

The Hadleigh Society

Caring about Hadleigh - yesterday, today and tomorrow

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06 February 2017

Dear Ms Oelman

Response from the Environmental & Planning Group of the Hadleigh Society to Planning Application B/16/01701

Please find attached the response from the Environmental and Planning Group of the Hadleigh Society 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

Margaret Woods
Chair of the Hadleigh Society

**Report from the Environmental & Planning Group of the Hadleigh Society
concerning
PLANNING APPLICATION B/16/01701**

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 application The Society wishes to lodge its response regarding the proposed development in planning application B/16/1701 of no. 2 dwellings (following the demolition of the existing bungalow) at No. 7 Bridge Street, Hadleigh, Suffolk.

In principle the Hadleigh Society supports the replacement of the existing bungalow at no. 7 Bridge Street, Hadleigh with two C21 dwellings; the present proposal, however, does cause some concerns on the following grounds:

1. **Loss of amenity to neighbouring residents** – loss of privacy to nearby residents from overlooking from the second and third floor windows and terrace of the proposed buildings; plot 1 also severely overlooks plot 2.
2. **Inappropriate scale and mass** – these buildings are completely out of scale and mass set against the modest bungalow of no. 9 Bridge Street and will overshadow the property. The sense of inappropriate scale and mass in this local setting is further accentuated by the repetition of two blocks of a similar size.
3. **Incongruous design of the buildings** – the impact of the zero pitch, mono-block box like design with crude use of three materials of render, metal and timber cladding, magnified by the duplication of the design on the two plots, does create a rather jarring appearance that conflicts with the quality and character of the surroundings. It consequently fails to meet the requirements of NPPF para 58.
4. **Causes harm to the setting of designated heritage assets** – the development is set within a Conservation Area and, whilst it is in a back-land position, will still by reason of mass, scale and design cause harm to the area’s setting as indicated in the Heritage Impact Assessment. Additionally there is very limited natural screening on site to soften the development’s harsh uncompromising impingement on the local context.
5. **Lack of evidence of a high degree of sustainability** – 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 para 137 of the NPPF. That paragraph requires planning proposals to make a positive contribution to enhance or better reveal their significance; this proposal, by admission of the application documents, does not meet that criterion.
6. **Adverse effect upon highway safety and amenity** – there is insufficient parking provision with only two usable spaces shown and six required; the turning provision is equally inadequate, Type G should be provided.

On a separate issue - after careful study of the Application Form, the Application Plans, the Planning Statement, the Design Statement, the Heritage Impact Assessment and the Ecology Report, certain anomalies have been identified between the documents; these could mislead interpretation of the impact of the proposed development on the locality.

These identified anomalies relate to:

1. The misrepresentation of tree cover on and around the site.

2. The extent of the application site and its relationship to the town allotments as portrayed between the application plan and the accompanying reports.

Whilst such matters may not be held to be critical issues, these disparities could result in members of the community, especially those less familiar with the site and its surrounds, misunderstanding the true impact of the proposed development upon the area and adjoining properties; such anomalies could perhaps also raise concerns over the rigour and validity of the submission.

The Environmental and Planning Group of the Hadleigh Society.
10 January 2017