

This prepared response to a planning application sets out the policies and guidance referred to, an application summary, planning history and the comments of the parish council and any grounds for objection.

## Consultee Comments for Planning Application DC/24/1424/OUT

The Parish Council has referenced the following where relevant:

- [National Planning Policy Framework \[NPPF\]](#)
- [Core Strategy \(2010\) Former SEBC area \[CS\]](#)
- [Rural Vision 2031 \(2014\) Rural \[RV\]](#)
- [Joint Development Management Policies Document \(2015\) \[DM\]](#)

The Parish Council does not currently have a made Neighbourhood Plan, but is in the process of preparing one.

### Application Summary – West Suffolk Council

**Application No:** [DC/24/1424/OUT](#)

**Address:** Easterwood House, Baxters Green Wickhambrook

**Proposal:** Outline Planning Application<sup>1</sup> (means of access, appearance, layout and scale to be considered) for single storey building consisting of store, workshop, office, garage and cart lodge

The application has been submitted by TAB Architecture Ltd, Ely on behalf of Mrs Hearn of Easterwood House.

Full details of the application can be found at: [DC/24/1424/OUT](#)



---

<sup>1</sup> Outline planning applications are used to gain an understanding as to whether the nature of a development is acceptable, this can help ensure viability up front. Specific details known as '[reserved matters](#)' can then be confirmed later. Allowing for planning permission to be granted subject to the condition that reserved matters are approved before development begins.

The following documents were submitted with the original application:

- Application Form – without personal data
- Biodiversity Statement
- BNG<sup>2</sup> Calculation Plan
- Design and Access Statement
- Existing Site Block Plan
- Existing and Proposed Sections
- Location and Proposed Block Plans
- Planning Statement
- Proposed Elevations
- Proposed Ground Floor Plan
- Small site Metec Calculation
- Suffolk Highways Consultation Response – no detrimental effect upon the adopted highway

**Constraints** - identified by West Suffolk are:

- Development Type: All wind farm / turbine development
- Site Name – Easter Wood – County Wildlife Site
- Designation: Countryside Policy: CS4, DM5
- Special Landscape Area
- Consultee: Norwich International Airport Constraint: Statutory consultee for all wind turbine applications within 42.5 nautical miles of Norwich International Airport
- Consultee: Cambridge Airport Constraint: Advise of Any Developments

The following matters are relevant and should be considered with respect to the application:

1. **Settlement Hierarchy and Identity:** The proposed site is not within the published settlement boundary of Wickhambrook [RV3 – Housing Settlement Boundaries], but in designated countryside [CS4 – Settlement Hierarchy & Identity, DM5 – Development in the Countryside].
2. **Sustainable Development:**
  - a. District Council policies seek to protect the countryside against unsustainable development. Further development of the green could adversely affect its built character and sense of place.
  - b. The application does not appear to make provision for the installation of an electric charging points for the proposed dwelling. This could have a negative impact on air quality in the vicinity and is not consistent with the NPPF paragraphs 105 & 110<sup>3</sup>, Air Quality Planning Guidance, [CS2 – Conserving and where possible, Enhancing of Natural Resources including Air Quality], [DM14 – Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards], and Section 3.2 of Suffolk Parking Standards, which sets out requirements for electrical charging infrastructure.
3. **Noise and Disturbance:** site clearance, preparation and construction activities (including deliveries and removal of waste materials) could result in noise and disturbance to neighbouring properties, particularly at weekends and bank holidays, a material consideration.

---

<sup>2</sup> Biodiversity Net Gain

<sup>3</sup> adequate provision of parking for ...ultra low emission vehicles and enabling of charging for such vehicles.

4. **Minimising Pollution and Safeguarding from Hazards:** Hazardous materials must be removed from site and not burnt, to ensure that there is no risk to contamination of ground or surface water and that the amenity of neighbouring areas is protected. Relevant policies are NPPF (paragraphs 170, 178, 179), (GP3), Policy CS2 (Sustainable Development) and Policy DM14.
5. **Infrastructure Capacity:** Suffolk Highways have indicated that the development would be unlikely to have any detrimental impact on the adopted highway

**Action:**

**The Parish Council is asked to consider the application above and prepare a response setting out the reasons for its decision.**