

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/24/1755/FUL

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/24/1755/FUL

Address: Easterwood House, Baxters Green Wickhambrook

Proposal: Planning Application – one tennis court with associated fencing

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/24/1755/FUL](#)



The following documents were submitted with the original application:

- Application Form – without personal data
- Existing Site Plan
- Location Plan and Proposed Plans
- Planning Statement

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
- Ref: SE/05/01674 - Notes: FA
- Ref: SE/12/1296 - Notes: 4
- 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
- Consultee: consultations@naturalengland.org.uk

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.
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.
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.

Action:

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