

LATE PAPERS

DC/20/5173 Land at Cobbolds Farm, Ipswich Road, Hadleigh, IP7 7BG

Further to the Officer's committee report, we have now received additional comments from the Policy Team.

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/20/05173
Site:	Outline Planning Application. (Access and Landscaping to be considered) Employment land for use as Class E Business buildings up to 1900m ² and Classes B2 and B8 buildings up to 4200m ²
Proposal:	Land At Cobbolds Farm Ipswich Road Hadleigh Ipswich Suffolk IP7 6BG
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)

Application DC/20/ 05173 is for outline permission. Accordingly, the policy response shall be based on considering the principles of the proposal against the relevant policy framework.

Policy Considerations

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.

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.

Based upon Babergh Core Strategy (policy CS2) considerations the site is in the countryside where development will only be permitted in exceptional circumstances and subject to a proved justifiable need. The application site is not allocated for employment use (Babergh Local Plan EM02) and the proposed justification for the outline planning application to offset the proposed loss of the land, as allocated in the current and draft policy at Lady Lane in Hadleigh (EM02 & SP05), is considered contrary to policy.

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.