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COMMITTEE:	PLANNING COMMITTEE
DATE:	WEDNESDAY, 14 DECEMBER 2022 9.30 AM
VENUE:	FRINK ROOM (ELISABETH) - ENDEAVOUR HOUSE

Members		
<u>Conservative</u> Simon Barrett Peter Beer Michael Holt	<u>Independent</u> John Hinton Alastair McCraw Stephen Plumb (Chair)	<u>Green and Labour</u> Alison Owen Leigh Jamieson (Vice-Chair)
<u>Independent Conservatives</u> Mary McLaren Adrian Osborne	<u>Liberal Democrat</u> David Busby	

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AGENDA

PART 1

MATTERS TO BE CONSIDERED WITH THE PRESS AND PUBLIC PRESENT

Page(s)

1 SUBSTITUTES AND APOLOGIES

Any Member attending as an approved substitute to report giving his/her name and the name of the Member being substituted.

To receive apologies for absence.

2 DECLARATION OF INTERESTS

To receive any declarations of disclosable pecuniary interests and other registerable and non-registerable interests by Members.

3 PL/22/20 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 30 NOVEMBER 2022 5 - 12

4 **TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME**

5 **SITE INSPECTIONS**

In addition to any site inspections which the Committee may consider to be necessary, the Area Planning Manager Officer will report on any other applications which require site inspections.

6 **PL/22/21 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE** 13 - 16

An Addendum to Paper PL/22/21 will be circulated to Members prior to the commencement of the meeting summarising additional correspondence received since the publication of the agenda but before 12 noon on the working day before the meeting, together with any errata.

a **DC/22/0238 CHILTON WOODS MIXED DEVELOPMENT TO NORTH OF WOODHALL BUSINESS PARK, SUDBURY, SUFFOLK** 17 - 34

Notes:

1. The next meeting is scheduled for Wednesday 11 January 2023 commencing at 9.30 a.m.
2. Where it is not expedient for plans and drawings of the proposals under consideration to be shown on the power point, these will be displayed in the Council Chamber prior to the meeting.
3. The Council has adopted Public Speaking Arrangements at Planning Committees, a link is provided below:

[Public Speaking Arrangements](#)

Those persons wishing to speak on an application to be decided by Planning Committee must register their interest to speak no later than two clear working days before the Committee meeting, as detailed in the Public Speaking Arrangements (adopted 30 November 2016).

The registered speakers will be invited by the Chairman to speak when the relevant item is under consideration. This will be done in the following order:

- A representative of the Parish Council in whose area the application site is located to express the views of the Parish Council;
- An objector;
- A supporter;
- The applicant or professional agent / representative;
- County Council Division Member(s) who is (are) not a member of the Committee on matters pertaining solely to County Council issues such as highways / education;
- Local Ward Member(s) who is (are) not a member of the Committee.

- Public speakers in each capacity will normally be allowed **3 minutes** to speak.

Local Ward Member(s) who is (are) not a member of the Committee are allocated a maximum of **5 minutes** to speak.

Date and Time of next meeting

Please note that the next meeting is scheduled for Wednesday, 11 January 2023 at 9.30 am.

Webcasting/ Live Streaming

The Webcast of the meeting will be available to view on the Councils Youtube page:

https://www.youtube.com/channel/UCSWf_0D13zmegAf5Qv_aZSg

For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact the Committee Officer, Committee Services on: 01473 296376 or Email: Committees@baberghmidsuffolk.gov.uk

Introduction to Public Meetings

Babergh/Mid Suffolk District Councils are committed to Open Government. The proceedings of this meeting are open to the public, apart from any confidential or exempt items which may have to be considered in the absence of the press and public.

Domestic Arrangements:

- Toilets are situated opposite the meeting room.
- Cold water is also available outside opposite the room.
- Please switch off all mobile phones or turn them to silent.

Evacuating the building in an emergency: Information for Visitors:

If you hear the alarm:

1. Leave the building immediately via a Fire Exit and make your way to the Assembly Point (Ipswich Town Football Ground).
2. Follow the signs directing you to the Fire Exits at each end of the floor.
3. Do not enter the Atrium (Ground Floor area and walkways). If you are in the Atrium at the time of the Alarm, follow the signs to the nearest Fire Exit.
4. Use the stairs, not the lifts.
5. Do not re-enter the building until told it is safe to do so.

Agenda Item 3

BABERGH DISTRICT COUNCIL

Minutes of the meeting of the **PLANNING COMMITTEE** held in the King Edmund Chamber, Endeavour House, 8 Russell Road, Ipswich on Wednesday, 30 November 2022 at 09:30am.

PRESENT:

Councillor: Stephen Plumb (Chair)
Leigh Jamieson (Vice-Chair)

Councillors: Sue Ayres
David Busby
Margaret Maybury
Mary McLaren
Alison Owen

Simon Barrett
John Hinton
Alastair McCraw
Adrian Osborne

Ward Member(s):

Councillors: Clive Arthey

In attendance:

Officers: Strategic Projects and Delivery Manager (SS)
Area Planning Manager (MR)
Planning Lawyer (IDP)
Case Officers (JH/EF/DC)
Lead Governance Officer – Planning and Development Control (CP)

69 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

69.1 Apologies were received from Councillor Holt and Councillor Beer.

69.2 Councillor Ayres substituted for Councillor Holt.

69.3 Councillor Maybury substituted for Councillor Beer.

70 DECLARATION OF INTERESTS

70.1 Councillor Osborne declared an other registerable interest in respect of application number DC/20/01094 he is a Public Governor on the West Suffolk NHS Board and confirmed that he would leave the meeting for the duration of the item.

71 PL/22/18 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 16 NOVEMBER 2022

71.1 It was **RESOLVED:**

That the minutes of the meeting held on 16 November 2022 were confirmed and signed as a true record.

72 TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME

72.1 None received.

73 SITE INSPECTIONS

73.1 The Case Officer presented Members with a request for a site visit in respect of application number DC/22/05162, Land North of The Street, Shotley, providing Members with details of the application including: the location and layout of the site, and the reasons for the site visit request.

73.2 The Case Officer responded to questions from Member on issues including: the proposed number of dwellings and the housing mix.

73.3 Members considered the representation from the Councillor Davis, the Ward Member requesting the site visit.

73.4 The Case Officer responded to further questions from Members on issues including: whether a report had been received from Suffolk Highways, and the proposed landscaping plans.

73.5 Councillor Barrett proposed that a site visit be undertaken.

73.6 Councillor McCraw seconded the proposal

By a vote of 9 votes for, one against and one abstention

It was RESOLVED:

That a site visit be undertaken in respect of application number DC/22/05162.

74 PL/22/19 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

The Chair advised the Committee that the order of business would be as detailed below.

In accordance with the Council's arrangements for Public Speaking at Planning Committee, representations were made as detailed below relating to the items in Paper PL/22/19 and the speakers responded to questions put to them as provided for under those arrangements.

Application Number	Representations From
DC/20/01094	Christine Hagan (Chilton Parish Council) Jan Osborne (Objector)

	Lady Val Hart of Chilton (Objector) Jamie Dempster (Agent) Councillor Philip Faircloth-Mutton (Suffolk County Council Division Member) Councillor Clive Arthey (Ward Member) Councillor Margaret Maybury (Ward Member)
DC/21/06977	None
DC/21/02405	None

It was RESOLVED

That subject to the imposition of conditions or reasons for refusal (whether additional or otherwise) in accordance with delegated powers under Council Minute No. 48(a) (dated 19 October 2004) decisions on the items referred to in Paper PL/22/19 be made as follows:-

75 DC/20/01094 LAND TO THE NORTH SIDE OF, CHURCH FIELD ROAD, CHILTON INDUSTRIAL ESTATE, CHILTON, SUFFOLK

75.1 Item 6A

Application Proposal	DC/20/01904 Outline Planning Application (some matters reserved, access to be considered) – Erection of up to 166 residential dwellings, a purpose built care home for up to 60 bedrooms, and associated infrastructure including landscaping, public open-space, car parking and means of access off Church Field Road
Site Location	CHILTON – Land On The North Side Of, Church Field Road, Chilton Industrial Estate, Chilton, Suffolk
Applicant	Caverswall Enterprises Ltd and West Suffolk NHS Foundation Trust

75.2 Councillor Osborne left the meeting at 09:49am.

75.3 Councillor Maybury confirmed that she would be speaking as a Ward Member for the application and would therefore not be taking part in the debate or the vote.

75.4 The Case Officer introduced the application to the Committee outlining the proposal before Members including: the location of the site, the planning constraints of the site, the vehicular access and pedestrian connectivity to the site, proposed ecology mitigation and landscaping plans, the proposed height of the buildings, proposed highways improvements, the loss of existing designated employment land, and the assessment of heritage harm. The Case Officer outlined the contents of the tabled papers including the amendment to the proposal received from the applicants, and the additional reason for refusal which forms part of the Officers recommendation for refusal as detailed in the officer report.

- 75.5 The Case Officer responded to questions from Members on issues including: the definition of a nitrate vulnerable zone, the landscaping plans, whether there was an identified housing need in the area, whether there was a relationship between the applicants and the proposed care home and medical centre including the ownership of the site, the viability of the site in relation to the land allocation, and the potential heritage harm.
- 75.6 Members considered the representation from Christine Hagan who spoke on behalf of Chilton Parish Council.
- 75.7 Members considered the representation from Jan Osborne and Lady Val Hart of Chilton who spoke as Objectors.
- 75.8 Members considered the representation from Jamie Dempster who spoke on behalf of the Agent.
- 75.9 The Agent, and Guy Marsden, Highbridge Properties, responded to questions from Members on issues including: the viability of the site, and the regulations regarding care homes.
- 75.10 Members considered the representation from Suffolk County Councillor Philip Faircloth-Mutton.
- 75.11 Members considered the representations from Ward Members Councillor Clive Arthey and Councillor Margaret Maybury.
- 75.12 Members debated the application on issues including: the designated employment of the site and lack of marketing of the employment land, the potential heritage harm, the site location outside of the settlement boundary, and the details of the independent reports.
- 75.13 Councillor McCraw proposed that the application be refused as detailed in the Officer recommendation, and including the additional reason for refusal as detailed in the tabled papers.
- 75.14 Councillor Ayres seconded the motion.
- 75.15 Members considered to debate the application on issues including: the suitability of the location of the care home, and heritage issues.

By a vote of 9 votes for

It was RESOLVED:

- 1. That the application be REFUSED planning permission for the following reasons:-**
 - i. The application proposes residential development in the countryside where contrary to policy CS2 the circumstances of the application are not exceptional and there is no proven justifiable need for the development proposed.**

Furthermore, the application proposes the development of land safeguarded for employment purposes, where no sustained marketing campaign has been undertaken at a realistic asking price, and where the applicant has failed to demonstrate that the land is inherently unsuitable or not viable for all forms of employment related use, contrary to policy EM24.

- ii. The proposed development would lead to a considerable level of harm to the significance of the designated heritage assets at Chilton Hall (comprising Grade II* Chilton Hall, Grade II Garden Wall to East of Chilton Hall, and Grade II Chilton Hall registered park and garden) and a level of harm to the significance of the Grade I Church of St Mary that would be not far short of substantial.
The development would not respect the features that contribute positively to the setting and significance of those assets, contrary to policies CN06, CN14, and CS15. Furthermore, the public benefits of the scheme are not considered to outweigh the less than substantial harm identified, making the proposal contrary to the heritage policies of the NPPF and independently providing a clear reason for refusal on this ground.
 - iii. In the absence of a signed s106 Agreement or similar undertaking to provide for appropriate obligations, there would be an unacceptable impact on local infrastructure and lack of affordable housing, contrary to policies CS19 and CS21.
 - iv. In the absence of a revised air quality assessment to consider the impact on proposed residential receptors of operational phase emissions from the consented Sudbury Standby Generating Facility under application DC/21/00357, an assessment cannot be made as to whether an acceptable standard of amenity for future occupiers can be achieved in terms of air quality as required under paragraph 130(f) of the NPPF 2021.
 - v. The application development conflicts with the development plan when taken as a whole and there are no material considerations which indicate that a decision should be taken other than in accordance with the development plan.
2. In the event that an appeal against the refusal of planning permission is received, delegate authority to the Chief Planning Officer to defend that appeal for the reasons set out under 1. above, being amended and/or varied as may be required.

76 DC/21/06977 182A BURES ROAD, GREAT CORNARD, CO10 0JQ

76.1 Item 6C

Application Proposal	DC/21/06977 Reserved Matters Application for Outline Planning Permission DC/18/02469 considering Appearance and Landscaping (Access, Layout and Scale previously approved) for the erection of up to 46no dwellings with vehicular and pedestrian access from Bures Road. Demolition of 182A Bures Road and storage buildings.
Site Location	GREAT CORNARD – 182A Bures Road, Great Cornard, CO10 0JQ
Applicant	North Avenue Development Co.

76.2 A break was taken from 10:51am until 11:05am after application number DC/20/01094 and before the commencement of DC/21/06977.

76.3 Councillor Osborne returned to the meeting at 11:05am.

76.4 Councillor Barrett confirmed to the Chair that he would remain on the Committee for the duration of the application and not speak as Ward Member.

76.5 The Case Officer introduced the application to the Committee outlining the proposal before Members including: the location and layout of the site, the proposed design of the dwellings, the existing and proposed street scenes, the housing mix, the proposed play area, and the Officer recommendation of approval.

76.6 The Case Officer and the Area Planning Manager responded to questions from Members on issues including: whether there were any plans in place to prevent access to the adjacent railway line, the play area, whether triple glazing had been considered, potential flood issues, the planting around the annexe, and the planning history of the site.

76.7 Members debated the application on issues including: the good mix of house designs.

76.8 Councillor Busby proposed that the application be approved as detailed in the Officer recommendation.

76.9 Councillor McCraw seconded the proposal.

76.10 The proposer and seconder accepted the following advisory notes:

Officers to ensure that the following are captured in the conditions:

- Details of spikey planting next to the annexe;
- Fencing between play area and road

By a unanimous vote

It was RESOLVED:

That the application is **GRANTED** reserved matters planning permission and includes the following conditions:-

- **PD removed for fence, walls, hedges along the boundary with 180 Bures Road**
- **Details of children's play equipment**
- **Details of boundary treatment**
- **As recommended by the LHA**

And the following informative notes as summarised and those as may be deemed necessary:

- **Proactive working statement**
- **SCC Highways notes**
- **Support for sustainable development principles**

And the following advisory notes:

Officers to ensure that the following are captured in the conditions:

- **Details of spikey planting next to the annexe;**
- **Fencing between play area and road**

77 DC/21/02405 LAND EAST OF ARTISS CLOSE AND, ROTHERAM ROAD, BILDESTON, SUFFOLK

77.1 Item 6B

Application Proposal	DC/21/02405 Application for approval of reserved matters following outline application B/15/01433 Town and Country Planning Order 2015 – Appearance, Scale, Layout and (Discharge of Condition 20 – Landscaping details) for the erection of 48No dwellings (including 17 affordable dwellings).
Site Location	BILDESTON – Land East of Artiss Close And, Rotheram Road, Bildeston, Suffolk
Applicant	c/o The Agent

77.2 The Case Officer advised the Committee that an email had been received from the applicant advising that the proposal site had been sold. The new owners of the site had requested that the proposal be withdrawn from the agenda to allow them to make improvements to the scheme, and for the proposal to be returned to Committee at a later date.

77.3 Councillor Barrett proposed that the application be withdrawn from the Agenda in order to enable the new Applicant to obtain further information and to consider the details of the application.

77.4 The Case Officer responded to questions from Members on issues including:

whether there may be an amendment to the proposed number of affordable housing at the site, and the original outline planning permission granted in 2015.

77.5 Councillor Maybury seconded the proposal.

By a unanimous vote

It was RESOLVED:

That application number DC/21/02405 be withdrawn from the agenda to enable Officers and the Applicant to obtain further information and the application to return to Committee at a later date.

The business of the meeting was concluded at 11.30 am.

.....
Chair



PL/22/21

BABERGH DISTRICT COUNCIL

PLANNING COMMITTEE

14 DECEMBER 2022

SCHEDULE OF APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Item	Page No.	Application No.	Location	Officer
6A		DC/22/02328	Chilton Woods Mixed Development to the North of, Woodhall Business Park, Sudbury, Suffolk	JW

Philip Isbell
Chief Planning Officer

BABERGH DISTRICT COUNCIL

PLANNING COMMITTEE

SCHEDULE OF APPLICATIONS MADE UNDER THE TOWN AND COUNTRY PLANNING ACT 1990, AND ASSOCIATED LEGISLATION, FOR DETERMINATION OR RECOMMENDATION BY THE PLANNING COMMITTEE

This Schedule contains proposals for development which, in the opinion of the Acting Chief Planning Officer, do not come within the scope of the Scheme of Delegation to Officers adopted by the Council or which, although coming within the scope of that scheme, she/he has referred to the Committee to determine.

Background Papers in respect of all of the items contained in this Schedule of Applications are:

1. The particular planning, listed building or other application or notification (the reference number of which is shown in brackets after the description of the location).
2. Any documents containing supplementary or explanatory material submitted with the application or subsequently.
3. Any documents relating to suggestions as to modifications or amendments to the application and any documents containing such modifications or amendments.
4. Documents relating to responses to the consultations, notifications and publicity both statutory and non-statutory as contained on the case file together with any previous planning decisions referred to in the Schedule item.

DELEGATION TO THE ACTING CHIEF PLANNING OFFICER

The delegated powers under Minute No 48(a) of the Council (dated 19 October 2004) includes the power to determine the conditions to be imposed upon any grant of planning permission, listed building consent, conservation area consent or advertisement consent and the reasons for those conditions or the reasons to be imposed on any refusal in addition to any conditions and/or reasons specifically resolved by the Planning Committee.

PLANNING POLICIES

The Development Plan comprises saved policies in the Babergh Local Plan adopted June 2006. The reports in this paper contain references to the relevant documents and policies which can be viewed at the following addresses:

The Babergh Local Plan: <http://www.babergh.gov.uk/planning/planning-policy/adopted-documents/babergh-district-council/babergh-local-plan/>

National Planning Policy Framework:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

LIST OF ABBREVIATIONS USED IN THIS SCHEDULE

AWS	Anglian Water Services
CFO	County Fire Officer
LHA	Local Highway Authority
EA	Environment Agency
EH	English Heritage
NE	Natural England
HSE	Health and Safety Executive
MoD	Ministry of Defence
PC	Parish Council
PM	Parish Meeting
SPS	Suffolk Preservation Society
SWT	Suffolk Wildlife Trust
TC	Town Council

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Agenda Item 6a

Committee Report

Item No: 6A

Reference: DC/22/02328

Case Officer: Jasmine Whyard

Ward: Lavenham

Ward Member/s: Cllr Arthey and Cllr Maybury

RECOMMENDATION – GRANT FULL PLANNING PERMISSION SUBJECT TO CONDIITONS

Description of Development

Full Planning Application - Erection of and installation of community heat network and associated development.

Location

Chilton Woods Mixed Development to the North of, Woodhall Business Park, Sudbury, Suffolk

Expiry Date: 20/02/2023

Application Type: Full

Development Type: Major Large Scale - All Other

Applicant: Taylor Wimpey (East London) Limited

Agent: Savills

Parish: Chilton

Site Area: 0.08 hectares

Details of Previous Committee / Resolutions and any member site visit: None

Has a Committee Call In request been received from a Council Member: No

Has the application been subject to Pre-Application Advice: Yes

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

i) Under the Council's Planning Charter and Protocol for the use of Delegation, the proposed development is a major renewable energy development as defined by Government guidance and is recommended for approval.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

The Development Plan

The following policies are considered the most important to the determination of this proposal. The policies are all contained within the adopted development plan for Babergh District which is comprised of: Babergh Core Strategy (2014) and saved policies from the Babergh Local Plan Alteration No.2 (2006). All Policies are afforded full weight in the determination process as they are, *inter alia*, considered wholly consistent with the policies of the NPPF (having regard to paragraph 219 of that document).

- **Babergh Core Strategy (2014)**

CS1- Applying the Presumption in Favour of Sustainable Development in Babergh

CS2- Settlement Hierarchy

CS4- Chilton Woods Strategic Land Allocation and Strategy for Sudbury/ Great Cornard

CS13- Renewable/ Low Carbon Energy

CS15- Implementing Sustainable Development in Babergh

- **Saved policies' (2009) of Babergh Local Plan Alteration No.2 (2006)**

CN01- Design Standards

CR07- Landscaping Schemes

CP01- Chilton Mixed Use Development Package¹

The National Planning Policy Framework

The National Planning Policy Framework (NPPF) 2021 contains the Government's planning policies for England and sets out how these are expected to be applied. Planning law nonetheless requires applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. The policies contained within the NPPF are a material consideration and should be taken into account for decision-taking purposes.

Neighbourhood Plan Status

This application site is not within a Neighbourhood Development Plan area.

¹ But this policy must in effect give way to policy CS4 bearing in mind its age and the requirements of s38(5) of the PCPA 2004.

Consultations and Representations

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

A: Summary of Consultations

As a technical point it is noted that during the lifetime of this application, the application type has been changed from a 'reserved matters application' to a 'full planning application'. The reasons for this agreed change are set out below within this report and it is considered that this has been undertaken without prejudice to any interested party. As such the application has been re-advertised. A re-consultation was sent to below consultees which closes on the 13th December.

A new site notice was also displayed, with the consultation period ending on the 14th December, as such some additional/ revised consultation responses may be received following the publication of this report. Any such comments received will be reported to Members via tabled papers or verbally at your committee meeting.

Town/ Parish Council Responses

- **Acton**
Object and support the earlier comments made by Chilton Parish Council.
- **Chilton Parish Council**
No updated response has been received at the time of writing.

Officer note: an earlier response was received when this application was in the format of a 'reserved matters' application. Chilton Parish Council objected and recommend refusal on the basis of 1) the application is contrary to the outline permission, 2) a non-material amendment has been made to the LUPP, 3) TW are using up public open space and the non-material amendment is material, 4) lack of public consultation, 5) heat hub should be located on employment land, 6) eroding community woodland and open space, 7) unclear distances used in noise assessment, 8) industrial appearance and landscape impacts 9) insufficient noise assessment, 10) no ecological net gain, 11) EIA should be conducted, 12) unclear location, 13) unclear what pre-application discussions have been had, 14) No justification of chosen location provided.

- **Great Waldingfield**
Supports heat hub subject to landscaping and residential amenity impacts being addressed.
- **Long Melford**
Unable to provide comments as the 1st December Parish Council meeting did not take place.

Officer note: an earlier response was received when this application was in the format of a 'reserved matters' application. Long Melford Parish Council confirmed that they had no comments to make.

- **Sudbury**
No updated response has been received at the time of writing. However, an earlier responses noted that the Town Council recommended approval.

National Consultee Responses

- **Anglian Water**

No comment.

- **Historic England**
No comment.
- **Ministry of Defence**
No objection.
- **Natural England**
No comment.
- **National Highways**
No objection.

County Council Responses

- **Development Contributions**
No comment.
- **Fire and Rescue**
No comment.
- **Highways**
No objection subject to conditions on 1) associated infrastructure details to be submitted, 2) access details to be submitted and 3) Construction Management Plan to be submitted.

Internal Consultee Responses

- **Environmental Health- Air Quality**
No comment.
- **Environmental Health- Noise, Odour, Light and Smoke**
No objection subject to conditions on 1) plant room to be constructed in accordance with submitted details, 2) Louvres to plant room have acoustic performance of submitted details, 3) solid element of screen to plant area to be constructed in accordance with submitted details, 4) single bank louvre to be constructed in accordance with submitted details, 5) Noise levels of ASHPs shall not exceed submitted details, 6) lighting details to be submitted, 7) Construction Management Plan to be submitted.
- **Environmental Health- Sustainability**
No objection but note that space and water heating of the buildings it will serve should not undermine the requirement for such buildings to also be constructed efficiently.
- **Place Services- Ecology**
No objection but note that the landscaping should utilise native species.
- **Place Services- Landscaping**
No objection subject to conditions on 1) soft landscaping scheme and 2) planting schedule.
- **Public Realm**

Support the inclusion of wildflowers and native trees, however additional biodiversity enhancement opportunities have been missed by surrounding the plant with a non-native hedge.

Other Consultee Responses

- **Sudbury Ramblers**

Object to the location of the heat hub which should be protected as open space as part of the Chilton Woods development.

B: Representations

At the time of writing this report at least 4 letters/emails/online comments have been received. It is the officer opinion that this represents 4 objections. A verbal update will be provided as necessary at Committee should subsequent representations be received.

Views are summarised below:-

- Biodiversity issues
- Undermines recreational enjoyment of the Public Right of Way
- Loss of green space
- Industrial appearance
- Chilton Woods will not have any woods
- Devalue lagoon for Great Crested Newts
- Loss of hedgerows
- Undermine County Wildlife Site
- Break migratory routes

(Note: All individual representations are counted and considered. Repeated and/or additional communication from a single individual will be counted as one representation.)

PLANNING HISTORY

It should be noted that the planning history below relates to the Chilton Woods Development granted Outline Planning Permission. As is noted elsewhere within this report the current application is for Full Planning Permission rather than any Reserved Matters.

REF: DC/20/04763	Application for Non Material Amendment following approval of B/15/01718 - Revisions to the land parameter plans.	DECISION: GTD 09.11.2020
REF: DC/20/05183	Reserved matters application for Phase 1 (Infrastructure) (matters relating to layout, scale, appearance and landscaping) for the installation of site wide infrastructure, including spine road, sustainable drainage scheme and associated services, infrastructure, landscaping and ecological enhancements details pursuant to Outline Planning Permission ref. B/15/01718, dated 29th March 2018 (Outline application (with all matters reserved except for access) - Erection of up to 1,150 dwellings (Use Class	DECISION: GTD 29.04.2021

C3); 15ha of employment development (to include B1, B2 and B8 uses, a hotel (C1), a household waste recycling centre (sui generis) and a district heating network energy centre); village centre (comprising up to 1,000m2 Gross Floor Area (GFA) of retail floor space (A1, A2, A3, A4 and A5), village hall (D2), workspace (B1a), residential dwellings (C3), primary school (D1), pre-school (D1) and car parking); creation of new vehicular access points and associated works; sustainable transport links; community woodland; open space (including children's play areas); sustainable drainage (SuDS); sports pavilion (D2) and playing fields; allotments; and associated ancillary works.)

REF: DC/20/05269	Discharge of Conditions Application for B/15/01718- Condition 29 (Levels) and Condition 38 (Hard and Soft Landscaping Scheme- Part Discharge)	DECISION: GTD 05.05.2021
REF: DC/20/05270	Discharge of Conditions Application for B/15/01718- Condition 9 (Surface Water Drainage Scheme), Condition 10 (Implementation, Maintenance and Management) and Condition 28 (Foul Water Drainage Strategy)	DECISION: GTD 18.06.2021
REF: DC/20/05724	Discharge of Conditions Application for B/15/01718- Condition 38 (Hard and Soft Landscaping Scheme) Part discharge for western boundary.	DECISION: GTD 15.01.2021
REF: DC/21/00696	Non-Material Amendment sought following Outline Planning Permission B/15/01718 dated 29/03/2018 - Revision of Land Use Parameter Plan to rectify inconsistencies on plan	DECISION: GTD 11.03.2021
REF: DC/21/01166	Discharge of Conditions Application for B/15/01718- Condition 38 (Hard and Soft Landscaping Scheme) (Part discharge for western boundary)	DECISION: GTD 21.04.2021
REF: DC/21/01460	Discharge of Conditions Application for B/15/01718- Condition 8 (Design Code)	DECISION: GTD 13.08.2021
REF: DC/21/02764	Reserved Matters application for Residential Phase 1 (matters relating to Appearance, Landscaping, Layout and Scale) comprising erection of 200 no. dwellings, residential	DECISION: GTD 01.09.2021

amenities, open space, drainage, parking and associated development and pursuant to Outline Planning Permission B/15/01718 dated: 29/03/18 (Outline application (with all matters reserved except for access) - Erection of up to 1,150 dwellings (Use Class C3); 15ha of employment development (to include B1, B2 and B8 uses, a hotel (C1), a household waste recycling centre (sui generis) and a district heating network energy centre); village centre (comprising up to 1,000m2 Gross Floor Area (GFA) of retail floor space (A1, A2, A3, A4 and A5), village hall (D2), workspace (B1a), residential dwellings (C3), primary school (D1), pre-school (D1) and car parking); creation of new vehicular access points and associated works; sustainable transport links; community woodland; open space (including children's play areas); sustainable drainage (SuDS); sports pavilion (D2) and playing fields; allotments; and associated ancillary works) Chilton Woods Mixed Development To North Of Woodhall Business Park Sudbury Suffolk

REF: DC/21/02883	Discharge of Conditions Application for B/15/01718- Condition 4 (Phasing Scheme)	DECISION: GTD 15.12.2021
REF: DC/21/03735	Discharge of Conditions Application for B/15/01718- Condition 12 (Construction Surface Water Management Plan), Condition 32 (Phase 2 Geo-environmental risk assessment), Condition 36 (Landscape Management Plan), Condition 39 (Ecological Management Plan), Condition 41 (Light appliances) and Condition 43 (On-site open space scheme) (Part discharge of conditions 12, 32, 39, 41 and 43 for Phase 1 Infrastructure and Residential)	DECISION: GTD 01.03.2022
REF: DC/21/04056	Discharge of Conditions Application for B/15/01718- Condition 30 (Construction Environmental Management Plan)	DECISION: GTD 24.12.2021
REF: DC/21/06644	Discharge of Conditions Application for DC/21/02764 - Condition 2 (Materials) and Condition 3 (Surfacing Materials)	DECISION: GTD 22.07.2022
REF: DC/22/00315	Discharge of Conditions Application for B/15/01718- Condition 33 (Archaeological Works) (Part discharge for Phase 1 Residential and Infrastructure)	DECISION: GTD 01.03.2022

REF: DC/22/00324	Discharge of Conditions Application for B/15/01718- Condition 18 (Waste Disposal Strategy) (Part Discharge for Phase 1 Residential)	DECISION: PGR 20.06.2022
REF: DC/22/00732	Discharge of Conditions Application for DC/21/02764- Condition 4 (Noise Assessment)	DECISION: GTD 03.03.2022
REF: DC/22/01386	Discharge of Conditions Application for B/15/01718- Condition 22 (Electronic Vehicle Charging Points) (Part Discharge for Phase 1 Residential)	DECISION: GTD 11.05.2022
REF: DC/22/01593	Application for a Non-Material Amendment following Reserved Matters Approval DC/20/05183 (Outline Planning Permission ref. B/15/01718) - Modifications to the siting and detailing of the Drainage Basins.	DECISION: GTD 05.05.2022
REF: DC/22/01855	Full Planning Application - Construction of a temporary access off Acton Lane servicing the sales homes units on Phase 1 of the Chilton Woods Development for a period of three years.	DECISION: GTD 10.06.2022
REF: DC/22/02332	Discharge of Conditions Application for DC/20/05183 - Condition 4 (Ecological Appraisal Recommendations), Condition 5 (Dormouse), Condition 6 (Mitigation Licence for Great Crested Newts), Condition 7 (Construction Environmental Management Plan for Biodiversity), Condition 8 (Farmland Bird Mitigation Strategy), Condition 9 (Biodiversity Enhancement Strategy) and Condition 10 (Wildlife Sensitive Lighting Design Scheme)	DECISION: WDN 22.09.2022
REF: DC/22/02333	Discharge of Conditions Application (Partial discharge for Phase II Residential) for B/15/01718 - Condition 9 (Surface Water Drainage Scheme), Condition 10 (Implementation, Maintenance and Management of Surface Water Drainage Scheme), Condition 12 (Construction Surface Water Management Plan), Condition 28 (Foul Water Drainage Strategy), Condition 29 (Levels) and Condition 38 (Hard and Soft Landscaping Scheme)	DECISION: PCO
REF: DC/22/02336	Application for approval of Reserved Matters	DECISION: PCO

(matters relating to appearance, scale, layout and landscaping) for Phase II - Erection of 242no. dwellings, residential amenities, open space, parking and associated development details pursuant to Outline Planning Permission B/15/01718 dated 29.03.2018

REF: DC/22/02406	Discharge of Conditions Application for B/15/01718- Condition 11 (Flood Risk Asset Register) (Part discharge for Phase 1 Infrastructure and Residential)	DECISION: REF 06.07.2022
REF: DC/22/02501	Discharge of Conditions Application for B/15/01718 - Condition 31 (Dormouse License)	DECISION: WDN 14.09.2022
REF: DC/22/03078	Application for the Modification of a Section 106 Planning Obligation - Variation of S106 legal agreement dated 29.03.2018 relating to B/15/01718.	DECISION: PCO
REF: DC/22/03255	Discharge of Conditions Application for DC/20/05183 - Condition 13 (Written Scheme of Investigation)	DECISION: PGR 31.08.2022
REF: DC/22/03256	Discharge of Conditions Application for DC/20/05183 - Condition 2 (Fire Hydrants)	DECISION: GTD 16.09.2022
REF: DC/22/04780	Application for a Non-Material Amendment relating to Reserved Matters Approval DC/21/02764 - Installation of Air Source Heat Pumps for Plots 152 and 153	DECISION: PCO
REF: B/15/01718	Outline application (with all matters reserved except for access) - Erection of up to 1,150 dwellings (Use Class C3); 15ha of employment development (to include B1, B2 and B8 uses, a hotel (C1), a household waste recycling centre (sui generis) and a district heating network energy centre); village centre (comprising up to 1,000m2 Gross Floor Area (GFA) of retail floor space (A1, A2, A3, A4 and A5), village hall (D2), workspace (B1a), residential dwellings (C3), primary school (D1), pre-school (D1) and car parking); creation of new vehicular access points and associated works; sustainable transport links; community woodland; open space (including children's play areas); sustainable drainage (SuDS); sports pavilion (D2) and playing fields; allotments; and associated ancillary works.	DECISION: GTD 29.03.2018

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. This application for a community heat network ('heat hub') lies within a small area extending 0.08 hectares, located northeast of the Chilton Woods development. This application site falls within the land allocation relating to Chilton Woods, however by virtue of the Non-Material Amendment application (DC/22/05967), this application site would fall outside of the areas identified for development to take place as part of Chilton Woods. The site also lies to the northwest of the Chilton Place residential site (granted under DC/17/04052 and DC/19/04650). The site sits within the countryside but is a short distance away from Sudbury (Town).
- 1.2. The nearest noise sensitive receptors to the site are the Waldingfield Airfield County Wildlife Site (35 metres to the northeast) and Chilton Place (48 metres to the east), with future phases 5 and 6 of the Chilton Woods residential development also nearby (105 metres northwest and 55 metres southwest respectively).
- 1.3. The site itself is not within any specifically designated area for planning policy purposes (landscape, recreational, historic or ecological). The site is not vulnerable to any form of fluvial flooding. There is a Public Right of Way (footpath) running northeast of the site, however it is entirely outside of the application site. An approved SuDS basin runs to the west of the site.

2. The Proposal

- 2.1. The proposed development seeks the erection of a community heat network (referred to as a heat hub) which comprises of a mixture of air source heat pumps (ASHPs) and thermal stores (TSs) with associated boiler pumps, controls, transformer, electricity meter and substation which forms a renewable energy development. The heat hub would be contained within a secure compound with associated landscaping surrounding the site.
- 2.2. It is noted that the application format has changed during processing and responds to the recent Supreme Court judgment in *Hillside Parks Ltd v Snowdonia National Park Authority* [2022] UKSC 30.
- 2.3. 'Metropolitan' who will be delivering the heat hub produced an initial carbon assessment of the development. Whilst this does not account for the total amount of carbon emissions nor the inclusion of energy efficiency measures, such as solar PV it provides a general overview of the benefits associated with this heat hub. This Heat Hub is projected to offer a 68% carbon saving over 3 years compared to the installation of gas boilers in the Chilton Woods development and this saving is then projected to increase to in excess of 80% post 2025 (accounting for Future Homes Standards and reduced electricity carbon factors).²

² 'Future Homes Standards' is a proposed uplift in Part L (conservation or fuel and power) of Building Regulations (future proofing new homes through increasing energy efficiency and low carbon heating). Electricity carbon factors

3. The Principle of Development

- 3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, then that determination must be made in accordance with the plan unless material considerations indicate otherwise. In considering development plan principle the following policies are considered most relevant to the decision to be made.
- 3.2. Policy CS1 replicates the terms of the NPPF, adopting a general presumption in favour of sustainable development as set out under paragraph 11 of the NPPF.
- 3.3. Under policy CS2, the application site is located within the countryside, outside of any settlement boundary. Policy CS2 sets out that development will only be permitted in exceptional circumstances. This approach to development in the countryside is overly restrictive and is therefore not wholly consistent with the NPPF. Nonetheless, in considering the range of other policies and objectives of Babergh's Core Strategy, as explored further in subsequent paragraphs, this proposed heat hub is considered to be a justified and exceptional circumstance which is permissible within the countryside, such that the proposal would comply with policy CS2.
- 3.4. The proposed heat hub is a pioneering scheme delivering a decentralised air source heating network servicing a major residential development in excess of 900 dwellings. It represents the first scheme of its kind being promoted in the UK to serve residential development. Taylor Wimpey have collaboratively worked with Metropolitan and GTC to facilitate the delivery of the energy centre and will be responsible for the ongoing maintenance and operation of the energy centre throughout the life cycle of the development. Metropolitan source electricity to power energy infrastructure in advance which in turn ensures that the heating provided to dwellings within Chilton Woods remains stable regardless of instability in the energy market. As noted at point 2.3, the heat hub would significantly reduce carbon emissions than if the dwellings were powered by gas, which is notably still permissible under current building regulations. Therefore, there are significant environmental sustainability benefits attached to this scheme which strongly align with the Council's own objectives in addressing the 'climate emergency'.
- 3.5. Whilst the site may technically be within the countryside, it does however fall within the area covered by the strategic allocation for the Chilton Woods development under policy CS4. Whilst a community heat network/heat hub is not explicitly mentioned within this policy, the policy does not preclude the delivery of networked heating infrastructure and such networks are a growing feature of planned development nationally and internationally. Similarly, the delivery of a heat hub would not prejudice the delivery of those explicitly mentioned aspects of the Chilton Woods development within the criteria to policy CS4. On the basis it is considered that a community heating network delivered by means of a heat hub is not in conflict with the strategic housing allocation in policy CS4 and would positively support its sustainable delivery.
- 3.6. Policy CS13 specifically deals with the delivery of renewable and low carbon energy to support strategic allocations. The proposed heat hub is a form of renewable energy development, as such its acceptability is to be assessed under Core Strategy development plan policy CS13. Policy CS13 seeks to support renewable and low carbon energy which would reduce reliance on fossil

forms part of SAP (Standard Assessment Procedure) calculations and directly relates to measuring compliance with Part L of Building Regulations. Electricity Carbon Factors will therefore inevitably reduce if Future Homes Standards' is adopted.

fuels and reduce carbon dioxide emissions, especially in the context of strategic allocations (including Chilton Woods under policy CS4).

- 3.7. Policy CS13 is consistent with and attracts support from chapter 14 of the NPPF in tackling climate change, and specifically from paragraphs 152 and 158. IN particular paragraph 152 states:

“152. The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.”

- 3.8. Policy CS15 sets out criteria for delivering sustainable development through nineteen points. Criterion viii is of particular relevance to this application (amongst others including i and ii), as it seeks to fight climate change through environmentally sustainable developments, including through ‘sources of renewable or low-carbon energy’. A heat hub helping to deliver a community heat network thus accords with policy CS15.
- 3.9. This development is linked to Chilton Woods, in so far as it would generate and feed renewable energy to heat part of the Chilton Woods development being delivered on the adjacent land in accordance with outline permission B/15/01718. Whilst this proposed heat hub directly lies outside the Chilton Woods development area within the Outline Planning Permission, it would be integrated with the Chilton Woods strategic allocation and the emerging residential development, visually and functionally, and would support a reduction in the future occupants of Chilton Woods’ reliance on fossil fuels.
- 3.10. The principle of this proposed community heat network (heat hub) is therefore acceptable with regard to policies CS1, CS2, CS4, CS13 and CS15 and paragraphs 152 and 158 of the NPPF.

4. Site Access, Parking and Highway Safety Considerations

- 4.1. The site would be accessed via part of the previously approved (DC/20/05183) spine road serving the Chilton Woods development. A condition is recommended to ensure that the adjacent accessway is available to a satisfactory standard for the construction, maintenance and management of this heat hub facility in a programmed way concurrent with its development. There is sufficient hardstanding to the southern side of the heat hub off of the access road to facilitate a level of off-road parking that may be required for maintenance from time to time
- 4.2. SCC Highways raised no objection to the proposal, but recommended conditions in relation to the submission of additional details of the infrastructure associated with the heat hub (access, pipe network, routes and locations and expansion loops) and a construction management strategy.
- 4.3. In relation to these aspects, the proposal would therefore accord with policy CS15 and paragraphs 110 and 111 of the NPPF.

5. Design and Layout

- 5.1. In addition to policies CS13 and CS15 (criteria i, ii and viii) which directly relate to landscape impacts, character impacts and renewable energy developments respectively, as discussed earlier in this report, Local Plan policy CN01 is also engaged. Policy CN01 requires new development to be of an appropriate scale, form, design and materials in relation its location.

Paragraph 130 of the NPPF also seeks to secure high quality design in developments that respects its surroundings.

- 5.2. A timber boundary compound (which acts as an acoustic screen) would entirely enclose the three ASHP, two TS and boilers, pumps, controls and transformer. The fenced compound would measure 4 metres in height, 27 metres in length and 17 metres in width, with three gated emergency access doors within the fenced compound on the northern, eastern and southern elevations.
- 5.3. The ASHPs would measure 4.5 metres in height and the TS would have a maximum height of 7.5 metres in height. These are functional and utilitarian structures, and their form follows their function. In design terms it is considered that this is an appropriate approach to design and layout. A condition is therefore recommended to confirm the final height to ensure there would not be any materially different visual and landscape impacts beyond those impacts that have been considered under this application.
- 5.4. The ASHPs would be marginally visible above the fenced compound by 0.5 metres but would have flat roofs and would be grey in colour minimising visual intrusion. The TSs have a silo structure and are proposed to be a coated galvanised steel which would be olive green in colour and would be a maximum of 3.5 metres above the fenced compound.
- 5.5. Acoustic louvres are proposed along the northern, eastern and southern elevations. Such louvres would be lower than the fencing and would allow air movement but prevent noise egress.
- 5.6. Stainless steel lettering would be mounted on the timber fencing along the southern elevation reading 'Chilton Woods Community Heat Hub'.
- 5.7. A brickwork substation is proposed to the southern part of the site, measuring 3.365 metres in width, 4.715 metres in length and a total height of 2.6 metres with a flat roof. The substation would sit on a concrete surface.
- 5.8. Outside of the fenced compound there would be a hoggin surface with timber edging which would separate the compound from a post and rail fence. On the outside of the post and rail fence a hedgerow (maintained between 1.5 metres and 1.8 metres high) is proposed. A single pedestrian (padlocked) sliding bar gated access would sit within the hedgerow along the northern boundary. Two additional 2-metre-wide timber field gates for maintenance access are also proposed to the east and south of the compound.
- 5.9. As to be expected with energy related developments, the proposed heat hub has a utilitarian function and as such its external appearance directly reflects its functionality. In order to mitigate the design presence of this utilitarian facility, a range of measures including hard and soft landscaping, colours and materials have been used to minimise potential adverse visual impacts. With this suite of mitigation, it is considered that the design, layout and immediate external appearance of the development is acceptable.
- 5.10. The proposal would accord with policies CS13, CS15 and CN01 and paragraph 130 of the NPPF.

6. Landscape Impact, Trees, Ecology, Biodiversity and Protected Species

- 6.1. Policies CS13, CS15 (criteria i, ii and vii which relate to landscape and biodiversity matters) are engaged alongside Local Plan policy CR07. Policy CR07 requires development to be

appropriately landscaped to reflect and integrated with the surrounding landscape through species, approach and extent. Paragraph 174 of the NPPF requires development to contribute and enhance the natural environment.

- 6.2. The landscaping scheme as submitted includes a range of soft and hard landscaping around the fenced compound, as detailed within the design and layout section of this report. The proposed landscaping would ensure that the site integrates with the surrounding open space which forms part of the Chilton Woods development. Notwithstanding the submitted information relating to the proposed hedgerow around the post and rail fence, the specific species of the hedgerow is to be agreed via condition.
- 6.3. Place Services Landscaping initially raised concerns in relation to visual impact of the structures in terms of their visibility within and around the site. A Landscape and Visual Appraisal was subsequently submitted in support of the application. Following initial concerns around the colour of the TS as the most visible part of the development, the TS have been confirmed to be olive green in colour, which is considered acceptable, noting that such colour is likely to blend in with vegetation when viewed from the open countryside to the east.
- 6.4. The Landscape and Visual Appraisal concludes that the landscape effects will be extremely localised and largely confined to the site and public footpaths north, owing to the site's topography and existing screening further afield. The Appraisal notes that some of the localised visual impacts could be reduced through the planting of the community woodland. The community woodland cannot however be conditioned to be planted in advance of this development as it lies outside of the site and is tied to Chilton Woods Outline Planning Permission. Whilst such woodland cannot be planted at this stage, the Landscape and Visual Appraisal does however conclude that as subsequent phases of residential development are delivered, public views will change, and the heat hub will be set against a suburban backdrop in the long term, regardless of the community woodland. The benefits attached to advanced planting of the community woodland would primarily be in the short term, as such, the landscape impacts from a lack of advanced woodland planting are therefore not considered to be significant in the long term.
- 6.5. Conditions to secure an appropriate soft landscaping scheme and timetable for its planting are recommended to be secured via condition. As part of the soft landscaping scheme Place Services and Public Realm recommended that native species and trees with a minimum girth of 12- 14 cm (heavy standard) are incorporated.
- 6.6. Place Services Ecology raised no objection from the perspective of impact on protected species and biodiversity, including the County Wildlife Site, having reviewed the submitted scheme and ecology briefing note. A range of acoustic louvres are applied around the heat hub to ensure that the noise levels at the nearest sensitive wildlife sites are acceptable. Furthermore, a wildlife sensitive lighting scheme is recommended to be secured via condition.
- 6.7. On this basis, the proposed development is considered to reasonably mitigate landscape impacts and is considered to accord with policies CS13, CS15 and CR07 and paragraph 174 of the NPPF.

7. Impact on Residential Amenity

- 7.1. The Council's Environmental Health Team have assessed the heat hub from the perspective of noise, odour, light and smoke and raise no objection subject to a range of conditions relating to construction (including a Construction Management Plan), noise mitigation and external lighting which are reflected in the recommendation of this report.

- 7.2. The proximity of both existing and consented dwellings (on both the Chilton Woods site and the Chilton Place Site) has been taken into account in the assessment of impacts to residential amenity, as well as the impact on wildlife sites, as discussed above in section 6.
- 7.3. The proposed development would comply with policies CS15 and CN01 and paragraph 130 of the NPPF.

PART FOUR – CONCLUSION

8. Planning Balance and Conclusion

- 8.1. Decision taking begins with the development plan and it is of vital importance that planning decisions are plan-led. The NPPF, an important material consideration, reiterates this fundamental point and itself bears upon the nature of the development itself.
- 8.2. The basket of development plan policies of most importance and relevance to this decision are Core Strategy policies CS1, CS2, CS4, CS13 and CS15 and Local Plan policies CN01 and CR07. Taken in the round it is considered that the development accords with the development plan.
- 8.3. The development is also compliant with key aspects of the NPPF, specifically Chapter 14, as it would support the delivery of renewable low-carbon energy. It is considered that the development would accord with the policy objectives of the NPPF and garners support from that as a material consideration.
- 8.4. The proposed development complies with the development plan as a whole and the material consideration do not indicate that the application is otherwise unacceptable. In accordance with policy CS1 and paragraph 11c) of the NPPF, the proposal is a sustainable form of development and planning permission should therefore be granted for the erection and installation of the proposed heat hub.

RECOMMENDATION

That authority be delegated to the Chief Planning Officer to GRANT full planning permission at the conclusion of publicity and consultation periods subject to conditions (and any additional conditions as may be considered necessary by the Chief Planning Officer), in the event that any representations or consultation responses raise no new material planning issues.

Conditions

- Three-year time limit for commencement
- Approved plans
- Final height of Thermal Stores to be submitted and not exceed a maximum 7.5 metres height Above Ground Level
- Height of post and rail fence and timber field gates to be submitted
- Thermal stores to be olive green in colour
- Specific material details to be submitted
- External lighting details to be submitted
- Wildlife sensitive lighting scheme to be submitted

- Soft landscaping scheme to be submitted (to include native species)
- Soft landscaping scheme planting timetable to be submitted (to include details of advanced planting)
- Details of associated infrastructure to be submitted
- Construction Management Plan to be submitted
- Full access details to be submitted
- Timetable for constructing accessway to be submitted
- Details of securing the front access of the site to be submitted

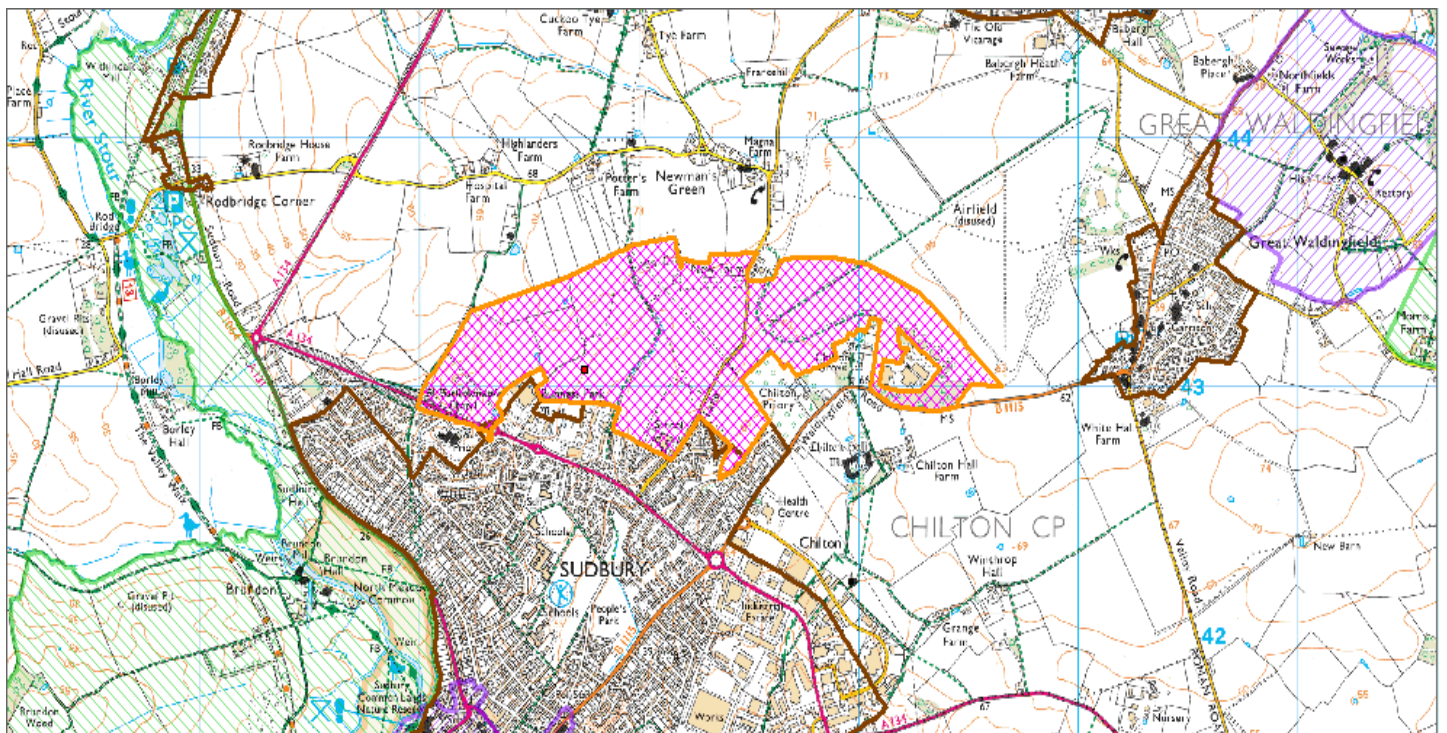
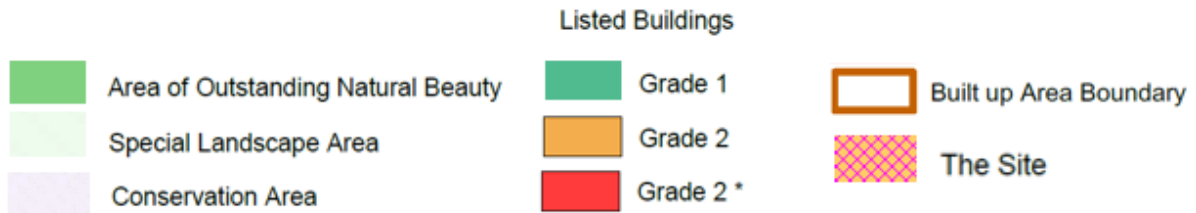
Informatives

- Proactive working with pre-app

Application No: DC/22/02328

Parish: Sudbury

Location: Chilton Woods Mixed Development to North Of Woodhall Business Park, Sudbury, Suffolk



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