANS AND ELEVATIONS

Drawing No:	Rev:	Scale:	Date:
DHA/19002/04A	B	1:100	FEB 2023



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