

SUPPORTING STATEMENT

Woodlands Farm Shop, Birch Farm Complex, Hintlesham,
IP8 3NJ



Birch Farm Complex

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CONTENTS

1	Introduction.....	2
1.1	Description of the Development	2
1.2	Accompanying Documentation	2
2	Site and Site Development	2
2.1	Site.....	2
2.2	Planning Policy.....	3
2.3	Applicant Statement.....	4
2.4	Application Details.....	4
2.5	Conclusion.....	4

1 Introduction

1.1 Description of the Development

This statement accompanies an application for the variation of condition relating to opening times to extend the opening hours to Woodlands Farm Shop to Birch Farm Children's Centre, Hintlesham.

1.2 Accompanying Documentation

This statement should be read in conjunction with the following drawings and documents:

- 108-0100-P01-Site Location Plan

2 Site and Site Development

2.1 Site



The application site is located off the A1071 as you enter Hintlesham from Ipswich. Birch Farm children's centre comprises of a family play centre, café, indoor swimming pool, and a gymnastics centre.

The site has an existing commercial entrance with extensive site splays with over 150m in both directions. The site also benefits from existing public footpath links to the village of Hintlesham.

2.2 Planning Policy

Paragraph 10 of the NPPF states; "So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development".

Paragraph 82 advocates a flexible approach to economic growth, providing a platform for economic prosperity. Planning policies should:

"d) be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances."

Paragraph 84(a) states that planning policies and decisions should enable:

"a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings".

Paragraph 85 of the NPPF is intrinsically focussed on rural commerce:

"Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist".

In light of local and national planning policies engaged, employment based development which generates significant benefits for rural commerce and communities should not be discouraged, hindered or oppressed. Certainly, rural communities are changing and the supply of eateries / employment uses and facilities in the District's prime commercial corridors should be endorsed. There has been a stand out need for rural enterprise and a high demand for employment, which meets the District's 'open for business' ethos.

2.3 Applicant Statement

Woodland's aim is to provide 'local, natural and sustainable products' bringing the most delicious food and drink for you to table, as well as providing a platform for local artisans. Thereby boosting the local economy, whilst providing a local shop for the surrounding villages at a time when supporting local has never been as important. Since we have opened, we are regularly being approached by more local niche businesses who wish us to support them by supplying their products. This is a trend we foresee will continue, as more people take on the ambitious task of starting up a new business

To raise awareness and to further promote our suppliers, we would like to hold monthly 'taster evenings', this could be Cheese & Wine, Charcuterie & The Mediterranean, Arts & Crafts, etc. Our suppliers are in full support of these 'taster evenings' and in many cases will be attending to give talks about their products and their journey they have made. All events will be ticket only

2.4 Application Details

The application proposes to vary condition attached to Planning Permission DC/20/03399 approved on the 29th September 2021. Condition 4 states:

"4. SPECIFIC RESTRICTION ON DEVELOPMENT: OPERATING HOURS

The farm shop shall not operate outside the hours of: Monday to Friday: 08:00 - 18:00; and Sundays and Bank Holidays: 10:00 - 16:00.

Reason - In the interests of protecting residential amenity"

Proposed Opening Times

Monday – 08:00 – 18:00

Tuesday, Wednesday & Thursday 08:00 – 21:00

Saturday – 08:00 – 18:00

Sunday & Bank Holidays 10:00 – 16:00

The proposal for late opening days will be pre-booked events. No general admission.

2.5 Conclusion

In light of this and taking account of all the considerations set out above, it is hoped that the LPA will support this sustainable development by granting planning permission in the terms requested.

Even if the LPA were to consider that harm(s) were identifiable, the abundant benefits brought by this scheme clearly confirm that this is a sustainable scheme which should be supported.