

The Hadleigh Society

Caring about Hadleigh - yesterday, today and tomorrow

Margaret Woods, Chair,
The Hadleigh Society

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Senior Planning Officer
Planning Dept
Babergh District Council
Corks Lane, Hadleigh
IP7 6SJ

9 August 2017

Dear Sir or Madam,

Response from the Environmental & Planning Group of the Hadleigh Society to Full Planning Application DC/17/02677 – Erection of 2 No. detached dwellings on land to the rear of Nos 4-14 Benton Street Hadleigh IP7 5AT

Below is the response from the Environmental and Planning Group of the Hadleigh Society to the above Full Planning Application DC/17/02677 – 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 as noted in the above application; there are, however, three concerns regarding some details.

1. 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 fails to recognize 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.

If the Council are, nevertheless, minded not to seek access through Cross Maltings, they ought to require full architectural detail drawings showing works to the wall in creating that access. Importantly this should include 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. The inordinate height and mass of the two houses seem incongruous within the Conservation Area especially when set behind modest, tightly knit Victorian terrace houses

and their gardens and built within an orchard. Reduction in size would enable them to blend more comfortably and unobtrusively into their setting. (See point 3)

3. The application form inaccurately states there are no trees or hedges on or adjacent to the site, whereas the submitted Topo survey shows several trees and hedges/bushes on the site which are to be removed.

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 properties dominating views from surrounding public land. It is considered essential therefore that, should these large structures not be reduced in scale, then the visual impact ought to be ameliorated by new tree planting along parts of the proposed rear boundaries. To this effect the Society asks that an appropriate planning condition be imposed if grant of planning permission is decided.

We thank you for your attention in this matter.

Yours sincerely,

Margaret Woods
Chair of the Hadleigh Society