

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 12 August 2015

AGENDA ITEM NO	1
APPLICATION NO	0885/15
PROPOSAL	Redevelopment for a retail store within Class A1, a sui generis builder's merchants with open storage, an extension to the existing access road, access, parking, servicing and landscaping.
SITE LOCATION	Land at Suffolk Works Site (former Bosch land), Gipping Way, Stowmarket
SITE AREA (Ha)	1.2
APPLICANT	Travis Perkins (Properties) Ltd
RECEIVED	March 10, 2015
EXPIRY DATE	June 16, 2015

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

- (1) it is a "Major" application for:-
 - a retail development with floor space exceeding 2,500 sqm
- (2) the Head of Economy considers the application to be of a controversial nature having regard to the location, scale and nature of the application.

PRE-APPLICATION ADVICE

1. No pre-application advice was sought by the applicant prior to the submission of this application.

SITE AND SURROUNDINGS

2. The application site is currently an area of former industrial land that has been cleared leaving an expanse of concrete hardstanding. The site is accessed via Iron Foundry Road which links onto Gipping Way. The site is approximately opposite Morrison's, on the northern side of Gipping Way with the Bosch Factory to the east of the site, former industrial land to the west and Navigation Approach and the River Gipping running to the north of the site. The site is within the settlement boundary of Stowmarket and is a prominent site when entering the centre of the town via Gipping Way.

HISTORY

3. The planning history relevant to the application site is:

redevelopment of site to provide for 300m² of B1 offices with associated parking facilities and landscaping, 182 dwellings with associated public open space, landscaping, footpath/cycle track provision, parking facilities, access roads, bridges, drainage and associated infrastructure including the enhancement of a section of the River Gipping and adjoining towpath and creation of a new access to Gipping Way

PROPOSAL

4. The application seeks permission to redevelop the site to provide a retail store within Class A1, a sui generis builder's merchants with open storage, an extension to the existing access road, access, parking, servicing and landscaping.

The A1 retail unit (shown as Unit 1 on proposed block plan) is proposed to have a gross internal floor space of 25,000sqft and be used by Wickes hardware store. The sui generis unit (builder's yard) is proposed to have a gross internal floor space of 13,832sqft and would be used by Travis Perkins (shown as Unit 2 on the proposed block plan).

Unit 1 is proposed to have the dimensions of 46.7m x 42.5 with a hipped roof with a max height of 10.3m set behind a parapet wall with a max height of 8.3m. The construction would be of typical retail/warehouse appearance including composite cladding on external elevations finished in grey.

Unit 2 would have the dimensions of 59.21m x 17.7m with dual pitch roof design with a max ridge height of 7.9m and eave height of 6.9m. External materials would be primarily vertical profiled cladding finished in dark green with yellow detailing. The layout of unit 2 includes external storage of building materials. Based on information received 23/07/2015 it is stated that external storage would be up to a height of 3.5m at the front of the unit, increasing to 4.5m in height towards the rear of the site.

The layout of the site provides access from the rear (north-west) of the site via Iron Foundry Road. Unit 1 includes customer parking at the front of the site, adjacent Gipping Way. Unit 2 would include external storage areas surrounding the main building with parking and turning areas to the east of the main building.

Boundary treatment of the site varies. Low level timber fencing is proposed alongside the parking area apportioned to Unit 1 along with a brick and metal railing fence around the corner of Gipping Way and Iron Foundry Road. Unit 2 includes a variety of fencing including brick and close board fencing up to 2.4m alongside Gipping Way, rising to up to 3m and including arris rail fencing enclosing other parts of the site.

A revised landscaping scheme has been agreed to provide a 5m landscaping strip alongside Gipping Way, proposed to be planted with London Plane trees, shrubs and climbing plants.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Stowmarket Parish Clerk**

'RESOLVED: That no objection be raised to the grant of planning permission.'

Suffolk County Council - Highways (new access, new road, increase or change in traffic movements)

SCC Highways originally objected to the proposed parking provision within the site. Following the submission of further information by the applicant SCC Highways were reconsulted.

Based on the additional information, SCC Highways recommend approval of the proposed development subject to conditions.

Suffolk County Council, Highways Development Control Sec

The lighting proposed would result in excessive light spill on the public highway. It is recommended that the lighting scheme is amended prior to determination.

Officer note – these issues has been discussed with the applicant and it is considered reasonable to consider details of any external lighting by condition should permission be granted.

The Environment Agency (works to rivers, storage of chemicals, new cemetery, new treatment plants/septic tanks, major dev)

No objections subject to conditions relating to contamination investigation of the site and measures to ensure no contamination of underlying aquifer from outside storage.

MSDC - Tree Officer (affecting trees- check application form Q15)

There are no objections to the proposed removal of the existing trees within the site and tree protection details relating to those trees to be retained.

No comments have been received at the time of writing in relation to the amended landscaping strip at the front of the site, including the provision of London Plane trees alongside Gipping Way.

Environmental Health Officer - Land Contamination

No objections subject to conditions relating to provision of appropriate contamination surveys prior to commencement.

Environmental Health Officer – Noise/Other issues

A noise survey was submitted by the applicant to assess the potential noise disturbance from the proposed use on potential residential development to the north-west of the site that was granted Outline permission for residential flats.

No comment has been received at the time of writing. However, it is taken into account that the adjacent site would be subject to existing noise. Any additional impact from the proposed development would be assessed in relation to the existing situation.

MSDC - Heritage (LB, affecting LB, Con Area affecting Con Area)

The Heritage Team considers that the proposal would cause less than substantial harm to a designated heritage asset because it would include a harsh and unsympathetic approach to the historic core of the town. The Heritage Team recommends that alternative layouts be explored which would allow softer boundary treatments.

SCC - Rights of Way Department

No comments or observations were made.

Suffolk County Council, Archaeological Service

No objections due to evidence of heavy disturbance of the site previously and site evidence being provided that demonstrates that there is low risk of archaeological interest at the site.

Fire Service Hq - County Fire Officer

No objections subject to condition requiring provision of fire hydrants

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

No local or third party representations have been received.

ASSESSMENT

8. There are a number of considerations that will be discussed as follows:

- Policy issues
- Principle of Development
- History/Background information
- Economic issues
- Design and layout
- Landscaping
- Highway and Access Issues

- Amenity issues
- Biodiversity
- Environment and Flood risk
- Consultee and Representatives Comments

Policy Issues

NPPF

At the heart of the NPPF is a presumption in favour of sustainable development. Sustainable development is based on an economic, social and environmental role.

Section 1 of the NPPF relates to building a strong, competitive economy. It provides that 'the planning system does everything that it can to support sustainable economic growth'. Paragraph 19 states that 'Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system'.

Section 2 relates to ensuring the vitality of town centres. Paragraph 24 states that Local Planning Authorities should apply a sequential test to planning applications for main town centre uses. Whilst the application site is outside of the defined town centre of Stowmarket, it is in a central location within the town with good highway links. Based on this it is considered reasonable that the site could accommodate a bulky retail element and still draw the public to active uses within the town, benefitting from public car parks and good links with the rest of the town centre.

Section 7 of the NPPF refers to design. It provides that good design is a key aspect of sustainable development; it should contribute positively to making places better for people. Decisions should aim to ensure that development will function well and add to the overall quality of the area, establish a strong sense of place, create attractive and comfortable places to live, work and visit, optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks. Planning decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Furthermore it provides that development should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. The NPPF goes on to state it is "proper to seek to promote or reinforce local distinctiveness" (para 60) and permission should be "refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions" (para 64).

Based on the above it is considered that the redevelopment of the site would be of economic benefit to the area and would provide a degree of retail based employment. However, this is to be considered carefully in relation to other issues, such as the impact on the local distinctiveness of the area and 'making places better for people'.

Core Strategy and Core Strategy Focussed Review

Policy CS5 provides that "All development will maintain and enhance the environment, including the historic environment, and retain the local distinctiveness of the area".

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Policy CS12 relates to Retail Provision and sets out that Stowmarket shall accommodate new retail development in its town centre. Although outside of the defined town centre boundary, the development for bulky good retail at a site with good transport links and a close proximity to the town centre is accepted.

The Core Strategy Focused Review (CSFR) was adopted by Full Council on 20 December 2012 and should be read as a supplement to Mid Suffolk's adopted Core Strategy (2008). Policy FC 1 - Presumption in favour of sustainable development refers to the National Planning Policy Framework (NPPF) objectives and Policy FC 1.1 - Mid Suffolk approach to delivering Sustainable Development that provides 'development proposals will be required to demonstrate the principles of sustainable development and will be assessed against the presumption in favour of sustainable development as interpreted and applied locally to the Mid Suffolk context through the policies and proposals of the Mid Suffolk new style Local Plan. Proposals for development must conserve and enhance the local character of the different parts of the district. They should demonstrate how the proposal addresses the context and key issues of the district and contributes to meeting the objectives and the policies of the Mid Suffolk Core Strategy and other relevant documents.'

Stowmarket Area Action Plan

The Stowmarket Area Action Plan was adopted 21st February 2013. This provides a number of new policies in respect of specific sites as well as overarching policies that apply to relevant housing or commercial development within the defined Action Plan area. This site is within the defined Action Plan area, but is not a site that has a specific designation or policy requirement as a result of this adopted document.

Strategic Objective 1 and 2 sets out the Council's aim for town centre improvement and the priority for land uses within the town centre that are appropriate and help the viability of the town centre.

SAAP Policy 4.1 – Presumption in Favour of Sustainable Development reinforces Core Strategy Focussed Review FC 1 and FC 1.1. This provides that the Council will take a positive approach in accordance with the NPPF and always work with applicants to secure development that improves the economic, social and environmental conditions in the area.

SAAP Policy 4.2 – Providing a Landscape Setting for Stowmarket provides that, where appropriate, the Council seek to ensure that the impact on wider views in and around Stowmarket are taken into account, including any impact on the skyline. Proposals for sites in key locations that would benefit from landmark buildings or features should incorporate designs appropriate for the site. Planting may be particularly relevant for development that may impact on the 'gateway' role of an area.

SAAP Policy 5.1 – General Retail Policies for all of the Stowmarket Area Action Plan sets out the Council's plans for Stowmarket Town Centre. It provides that new development in the town centre shall improve the vitality and viability of the town centre. This policy requires that all retail development is accessible and of a high quality, appropriate and inclusive design.

SAAP Policy 7.1 – Sustainable employment sites provides that the Council will support development of employment sites on brownfield land that benefit from good

access and acceptable impacts on local transport, landscape, environment, biodiversity and residential and public amenity. Although not a traditional employment proposal, the proposed commercial development would provide a degree of employment in the locality.

SAAP Policy 7.5 – Established Employers and Industrial Estates sets out that the site is within an allocated 'mixed use corridor, close to established employment site. Development within the mixed use corridor is acceptable if it is for 'mixed use' and 'non-B Class' uses where they represent the best use of a development opportunity having regard to the requirements, policies, and objectives of the Stowmarket Area Action Plan and other policies in the development plan.

SAAP Policy 8.1 - Developer Contributions to a Sustainable Transport Network provides that the need to travel should be reduced and use of sustainable transport encouraged. "Development proposals will be assessed in terms of impact on the road network, traffic capacity, highway safety, environmental impact of traffic generated, pedestrian and cycle accessibility and availability and access to public transport. The Council will require mitigating measures to be provided to the satisfaction of the highway authority where necessary." It goes on to provide that developers will either make direct provision of the necessary transport infrastructure relating to their site or will contribute to an overall fund for provision of identified transport improvements in the Stowmarket Area Action Plan area. Viability will be taken into account.

SAAP Policy 9.4 - River Gipping relates to all development proposals adjoining the River Gipping. This requires that developments include a well-designed frontage adjoining all street, gateways and other public spaces.

SAAP Policy 11.1 - Developer Contributions to Infrastructure Delivery provides that all development (except householder extensions and charities) within the Stowmarket Area Action Plan will be required to provide for the supporting infrastructure they necessitate. The wider site considered under Outline application ref. 1170/06 (detailed above) secured financial contributions to local infrastructure. The current application does not give rise to additional infrastructure requirements that were not covered by the previous obligation.

Taking the above points into account, it is considered that the redevelopment of the site for commercial uses is acceptable in terms of policy, subject to the design and appearance of the area being of a high quality appropriate to its setting as a 'gateway' site on a principal highway access into Stowmarket.

Local Plan

Local Plan Policy GP1 – Design and layout of development requires new development to take into account the appearance of its setting and seek to maintain or enhance the appearance of the area. Landscaping is encouraged to protect important landscape features.

Local Plan Policy S11 – Retail Warehousing relates to the provision of retail warehouses outside of the town centre. The principle of such development is acceptable subject to the proposed development not detracting from the vitality and viability of the town centre and adverse impacts on the surrounding area being acceptable.

The application site is not within the defined conservation area. However, it is a prominent site in the proximity of the conservation area and is therefore considered to affect the setting of the conservation area. As such Local Plan Policy HB8 and HB10 are considered to be applicable. These policies seek to ensure that any new development, including advertisements, is in keeping with the character and appearance of the conservation area and will conserve or enhance the conservation area.

Principle of Development

Taking the above policies into account it is considered that the principle of redevelopment of the site to provide commercial and sui generis uses is supported by virtue of the economic gains that could be achieved and the benefits to the appearance of the area by redeveloping a currently vacant site close to the historic core of Stowmarket. However, any new development is required to demonstrate that it is of a high standard of design appropriate to the site, that takes into account the 'gateway' location of the site and 'makes places better for people', not just for the short term but for the lifetime of the development.

The provision of bulky retail at the site was accepted in principle as part of application ref. 1170/06. The provision of a Wickes store, although having a target market of hardware sales to tradesmen, is considered to fall within 'bulky goods retail' and open to the public. The provision of Travis Perkins builder's merchants (Sui Generis) does not fall within the typical retail use class, although it would include the sale of bulky goods. The target audience of Travis Perkins is trade professionals; almost all of whom are expected to have a trade account. Based on the type of goods for sale, the site is considered to be sequentially acceptable in terms of the NPPF paragraph 24.

Whilst it is accepted that the site is in close proximity to industrial uses within a defined 'mixed use corridor', the site is a gateway location within the town and any development of the site would be prominent in wider views of the town, particularly when travelling through the town on Gipping Way. It is officer's opinion that the site characterises a change in the character of the town, transitioning from established industrial uses towards more retail and urban centre uses. Any redevelopment of the site should be expected to take into account the prominence of the site and ensure that the design and layout of the site enhances perception of the town.

History / Background information

The application site has previously been considered as part of a wider redevelopment of the former Bosch-Atco site under application ref. 1170/06 which granted outline permission for office and residential uses at the adjacent site along with a new access to Gipping Way. A reserved matters application is required to assess the details of any development of that site. No further applications have been received at the site since the time of that approval. It is therefore considered that the development of the wider site has stalled.

Economic issues

The NPPF and Local Plan support sustainable economic growth and the provision of new employment in suitable locations. The proposed development would bring a brownfield site that is currently vacant into active economic use which is considered to be of benefit to the town and the provision of retailing in the wider district. The

proposed uses are also stated as providing up to 35 jobs.

In this instance the proposed development would bring a currently vacant site close to the centre of Stowmarket into active use and would provide additional employment in the area. The gains in economic activity at the site would be beneficial to the local economy and this is considered to be a significant bonus to the town. The area is allocated in the SAAP as a mixed use corridor and the NPPF encourages economic regeneration, subject to it not resulting in adverse impacts on the area. The NPPF specifically states that:

'Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.'

Considering the proposed development on its own merits, it is considered that the development would create economic development from a brownfield site. This would be of significant benefit to the town and wider district which is supported by local and national policy.

Design and layout

The proposed development would include 2no. commercial units of functional design. The units would be of approx. 8m in height and set facing Gipping Way. The layout includes customer parking in front of unit 1 and both parking and external storage within the plot of unit 2. Boundary treatment in front of Unit 1 includes low level walls. Boundary treatment in front of Unit 2 includes brick and fencing up to 2.4m in height with Securicor fencing up to 3m in height towards the rear of the site.

Unit 1 (Wickes) is considered to have a design conducive to general public access with a principal elevation facing Gipping Way with parking to the front of the site and low level fencing along the boundary. Unit 2 (Travis Perkins) has a layout that is partially screened from public views by the proposed boundary treatment. Within the site, external storage areas are proposed up to 3.5m in height adjacent to Gipping Way and up to 4.5m in height in other parts of the site.

The design and layout of the site is taken into account with the context of the site, this includes existing industrial uses and Morrison's supermarket opposite. Towards the town centre, buildings along Gipping Way vary in height and design up to the Station Quarter area which includes a mix of residential and modern development. The conservation area extends to include Ipswich Street (behind Morrison's) and to include Milton House (Stowmarket Town Council offices). To the rear of the site is Gipping Way with public footpath and Tomo Industrial estate beyond. The application site is taken to be visible to views of the river valley and have an impact on the setting of the conservation area.

The proposed development would add an active development into the area and the proposed design and layout of the site echoes the appearance of the adjacent Bosch factory and the scale of Morrison's supermarket opposite the site. Whilst the design and appearance of the buildings are considered to be acceptable in isolation, the overall layout of the site and boundary treatment will all affect the overall appearance of the development.

The boundary treatment and external storage proposed for Unit 2 (Travis Perkins), is considered to fail to make full use of the opportunity to enhance the character and

appearance of this part of Gipping Way. As a 'gateway' site that effectively marks the end of the industrial uses on Gipping Way and (partly due to the outline permission for the adjacent site) the beginning of a more urban area, the site will have a large impact on the impression the town gives when entering the town centre along Gipping Way.

As the principle of development of the site is accepted, the Council has sought to agree a scheme of landscaping and boundary treatment that mitigates the impact that the development would have on the appearance of the area. The Council has sought a significant landscaping scheme along Gipping Way that would soften the appearance of the site and improve views of the town when travelling along Gipping Way. The landscaping scheme that has been submitted by the applicant is considered to be unsatisfactory and fails to adequately enhance the appearance of the area, leaving the functional design of the site to dictate the appearance of the development.

The proposed development, by virtue of the footprint of the buildings and layout of the site is considered to be overdevelopment of its site. However, an active site has a better appearance than the existing vacant site. Whilst the development is not considered to make full use of the potential of its setting as a 'gateway' into the heart of Stowmarket, the development would be an improvement on the current appearance.

Landscaping

The proposed development is relatively dense with limited additional space within the site for the provision of good quality landscaping. What landscaping is proposed is focussed on the front of the site, alongside Gipping Way.

Original plans were submitted to show a range of planting within a 3-3.5m buffer strip. It was agreed that a row of London Plane trees, low level shrubs and climbing plants could be provided. This would help soften the appearance of the close board boundary treatment in front of Unit 2 and provide a soft edge to views along Gipping Way.

Officers had concerns that a landscape strip of between 3-3.5m would not be sufficient to ensure the long term viability of new planting. Following negotiations it the applicant has agreed to provide an increased landscape strip with a depth of 5m. However, at the time of writing this report, amended plans that show the increased planting strip and associated changes to the layout of the parking at the front of Unit 1 have not been submitted. A verbal update will be given at your meeting.

Subject to the increased landscaping strip being provided, officers are of the opinion that the proposed soft landscaping could adequately soften the frontage of the development and maintain the appearance of the area in views along Gipping Way.

Highway and Access Issues

Suffolk County Council Highways have been consulted on the proposed development. Based on the original proposals objections were raised with regard to the level of parking provision for Unit 1 (Wickes) being below the required standard.

Further information was subsequently provided by the applicant to justify the level of parking shown.

Based on the additional information provided, SCC Highways have provided further comments that raise no objections to the proposed highway, parking and access issues.

Amenity issues

The proposed development is abutted by industrial uses to the south-east, retail on the opposite side of the highway to the south-west, the River Gipping to the north-east. To the north-west is currently vacant brownfield land with outline permission for residential development for 182 dwellings. At present, whilst the principle of residential development on the adjacent site has been approved, there have been no further submissions to agree the details of any development and therefore the site is considered to have 'stalled'.

However, it should be noted that Unit 2 abuts the boundary with the approved residential development site. There are potential issues with a builder's yard and associated HGV and forklift movements in close proximity to residential development resulting in adverse living conditions. A noise survey has been submitted by the applicant that assesses this issue. This sets out that the orientation of the building will partially screen the adjacent site and the proposal includes acoustic fencing along the north-western boundary to also help limit the level of noise spill from the site. At the time of writing consultation comments from MSDC Environmental Health are awaited.

Whilst the proposed builders yard could give rise to adverse impacts on the residential amenity of dwellings, there are no details at present that indicate the layout and form of that residential development and there are other examples within the town of builder's merchants operating in close proximity to residential development. Members will be updated on comments from the Environmental Health team. It is not considered likely that the proposed development would unacceptably compromise a suitably designed residential development on the adjacent site. The proposed development for a builder's yard is therefore considered on its own merits in relation to the circumstances surrounding the site at present.

Consultee and Representatives Comments

No comments or objections have been received that restrict the proposed development in principle. All other issues raised through consultation can reasonably be addressed by condition should planning permission be granted.

Biodiversity

The site is a brownfield site with limited wildlife habitat. There are no records of protected species at the site. In the circumstances your officers do not consider that there is a risk of any offence to protected species from the development.

Environment and Flood risk

The proposed development is within a previously developed site and close to the River Gipping. The Environment Agency have been consulted in relation to the proposed development and raise no objections in relation to environmental issues and flood risk, subject to conditions relating to drainage and contamination. It is reasonable that any environmental or flood risk issues could be dealt with by

condition on a planning permission.

Conclusion

The principle of bulky good retail at the site has been accepted as detailed in the planning history. The site is within a mixed use corridor where there it is expected that there is a transition from industrial uses to an urban mix closer to the town centre. The site is prominent within the town so a good quality design that enhances impressions of the town when travelling along Gipping Way is expected. On balance, the appearance of the proposed development is considered acceptable in relation to the appearance of existing development in the area, including industrial units to the south-east and Morrison's supermarket to the south-west.

It is your officer's opinion that the layout of the units is relatively tight and of a utilitarian design. However, the appearance of the site is somewhat typical of modern retail units and, in order to promote economic growth which might prove to be a catalyst for the wider site, an active use at the site would be preferable to its current state. The proposed landscaping would help soften the appearance of the site, particularly the external storage areas for the builder's yard. The proposed development would also provide wider economic benefits to the town and provide some employment.

On balance, taking into account the NPPF that states 'significant weight should be placed on the need to support economic growth through the planning system', the proposed redevelopment is considered to be acceptable.

RECOMMENDATION

That Full Planning Permission be granted subject to the following conditions:

1. 3 year time limit
2. Compliance with plan
3. Highways conditions
4. Contamination conditions
5. Surface water drainage conditions
6. Hours of use conditions
7. Height of external storage condition
8. Details of external lighting condition
9. Details of advertisement at the site
10. Details of landscape and landscape management scheme
11. Details of materials to be agreed

Philip Isbell
Corporate Manager - Development Management

Mark Pickrell
Senior Planning Officer

APPENDIX A - PLANNING POLICIES

1. **Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review**

Cor5 - CS5 Mid Suffolks Environment
Cor4 - CS4 Adapting to Climate Change
Cor1 - CS1 Settlement Hierarchy
Cor12 - CS12 RETAIL PROVISION
Cor11 - CS11 Supply of Employment Land
CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT
CS SAAP - Stowmarket Area Action Plan

2. **Mid Suffolk Local Plan**

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
RT12 - FOOTPATHS AND BRIDLEWAYS
HB1 - PROTECTION OF HISTORIC BUILDINGS
CL8 - PROTECTING WILDLIFE HABITATS
SC4 - PROTECTION OF GROUNDWATER SUPPLIES
HB8 - SAFEGUARDING THE CHARACTER OF CONSERVATION AREAS

3. **Planning Policy Statements, Circulars & Other policy**

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letter(s) of representation(s) have been received from a total of **0** interested party(ies).

The following people **objected** to the application

The following people **supported** the application:

The following people **commented** on the application: