

Tabled Papers – DC/20/03116 - Land To The East Of Sudbury Road - Planning Application - Erection of new workshop building with the existing access to the site from the A1141 upgraded.

This is to expand on the reason for refusal recommended within Officers Report.

RECOMMENDATION

That the application is REFUSED planning permission/ for the following reasons: -

The proposed employment site is unsustainably located in the countryside, outside of any Built-Up Area Boundary and outside of any allocated site for such a use, where development such as this would not normally be approved.

At its closest point, the built-up area boundary of Cross Green is approximately 400 metres from the site, separated by agricultural fields and the ponds and moat of Cross Green Farm. There are no pedestrian or cycle routes from the site into Cross Green. Moreover, the A1141 that links the site and Cross Green is a national speed limit road that lacks any lighting. Additionally, the site's relationship with the other settlements of Cockfield is further removed, at 4.6km to Great Green, 1.8km to Windsor Green and 3km to Crowbrook. For these reasons, the site is not adjacent to or well related to the existing patterns of development for any hinterland village or core village. There is no proven local need within the proposal that is associated with Cross Green or the other settlements that make up Cockfield and any additional employment opportunities are minimal and delayed.

The proposal is, therefore, contrary to policies CS2, CS11 and CS15 and no satisfactory justification, even within the context of adopted employment policies, has been provided to depart from these policies.