

Cordage 32 Limited  
Horse and Groom, 35 East Street,  
Sudbury, CO10 2TU



# Planning, Design & Access Statement

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## Document Control

**Applicant:** Cordage 32 Ltd.

**Project:** Horse & Groom, Sudbury

**Agent:** Karen Vilday – CPC

**Reference Number:** 03036 (resubmission)

### Document Checking:

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## Appendix

Spreadsheet of planning permissions for houses next to pubs

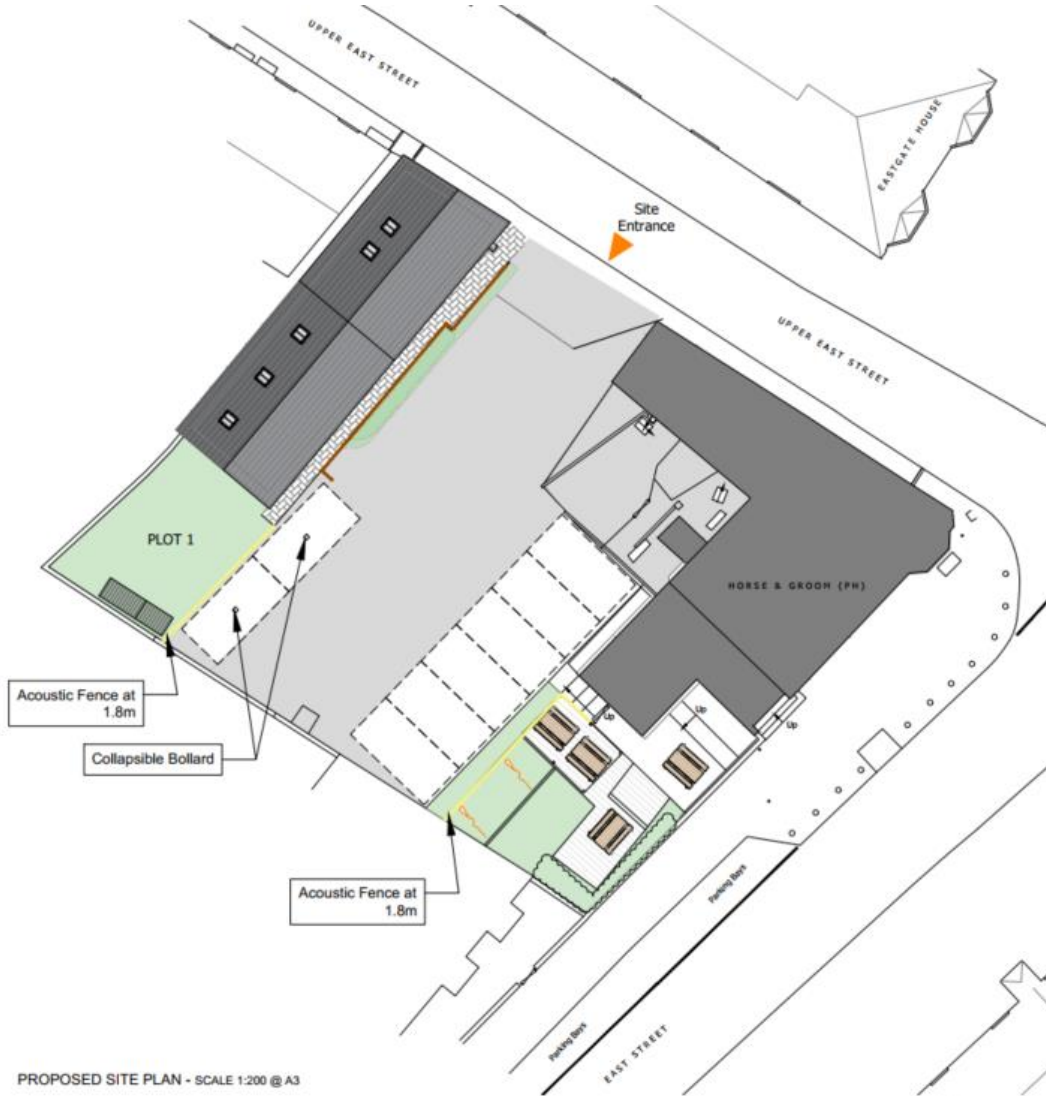
## 1.0 Introduction

- 1.1 CPC Planning Consultants Limited (the “**Agent**”) have produced this Planning, Design and Access Statement (the “**PDAS**”), on behalf of Cordage 32 Limited (the “**Applicant**”), in support of its resubmitted planning application relating to the proposal site: The Horse & Groom, 35 East Street, Sudbury, CO10 2TU (the “**Property**” or the “**Public House**”)

### Proposal

- 1.2 The application seeks full planning permission from Babergh District Council for the following development:
- “Conversion of existing outbuilding (Sui Generis) to provide one dwelling (C3) utilising existing access off Upper East Street, with associated parking and hard and soft landscaping”.
- 1.3 The Horse and Groom Public House (Sui Generis) will remain in operation during and following the implementation of the proposals and will continue to be served by 6no. parking spaces.
- 1.4 The schedule of accommodation for the dwellings are as follows:
- 1 x 2-bed, 4 person dwellings (85m<sup>2</sup>)
- 1.5 The application comprises the following documentation;
- Completed Application Forms
  - Topographical Survey prepared by Encompass
  - Proposed Plans prepared by CDL
  - Transport Statement prepared by TPA
  - Heritage Statement prepared by Pegasus Group
  - Preliminary Roost Assessment Report prepared by Hampshire Ecological Services Limited
  - Noise Impact Assessment prepared by Airtight Noisecheck
  - Noise Management Plan prepared by Airtight Noisecheck
- 1.6 The proposed site cross section and proposed site layout are given below for illustrative purposes:

## Proposed Site Layout



PROPOSED SITE PLAN - SCALE 1:200 @ A3

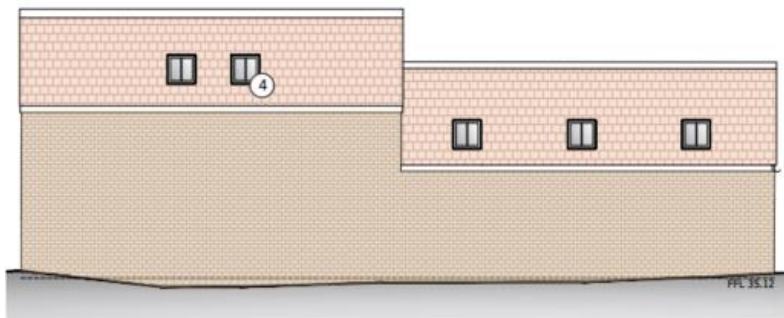
## Proposed Elevations



PROPOSED SOUTH-EAST ELEVATION - SCALE 1:100 @ A3



PROPOSED NORTH-EAST ELEVATION - SCALE 1:100 @ A3

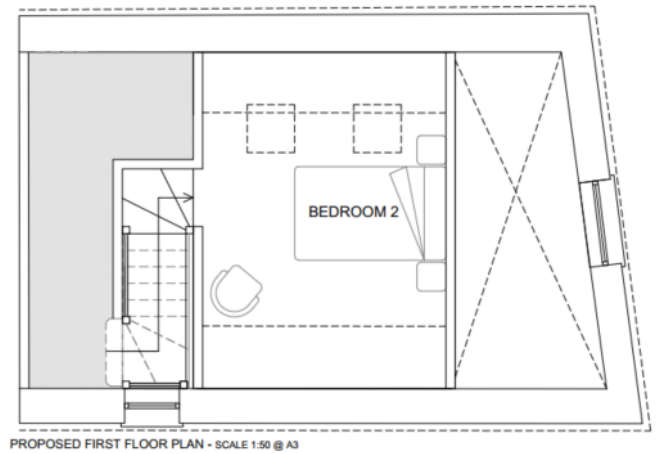
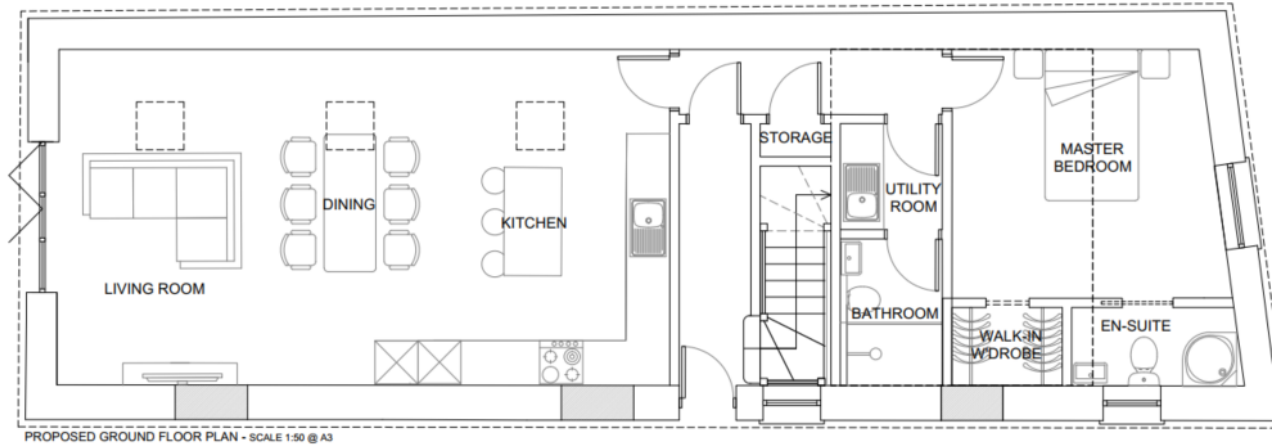


PROPOSED NORTH-WEST ELEVATION- SCALE 1:100 @ A3



PROPOSED SOUTH-WEST ELEVATION - SCALE 1:100 @ A3

## Floor Plans



## 2.0 The Application Site and Surroundings

- 2.1 Sudbury is a market town in the English county of Suffolk. It is located on the River Stour near the Essex border, and is 60 miles north-east of London.
- 2.2 Sudbury is served by the A131 which runs from near Little Waltham, north of Chelmsford in Essex, and the A134 which runs from Colchester in Essex, through Bury St Edmunds, past Thetford in Norfolk to its west, before merging with the A10 south of King's Lynn.
- 2.3 The site falls within the settlement boundary.
- 2.4 Sudbury is predominantly residential in character and has a varied architectural character. Properties are constructed of grey brick, with examples of rendering and red facing brickwork sporadically. Windows are typically constructed of timber.
- 2.5 Sudbury is the hub of a wide rural area and provides a good range of non-food shops (comparison shopping), services and leisure activities.
- 2.6 The Property lies within Flood Zone 1 and is at very low risk of surface water flooding.
- 2.7 The Property is a locally listed building, located in the Sudbury Conservation Area.



## 3.0 Planning History

3.1 The following relate to proposals at the application site:

- **B/07/00487** | Erection of a timber framed shelter, as amended by drawing no. 4178/01A received on 04/06/2007. | Granted 21/06/07
- **B/95/00069** | RETENTION OF 2 LANTERNS TO FRONT ELEVATION | Granted 28/03/95
- **DC/21/01948** | Change of use and conversion of existing outbuilding (Sui Generis) to provide 1no. dwelling (C3) utilising existing access off Upper East Street, with associated parking and hard and soft landscaping – Refused 01/09/2021

3.2 The following applications relate to proposals on surroundings sites:

- **B/17/00200** | Erection of 2 no. bungalows and new means of access from Queens Close. | Land Rear of Dunedin Queens Close Sudbury Suffolk CO10 1US – Granted 22/06/17
- **B/16/01352** | Erection of a terrace of 3 no. dwellings (following demolition of existing dwelling) and alteration to existing access. | Tall Trees 22 Waldingfield Road Sudbury CO10 2PU – Granted 13/01/17

## 4.0 Planning Policy Context

- 4.1 Section 11 relates to making effective use of land and gives substantial weight to the use of suitable brownfield land within settlements for homes and other identified needs.
- 4.2 Section 38 (6) of the Planning and Compulsory Purchase Act, 2004 requires that in making any determination under the Planning Acts, Local Authorities shall make the determination in accordance with the policies of the Development Plan unless material considerations indicate otherwise.
- 4.3 Similarly, Section 70 (2) of the Town and Country Planning Act (1990) states that in dealing with planning applications the authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations.
- 4.4 The site lies within Babergh District. The development plan for Babergh District currently comprises:
- Babergh Local Plan and Saved Policies Alteration No.2 – adopted 1<sup>st</sup> June 2006.
  - Babergh Local Plan 2011-2031: Core Strategy & Policies (Part 1 of New Babergh Local Plan) – adopted 25<sup>th</sup> February 2014
- 4.5 The emerging Babergh and Mid Suffolk Joint Local Plan has reached the Submission stage and Examination Hearings are currently being held. At this stage the Plan carries limited weight in decision-making.

### National Planning Policy Framework

- 4.6 The National Planning Policy Framework (the “**NPPF**”) was published in July 2021 and establishes overarching principles of the planning system which aim to contribute to the achievement of sustainable development.
- 4.7 Paragraph 2 of the NPPF states that: “Planning applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise.”
- 4.8 Paragraph 8 of the NPPF stipulates the planning system has three overarching, mutual objectives for achieving sustainable development which are:
- a) *“Economic – helping to build a strong, responsive and competitive economy;*

- b) Social – supporting strong, vibrant and healthy communities and providing sustainable homes and by creating a well-designed environment with accessible services that support communities’ social well-being;*
- c) Environmental – protecting and enhancing our natural, built and historic environment; including making effective use of land and helping to improve biodiversity.”*

- 4.9 Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means development plans should positively seek opportunities to meet the development needs of the area and be sufficiently flexible to adapt to rapid change and proposals should accord with an up-to-date development plan; and for decision-taking this means development proposals that accord with the development plan should be approved without delay.
- 4.10 When determining applications, paragraph 38 stipulates it is a requirement that Local Planning Authorities should approach decisions in a positive and creative way. Paragraph 38 also states that Planning Authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of an area.
- 4.11 Paragraph 47 states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. It encourages that decisions on applications should be made as quickly as possible.
- 4.12 Paragraph 48 asserts that local planning authorities may give weight to relevant policies in emerging plans according to:
- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
  - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
  - c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
- 4.13 Paragraph 55 of the NPPF states that planning authorities should consider whether unacceptable impacts of a development can be made acceptable via planning conditions. Planning conditions should be kept to a minimum and only imposed if they meet the test of being necessary, relevant, enforceable, precise and reasonable to the development proposals.

- 4.14 Paragraph 56 asserts that planning conditions should be kept to a minimum and only imposed if they meet the test of being necessary, relevant, enforceable, precise and reasonable to the development proposals.
- 4.15 Section 5 on delivering housing sets out the Government’s commitment to boosting the supply of homes to meet local needs, and that land with permission should be developed without unnecessary delay.
- 4.16 Paragraph 64 asserts that the provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.
- 4.17 Paragraph 66 states that strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period.
- 4.18 Paragraph 68 states that strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:
- a) specific, deliverable sites for years one to five of the plan period; and
  - b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.
- 4.19 Paragraph 70 states that Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 69a) suitable for housing in their area
- 4.20 Section 7, Paragraph 87 states that when considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored.
- 4.21 Paragraph 93 states that to provide the social, recreational, and cultural facilities and services the community needs, planning policies and decisions should:

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
- e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

4.22 Paragraph 104 states that transport issues should be considered from the earliest stages of plan making and development proposals, so that; the potential impacts of development on transport networks can be addressed; opportunities to promote walking, cycling and public transport are pursued; the environmental impacts of traffic and transport can be identified, assessed and if necessary mitigated; and, to ensure patterns of movement, streets and parking are integral to the design of schemes.

4.23 Paragraph 110 asserts that in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- b) safe and suitable access to the site can be achieved for all users; and
- c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code, and
- d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

4.24 Paragraph 111 asserts that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

4.25 Paragraph 112 states that within this context, applications for development should:

- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
- d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and
- e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

4.26 Paragraph 119 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or ‘brownfield’ land.

4.27 Paragraph 120 states that planning policies and decisions should:

- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and
- e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

4.28 Paragraph 124 states that planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) local market conditions and viability;
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) the importance of securing well-designed, attractive and healthy places.

4.29 Paragraph 126 states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

4.30 Paragraph 130 of the NPPF stipulates that “planning policies and decisions should ensure that developments:

- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

- b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) Optimize the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

4.31 Paragraph 159 asserts that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

4.32 Paragraph 185 asserts that planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a) mitigate and reduce to a minimum potential adverse impact resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.



- 4.33 Paragraph 187 of the NPPF stipulates that planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities. Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established.
- 4.34 Paragraph 200 asserts that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
  - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
- 4.35 Paragraph 202 asserts that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 4.36 Paragraph 203 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 4.37 Paragraph 206 states that Local planning authorities should look for opportunities for new development within Conservation Areas, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset should be treated favourably.
- 4.38 Paragraph 207 states that not all elements of a Conservation Area will necessarily contribute to its significance.

## Planning Practice Guidance

- 4.39 Planning Practice Guidance (the “PPG”) was published online in March 2014. It advises that:
- 4.40 “The National Planning Policy Framework represents up-to-date Government planning policy and must be considered where it is relevant to a planning application or appeal. If decision takers choose not to follow the National Planning Policy Framework, clear and convincing reasons for doing so are needed. A development that is consistent with the National Planning Policy Framework does not

remove the requirement to determine the application in accordance with the development plan unless there are other material considerations that indicate otherwise.”

- 4.41 The Guidance advises that the Statutory Development Plan is “the plan for the future development of an area”.
- 4.42 It consists of: Development Plan documents adopted by local planning authorities, including any ‘saved’ policies from plans that are otherwise no longer current, and those development plan documents that deal specifically with minerals and waste. Neighbourhood Plans, where these have been supported by the local community at referendum and subsequently made by the LPA.
- 4.43 Regarding how decisions on planning applications must be made, it advises that: “The National Planning Policy Framework stresses the importance of having a planning system that is genuinely plan-led. Where a proposal accords with an up-to-date development plan it should be approved without delay, as required by the presumption in favour of sustainable development at paragraph 14 of the National Planning Policy Framework.
- 4.44 Where the development plan is absent, silent or the relevant policies are out of date, paragraph 14 of the National Planning Policy Framework requires the application to be determined in accordance with the presumption in favour of sustainable development unless otherwise specified”.
- 4.45 The PPG also states that, to be effective, Local Plans should be kept up-to-date and reviewed regularly, which it suggests is likely to be at least every five years.
- 4.46 Mirroring the NPPF (paragraph 14), the PPG advises that where a development plan is absent, silent or relevant policies are out of date, applications should be determined in accordance with the presumption in favour of sustainable development.
- 4.47 The Guidance also advises on how planning can manage potential noise impacts in new development. The following guidance has been retrieved from the Noise chapter from the PPG.
- 4.48 Paragraph 001 states that noise needs to be considered when development may create additional noise, or would be sensitive to the prevailing acoustic environment (including any anticipated changes to that environment from activities that are permitted but not yet commenced).
- 4.49 Paragraph 004 explains what the observed effect levels are. These include:
- Significant observed adverse effect level: This is the level of noise exposure above which significant adverse effects on health and quality of life occur.
  - Lowest observed adverse effect level: this is the level of noise exposure above which adverse effects on health and quality of life can be detected.

- No observed effect level: this is the level of noise exposure below which no effect at all on health or quality of life can be detected.

4.50 Although the word ‘level’ is used here, this does not mean that the effects can only be defined in terms of a single value of noise exposure. In some circumstances adverse effects are defined in terms of a combination of more than one factor such as noise exposure, the number of occurrences of the noise in a given time period, the duration of the noise and the time of day the noise occurs.

4.51 Paragraph 005 provides information of how it can established whether noise is likely to to be a concern. The table summarises the noise exposure hierarchy, based on the likely average response of those affected.

## Saved Policies of the Babergh Local Plan Alteration No.2 – adopted 1st June 2006

4.52 **Policy HS28** states that planning applications for infilling or groups of dwellings will be refused where:

- the site should remain undeveloped as an important feature in visual or environmental terms;
- the proposal, in the opinion of the District Council, represents overdevelopment to the detriment of the environment, the character of the locality, residential amenity or highway safety;
- the layout provides an unreasonable standard of privacy, garden size or public open space; and
- the proposal is of a scale, density or form which would be out of keeping with adjacent and nearby dwellings or other buildings.

4.53 **Policy CN01** asserts that all new development proposals will be required to be of appropriate scale, form, detailed design and construction materials for the location paying particular attention to:

- the scale, form and nature of adjacent development and the environment surrounding the site;
- the materials forming the external elevations and roofs of the buildings;
- retaining and incorporating local features, both natural and built;
- existing and proposed hard and soft landscaping;
- creating interesting and attractive public and private spaces in and around the development; and

- the content of any adopted Village Design Statements.

4.54 **Policy CN04** states that development proposals will need to ensure that the design and layout of buildings, highways and the spaces around them provide for public safety and deter vandalism and crime.

4.55 **Policy CN08** asserts that proposals for the alteration, extension or change of use of an existing building, or for the erection of new buildings in a conservation area or which have an impact on views into or out of a conservation area should:

- preserve or enhance the character of the conservation area or its setting;
- retain all elements and components, including spaces, which contribute to the special character of the area;
- be of an appropriate scale, form, and detailed design to harmonise with its setting;
- include fenestration which respects its setting;
- use materials and components that complement or harmonise with the character and appearance of the area; and
- ensure that natural features such as trees and hedges are retained and integrated into any development proposals.

## Babergh Local Plan 2011-2031: Core Strategy & Policies adopted February 2014

4.56 **Policy CS1: Applying the Presumption in favour of Sustainable Development in Babergh** states that planning applications that are supported by appropriate / proportionate evidence and accord with the policies in the new Babergh Local plan, will be approved without delay, unless material considerations indicate otherwise.

4.57 **Policy CS2: Settlement Pattern Policy** asserts that most new development (including employment, housing, and retail, etc.) in Babergh will be directed sequentially to the towns / urban areas, and to the Core Villages and Hinterland Villages. Therefore Sudbury, as a Town/Urban area, will act as a focus for development.

4.58 **Policy CS3: Strategy for Growth and Development** asserts that housing growth will be accommodated within Babergh's existing settlement pattern and in new mixed and balanced

communities on the edges of the towns and the Babergh Ipswich Fringe. Babergh District Council will make provisions for 4,875 between 2017-2031 proposing new land allocation numbers of 850 dwellings in Sudbury and Great Cornard.

4.59 **Policy CS4: Chilton Woods Strategic Land Allocation and Strategy for Sudbury / Great Cornard**

states that a Neighbourhood Plan and/or other DPD(s) will be prepared to provide a comprehensive framework to ensure that any planned growth and development for Sudbury is well integrated with the town and delivered at the right time. Development in Sudbury should comply with other policies in this Local Plan, particularly Policy CS15, and other subsequent documents, and where appropriate, provide:

- high quality design, structural landscape planting, and layouts and scale of development that respect adjacent landscape or townscape features, ensure a separate identity and avoid creeping coalescence with adjacent settlements;
- a green infrastructure framework connecting with and adding or extending formal and informal green spaces, wildlife areas, and natural landscape settings and features;
- good links and/or the enhancement of existing links for pedestrians and cyclists to the town centre, rail station, employment areas, schools, bus stops, etc.

4.60 The same Policy also asserts that as the district’s principal town centre, the Council will encourage and support the continued growth, expansion and diversification of Sudbury town centre to serve its catchment area, particularly the provision of larger, more versatile retail and service units and improvements to public transport, strategic and local access.

4.61 **Policy CS15: Implementing Sustainable Development in Babergh** states that all new development within the district will be required to demonstrate the principles of sustainable development and will be assessed against the presumption in favour of sustainable development – as interpreted and applied locally to the Babergh context (through the policies and proposals of this Local Plan). It states that the proposal should respect the landscape, landscape features, streetscape / townscape, heritage assets, important spaces and historic views. Section 3.3 11.1 of the Core Strategy states that brownfield land is in short supply in this district and that is important as a general principle that the use of brownfield land is prioritised. Section 3.3 11.4 asserts that the Council supports the need to make efficient and effective use of both brownfield and greenfield land and recognises that higher density developments need not be harmful or unacceptable for development schemes, provided good quality design is used.

- 4.62 **Policy CS18: Mix and Types of Dwellings** asserts that residential development that provides for the needs of the District’s population, particularly the needs of older people will be supported where such local needs exist, and at a scale appropriate to the size of the development. The mix, type and size of the housing development will be expected to reflect established needs in the Babergh district.
- 4.63 **Policy CS19: Affordable Housing** states that in order to promote inclusive and mixed communities all residential development will be required to provide 35% affordable housing. Individual targets may be set for the Strategic Broad Location for Growth and in Core / Hinterland Villages in Area Action Plan and Site Allocation DPDs.

### Community Infrastructure Levy (CIL)

- 4.64 Babergh District Council Community Infrastructure Levy (“CIL”) Charging Schedule is not currently in place.

## 5.0 Key Development Considerations

5.1 This section underlines why the proposed development is both acceptable and desirable with regards to the planning policy context as discussed in Section 4. This section will similarly address the technical considerations that are relevant to the proposal.

### Principle of Development

- 5.2 Policy CS2: Settlement Pattern Policy describes that most new development in Babergh will be directed sequentially to the towns and urban areas therefore, Sudbury will act as a focus for development.
- 5.3 The site lies within the defined settlement boundary for Sudbury and is well-located to existing facilities including a church (400m), town centre facilities (400m) and a Middle School (420m).
- 5.4 The proposed development comprises the conversion of the existing outbuilding associated with the Horse and Groom public house. The outbuilding itself is surplus to operational requirement and is disused. In its current state it has become a financial burden on the tenants of the public house and their desire is to see it put to more efficient use.
- 5.5 The car park will be unaffected by the proposal and 6 spaces will remain, which is considered acceptable as the car park will remain sufficient to meet the pub's operational requirements.
- 5.6 The proposed development will ensure that the application site continues to provide a community facility (public house) for the local residents; such that the proposals will have no impact on the business. The outdoor drinking space and car park will remain unaffected by the proposal.
- 5.7 Paragraph 63 of the NPPF asserts that the provision of affordable housing should not be sought for residential developments that are not major, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). Major developments are those which generate a net increase in housing of 10 or more units, hence no affordable housing is required. Policy CS19 states that affordable housing is needed on schemes of 1 unit or more. The NPPF overrules this Policy and is therefore not applicable.
- 5.8 The Application contributes to the realisation of sustainable development, as defined in the NPPF, in the following ways:

### Economic

- 5.9 The proposals for the new dwelling would benefit the local economy as there will be a new household of consumers.
- 5.10 The conversion of the building will provide much-needed workflow to smaller local construction companies and associated contractors.

### Social

- 5.11 The addition of a new dwelling will support the District in terms of housing targets.
- 5.12 The proposals are of a high-quality design, with both soft and hard landscaping, which will benefit the future residents as they will have access to their own private space and car parking on site, which is convenient and would not impact on street parking.

### Environmental

- 5.13 The proposed dwelling will maximise the potential of the site in a sustainable manner.
- 5.14 The proposed dwelling will have space to store bicycles which encourages sustainable travel.
- 5.15 The development will be designed sympathetically to conform to the street scene, including the Horse and Groom, a non-designated heritage asset.

## The Revised Scheme

- 5.16 An application was previously submitted to the Council (ref no: DC/21/01948) on 9<sup>th</sup> April 2021 and was refused on 1<sup>st</sup> September 2021.
- 5.17 The Council cited one reason for refusal:
 

*“The development would, by virtue of the proximity of the dwelling to the adjacent public house, create an inappropriate amenity interface, potentially leading to unreasonable restrictions being placed on the public house operation. Such an outcome would not deliver sustainable development, contrary to Policy FC01 and FC01\_1 of the Core Strategy Focused Review 2012 and paragraph 187 of the National Planning Policy Framework 2021”.*
- 5.18 In response to the recent refusal of planning permission, a root-and-branches reappraisal of the scheme has been undertaken, based upon the following key changes.
  - 1) A new noise survey has been undertaken, over a weekend where there were two live music events in the pub, in order to capture the full impact of live music events on noise levels.



- 2) The red edge has been enlarged to include the whole of the public house, to allow additional mitigation measures, including a noise management plan, to be proposed.

5.19 The paragraphs below explain how this additional information informs the revised scheme.

### **Noise survey**

5.20 The noise survey was undertaken over the weekend of 8<sup>th</sup>-10<sup>th</sup> October, when there was live music on both the Friday and Saturday evening until 11pm (Jolly Polly & the Pirates and Less Than Perfect).

5.21 The noise survey revealed two key findings:

- That average noise levels were similar to the noise survey that was conducted when no live music was taking place, highlighting that live music does not raise noise levels in the area.
- That occasional noise peaks were recorded between 9pm and 12pm, suggesting events within the car park (or on the main road) like car doors slamming, voices of patrons etc.

5.22 The above findings indicate that live music is not a significant factor in the noise environment of the pub, and that the occasional noise peaks that occur are the same as those that occur in pub car parks generally, regardless of whether they host live music.

5.23 The noise report concludes that the mitigation measures proposed in the application will ensure a suitable noise environment for future occupiers of the proposed dwelling. These measures include an acoustic fence alongside both the beer garden and the proposed residential garden. The mitigation measures also include the orientation of the internal living accommodation so that all principal windows face to the front and rear, and an internal wall lining will be incorporated into the side elevation of the proposed dwelling. Lastly, a noise management plan has been prepared.

### **Noise management plan**

5.24 A noise management plan for the pub has been prepared, with the following key recommendations:

- Live music to stop at 11pm in accordance with the Live Music Act
- Beer garden to close at 11pm
- Noise limiter to be installed
- Self closers to be installed on all exit doors from the pub
- Goods deliveries and waste collection between 7am and 7pm on weekdays only

- Waste (including glass) only to be put out for collection between 8am and 9pm, with no use of the bin store at other hours

5.25 The management plan is a robust document which will ensure that live music events continue to operate in a manner which will not cause disturbance to future residents, or indeed to existing residents in the area.

5.26 Noise Management Plans have been utilised successfully on other sites where houses have been proposed adjacent to pubs. The list below includes examples of other planning permissions where Noise Management Plans were successfully implemented (all of which are included in the spreadsheet in the Appendix):

- Scott's Arms, Wetherby
- Chesterfield Arms, Bingham
- Garrick's Head, Manchester
- Black Horse, Cherhill

#### **Comparison with existing dwellings**

5.27 To highlight the fact that the proposed dwelling is not the only residential property close to the public house, the distances between the pub/beer garden and all the nearby dwellings have been analysed.





5.28 It can readily be seen that the proposed dwelling is no more likely to be affected by noise from the pub than a number of other dwellings in close proximity to it. Given that most pubs around the country are located close to residential properties, it is evident that two uses are capable of coexisting satisfactorily. It follows that there should be no issue in principle with locating new houses close to existing pubs, provided that suitable mitigation measures are incorporated. As evidence of this, a spreadsheet highlighting numerous permissions achieved by our client for new dwellings adjacent to existing public houses has been appended to this document.

**Five Bells**

5.29 One of the recent planning permissions highlighted is for four dwellings to the rear of the Five Bells in Great Cornard, a mile away from the Horse & Groom, in the same local authority jurisdiction. The Five Bells hosts regular live music events just like the Horse & Groom, yet the Council raised no



objection to placing new houses directly facing the beer garden/car park (by contrast, the proposed dwelling at the Horse & Groom has its flank wall facing the beer garden/car park).



5.30 The key to the Five Bells permission, as set out in the officer report, was the incorporation of appropriate mitigation measures into the scheme, which in this case included an acoustic fence, similar to that now proposed at the Horse & Groom. It will be noted that a noise management plan was not required at the Five Bells, whereas one is now proposed for the Horse & Groom, demonstrating that the solution proposed for the Horse & Groom is therefore robust. The Council must show consistency in its approach to the two planning applications.

## Conclusion

- 5.31 This resubmission is based on a comprehensive reassessment of the proposals, utilising an updated noise report that has captured the noise associated with live music events, and demonstrated that these events do not have a material impact on average noise levels in the vicinity.
- 5.32 The resubmission is accompanied by the following robust mitigation measures:
- The proposed dwelling is oriented so that all principal window face to the front and rear, with the side wall of the house will have an internal wall lining to improve acoustic performance.
  - Acoustic fences will be provided alongside the pub beer garden and the proposed domestic garden.
  - A comprehensive noise management plan which will control the operation of live music events at the public house.
- 5.33 As set out above, this application addresses all of the amenity concerns raised by the Council, and on this basis there is no evidence that the proposals will “create an inappropriate amenity interface”, as alleged by the Council, or that this will “potentially lead to unreasonable restrictions being placed on the public house operation”. The proposed mitigation measures will afford future residents an appropriate level of amenity, as demonstrated in the submitted acoustic report, and therefore there is no likelihood of additional restrictions being placed on the public house as a result of complaints from future occupiers.
- 5.34 The proposals are thus in compliance with the requirement of Paragraph 187 of the NPPF that existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. In accordance with Paragraph 187, suitable mitigation measures are proposed to be provided before the new houses are occupied, to make the development acceptable.
- 5.35 Noise exposure and levels have been considered within this development through a Noise Impact Assessment, with the outcome demonstrating that the scheme complies with Paragraphs 001 and 004 of the Planning Practice Guidance.
- 5.36 It is noted that neither Policy FC01 nor Policy FC01.1 of the Core Strategy Focused Review 2012 make reference to the amenity considerations of placing noise-sensitive uses close to noise-generating sites, and consequently, notwithstanding the allegation contained in the previous reason for refusal, no conclusions can be drawn that the proposals are in breach of these policies.

5.37 The Council is therefore invited to objectively reassess the proposals, in light of the positive approach taken at the Five Bells.

### Residential Amenity

5.38 National space standards minimum gross internal floor areas (m2).

Number of bedrooms	Number of bed spaces	Two storey dwellings
2b	3p	70
	4p	79

5.39 As evidenced in the schedule of accommodation for the dwellings below, the GIA (m2) meets the minimum standards set above in the National space standards for a two bed roomed, two-storey dwelling.

Number of bedrooms	GIA (m <sup>2</sup> )
2	85

5.40 The plot will benefit from a rear garden of 51m<sup>2</sup>. This is considered to be an appropriate amount of garden land for the size of the dwelling.

5.41 The proposed dwelling benefits from a separate pedestrian access off Upper East Street ensuring that there is no conflict with public house traffic.

5.42 Cycle and refuse storage facilities would be located in the rear garden of the dwelling.

### Heritage

5.43 Pegasus Group were commissioned by Cordage 32 Limited to prepare a Built Heritage Statement to consider the proposed conversion of an outbuilding to form a residence at the Horse and Groom Public House (PH) Sudbury, Suffolk.

5.44 The Horse and Groom PH is Locally Listed and the outbuildings which are the subject of this application are considered to form part of this designation. The buildings are also located within the

boundaries of the Sudbury Conservation Area it has been concluded that the proposed conversion of the outbuilding would not result in any harm to the heritage significance of the outbuildings themselves, nor the adjacent Horse and Groom PH, being a non-designated heritage asset of modest value.

- 5.45 The outbuildings along the north-western site boundary are currently in use as storage for the main public house. Overall, the range has a vernacular appearance, being formed of two distinct outbuilding connected together, with the northern most half being two storey and of brick construction with a tile roof, with the south western section being single storey and rendered, and again with a tile roof. The upper gable end of the two-storey element, which faces towards Upper East Street has timber weatherboarding with a door into the roof space/loft. The other gable end of this part of the building has a small window above the ridgeline of the adjoining, lower stables/coach house part of the range.
- 5.46 The development proposals are considered to preserve and enhance the character and appearance of the area. The minor changes to the external appearance of the outbuildings can be more than justified by the securing of a long-term viable use for the outbuildings. The outbuildings, whilst combined internally, will still be legible from the surrounds of the Conservation Area as historically ancillary to the Horse and Groom PH. As such, the proposals are not considered to result in a change which would alter the character and appearance of the Conservation Area in this location.
- 5.47 Despite there being some loss of fabric, the limited change to the overall character of the range of buildings and the fact that the proposals ensure the retention of their ancillary character, ensure that the conversion of the range of outbuildings would not result in any harm to the heritage significance of the Locally Listed Horse and Groom PH, a non-designated heritage asset of modest value. Those elements which contribute to the public house's significance will be protected, with the works providing investment into its associated outbuildings.
- 5.48 The proposals will result in no change to the fabric of the Horse and Groom PH itself, with the proposals focusing on the conversion of the range of associated outbuildings along the north western boundary to a residence.

## Ecology

- 5.49 This report provides details from an initial bat survey carried out by Hampshire Ecological Services Ltd for Cordage 32 Ltd in connection with a proposal to convert the outbuilding into a dwelling at Horse & Groom, Sudbury, Suffolk, CO10 2TU.



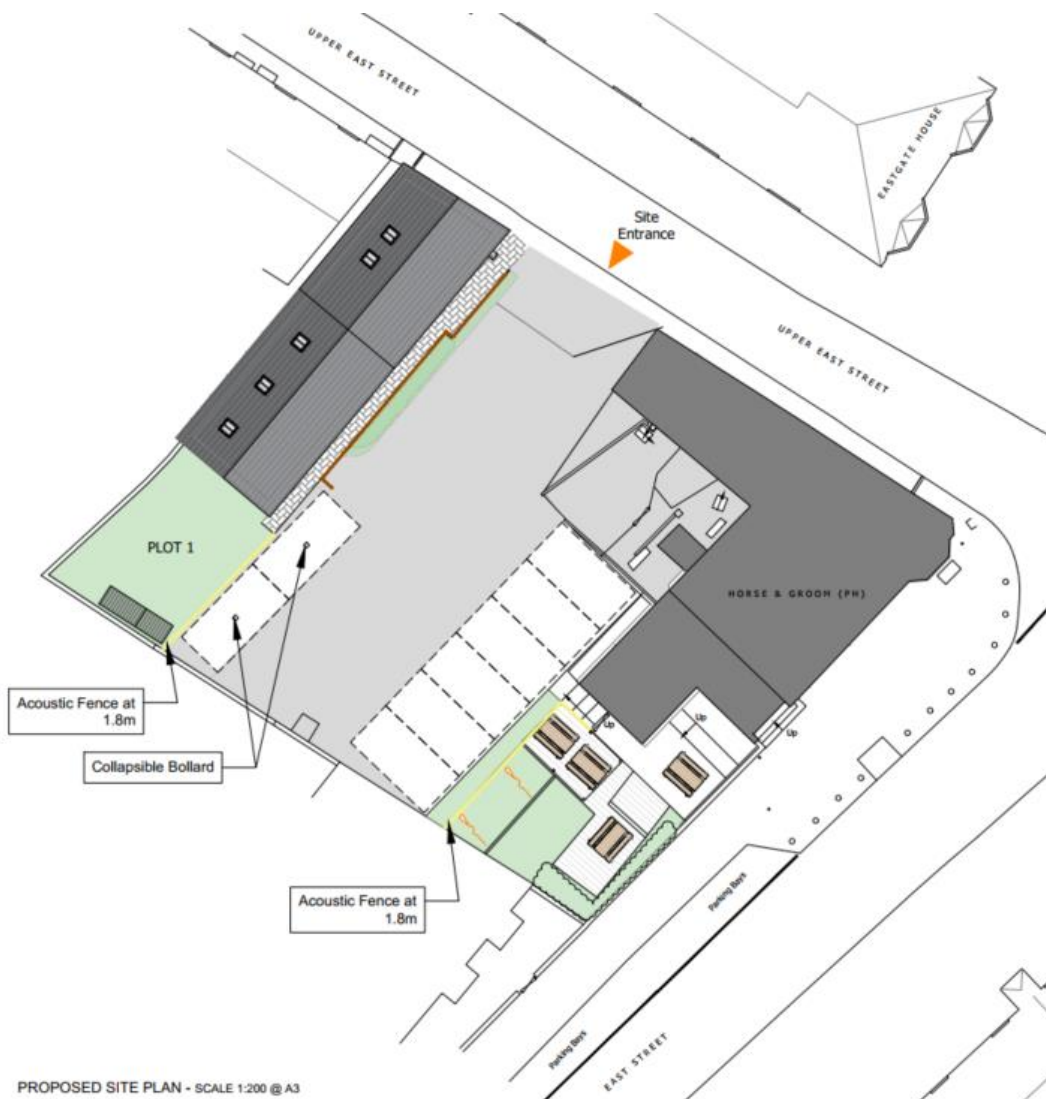
- 5.50 The outbuilding is a single-storey brick building split into two sections with different height pitched tiled roofs. No evidence of bats was found during the survey. The lack of evidence in combination with the built-up and well-lit environment with limited foraging habitat within close proximity, this building has low-negligible bat roost suitability (closer to negligible).
- 5.51 No other ecological constraints were found during the survey.

## Flood Risk

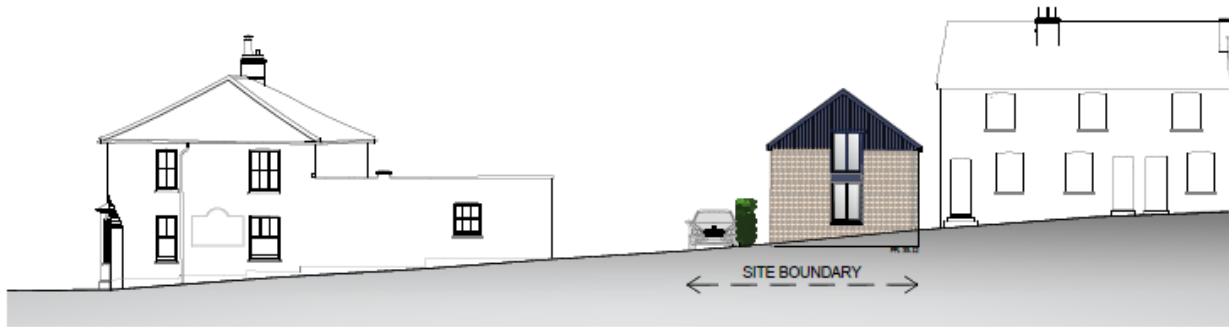
- 5.52 The entirety of the Site is located within Flood Zone 1, according to the Environment Agency Flood Maps, and is therefore at the lowest risk from flooding.

## 6.0 Design

- 6.1 The site is situated to the side of the Horse & Groom public house in Sudbury.
- 6.2 The application seeks to retain, renovate and convert the rear outbuilding into a 2-bed detached house. The building is currently accessed through the existing pub car park.
- 6.3 The dwelling has been designed to preserve its original external appearance. To reflect on the former use of the building the carriage doors have been retained, as have other architectural elements such as the windows and doors. The building will maintain its external characteristics utilising original materials.



- 6.4 To secure privacy, the south-east elevation will be concealed behind fencing and hedging. The proposed windows are small and functional with a traditional character.
- 6.5 The internal space includes a GIA of 85m<sup>2</sup> and comprises one double bedroom, one master bedroom with an en-suite and walk-in wardrobe, a family bathroom, utility room and a double-height open plan kitchen dining area. The second bedroom has been relocated from the ground floor to the upper floor, with its openings facing away from the car park. The master bedroom has been relocated from the rear to the front of the dwelling, with no openings (apart from an en suite) facing the car park. The living room, dining room and kitchen have been relocated to face onto the rear amenity area, again with no windows onto the car park.
- 6.6 The dwelling will have no principal rooms facing the car park, with just its front door, and staircase/en suite windows, opening onto the car park. Thus, the proposed dwelling will not aspect towards the car park and will function as a dwelling adjacent to a pub, comparable for example to the existing dwelling located to the south of the Horse & Groom.
- 6.7 There are no overlooking concerns as previous window openings will be retained. To ensure adequate daylight within the open plan living/dining area there will be conservation roof windows.
- 6.8 The dwelling will have accessible parking through the pub car park with 2 no. parking spaces on site.
- 6.9 The rear garden of the dwelling will have an area of 51 m<sup>2</sup> and will accommodate refuse and cycle facilities. The existing wall will create privacy from neighbouring buildings and protect residents' amenity.
- 6.10 An acoustic fence will be installed along the boundary of both the residential gardens and the public house to ensure the future occupants are protected from any noise source.
- 6.11 The surrounding properties are predominantly residential, mostly one or two stories typically using red facing brickwork or render.
- 6.12 The main pub building will remain unaffected as part of the application.



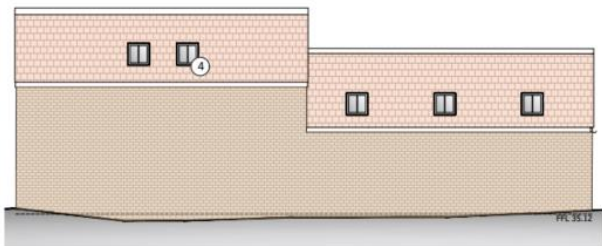
PROPOSED STREET SCENE - SCALE 1:200 @ A3



PROPOSED SOUTH-EAST ELEVATION - SCALE 1:100 @ A3



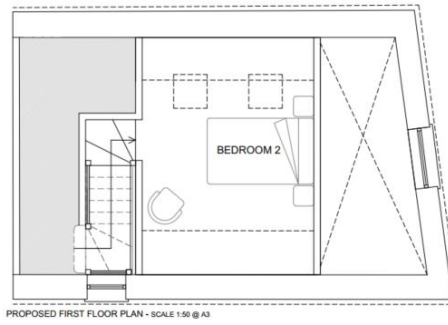
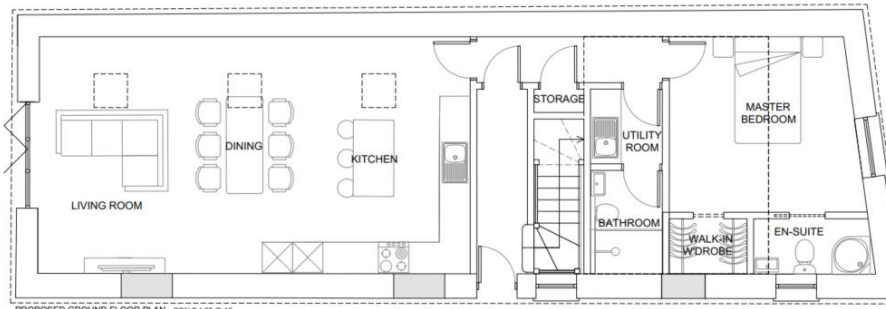
PROPOSED NORTH-EAST ELEVATION - SCALE 1:100 @ A3



PROPOSED NORTH-WEST ELEVATION - SCALE 1:100 @ A3



PROPOSED SOUTH-WEST ELEVATION - SCALE 1:100 @ A3



## 7.0 Access

- 7.1 Transport Planning Associates have been instructed by Cordage 32 Limited with regard to the proposed conversion of the outbuilding to a dwelling on land part of the Horse & Groom public house in Sudbury.
- 7.2 The development proposals involve the conversion of the existing outbuilding at the rear of the Horse & Groom public house to a two-bedroom dwelling.
- 7.3 The existing site access off Upper East Street to the Horse & Groom's car park is being retained and will be a shared access for the existing car park and the proposed dwelling.
- 7.4 A single dwelling will generate a negligible amount of traffic and not cause capacity issues at the access junction.
- 7.5 Two car parking spaces will be provided for the proposed dwelling. This meets the standards set out in the Suffolk Guidance for Parking (updated 2019) for car parking. Cycle storage for two bicycles will be provided in the garden of the proposed dwelling also in accordance with the parking standards.
- 7.6 The existing car park of the public house is currently unmarked, and it is proposed to mark out the car park providing six parking spaces. There will be a small reduction in area allocated to parking for the Horse & Groom.
- 7.7 Refuse storage is provided within the site and residents will take bins to the site frontage on Upper East Street on collection days.
- 7.8 Servicing of the public house along with refuse storage and collection will continue under current operation and not be affected by the proposals.
- 7.9 There are considered to be no highways-based reasons why the proposal should not be approved.

## 8.0 Conclusions

- 8.1 CPC Planning Consultants Limited produced this Planning, Design and Access Statement in support of the resubmitted Cordage 32 Limited planning application in relation to land at the Horse and Groom public house.
- 8.2 The application proposes the conversion of an outbuilding into a single dwelling.
- 8.3 The application has sought to address the reason for refusal of a previous scheme on site for the same proposed development (ref: DC/21/01948) which related solely to one reason for refusal.
- 8.4 A new noise survey has been undertaken, over a weekend where there were two live music events in the pub, in order to capture the full impact of live music events on noise levels.
- 8.5 The red edge has been enlarged to include the whole of the public house, to allow additional mitigation measures, including a noise management plan, to be proposed.
- 8.6 This Statement and enclosed documentation demonstrate the proposed development has been designed in accordance with the relevant local and national planning policies and responds positively to the locale.
- 8.7 The technical reports provided alongside the application support the development and deem it acceptable.
- 8.8 The Heritage Report concludes that the proposed development will preserve and enhance the significance of the identified heritage assets.
- 8.9 The Highways Statement considers there to be no highways-based reasons why the proposal should not be approved and servicing will not be affected.
- 8.10 The Ecology Statement concludes that local ecology will not be negatively impacted upon by the proposals.
- 8.11 As no other issues were raised within the previously refused application and the reason for refusal has now been directly addressed, there are no other reasons why this application should not be commended for approval.
- 8.12 The Council is therefore politely invited to grant planning permission for the resubmitted proposal without undue delay.



## Appendix

### Spreadsheet of planning permissions for houses next to pubs

A	B	C	D	E
1 LPA	Application no	Site	Desc of development	Approval date
2 Havant	APP/17/01189	Swan, Havant	Construction of 3No. 2 bed terraced dwellings with associated accesses, car parking and amenity space following reconfiguration of existing Swan Inn access, car park, minor alterations to the public house and beer garden alterations	15/03/2018
3 South Ribble	07/2018/0416/FUL	Golden Ball, Longton	Erection of two pairs of semi-detached three bed dwellings on part of car park and the erection of a single storey extension to the rear/side of the public house	10/04/2018
4 Epping Forest	EPF/0109/18	Black Swan, Nazeng	Erection of detached house and detached double garage served by new access onto Common Road.	13/04/2018
5 Scarborough	17/02787/FL	Three Tuns Hotel, Filey	Development of 8 dwellings to the rear of the Three Tuns Hotel. Reconfiguration of pub car park and beer garden	19/04/2018
6 Babergh	DC/17/05887	Anchor, Stratford	Erection of 1No. pair of three bedroom semi-detached houses, 1No. three bedroom detached house and 2No. detached three bedroom bungalows, alterations to car park and improvements to existing access onto Upper Street	15/05/2018
7 East Hamts	24981/008	George, Alton	Two dwellings with associated landscaping and bin/cycle store. Single storey extension to public house, including demolition of single storey store and cold store and removal of existing lean-to and rear wall, together with decking area	22/05/2018
8 Barnsley	2019/0171	Kings Head, Mappleton	Erection of 2 detached dwellings with associated car parking, landscaping, bin storage and alteration to pub vehicular access	23/05/2018
9 West Berkshire	18/00523/FUL/D	Horse & Groom, Mortimer	Retention of existing public house (A4 use); construction of 2 no. three-bedroom dwellings on land to rear with associated car parking, bin/cycle storage and landscaping	13/06/2018
10 Dover	DOV/18/00410	Bowling Green Tavern, Deal	Erection of a detached dwelling, associated parking and formation of vehicular access following reconfiguration of pub car park	15/06/2018
11 South Cambs	S/1767/18/FL	Railway Vue, Histon	Construction of detached building to provide two 2bedroom flats with access, parking and associated amenity space. Provision of new access to public house car park.	28/06/2018
12 East Staffs	P/2018/00548	Plough, Uttoxeter	Construct two detached dwellings with associated vehicular access and bin/cycle storage	13/07/2018
13 Tendring	18/00995/FUL	Pointer Inn, Alesford	Erection of two detached houses with detached bin/cycle stores, 1.8m high brick wall with timber panels served by new vehicle access and associated parking.	15/08/2018
14 Rushcliffe	18/00298/FUL	Chesterfield, Bingham	Retention of existing public house (Use Class A4), conversion of existing outbuildings to create 4 no. apartments (Use Class C3), removal of gate posts at Church St. access, reconfiguration of the existing car park and beer garden area, and construction of a new building comprising 6 no. apartments (Use Class C3) with associated car parking to be accessed from Long Acre, together with all the associated landscaping and other ancillary works.	21/08/2018
15 Chiltern	CH/2018/0243/FA	Green Man, Prestwood	Demolition of existing single garage and erection of a pair of 3-bed semi-detached dwellings, together with associated access, parking, landscaping, bin and cycle storage	07/09/2018
16 Tendring	18/01388/FUL	Bell Inn, Thorpe-le-Soken	Erection of one pair of semi-detached houses with detached bin/cycle stores. Detached garage for use as storage by public house. Reconfiguration of car park with associated landscaping and new fencing.	15/10/2018
			Creation of one, two bedroom bungalow together with associated access from Queens Road, parking, landscaping and bin/cycle	



17	St Albans	5/18/2310	Skew Bridge, Harpenden	Creation of one, two bedroom bungalow together with associated access from Queens Road, parking, landscaping and bin/cycle storage following reconfiguration of the Skew Bridge Public House garden and car park The erection of one detached house to the rear of The Hand in Hand, 1.8m high boarded timber fencing and additional landscaping served by new vehicle access from High Hall Close.	07/11/2018
18	Suffolk Coastal	DC/18/4349/FUL	Hand in Hand, Trimley	Erection of one detached house with detached garage incorporating bin/cycle storage, 1.8m high brick wall boundary treatment served by existing vehicle access via pub car park following demolition of shed	10/12/2018
19	South Cambs	S/2434/18/FL	Six Bells, Fulbourn	Retain the existing public house and erection of a two storey dwelling, detached car port and bin/cycle store, with associated landscaping and fencing. Provision of replacement pub car park	14/12/2018
20	Chelmsford	18/01171/FUL	Bell, Danbury	Proposed 3 no detached dwellings with associated access, car parking and landscaping	15/01/2019
21	Isle of Wight	P/01265/18	Stag, Newport	Erection of 2 no. detached dwellings with associated car parking and amenity space following reconfiguration of the Three Crutches PH car park and amenity space	05/03/2019
22	Gravesham	20181094	Three Crutches, Rochester	Retention of existing public house (use class A4) and erection of 2 No. semi-detached dwellings, reconfiguration of existing public house car park, together with all associated landscaping and other ancillary works.	07/03/2019
23	Shropshire	A110085	Bridge, Ludlow	Conversion and extension of existing tourist accommodation to provide 2 new dwellings, and provision of associated parking and landscaping. (Habitats Regulations Assessment received 5/12/2018) (Amended HRA received March 2019) (Amended Drawings received 5 April 2019)	16/04/2019
24	East Hants	31121/004	Cricketers, Kingsley	Proposed erection of two semi-detached dwellings and associated landscaping and tree planting, boundary treatments, drainage and ground works, and reconfiguration of existing Public House car park (revised siting).	03/05/2019
25	Cornwall	PA18/12087	Star Inn, St Erth	Erection of one dwelling with internal bin and cycle storage, reconfiguration of the pub car park, new vehicle access off Main Street and new pedestrian access off Stratton Audley Road, erection of 1.8-metre-high close board timber fencing and associated landscaping following demolition of outbuildings	23/05/2019
26	Cherwell	19/00300/F	Butchers Arms, Oxon	Erection 2 no. semi-detached dwellinghouses with associated hardstanding and landscaping works.   Three Horseshoes Ripon Road Killinghall HG3 2DH	24/05/2019
27	Harrogate	19/00942/FUL	Three Horseshoes, Killinghall	Erection of 4no dwellings with ass. Car parking, landscaping and other ancillary works along with the reconfiguration of the public house car park.	13/06/2019
28	St Helens	P/2019/0401/FUL	Red Cat, Crank (Appeal)	Retention of public house (Use Class A4) and erection of 2no. 3-bed dwellings (Use Class C3) together with associated access, parking, landscaping and bin/cycle storage.	31/07/2019
29	Bracknell	APP/R0335/NW/18/0247673	Rose & Crown, Sandhurst		31/07/2019

30	Walsall	19/0235	Shire Oak, Walsall	Erection of 2no. four-bedroom detached dwellings (Use Class C3) with associated access, parking and landscaping, and reconfiguration of public house car park	15/08/2019
31	Erewash	ERE/0419/0065	Mallard, Ilkeston	Construction of four dwellings (Use Class C3) comprising two detached and one pair of semi-detached dwellings to the rear of the Mallard Public House, together with shared access for the public house and proposed dwellings, associated car parking and landscaping	19/09/2019
32	Tamworth	APP/23445/W/19/3225748	Prince of Wales, Wilnott (appeal)	Erection of two, two-storey detached dwellings and associated 1.8m high close boarded fencing together with tarmac parking area and associated landscaping at land to the rear of the Prince of Wales Inn.	09/10/2019
33	Medway DC	MC/19/1506	Cricketers, Gillingham	Demolition of garage and redevelopment of the existing public house car park to create 2 x two bedroom houses with associated car and cycle parking and landscaping	18/10/2019
34	Harrogate Borough Council	19/03625/FUL	Scotts Arms, Wetherby (Resub)	Erection of 2 no. dwelling houses with associated cycle/bin storage, landscaping, boundary treatments and vehicle parking.	07/11/2019
35	Runnymede BC	RU.19/0881	Waggon & Horses, Addlestone	Erection of two detached houses served by existing access, incorporating the demolition of existing storage outbuilding, reconfiguration of existing car park, erection of 1.8-metre-high timber fencing and associated landscaping	14/11/2019
36	Southampton	19/01048/FUL	Bittern, Southampton	Erection of 3 x two-storey three bedroom terrace dwellings with associated works.	15/11/2019
37	North Lincs	PA/2019/948	Fox Inn, Ulceby	Erection of four dwellings with associated works	22/11/2019
38	Huntingdonshire	19/00246/FUL	Bell Savitry	Erection of two, three-bedroom dwellings with associated landscaping, 1.8-metre high close boarded timber fencing and bin and cycle storage alongside demolition of outdoor shelter, reconfiguration of pub car park and 0.6-metre brickwork wall with 1.2-metre close boarded timber panels above.	24/01/2020
39	Blaby District Council	19/1171/FUL	Railway, Countesthorpe Leices	Erection of two dwellings to the rear of a public house	31/01/2020
40	Blaby	19/1171/FUL	Railway, Countesthorpe	Erection of two dwellings to the rear of a public house	31/01/2020
41	Corwall Council	PA19/07966	Queens Arms, Helston - 2 unit scheme (RESUB)	Proposed erection of 5 no. new dwellings, reconfiguration of Public House car park and beer garden, and amended access to allotments	09/04/2020

42	Rugby Borough Council	R19/1294	Black Horse Inn, Rugby	The construction of two semi-detached chalet bungalows (Use Class C3) to the rear of Black Horse Public House, re-configuration of the existing public house car parking area, the creation of two access driveways onto Magnet Lane and other associated works.	20/04/2020
43	East Staffordshire Borough Council	P/2019/00121	Coach & Horses, Abbots Bromley (Appeal for non-determination)	Erection of two detached dwellings and associated vehicular access	20/04/2020
44	Cheshire West and Chester	19/03974/FUL	Piper, Chester	Erection of two detached dwellings, utilising existing access with associated parking and landscaping	01/05/2020
45	Trafford Metropolitan BC	100149/FUL/20	Garricks Head, Manchester - 3 Terraced Dwellings	Erection of 3 no. terraced houses with associated parking and landscaping. Retention of the Garrick's Head Public House together with reconfigured car park and customer terrace	29/06/2020
46	Wiltshire Council	20/02411/FUL	Black Horse Cherrill	Erection of two semi-detached dwellings (Use C3) to the side of the public house (Use A4), reconfiguration of public house car park and relocation of shared vehicular access to the eastern end of the site	13/08/2020
47	Cheshire West and Chester Council	20/01590/FUL	Farmers Arms, Tarporley (Resubmission 3 - Single Unit)	Erection of one dwelling with residential car parking area and access, landscaping and other ancillary works	23/09/2020
48	Broadland District Council	20201685	Gordon Norwich	Erection of two dwellings (C3) to the east of the existing public house (A4), including alterations to an existing access and associated parking and landscaping	27/11/2020
49	Chelmsford City Council	20/01100/FUL	Eagle, Galleywood	Erection of two detached dwellings, with associated vehicular parking, on the land to the rear of the existing public house with the creation of two new accesses (off Stock Road and The Street), reconfiguration of public house car park and beer garden, and associated hard- and soft-landscaping. Installation of bin and bike stores	02/12/2020
50	Uttlesford District Council	UTT/20/2231/FUL	Kings Arms Hotel, Starsted	Erection of 2 no. dwellings utilising existing access, with associated parking and landscaping.	21/12/2020
51	Chelmsford	20/02040/FUL	Dog & Partridge, Great Leighs	Construction of two detached dwellings, with associated vehicular parking, and a new formation of access. Reconfiguration of beer garden, and associated hard and soft landscaping	23/12/2020

52	Northumberland	20/00999/FUL	Plough, Morpeth	Construction of five dwellings (1 pair of semi-detached / 1 terrace of 3 properties (Use Class C3)) along with associated car parking	20/01/2021
53	Aylesbury Vale Council	20/04087/APP	Boot, Soulbury	Erection of one detached dwelling to the rear of the Public House, together with associated landscaping and parking, and the reconfiguration of the public house car park and beer garden	26/01/2021
54	Slough Borough Council	P/09960/016	Old George, Colnbrook	Construction of 1 x detached dwelling, landscaping and associated car parking on the land to the rear of Ye Olde George Public House (amended description)	15/02/2021
55	Slough	P/09960/016	Ye Olde George, Colnbrook	Construction of 1 x detached dwelling, landscaping and associated car parking on the land to the rear of Ye Olde George Public House	15/02/2021
56	Chelmsford City Council	20/02040/FUL	Dog & Partridge, Great Leighs	Construction of two detached dwellings, with associated vehicular parking, and a new formation of access. Reconfiguration of beer garden, and associated hard and soft landscaping.	30/03/2021
57	Aylesbury Vale	APP/0405/W/20/3264021	Three Horseshoes, Cheddington (appeal)	Erection of two semi-detached, three-bedroom chalet bungalows following demolition of pub outbuildings, replacement outbuilding, reconfiguration of public house car park and beer garden, and associated parking and landscaping.	28/04/2021
58	Wealden District Council	WD/2019/2566/F	Horseshoe, Halsham	Demolition of the existing Horseshoe Inn and the erection of 9.No dwellings together with associated access, car parking, amenity space, landscaping and bin/cycle storage.	27/07/2021
59	Salford City Council	20/75512/FUL	Rock House, Barton	Erection of 8no. dwellings following demolition of the former pavilion, together with relocation of the access from Edison Road and associated parking and landscaping.	29/07/2021
60	Tunbridge Wells Council	21/00910/FULL	White Horse, Cranbrook	Erection of 2No. 2 bed dwellings (Use C3) on the land to the rear of the public house (Sui Generis), creation of a vehicular access off Rectory Lane with associated hard and soft landscaping	27/08/2021
61	Erewash borough Council	APP/N1025/W/21/3271965	Navigation Inn, Breaston	erection of a detached dwelling (Use Class C3) utilising existing public house access, creation of a new access to the public house and reconfiguration of public house car park, and associated parking and landscaping.	24/09/2021
62	Babergh District Council	DC/21/02500	Five Bells, Great Cornard	Erection of 4No semi-detached bungalows (C3 use) on the land to the rear of the existing public house (Sui Generis use), utilising existing access off Bures Road, reconfiguration of existing pub car park, with associated hard and soft landscaping.	14/10/2021
63	Canterbury City Council	CA/21/00402	Huntsman and Horn, Broomfield	Erection of 2 no. two-storey detached dwellings following demolition of outbuildings and removal of static caravans, associated hardstanding for new public house car park and hard and soft landscaping	18/10/2021