

# The Hadleigh Society

*Caring about Hadleigh - yesterday, today and tomorrow*

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Philip Isbell  
Corporate Manager  
Growth & Sustainable Planning  
Babergh District Council  
Endeavour House  
8 Russel Road, Ipswich  
IP1 2BX

*30 April 2018*

Dear Mr Isbell,

## **Response from the Environmental & Planning Group of the Hadleigh Society to Full Planning Application DC/18/01543 – Erection of 2 No. detached dwellings on land to the rear of Nos. 4-14 Benton Street Hadleigh IP7 5AT**

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.”*

The Hadleigh Society does not object to the principle of housing on the land but they have three concerns.

### **1. Safeguarding The Ancient Brick Wall adjacent to Tinkers Lane**

The site lies within the Conservation Area and is bounded on its southern boundary by the important public footpath of Tinkers Lane, highlighted in the Hadleigh Conservation Area Appraisal. There are clear views into the site from parts of the Lane and the Special Landscape Area through which the lower part of the Lane runs.

The applicant’s Heritage Statement yet again fails to recognise the existence of the historic brick wall or to provide any reasonable detail regarding the intended reconstruction of that part through which there will be vehicular access; indeed no demolition of the wall would be necessary if the development was served by the existing access created for the Folly and Plot 1 or even by access from further down Tinkers Lane

If the Council is minded not to seek access through Cross Maltings, they ought to require:-

- Full architectural detailed drawings showing works, including new entrance wall returns/pillars and gate details to the wall in creating that access.
- Full details of the measures to be taken to secure the remainder of the wall from ‘accidental collapse whilst the work is in progress.
- Such details should be approved by the Council before any demolition works are commenced.

## **2. Safeguarding existing trees and new planting**

The application form inaccurately states there are no trees or hedges on or adjacent to the site, whereas the Topo survey submitted with the previous application for this site's development, shows several trees and hedges/bushes on the site which are to be removed. These trees can also be clearly seen on the site

The hard urban edge created by the rear of 6-14 Benton Street on the upper valley slope could commendably be softened by the existing trees and hedges. Removal of much of the vegetation cover will result in the new large barn style pseudo barn-bungalows (not entirely appropriate to Hadleigh or the C21) being open to views from surrounding public land as the site is elevated. It is considered essential that the visual impact should be ameliorated by new tree planting along parts of the proposed rear boundaries. To this effect the Society asks that an appropriate planning condition requiring new tree planting be imposed if planning permission is granted.

## **3. Lack of detail regarding materials**

The development is set within the Hadleigh Conservation Area with the proposed buildings being visible in the public view. Due to their elevated siting on the upper slope from the River Brett, the choice of materials from which the buildings are to be constructed requires careful consideration. The Society considers that the choice of materials ought not be left solely to a generalised materials planning condition, but that any planning permission granted ought make it clear by planning condition that the range of materials are expected to be drawn from traditional sources such as good stock bricks, natural dark stained timber boarding, clay pantiles and/or plain tiles, and/or natural slates. Reconstituted slates, concrete tiles and "cement" fibre type boarding should not be permitted.

We thank you for your attention in this matter.

Yours sincerely,

Margaret Woods  
Chair of the Hadleigh Society