

18 February 2020

The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dear Sir,

**Appeal reference APP/D3505/C/19/3237898 Appeal against enforcement notice issued 29/08/2019
The Slaughterhouse and Land Adjacent Cuckoo Hill Bures St Mary Suffolk**

I am writing on behalf of the Suffolk Preservation Society (SPS) regarding the appeal against the above enforcement notice. SPS was not consulted on the original 2014 application for the redevelopment of an unkempt brownfield site within the Bures Conservation Area. However, we raised concerns in relation to subsequent attempts to regularise significant variations to the consented scheme which we considered to be harmful to the setting of grade 2 listed White Horse House, the character of the conservation area and detrimental to the residential amenity of nearby residents. In particular, we considered that the altered positions of plots 5 and 6 and overall increase in the ridge heights was significant and resulted in an increase to their perceived bulk. This exacerbated the cramped layout of the site and the dominance of the new buildings over the listed building and the modest neighbouring cottages on Cuckoo Hill.

SPS therefore supported the local authority in its strong stance in resisting the retrospective application to vary the detail of the development and the subsequent applications for certificates of lawful development. Moreover, we support the enforcement action taken to require the developer to comply with the detail of the approved scheme and mitigate the most damaging aspects of the scheme, namely plots 5 and 6.

We note however that the council's statement of reasons for issuing the enforcement notice omits the adverse impact on the setting of White Horse House. We consider that the increase in land levels amplifies the scale and bulk of plots 5 and 6 in relation to the heritage asset, impacting its setting and significance. Section 66(1) of the Planning (LBCA) Act 1990 requires "*special regard to the desirability of preserving or enhancing the character or appearance of a listed building or its setting*" and para. 132 of the framework states that *as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification* (my emphasis).

The SPS considers that the impact on the setting of White Horse House is a material consideration in this appeal and we therefore urge that it is considered along with the impact of the new dwellings on the character of the conservation area and the amenity of residents.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'B. Philbidge', with a small flourish at the end.

Bethany Philbidge
BSc (Hons) MSc (Town Planning)
Planning Officer

CC:

Cllr Lee Parker, Ward Councillor

Simon Bailey, Babergh Mid Suffolk Team Leader Heritage

Bures St Mary Parish Council

Heritage Team Babergh/Mid Suffolk