

25 November 2020

Jasmine Whyard
Planning Officer
Mid Suffolk District Council
Endeavour House, 8 Russell Rd,
Ipswich, IP1 2BX

Dear Ms Whyard,

DC/20/04774 Application for Outline Planning Permission (some matters reserved, access to be considered). Town and Country Planning Act 1990 - Erection of 4No sustainable dwellings. Land North of Hall Road Thorndon Suffolk

I write on behalf of the Suffolk Preservation Society (SPS) regarding the above application for 4 dwellings on a greenfield site, outside the built-up boundary of Thorndon. SPS objects to the proposals which will harm the setting of nearby heritage assets and is contrary to the Thorndon Neighbourhood Plan (NP).

Heritage Impact

The application site is on agricultural land which lies beyond the existing built edge of the village. The proposals will extend the built form along the east side of Hall Road into the countryside beyond Swan Hill Cottage (grade II listed) which currently marks the extent of the village. Rose Cottage (grade II) lies on the west side of Hall Road and prior to the 2019 consent for 3 dwellings immediately opposite the application site (DC/19/03680), was a remote dwelling within a 360-degree agricultural setting. Whilst the building line was set back to allow views of Rose Cottage from the north to be maintained, SPS considers that the development will harm the significance of Rose Cottage due to development within its rural setting and the current application for development to the east of Hall Road will cause further harm. The proposed development will be highly visible with the retained views of the heritage asset and the development will further erode its original agricultural setting remote from the village. The consented scheme should not therefore be viewed as a precedent for further development.

Moreover, the applicant is dismissive of the impact of the proposals on Swan Hill Cottage (grade II listed), adjacent to the application site, stating that it is *some distance to the North with its Southern garden edge bordering the site with significant trees and vegetation*. The asset can currently be viewed from the highway in the context of its edge of the village location with agricultural land beyond, and SPS considers that the impact of the proposals on the significance of this heritage asset requires further assessment.

Neighbourhood Plan

The Thorndon Neighbourhood Plan was Examined in September 2020 and is considered ready to proceed to referendum. However, due to Covid-19 all referenda are delayed and in the meantime the NP should be given significant weight in decision making. It is therefore disappointing that no reference is made to NP policies within the submitted documents or the pre-application advice. The NP identifies a number of important views including View 5 across the site from Hall Road and the Plan states that *development on this plateau area could have a significant detrimental impact on the landscape*. This application is clearly contrary to the NP, specifically THN 18 Design Considerations, which requires developments to not adversely affect key features of important views into, out of or within the village; THN2 Housing Development; and THN16 Heritage Assets.

The NP must be given its due weight in the consideration of this application to avoid seriously undermining the neighbourhood planning process and SPS therefore urges that the application to develop this site is resisted. We trust that you will find these comments helpful in the consideration of this application and request that we are consulted on any forthcoming amendments to the scheme.

Yours sincerely,



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

Cc: Thorndon Parish Council
Phil Butler, SPS Mid Suffolk District
Heritage Team