

The Hadleigh Society

Caring about Hadleigh - yesterday, today and tomorrow

Margaret Woods, Chair,
The Hadleigh Society

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Steven Stroud
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Corks Lane, Hadleigh
IP7 6SJ

13 April 2017

Dear Steven,

Response from the Environmental & Planning Group of the Hadleigh Society to Amendments to Planning Application B/16/01701, 7 Bridge Street Hadleigh

Please find attached the response from the Environmental and Planning Group of the Hadleigh Society to the amendments to Planning Application B/16/01701 re erection of 2 no. dwellings (following demolition of the existing bungalow) at No. 7 Bridge Street Hadleigh

These comments are submitted on behalf of the Hadleigh Society, one of whose aims is:- *“to protect and enhance Hadleigh’s heritage and environment by supporting and promoting high standards in planning, conservation, regeneration and development of features deemed to be of historical or environmental significance in the town.”*

We thank you very much for your attention in this matter.

Yours sincerely,

Margaret Woods
Chair of the Hadleigh Society

Report from the Environmental & Planning Group of the Hadleigh Society
concerning
AMENDMENTS TO PLANNING APPLICATION B/16/01701
7 Bridge Street Hadleigh

These underwritten comments are submitted on behalf of the Hadleigh Society, one of whose aims is:- *“to protect and enhance Hadleigh’s heritage and environment by supporting and promoting high standards in planning, conservation, regeneration and development of features deemed to be of historical or environmental significance in the town.”*

Having studied the further amendments to Planning Application B/16/1701, the Society considers some of its original concerns have been addressed particularly ameliorating the potential overlooking and the reduction in scale and mass by reverting to two instead of three storey buildings. Major objections to the proposal do, however, remain, primarily the incongruity in design and appearance likely to detract from the special character of the area. These concerns are outlined below and should be read in conjunction with the Society’s previous comments.

Design and appearance

The properties have been designed as described in the D.A.S. deliberately to contrast with and strongly challenge the historic fine grain of the surrounding listed buildings without the use of the many and varied traditional heritage materials found within the Conversation Area. Sadly the design philosophy seems to be ignoring the established character of the area and rather imposing alien structures with flat roofs and dominating horizontal proportions, emphasized by the incongruous materials comprising dark render, timber larch cladding and unfortunate large areas of plate glass to windows and balustrades; pitched roofs, perhaps with an attic room, could be more appropriate. Additionally the footprint of the houses remains too large, so creating a cramped site.

Good design is particularly important whether in or outside a Conservation Area, as set out in the N.P.P.F. section 7. Extremely pertinent to this case, as described in paragraph 58, is that new developments should respond to local character and history and reflect the identity of local surroundings and materials. This proposed development does not do so and, whilst we should never wish to curtail appropriate innovation in design, it remains paramount to promote or reinforce local distinctiveness (see paragraph 60).

This scheme, by turning its back upon the distinctive character and elements of the site and setting, fails to meet the basic requirements of such national design criteria.

Adverse Effect upon Designate Heritage Assets

The site lies in the Conservation Area where special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area. Similarly with listed buildings, new development ought not to detract or harm their setting. This planned development neither preserves nor enhances the character of the area.

With regard to enhancing the historic environment, as described previously, the designs of the buildings fail to add to the distinctive character of the setting. On the contrary they create a strong contrast which detracts from the traditional roofed designs, the multiple variations in brick, tile and slate finishes and the ornate detail found on surrounding buildings.

Both the N.P.P.F. and Local Plan emphasize the desirability of new developments sustaining and enriching the significance of heritage assets and making a positive contribution to local character and distinctiveness. Whilst harm to a Conservation Area may be set aside, in this instance it is considered there is no convincing provision of any exceptional sustainability elements to meet paragraph 137 of the N.P.P.F. That paragraph requires planning proposals to enhance or better

reveal their significance. This proposal, by admission of the application documents, does not meet that criterion.

Parking and Turning

The Hadleigh Society has twice previously expressed grave concerns regarding the provision of adequate off street parking and turning facilities for two large four bedroomed properties and is much surprised that neither the applicants nor the Planning Department appear to have given consideration to the matter; in fact the driveway to the garage of Plot One on the latest drawings is shown as half hard-standing and half manicured lawn.

In determining this application the Society would anticipate that the Council will ensure and satisfy itself that the project provides the minimum necessary off street parking for four bedroom dwellings, as adopted by the Council in 2015. That requirement is for three off street spaces per dwelling; a garage cannot be considered to contribute to this provision unless the internal dimensions are seven metres in depth and three metres in width, which these garages do not appear to have.

Similarly concerning the provision of adequate off street parking and manoeuvring areas clear of parking spaces, the scheme fails to demonstrate that a suitable joint turning area to Size G standards, as described in the Suffolk Design Guide and adopted policy of the Council, can be reasonably provided. The complete absence of on street parking, loading and unloading facilities within this section of Bridge Street must be borne in mind, also that it is a busily trafficked classified highway. It is therefore hoped the Council would invite the applicant to demonstrate that minimum parking and turning facilities can be provided before any granting of planning permission is even contemplated.

In conclusion it is considered that this planning application, in its current form, be refused.

Report of the Environmental & Planning Group of the Hadleigh Society
13th April 2017