

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/24/0474/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/24/0474/FUL](#)

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

Proposal: Planning application – (a) one dwelling with 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**, 8th June 2023 **Min EO.23.06.06** and 6th July 2023, **Min. EO.2307.05.3**) made by Phil Cobbold Planning Ltd on behalf of Mr & Mrs Parker for planning permission for one dwelling and vehicular access. The documents are attached as **Appendix A**. Full details of the application can be found at:

[DC/2/0474/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

"The application site is located centrally within a group of 17 dwellings. The dwellings are spaced evenly in a linear pattern on either side of Wickhambrook Road. The dwellings within the group are mixed in terms of their appearance, scale and age. The group includes two-storey properties, chalet bungalows, single-storey properties and a thatched cottage."

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].



The following documents were submitted with the application:

- Biodiversity Checklist
- Land Contamination Questionnaire and Assessment
- Preliminary Ecological Assessment
- Heritage Impact Assessment
- Planning Statement
- Location & Block Plans, Elevation and Floor Plans

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
- [DC/23/0813/FUL](#) - Planning application - a. one dwelling b. vehicular access (Mins. EO.23.06.06

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

Responses have been received from:

[West Suffolk Environment Team](#)

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.

This form is specifically designed to be printed and completed offline.
Please complete this form in block capitals using black ink to facilitate scanning.

You are advised to read the accompanying guidance notes and per-question help text.

If you would rather make this application online, you can do so on our website:
<https://www.planningportal.co.uk/apply>

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and 'The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:

Planning Services

West Suffolk House, Western Way, Bury St Edmunds, Suffolk, IP33 3YU
www.westsuffolk.gov.uk/planning
Email: customer.services@westsuffolk.gov.uk
Telephone: 01284 763233



Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of the Proposal

Please describe the proposed development, including any change of use:

ERECTION OF SELF - BUILD DWELLING
CONSTRUCTION OF ACCESS

Has the building, work or change of use already started?

Yes No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

Yes No

If Yes, please state the date when the building, work or change of use was completed (DD/MM/YYYY):

(date must be pre-application submission)

Reference number of permission in principle being relied on (technical details consent applications only):

Is the proposal for public service infrastructure development (within the meaning of article 2 of S.I. 2015/595 as amended by article 3 of S.I. 746/2021)?

Yes No

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name: LAND ADJACENT

Address 1: ALDERFIELD PLACE FARM

Address 2: WICHAMBRUCK

Address 3:

Town: BURY ST EDMUNDS

County:

Postcode (optional): CB8 8UZ

Description of location or a grid reference. (must be completed if postcode is not known):

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date (DD/MM/YYYY): (must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

- Is a new or altered vehicle access proposed to or from the public highway? Yes No
- Is a new or altered pedestrian access proposed to or from the public highway? Yes No
- Are there any new public roads to be provided within the site? Yes No
- Are there any new public rights of way to be provided within or adjacent to the site? Yes No
- Do the proposals require any diversions /extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

SEE DRAWINGS

7. Waste Storage and Collection

- Do the plans incorporate areas to store and aid the collection of waste? Yes No
- If Yes, please provide details:
- Have arrangements been made for the separate storage and collection of recyclable waste? Yes No
- If Yes, please provide details:

ADEQUATE SPACE FOR STORAGE OF BINS WITHIN PLOT

SEE ABOVE

8. Authority Employee / Member

It is an important principle of decision-making that the process is open and transparent. For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority.

- Do any of the following statements apply to you and/or agent? Yes No
- With respect to the authority, I am:
 - (a) a member of staff
 - (b) an elected member
 - (c) related to a member of staff
 - (d) related to an elected member

If Yes, please provide details of their name, role and how you are related to them.

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls		SEE DRAWINGS	<input type="checkbox"/>	<input type="checkbox"/>
Roof			<input type="checkbox"/>	<input type="checkbox"/>
Windows			<input type="checkbox"/>	<input type="checkbox"/>
Doors			<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing			<input type="checkbox"/>	<input type="checkbox"/>
Lighting			<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:
 4455-20, 21A and 22A.

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars		2	2
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Cess pit
- Septic tank
- Other
- Package treatment plant

Are you proposing to connect to the existing drainage system? Yes No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

- Yes
- No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
- No

Will the proposal increase the flood risk elsewhere?

- Yes
- No

How will surface water be disposed of?

- Sustainable drainage system
- Existing watercourse
- Soakaway
- Pond/lake
- Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

14. Existing Use

Please describe the current use of the site:

GARDEN

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

When did this use end (if known)? DD/MM/YYYY
(date where known may be approximate)

Does the proposal involve any of the following? If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
 If Yes, please complete details of the changes in the tables below:

Yes No

Proposed Housing							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Other	<input type="checkbox"/>						
Totals (a + b + c + d + e + f) =							

Social, Affordable or Intermediate Rent							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Other	<input type="checkbox"/>						
Totals (a + b + c + d + e + f) =							

Affordable Home Ownership							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Other	<input type="checkbox"/>						
Totals (a + b + c + d + e + f) =							

Starter Homes							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Other	<input type="checkbox"/>						
Totals (a + b + c + d) =							

Self Build and Custom Build							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Other	<input type="checkbox"/>						
Totals (a + b + c + d) =							

Total proposed residential units	(A + B + C + D + E) =	↓
---	-----------------------	---

Existing Housing							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Other	<input type="checkbox"/>						
Totals (a + b + c + d + e + f) =							

Social, Affordable or Intermediate Rent							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Other	<input type="checkbox"/>						
Totals (a + b + c + d + e + f) =							

Affordable Home Ownership							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Other	<input type="checkbox"/>						
Totals (a + b + c + d + e + f) =							

Starter Homes							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Other	<input type="checkbox"/>						
Totals (a + b + c + d) =							

Self Build and Custom Build							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Other	<input type="checkbox"/>						
Totals (a + b + c + d) =							

Total existing residential units	(F + G + H + I + J) =	○
---	-----------------------	---

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): ↓

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross internal floorspace proposed (including change of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
B2	General industrial	<input type="checkbox"/>				
B8	Storage or distribution	<input type="checkbox"/>				
C1	Hotels and halls of residence	<input type="checkbox"/>				
C2	Residential institutions	<input type="checkbox"/>				
C2A	Secure Residential institutions	<input type="checkbox"/>				
C4	Homes in Multiple Occupation	<input type="checkbox"/>				
E(a)	Display/Sale of goods other than hot food	<input type="checkbox"/>				
E(b)	Sale of food and drink for consumption mostly on the premises	<input type="checkbox"/>				
E(c)(i)	Financial services	<input type="checkbox"/>				
E(c)(ii)	Professional services	<input type="checkbox"/>				
E(c)(iii)	Other appropriate services in a commercial, business or service locality	<input type="checkbox"/>				
E(d)	Indoor sport, recreation, or fitness - Excluding motorised vehicles, firearms, swimming, and skating	<input type="checkbox"/>				
E(e)	Medical or health services - Except premises attached to the residence of the provider	<input type="checkbox"/>				
E(f)	Creche, day nursery or day centre - Except where including a residential use	<input type="checkbox"/>				
E(g)(i)	Offices - Except where not suitable in a residential area	<input type="checkbox"/>				
E(g)(ii)	Research and development - Except where not suitable in a residential area	<input type="checkbox"/>				
E(g)(iii)	Industrial processes - Except where not suitable in a residential area	<input type="checkbox"/>				
F1	Learning and non-residential institutions	<input type="checkbox"/>				
F2	Local community uses (essential shops, meeting places, sport, and recreation)	<input type="checkbox"/>				
OTHER		<input type="checkbox"/>				
Please Specify		<input type="checkbox"/>				
Total						

18. All Types of Development: Non-residential Floorspace (continued)

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

Yes No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing tradable floor area (square metres) (e)	Tradable floor area to be lost by change of use or demolition (square metres) (f)	Total tradable floor area proposed (including change of use)(square metres) (g)	Net additional tradable floor area following development (square metres) (h = g - e)
E(a) Display/Sale of goods other than hot food	<input type="checkbox"/>				
F2 Local community uses (essential shops, meeting places, sport, and recreation)	<input type="checkbox"/>				
OTHER	<input type="checkbox"/>				
Please Specify	<input type="checkbox"/>				
Total					

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

Yes No

If you have answered Yes to the question above please add details in the following table:

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>			
C2A	Secure Residential Institutions	<input type="checkbox"/>			
OTHER		<input type="checkbox"/>			
Please Specify		<input type="checkbox"/>			

19. Employment

N/A

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening

N/A

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? Yes No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? Yes No Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	<input type="text"/>	Ethylene oxide (tonnes)	<input type="text"/>	Phosgene (tonnes)	<input type="text"/>
Ammonia (tonnes)	<input type="text"/>	Hydrogen cyanide (tonnes)	<input type="text"/>	Sulphur dioxide (tonnes)	<input type="text"/>
Bromine (tonnes)	<input type="text"/>	Liquid oxygen (tonnes)	<input type="text"/>	Flour (tonnes)	<input type="text"/>
Chlorine (tonnes)	<input type="text"/>	Liquid petroleum gas (tonnes)	<input type="text"/>	Refined white sugar (tonnes)	<input type="text"/>
Other:	<input type="text"/>	Other:	<input type="text"/>		
Amount (tonnes):	<input type="text"/>	Amount (tonnes):	<input type="text"/>		

24. Biodiversity Net Gain

Do you believe that, if the development is granted planning permission, the Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990) would apply?

Yes No

If No, please provide reasons, with reference to which exemptions or transitional arrangements you believe apply:

SELF BUILD DWELLING

If Yes, please provide the information requested in all the questions below:

Please provide the date the pre-development biodiversity value of onsite habitat(s) have been calculated: (this should be one of the following dates: the date of this application; or an earlier proposed date)

Date (DD/MM/YYYY):

Please provide the pre-development biodiversity value of onsite habitats on this date:

If a date earlier than the date of the submission of the planning application has been specified above, please provide reasons why this date has been used:

Please state the publication date of the biodiversity metric tool(s) used to calculate the onsite biodiversity value(s) provided above.

Date (DD/MM/YYYY):

24. Biodiversity Net Gain (continued)

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the pre-development biodiversity value of onsite habitat(s) was calculated and either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

Yes No

If yes, please provide details including: the date immediately before this activity was carried out; the onsite biodiversity value on this date; and any supporting evidence (or reference to relevant document containing these details).

If yes, please state the publication date of the biodiversity metric tool(s) used to calculate any onsite biodiversity value(s) provided above.

Date (DD/MM/YYYY):

Does the application site have irreplaceable habitat(s) (corresponding to the descriptions in The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) which exist on land to which this application relates on the date the pre-development biodiversity value of onsite habitat(s) was calculated?

Yes No

If yes, please provide a description of these and any further details (for example reference to relevant document):

I/We confirm this application is accompanied by the following:

- i. The completed biodiversity metric tool(s) showing the calculation of the pre-development biodiversity values, and on the dates, detailed above including, if applicable, those related to any loss (or degradation) of any onsite habitat(s)
- ii. Plan(s), showing onsite habitat(s) existing on the date the pre-development biodiversity value of onsite habitat(s) was calculated; and
- iii. If applicable, plan(s) showing onsite irreplaceable habitat(s) existing on the date the pre-development biodiversity value of onsite habitat(s) was calculated.

N/A

Please provide details (for example reference to relevant document):

Note: Plans must be drawn to an identified scale, and show the direction of North.

25. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Signature box for Applicant]

[Redacted signature box for Agent]

[Signature box for Agent]

8/5/2024

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Signature box for Applicant]

[Signature box for Agent]

[Date box]

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

- The original and 3 copies* of a completed and dated application form: The correct fee:
- The original and 3 copies* of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: The original and 3 copies* of a design and access statement, if required (see help text and guidance notes for details):
- The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application: The original and 3 copies* of a fire statement, if required (see help text and guidance notes for details):
- The original and 3 copies* of the completed, dated Ownership Certificate (A, B, C or D – as applicable) and Article 14 Certificate (Agricultural Holdings):

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

Plans can be bought from one of the Planning Portal's accredited suppliers: <https://www.planningportal.co.uk/buyaplanningmap>

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant: Or signed - Agent: Date (DD/MM/YYYY):

(date cannot be re-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

Agent Applicant Other (if different from the agent/applicant's details)

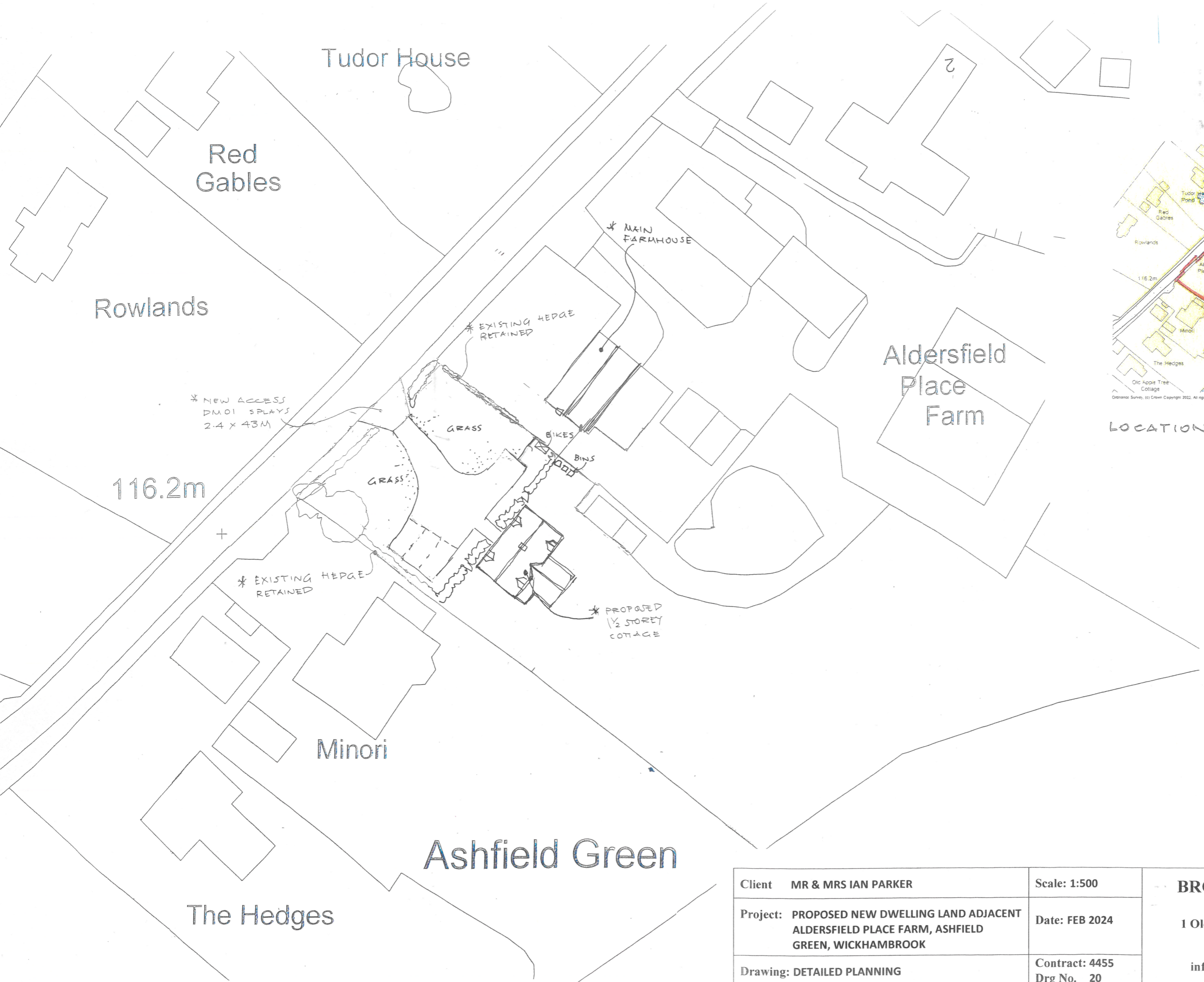
If Other has been selected, please provide:

Contact name: Telephone number:

Email address:



LOCATION ~ 1:2500



Tudor House

Red Gables

Rowlands

* MAIN FARMHOUSE

* EXISTING HEDGE RETAINED

* NEW ACCESS DM01 SPLAYS 2.4 x 43M

116.2m

* EXISTING HEDGE RETAINED

GRASS

BIKES BINS

* PROPOSED 1/2 STOREY COTTAGE

Aldersfield Place Farm

Minori

Ashfield Green

The Hedges

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:	FEB 2024	
Drawing:	DETAILED PLANNING	Contract:	4455 Drg No. 20	



Phil Cobbold
Planning Ltd

42 Beatrice Avenue Felixstowe IP11 9HB
info@philcobboldplanning.co.uk
www.philcobboldplanning.co.uk
01394 275431

TOWN AND COUNTRY PLANNING ACT 1990
ERECTION OF SELF-BUILD DWELLING AND CONSTRUCTION OF NEW VEHICULAR
ACCESS (RESUBMISSION)
LAND ADJACENT TO ALDERSFIELD PLACE FARM, ASHFIELD GREEN,
WICKHAMBROOK, SUFFOLK.

Planning Statement
Incorporating
Design And Access Statement
And
Local Validation Requirements Statement

Ref: 3011R
May 2024

INTRODUCTION

1. This Planning Statement has been produced in support of a planning application by Mr I Parker proposing the erection of a self-build dwelling and construction of new vehicular access on land adjacent to Aldersfield Place Farm, Ashfield Green, Wickhambrook, Suffolk.
2. The following report is in three sections. The first part deals with the Council's Local Validation Requirements for planning applications. The second part is a Design and Access Statement as required by the Town and Country Planning (Development Management Procedure) Order 2015. The final part is a Planning Statement which sets out the relevant national and local planning policies and other material considerations.

LOCAL VALIDATION REQUIREMENTS STATEMENT

Affordable Housing

3. The proposed development is below the threshold for affordable housing.

Biodiversity

4. The application site is part of the domestic garden of Aldersfield Place Farm. There is no evidence or records of protected species or habitat at or near the site.

Car Parking

5. The dwelling will be provided with three car parking spaces. The level of car parking proposed accords with the Suffolk Parking Guidelines.

Drainage

6. The proposed dwellings will be connected to a private treatment plant. Surface water will discharge to soakaways.

Flood Risk

7. The Environment Agency Flood Maps confirm that the site is located within Flood Zone 1 where all types of development are acceptable.

Heritage

8. The application site is accompanied by a separate Heritage Impact Assessment.

DESIGN AND ACCESS STATEMENT

Physical Context

9. The application site consists of part of the side garden of Aldersfield Place Farm. Aldersfield Place Farm is a two-storey dwelling. A detailed description of the building is contained within the accompanying Heritage Statement produced by Frank Dowling.
10. The application site is an area of lawn located immediately to the south of the farmhouse. It has a 1m native species hedgerow along the road frontage. The rear boundary of the site backs onto agricultural land. The southern boundary of the site adjoins the property known as 'Minari'.
11. The application site is located centrally within a group of 17 dwellings. The dwellings are spaced evenly in a linear pattern on either side of Wickhambrook Road. The dwellings within the group are mixed in terms of their appearance, scale and age. The group includes two-storey properties, chalet bungalows, single-storey properties and a thatched cottage.
12. The property to the immediate south of the application site, 'Minari', is a two-storey property. The property opposite the application site is a chalet bungalow. To the immediate north of Aldersfield Place Farm are 2 new dwellings with the appearance of converted barns. These dwellings were approved in 2018 and 2019 under application references DC/18/1442 and DC/19/2483.

Use

13. The proposed residential development of the site is justified on the basis that it represents a more efficient use of the land and accords with the Council's policy for infill development in the countryside.

Amount

14. The erection of a single dwelling is consistent with the pattern and density of existing development in the locality.

Layout

15. The layout of the development has been sensitively and carefully designed to ensure an acceptable relationship between the proposed dwelling and to respect the setting of Aldersfield Place Farm to the south. The layout provides a satisfactory level of amenity space for the dwelling together with adequate car parking.

Scale & Appearance

16. The scale and appearance of the proposed dwellings reflects traditional vernacular architecture and incorporate building materials which are traditional to Suffolk. The scale of the dwelling has been reduced from that previously proposed in order to address the Council's concerns regarding the effect of the development on the setting of Aldersfield Place Farm.

Landscaping

17. The layout plan provides an illustration of the landscaping strategy for the site. Precise details of planting, hard-surfacing and boundary treatment can be dealt with by a planning condition.

Access

18. Access to the site will be via a new vehicular access constructed to the relevant Highway Authority standard.

PLANNING STATEMENT

19. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (As Amended) requires planning decisions to be made in accordance with development plan unless material considerations indicate otherwise.

20. In this case, the development plan consists of the St Edmunds Bury Core Strategy (2010), the Joint Development Management Policies Document (2015) and the Rural Vision (2014).
21. Wickhambrook does not have an adopted Neighbourhood Plan. The Parish Council are in the process of producing a Neighbourhood Plan. However, the document is still at a very early stage and therefore does not have any weight in the decision making process.

Development plan

22. Policy DM22 deals specifically with residential design. It follows the theme of policies CS3 and DM2 in listing a range of design features and considerations to be taken into account when developing residential schemes. The construction of the policy is also similar to policies CS3 and DM2 in that it does not say that development which does not meet the LPA's expectations will be refused. In this case it is considered that the scheme accords with the aims of objectives and policies CS3, DM2 and DM22.
23. Policy DM27 allows housing in the countryside subject to satisfying certain criteria. In order to accord with policy DM27, development must be within a closely knit cluster of 10 or more existing dwellings adjacent to or fronting an existing highway, and, consist of infilling a small undeveloped plot by 1 dwelling or a pair of semi-detached dwellings commensurate with the scale and character of existing dwellings within an otherwise continuous built up frontage. The policy goes onto state "*Permission will not be granted where a proposal harms or undermines a visual important gap that contributes to the character and distinctiveness of the rural scene, or where development would have an adverse impact on the environment or highway safety*".
24. In this case, the proposed dwelling accords with policy DM27. In this case, the proposal consists of infilling a small undeveloped plot with one dwelling which is commensurate with the scale and character of existing dwellings nearby. Furthermore, the site is within a continuous built-up frontage and the site is not identified as a visually important gap. Consequently, the proposal is fully in accordance with the requirements of policy DM27.

National Planning Policy Framework (NPPF)

25. The NPPF sets out the Government's planning policies and is a material consideration in the determination of planning applications. At the heart of the NPPF is a presumption in favour of sustainable development.

26. Paragraph 8 of the NPPF describes the three objectives of sustainable development as economic, social and environmental and states that these dimensions give rise to the need for the planning decisions to produce economic, social role and environmental benefits.
27. The proposed development would fulfil each of the three objectives of sustainable development. Firstly, it would meet the economic objectives as the residents of the development would help to sustain and improve the vitality and viability of local services and facilities in Wickhambrook and other villages nearby. Secondly, the development would benefit the local economy by generating local jobs in the building trades during construction.
28. The development would meet the social role of sustainable development by providing a new family home in an area where there is a general demand for more housing.
29. The development of the site would also accord with the environmental role of sustainable development by providing a more efficient use of land and providing an opportunity for biodiversity enhancement.

Planning Balance

30. In refusing the previous application at the site, the Council considered that the development would erode the significance of Aldersfield Place Farm which it considered to be a Non-Designated Heritage Asset (NDHA).
31. The dwelling now proposed is of much smaller scale. Whilst it is acknowledged that the development will introduce change to the setting of the building, it is considered that the effect on the significance of the farmhouse will be neutral. It would not cause material harm to the factors which contribute to the building's significance.

CONCLUSIONS

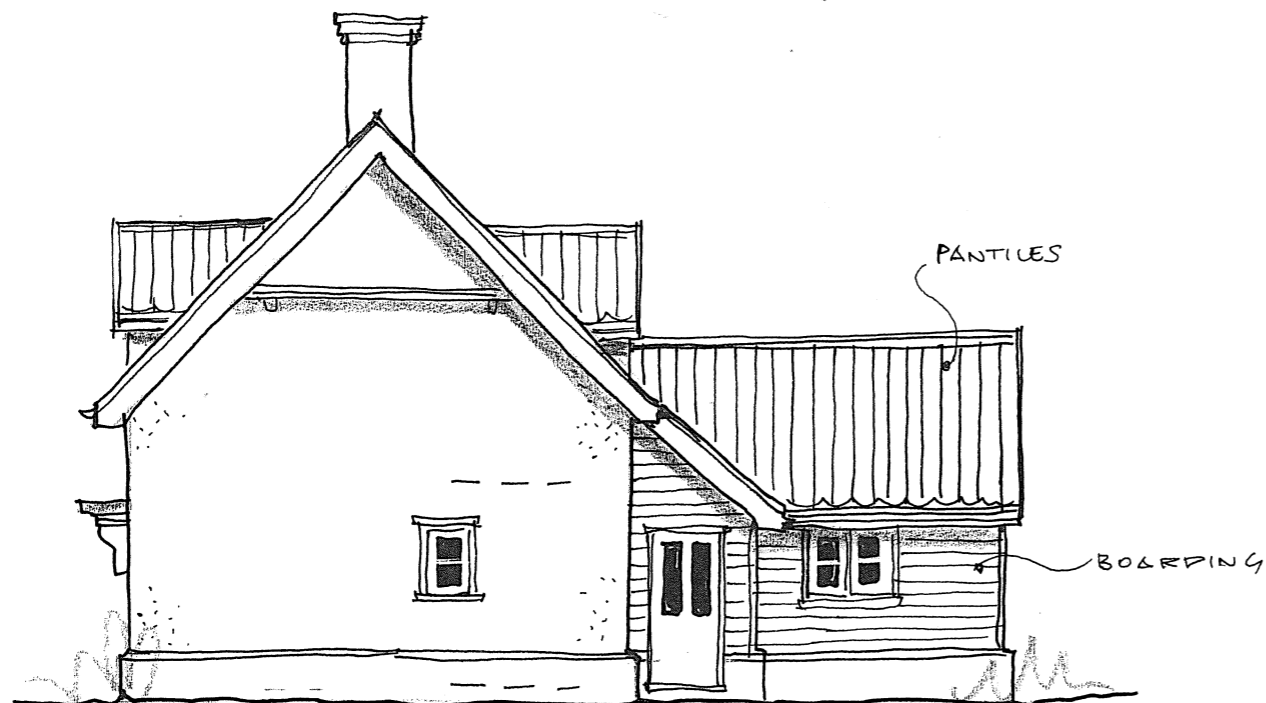
32. The proposed development has been carefully and sensitively designed.
33. It respects the setting of Aldersfield Place Farm and would not cause any material harm to any other interests of acknowledged importance.
34. The development is fully in accordance with policy DM27.



SOUTH - EAST ELEVATION ~



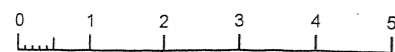
NORTH - EAST ELEVATION ~



SOUTH - WEST ELEVATION ~ 1:100

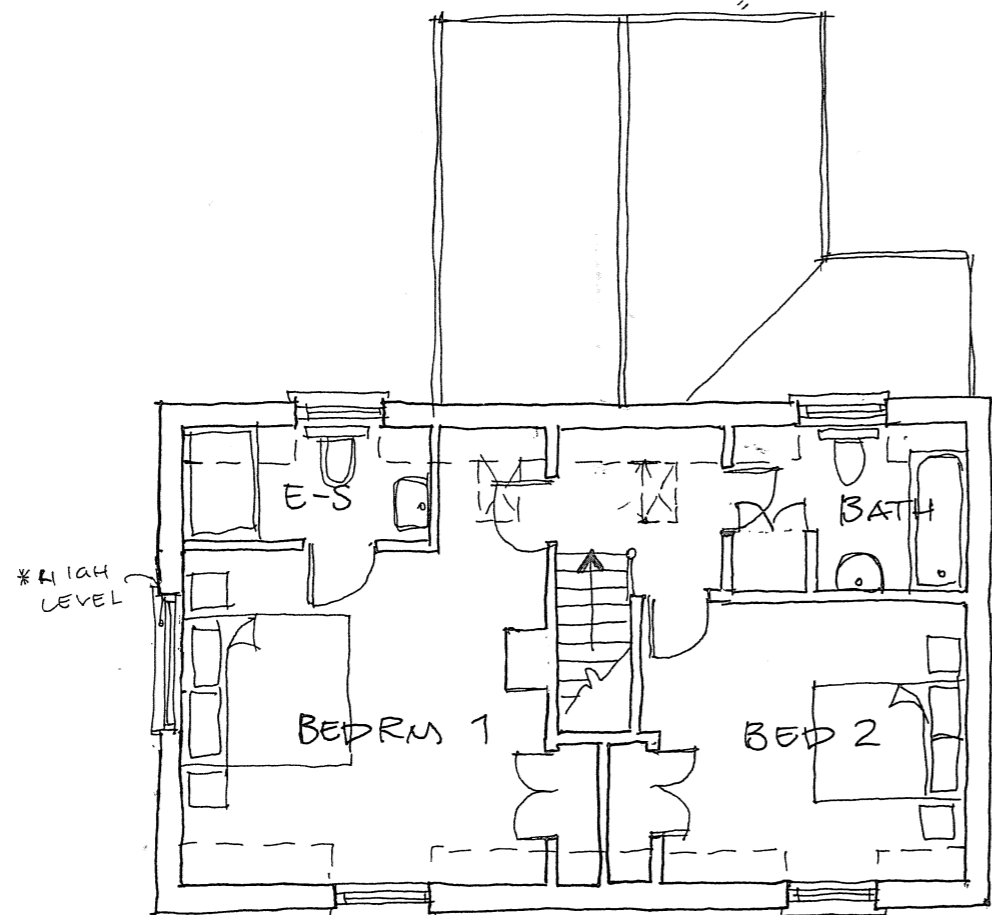
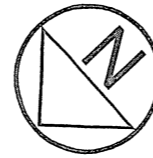


NORTH - WEST (FRONT) ELEVATION ~

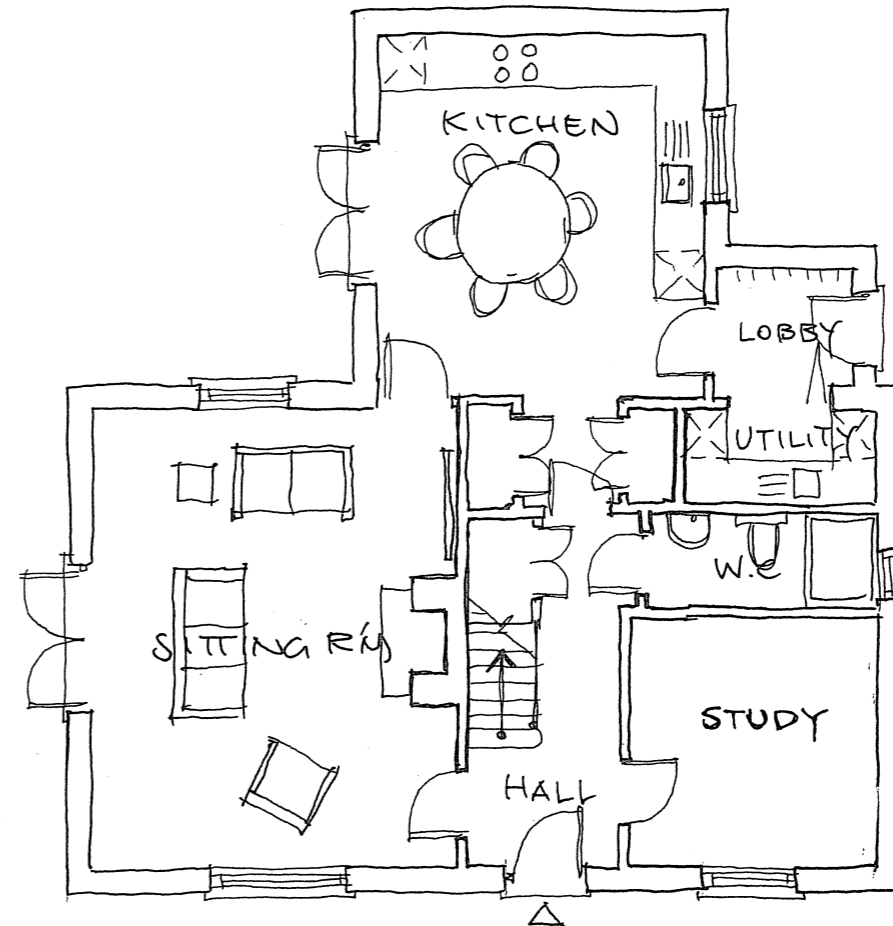


metres

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:	FEB 2024	
Drawing:	DETAILED PLANNING	Contract:	4455 Drg No. 21 A	



FIRST FLOOR ~ 1:100



GROUND FLOOR ~



metres

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:	FEB 2024	
Drawing:	DETAILED PLANNING	Contract:	4455 Drg No. 22 A	