

LATE PAPERS

DC/20/04615 Land Off Lady Lane Hadleigh, Suffolk

Further to the Officer's committee report, we have now received additional comments from Environmental Health (Noise/Odour/Light/Smoke) as well as the Policy Team.

The following comments from Environmental Health were received on Friday 11th June.

**“SUBJECT: Land off, Lady Lane, Hadleigh, IPSWICH, Suffolk.
Outline Planning Application (some matters reserved, access and landscaping to be considered) Town and Country Planning Act 1990 -
Erection of 45No dwellings (including up to 15 affordable dwellings)
(following demolition of three existing buildings).
*Please find below my comments regarding noise/odour/light/smoke matters only.***

Thank you for your re-consultation on the above application.

It appears that the site operates under an Environment Agency which is regulated by the Environment Agency and I note they have been consulted on this application. I would recommend that you seek further comment from them, if you have not already done so. This is because any substantiated complaints could result in the fettering of the activity of the chemical factory.

I have had regard to the document 'odour assessment' (produced by Redmore Environmental, reference 4369r1, dated 12th May 2021) which has been carried out in accordance with IAQM methodology and has found the impacts of the chemical factory to be between 'negligible' and 'slight' and therefore deemed to be 'not significant' overall. The prevailing wind at the site does not come from the direction of the chemical factory.

There is some ambiguity as to whether CK chemicals were operating throughout the time of all the survey, although the odour description given in the field odour surveys suggests they were operating.

I would conclude that there is potential for a degree of loss of amenity due to odour at the proposed development, but that this may be deemed fairly low and potentially in-keeping with the industrial nature of the area.”

The following comments from the Policy Team were received on 9th June.

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Planning Application – Strategic Planning Consultation Response

Planning Application Reference:	DC/20/04615
Site:	Outline Planning Application (some matters reserved, access and landscaping to be considered) - Erection of up to 45No dwellings (including up to 15 affordable dwellings) (following demolition of three existing buildings).
Proposal:	Land Off Lady Lane Hadleigh Suffolk
Prepared by:	Strategic Planning - Policy
Date:	9/6/21

Background and Policy Context

The Policy context for the determination of this application comprises:

- NPPF
- Babergh Local Plan, 2006 (saved policies)
- Babergh Core Strategy, 2014 (saved policies)
- The Pre-Submission Babergh and Mid Suffolk Joint Local Plan, 2020 (now submitted)

Policy Background

The site is allocated in the Babergh Local Plan (2008), policy EM02 for a General Employment Area. The emerging planning strategy for both Districts is contained the Pre Submission Babergh and Mid Suffolk Joint Local Plan, 2020 (now submitted). Once adopted, the Babergh and Mid Suffolk Joint Local Plan (JLP), and the policies contained therein, will replace all of the Local Plans and alterations (saved policies), the Core Strategies, and Area Action Plan(s) in both Babergh and Mid Suffolk.

Application DC/20/04615 is for outline permission with access to be considered. Accordingly, the policy response shall be based on considering the principles of the proposal against the relevant policy framework.

Policy Considerations

The application proposes the erection of up to 45 dwellings (including up to 15 affordable dwellings) (following demolition of three existing buildings).

Planning law requires that each application for planning permission be determined on its individual merits in accordance with the development plan unless material considerations indicate otherwise.

The site is allocated for employment use in the Babergh Local Plan (Policy EM02). Policy EM24 (Babergh Local Plan, 2006) seeks to support the retention of employment land, unless it could be demonstrated that the site is not viable or suitable for employment use. Through the planning application process the site has not been marketed for alternative use in accordance with the requirements of Policy EM24. The agents have set out that the site has not had any use or interest to demonstrate demand, however this does not accord with EM24. Whilst it is recognised that the site is constrained being bordered by housing on one side and the other being part of the more intensive occupancy of uses within the Hadleigh Lady Lane Strategic Employment Area if the site were to be developed for housing this would not address this issue. Rather, additional housing would adjoin the intensively occupied employment uses

which operate within the Hadleigh, Lady Lane site. The application site has not demonstrated that it is not suitable or viable for employment use.

It is noted that the application refers to application (DC/20/05137) as an 'offset' to the loss which would arise should application (DC/20/04615) to be developed for residential. However, the proposed alternative site (DC/20/05137) is on a largely unallocated greenfield site. It is an arable site which, whilst connected to an established employment use (identified locally as Beestons) it is disjointed from the town of Hadleigh without comparable accessibility as Lady Lane. It should also be noted that proposed alternative application has limited information on phasing and delivery. The alternative proposal it is also considered contrary to policy (please see relevant consultation response).

In accordance with the NPPF paragraph 48, the Local Planning Authority may give weight to the JLP and the supporting evidence in the determination of this application. This includes, where relevant, Part 1 strategic policies, Part 2 delivery policies and Part 3 place and allocation policies (specifically LA035) and have regard to the JLP evidence base as appropriate (<https://www.babergh.gov.uk/assets/Strategic-Planning/JLPExamination/CoreDocLibrary/JLP-Core-Document-Library-live.pdf>) in the determination of the above application.

The application site (DC/20/04615), as proposed for residential use, is identified in Part 1, Strategic Policy SP05 (Employment Land). The Hadleigh Lady Lane site (which includes the application site) is identified as one of the Districts strategic employment locations which should be protected to meet need through the Plan (Babergh and Mid Suffolk Joint Local Plan [JLP]) up to 2037. The proposed change of use of the allocated employment site for residential use is contrary to the strategic policy position on employment land.

The separate site (DC/20/05173) is not proposed for allocation in the emerging strategy.

Conclusion

For the reasons set out above, the application is not considered consistent with policy (current and draft) and therefore is not supported by planning policy.”