



## Proposed Joinery Workshop at Oakdene

2104.1210.P3 - Planning Statement

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# 1. Introduction

- a. This application is a resubmission of the previously submitted and subsequently withdrawn application (DC/22/01765) for the same development on the same site.
- b. Various design amendments have been made to take on board comments received by the planning department.
- c. The revised design has taken all possible steps to mitigate the concerns raised whilst still providing the necessary accommodation to fulfil the need.

## 2. Context

### a. Existing

- i. The immediate context has a number of agricultural and light industrial sites currently in use of a significantly larger scale than the proposed development.

### b. Proposals

- i. The proposed development and use is appropriate to the context in terms of scale, density and operational intensity.



Proposals Site



Existing Non-residential use

*Fig. 1 - Application Site area extract from Google Maps*

### 3. The Site

#### a. Existing

- i. The site is located in the High Street Green locality, south of Great Finborough.
- ii. The site is a stable complex with associated paddocks and dwelling.

#### b. Proposed

- i. The proposed development represents a proportionate infilling of space within the stabling complex.
- ii. The scale of the development is appropriate at less than a 50% increase of built footprint on the site.



*Fig. 2 - Site Location*

## 4. Use

### a. Existing

- i. The site is in use as a residential dwelling and ancillary stabling and paddocks.
- ii. The site has been used as a commercial riding school and stables.

### b. Proposed

- i. It is proposed to create a joinery workshop on the site for use by a family owned and operated joinery business.

## 5. Design

### a. Outline

- i. The proposed design is traditional and in keeping with the character of the surrounding buildings in terms of materiality and form.

### b. Function

- i. The proposed building consists of an open plan workshop space.
- ii. The proposed building has a large roller shutter door on the southern end, as well as an alternative/emergency access on the western facade at the northern end.

### c. Form

- i. The building form is a simple extrusion, creating a rectangular floor plate with a 45 degree pitched roof, gabled at either end.

### d. Materials

- i. A traditional material palette is proposed for both concealed structural elements and visible finishes.
- ii. The following materials are proposed;
  1. Red bricks laid in stretcher bond will form the plinth.
  2. Above ground floor level the walls will be prefabricated timber clad externally with painted feather edge softwood timber cladding.
  3. Fascias, soffits, barge board and capping will be in painted timber.
  4. The rainwater goods will be black UPVC.
  5. Windows will be UPVC.
  6. Roller shutter and access doors will be metal with powder coated finish.
  7. The roof will be constructed from prefabricated timber trusses.
  8. The roof covering will be clay pantiles.





*Fig. 3 - Clay pantiles*



*Fig. 4 - Painted timber cladding*



*Fig. 5 - UPVC windows*



*Fig. 6 - Roller shutter door*

## 6. Access

### a. Existing

- i. The site is directly accessed via The B1115 (High Road), A road that is suitable for large goods vehicles.
- ii. The site benefits from a large entrance with space for vehicles to halt off the public highway when accessing or leaving the site.
- iii. The site entrance is suitable for large goods vehicles.
- iv. The site has good visibility along The B1115 (High Road) in both directions.
- v. Previously approved measures to maintain visibility continue to be implemented.
- vi. The site benefits from ample parking within the plot.
- vii. The plot provides ample space for vehicle turning.

### b. Proposed

- i. The site access to and from the public highway will remain unchanged.
- ii. The majority of additional vehicles that will access the site based on the proposals are trade vans.
- iii. Delivery vehicles will load and unload within the site.
- iv. 3no. Dedicated parking spaces will be created for the benefit of guests. Additional parking space is available on the site.
- v. A locked, enclosed cycle store will be provided to encourage employees to consider alternative means of travel to work.

## 7. Waste

### a. Existing

- i. Domestic and trade waste is currently stored on site.
- ii. Domestic waste is collected kerbside by the local authority at the site entrance.
- iii. Trade waste is collected from the site by a private company.

### b. Proposed

- i. Waste from the proposed activity is predominantly timber, which will be fully reused or recycled.
- ii. A dedicated storage area for waste will be formed within one of the stables.
- iii. Existing waste collection will remain unchanged.
- iv. Timber recycling collection will be conducted within the site.
- v. Wood chippings will be used on site in the horse stables. Cutting the carbon footprint of both site uses.

## 8. Environmental Health

### a. Proposed

- i. A noise assessment, including details of the current existing background level and based on methodology as given in British Standard BS4142:2014 has been conducted and a report submitted as part of this application.
- ii. Refer to 38236 R3 Noise Impact Assessment.

## 9. Sustainability & Carbon Footprint

### a. Proposals

- i. It is proposed to insulate the floor, walls and roof with highly efficient insulating products that exceed the building regulations standards.
- ii. The site benefits from its own private sewage treatment plant so no additional load will be placed on public sewerage infrastructure.
- iii. The proposals will cut the carbon footprint of the business that will occupy the building due to reduced travel requirements.
- iv. The proposed building is primarily constructed from timber components. Any timber used in the build will be FSC certified.
- v. The proposals involve a large amount of off site prefabricated components.
  1. The production methods for such elements are inherently more efficient , reducing construction waste.
  2. Prefabricated shortens the build time, resulting in a smaller carbon footprint than the equivalent site based construction methods.
  3. Any timber waste resulting from the works will be recycled.

## 10. Flood Risk

### a. Existing

- i. The site is not located in an area at risk of flooding as defined by the Environment Agency.
- ii. There is a ditch that runs between the site at the B1115.

### b. Proposals

- i. Surface water will discharge directly into the ditch.

## 11. Specific Planning Policy Responses

### SAAP Policy 7.1 - Sustainable Employment Sites

*The Council will encourage and support the sustainability of new and up-rated employment sites. Subject to meeting, the requirements of other policies of the development plan, the Council will:*

- 1. Support the location of new employment sites on brownfield land in preference to greenfield land where this is practicable and viable;*
- 2. Support development in locations that balance good access (including by walking, cycling and public transport) with economic viability and operational efficiency;*
- 3. Support development in locations that allow adequate control of impacts on local transport, landscape, environment, biodiversity and residential and public amenity;*
- 4. Support and promote types of employment that are identified as having potential for growth locally;*
- 5. Require the provision of affordable starter and grow-on units for new and expanding businesses wherever practicable and viable;*
- 6. Require site layouts and building designs that are capable of adaptation to meet future needs;*
- 7. Require sustainable methods of construction and incorporation of renewable energy technology, with high standards in regard to energy consumption, lighting, water use and waste disposal;*
- 8. Require the provision of adequate bin space and recycling facilities.*

#### a. SAAP Policy 7.1 Response

- i. The site once hosted commercial equestrian activities, thus could be considered brownfield.
- ii. The site has good access and provisions for cycle storage for employees is proposed.
- iii. The development aims to allow the occupying business to grow and look to create employment opportunities such as apprenticeships for residents in the surrounding area.
- iv. The proposed building could be easily adapted to changing/different needs therefore representing a viable long term employment generating development.
- v. The site benefits from ample storage space from any waste resulting from the proposed use, the majority of which is recycled.

### Policy CS 11 - Supply of Employment Land (Extract)

#### *Rural Economy*

*In rural areas we will support economic development proposals, including tourism and farm diversification proposals that cannot be more sustainably located closer to existing settlements and where the proposal is restricted in size, scale and type appropriate to a rural setting.*

#### b. Policy CS 11 response

- i. The proposals represent a economic development opportunity, diversifying the use of the land in the local area.
- ii. The proposals are on a modest scale, appropriate to the site

### *Policy E10 - New Industrial And Commercial Development In The Countryside*

*Applications for new industrial and commercial development in the countryside will not be permitted unless an overriding need to be located away from towns and villages can be demonstrated. Where such need can be demonstrated applications will be considered on their merits having regard to the following:-*

- The impact of the development on the surrounding countryside, including its landscape and wildlife features;*
- The prospect of pollution including the effect on nearby watercourses and groundwater sources;*
- The amount of traffic generated and the likelihood of unacceptable traffic movements, particularly lorries, on non-principal roads;*

- *The loss of high quality agricultural land;*
- *The contribution to the rural economy;*
- *The employment opportunities created for nearby communities.*

*The district planning authority will, if considered necessary to protect the amenity and appearance of the surrounding countryside, consider the removal of permitted development rights under the general (permitted development) order 1995.*

### c. Policy E10 response

- i. The site, whilst being located away from a town, relates very closely to Stowmarket and its position on the B1115, an excellent supply line for the business the proposals will host. It is requested that this be considered when judging the proposed development against policy E10. The site is not a remote countryside location, rather a main route between the smaller towns of Suffolk.
- ii. There is an overriding need to locate the joinery on this plot due to the following reasons;
  1. No suitable plots or units are available in towns within the businesses area of operation at economically viable rates.
  2. Due to inflation and rising fuel, material and labour costs there is an overriding need to relocate to ensure continued economic viability of the business.
  3. Its position on the B1115 provides an excellent staging point from which to serve the client base. This lowers cost overhead, cuts the businesses carbon footprint and contributes to reducing the UK's fuel demand.
  4. The nature of the joinery machinery and layout creates very specific space and access requirements that are more easily and efficiently be achieved outside of a town.
- iii. The proposals have been carefully considered in order to minimise impact on the surrounding countryside.
- iv. No agricultural land will be lost.
- v. The B1115 is suitable access to the proposed development
- vi. The proposals will contribute to the local economy.
- vii. The proposals will create opportunities for growth and employment opportunities for local communities.

### Policy E12 - General principles for location, design and layout of industrial and commercial development

*When considering proposals for new development or extensions to existing industrial or commercial premises, the district planning authority will have regard to the following criteria:-*

- *Building design should be to a high standard with proper attention to siting, scale, massing, density, detailing and materials;*
- *Siting and layout should, where practicable, take account of the possible need for future expansion;*
- *Roads and footpaths within the site, and access arrangements to the site, should be constructed to county highway authority standards;*
- *Traffic generated by the development should not prejudice the efficiency of the local highway system or adversely affect residential streets;*
- *Parking provision and room for loading, unloading and manoeuvring should be provided in accordance with the standards adopted by the district planning authority;*



- Development should not adversely affect neighbouring properties or land uses by reason of undue environmental disturbance such as noise, vibration, smell, noxious emissions or dust;
- No open storage of goods, containers, waste materials or finished products will be allowed if such activity is considered visually unacceptable;
- Advertisements should properly relate to the buildings on which they are displayed and should not adversely impact on the amenity of their surroundings;
- Existing landscape features such as trees and hedgerows should be retained wherever possible. developers will be required to submit and implement landscaping schemes, including if necessary screening or mounding, as part of any application.

*In appropriate cases the district planning authority will impose planning conditions or seek to enter into planning agreements in support of this policy.*

#### d. Policy E12 response

- i. The design has been carefully considered to ensure appropriate siting, scale, massing and density is achieved.
- ii. Materials and detailing is such that sustainability and appropriateness to the area is ensured.
- iii. The siting and layout has been designed to allow the entire site to be repurposed and adapted should the need arise. Ensuring the long term contribution to the local economy.
- iv. The site has ample space for parking , turning, loading and unloading as indicated on drawing 2104.2120.P1.
- v. A roller shutter door provides a loading and unloading point directly inside the building.
- vi. Any products and materials associated with the proposed use are stored internally.
- vii. The development will not adversely affect neighbouring properties due to its separation from the associated dwelling, and distance from any other dwellings.
- viii. Any resultant sawdust is mechanically extracted and collected for recycling.
- ix. No existing landscape features will be removed as part of the development, the site is already well screened by hedgerows.
- x. Additional hedgerows are to be planted to further screen the site.

#### Policy FC 3 - (Extract)

*Provision will be made for development that aims to deliver at least 8,000 additional jobs in the district by 2026 and an indicative 11,100 jobs by 2031. These targets include jobs in all Use-Classes.*

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#### *Rural Economy*

*In rural areas we will support economic development proposals, including tourism and farm diversification proposals that cannot be more sustainably located closer to existing settlements and where the proposal is restricted in size, scale and type appropriate to a rural setting*

#### e. Policy FC3 reponse

- i. The proposals are restricted in terms of size and scale and are appropriate to the rural setting.
- ii. Whilst the development is outside of the Great Finborough area, its location on the B1115 High Road means that spatially it relates well to Great Finborough and Stowmarket.

- iii. The development adds to a site which has a number of stables and is adjacent to a number of paddocks. The proposed development could be repurposed to many other functions appropriate to the rural location, ensuring the long term viability of the development and site.

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| National Planning Policy Framework 2021 |
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- f. National Planning Policy Framework 2021 response
  - i. Contributing toward building a strong, competitive economy.
  - ii. Supporting a prosperous rural economy.
  - iii. Making effective use of land through infill development.
  - iv. Protecting Green Belt land by utilising a brown field site.
  - v. Achieving well-designed places.
  - vi. Meeting the challenge of climate change, flooding and coastal change by using low carbon approaches.
  - vii. Conserving and enhancing the natural environment through the modest scope of the design.
  - viii. Promoting sustainable transport, namely encouraging cycling.