

FULL PLANNING APPLICATION

TUDDENHAM MILL, HIGH STREET, TUDDENHAM,
SUFFOLK, IP28 6SQ

PLANNING STATEMENT

TO EXTEND THE TIME LIMIT OF APPLICATION REF.
DC/22/1839/FUL TO ALLOW A FURTHER 3 YEARS OF
OPERATION

DECEMBER 2023



Geraint John Planning

1. Introduction

This submission is made in support of a Full Planning Application, submitted on behalf of the Applicant, Agellus Tuddenham Ltd, for the following development proposal:

“To extend the time limit of application ref. DC/22/1839/FUL to allow a further 3 years of operation”

Purpose and Structure of this Statement

This Planning Statement outlines the context within which the application is made, and provides a detailed examination of the main planning considerations raised by the proposals, together with reasoned justification in support of the proposed development to confirm why the application should be considered acceptable. The statement is structured as follows:

- **Section 2** provides a description of the characteristics of the site and surrounding area, and details regarding the planning history associated with the site;
- **Section 3** provides details of the development proposals;
- **Section 4** outlines the relevant planning policy framework in relation to the site and the development;
- **Section 5** analyses the key planning considerations arising from the proposed development (in light of the planning policy context); and
- **Section 6** sets out our conclusions.

2. The Site and Surrounds

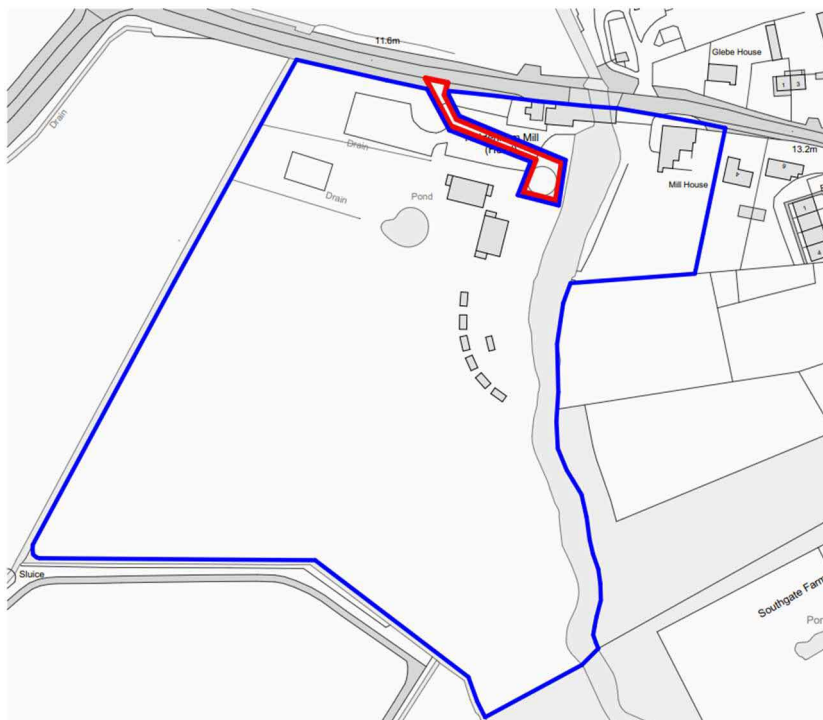
The site is located within the grounds of Tuddenham Mill Hotel, within the administrative boundary of West Suffolk Council. The total area of the site is approximately 0.06ha and currently comprises a temporary Tipi. The site is accessed off Tuddenham Road.

Surroundings

The site is surrounded by predominantly agricultural land to the north, south and west. To the east, the site is adjoined by the western parcel of the Tuddenham Settlement, and thus residential land use. The site is in close proximity to a major highway (A11) which provides access to the cities of Cambridge and Norwich. An aerial view of the site, as well as a Site Location Plan, is extracted below for reference:



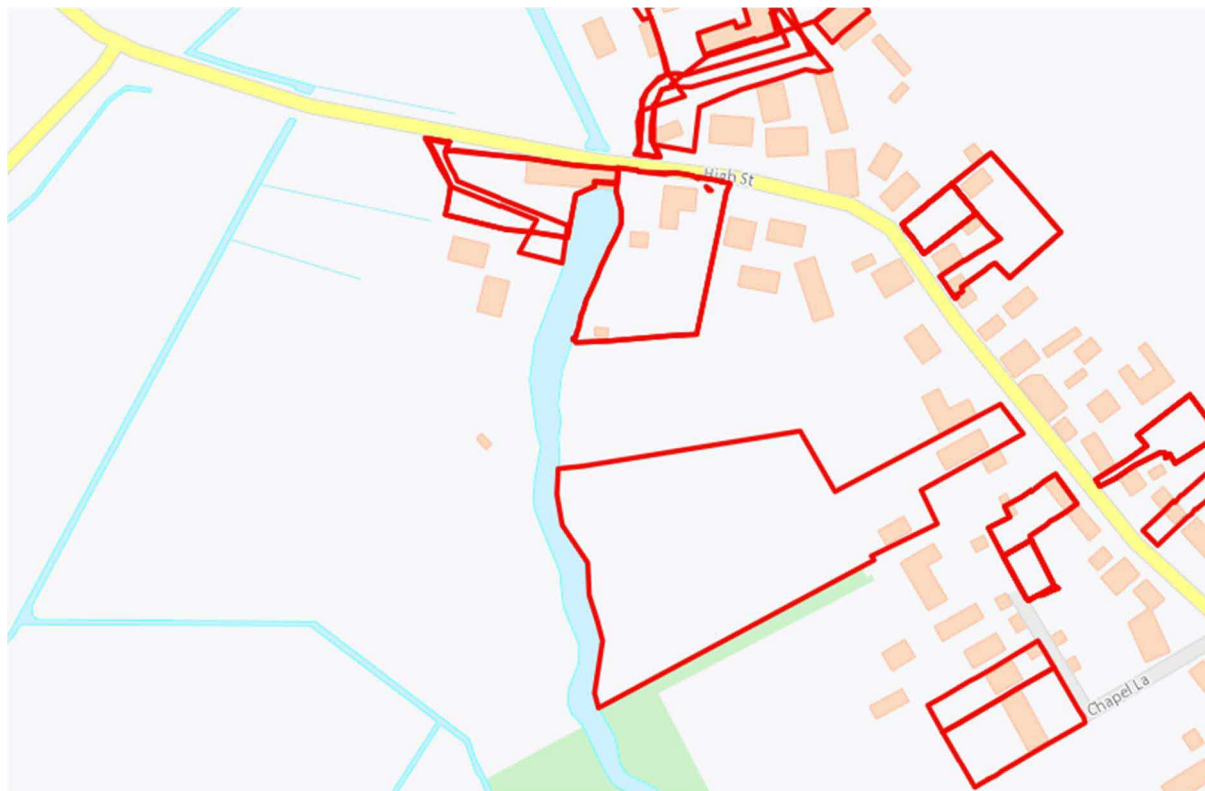
Close view of site (approximate site location in red)



Site Location Plan (site location in red and ownership in blue)

Planning History

A planning history search has been undertaken using West Suffolks Council's planning register that has confirmed that the site is subject to previous planning history. This is evidenced in the below extract and table (N.B. not exhaustive –whole planning history accessible within West Suffolk interactive map).



West Suffolk Interactive Map –Planning Applications

LPA Ref	Address	Proposal	Decision	Date
The Site				
DC/22/1839/FUL	Tuddenham Mill, High Street, Tuddenham, Suffolk, IP28 6SQ	Planning application - retention of ti-pi tent for a temporary period of 1 year.	Approved	02/02/2023
Owned Land				
DC/19/2313/FUL	Tuddenham Mill, High Street, Tuddenham, Suffolk, IP28 6SQ	Planning Application - (i) 1 no. detached reception building (ii) mono pitched single storey extension to main building (iii) re-location of main entrance and addition of glazed enclosure to entrance.	Approved	21/01/2020
DC/19/2314/LB	Tuddenham Mill, High Street, Tuddenham, Suffolk, IP28 6SQ	Application for Listed Building Consent - (i) mono pitched single storey extension to existing main entrance (ii) addition of glazed enclosure to new entrance (iii) existing bar removed in main mill building and replaced (iv) balustrading to existing flights of stairs (v) renovating existing timber floors.	Approved	21/01/2020

Planning history table

The most relevant application in relation to the site is Application Ref. DC/22/1839/FUL (approved on the 2nd February 2023). This permission relates directly to the application subject of this submission.

Ref. DC/22/1839/FUL

The above permission is the most recent permission granted at the site –which was approved for permission for the redevelopment of the site for the ‘*retention of ti-pi tent for a temporary period of 1 year.*’ A summary of the Officers Report has been provided below under the following subheadings:

Principle of Development

In terms of the Principle of Development, the Officers Report considered the proposal acceptable in light of Policy DM5 that supports the expansion of existing facilities and businesses in the countryside, stating: ‘*Policy DM5 supports expansion of existing facilities and businesses within the countryside and support can therefore be granted in principle, subject to an assessment of various matters of detail, including the effects upon the listed building, upon the character and appearance of the area, upon amenity, and upon flooding and biodiversity.*’

Impact on Residential Amenity

Policy DM2 of the LDP seeks to ensure development do not negatively impact the amenity of surrounding properties. In light of previous concern regarding noise and disturbance, it was the conclusion of the LPA to grant permission for the proposed use of the Tipi with conditions regarding hours of use. The use of the Tipi was restricted to cease at 11pm. Further to this, a 12-month temporary consent was recommended.

Impact on Listed Building

Given the location of the Tipi within the grounds of a grade II listed building, consideration was given to its potential impact on the value of the heritage asset. Given the modest scale of the Tipi, and its manoeuvrability, the LPA declared there would be no detriment to the setting of the listed building.

Flooding

The site is situated within an area of Flood Zone 3 given its proximity to the nearby stream. A Flood Risk Assessment was prepared and submitted in support of the proposal in relation to this, and the Officer Report states that the information provided was satisfactory on the basis that the FCA comprised a flood warning and evacuation plan.

Impact on Special Protection Area (SPA)

The site is within the 1500m buffer to the Breckland SPA and SSSI and therefore, it is necessary to consider the impact this development could have on the integrity of the asset. The Officers Report stated that due to the Tipi’s positioning and scale, the proposal would not lead to the detriment of the integrity of the SPA.

Summary

In light of the above assessment, it was evident that the application was considered to be wholly acceptable in principle, and was not considered to cause detrimental impact upon the residential amenity of the surrounding neighbours, the value of the listed building, flood risk or the value of the SPA.

3. Proposed Development

Context

Originally, the Tipi, now named 'Tipi on the Stream', was erected to aid in the hotel's strategy to recover and navigate through the Covid period. Since then, the current planning permission (Ref. DC/22/1839/FUL) has enabled the Tipi to become an essential aspect of the business. The Tipi provides space for 40 covers as an ancillary extension to the restaurant that is located within the Mill, and has provided for an alternative space for weddings and events. The Tipi has proved very popular with guests and has secured several bookings during its operation –to the benefit of the existing business. It is clear that the recent rise in popularity of the site is as a result of the introduction of the Tipi, which has proved successful in terms of financial gain and job creation. Accordingly, the Tipi is considered a vital aspect to the functioning of the site as a whole following the detriment caused by the pandemic in relation to tourist footfall.

Given the above, and the temporary nature of the existing planning consent (that is due to expire on the 2nd of February 2024) it is deemed imperative to the successful operations of the hotel to further extend the permission granted for the use of the Tipi. In light of this, the proposed development seeking approval subject of this application is outlined below.

The Proposal

The Applicant is seeking to vary the permission granted under Condition 1 of planning permission ref. DC/22/1839/FUL to extend the permission for a further 3 years.

The existing use of the Tipi ancillary to the established hotel is to be entirely maintained / replicated as part of this application. The principal aspects of the Tipi's use that are proposed to be maintained are considered to be the following:

- Retention of the Tipi within the grounds of Tuddenham Mill Hotel; and
- Retention of the use of Tipi Monday-Sunday opening until 11pm in accordance with the hotel licence.

As per the above, this proposal only seeks to extend time period of the permission so that the use can be in operation for a further 3 years. This will ensure that the current / ongoing success of the Tipi is continued, and by association, maintain the economic benefits it brings to the local business.

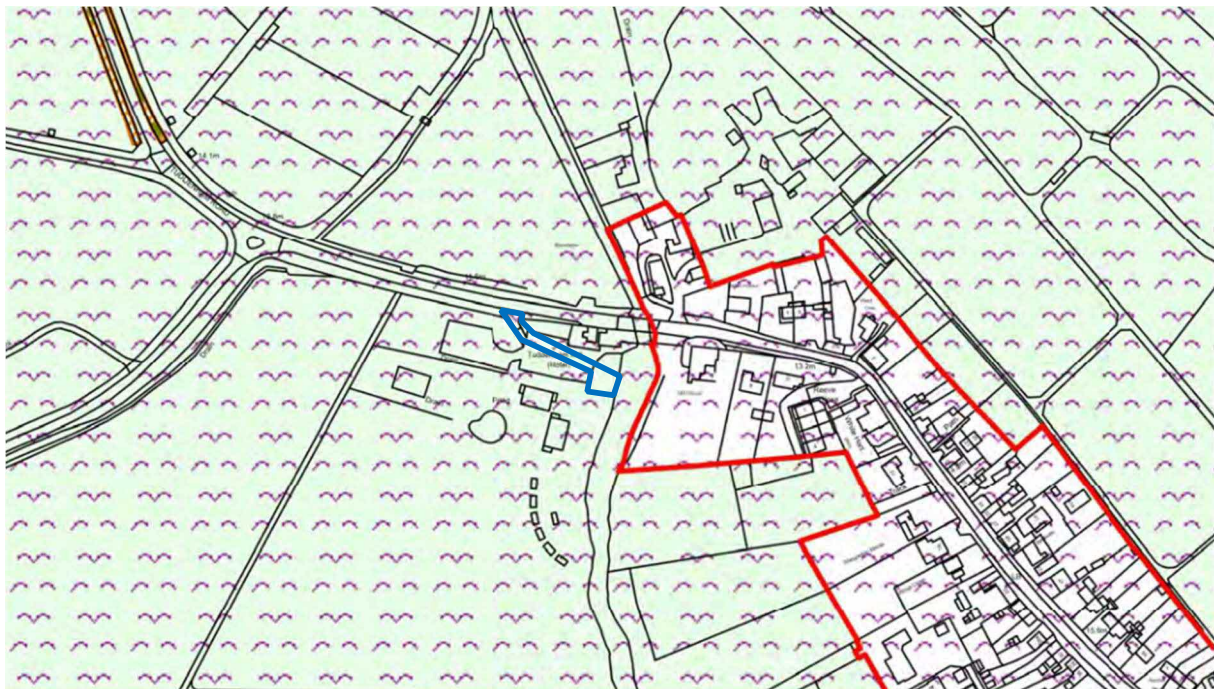
4. Planning Policy Context

The key planning policies of relevance to the determination of the application having regard to the detailed policies applicable at the 'local' (West Suffolk Council) level are outlined below. A detailed assessment of the accordance of the proposed development with these policies is provided in Section 5 (Material Considerations) of this Statement.




Local Planning Policy

The current Development Plan for the area comprises the Forest Heath Local Development Framework –Core Strategy Development Plan 2001-2026 which was adopted on the May 2010 and the Forest Heath and St Edmundsbury Local Plan which was adopted February 2015.

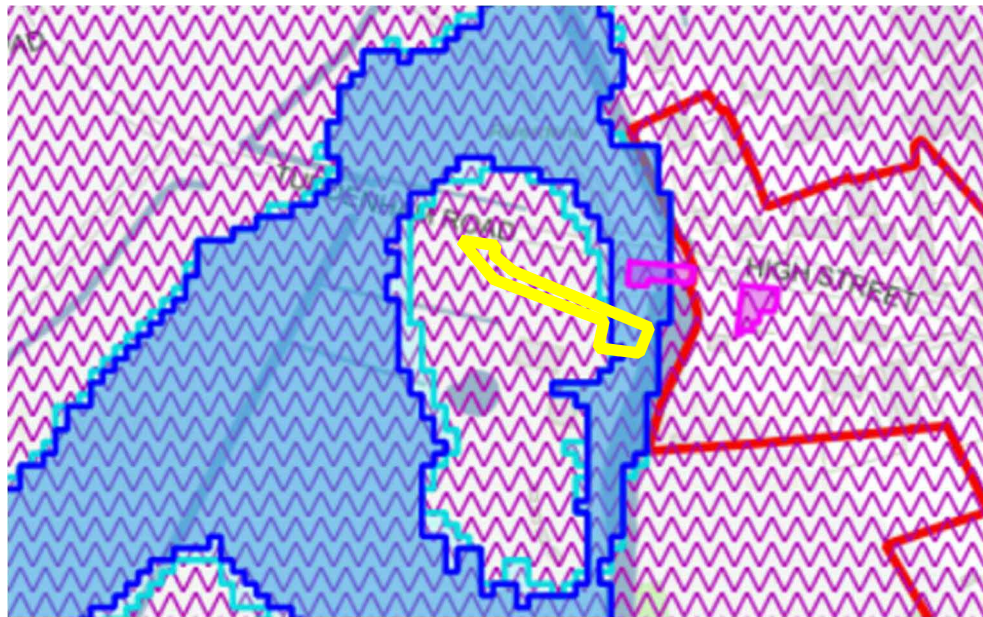
An extract from the West Suffolk Local Plan Preferred Options Map is below:








West Suffolk Local Plan Preferred Options Map (approximate site location highlighted in blue)

Key	
	Countryside
	1500m Stone Curlew constraint zone
	Settlement Boundary

An extract from the Local Plan Constraints Map is provided below:



West Suffolk Constraints Map (approximate site location in yellow)

Key	
	Housing Settlement boundary
	Listed buildings
	Stone Curlew nesting 1500m buffer
	Flood Zone 2 (fluvial events)
	Flood Zone 3 (fluvial models)

The West Suffolk Preferred Options Map and Constraints Map confirms the site is:

- Located adjacent to the settlement boundary of Tuddenham;
- Located within the countryside;
- Located within a Stone Curlew constraint/ buffer zone;
- Located within a Flood Zone level 2 and 3 from/ of rivers; and
- Located adjacent to a listed building.

Accordingly, having regard to these designations, the key LDP policies considered to be of relevance to the proposal are as follows:

Policy	Title	Summary
CS2	Natural Environment	<i>'Areas of landscape, biodiversity and geodiversity interest and local distinctiveness within the District will be protected from harm and their restoration, enhancement and expansion will be encouraged and sought through a variety of measures. Links between such areas will also be sought.'</i>
DM1	Presumption in Favour of Sustainable Development	<i>'When considering development proposals the Council will take a p approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.'</i>
DM2	Creating Places - Development Principles and Local Distinctiveness	<i>'Proposals for all development (including changes of use, shopfronts, and , display of advertisements) should, as appropriate:</i>

		<p><i>a. recognise and address the key features, characteristics, landscape/townscape character, local distinctiveness and special qualities of the area and/or building and, where necessary, prepare a landscape/townscape character appraisal to demonstrate this;</i></p> <p><i>b. maintain or create a sense of place and/or local character, particularly restoring or enhancing localities where strong local characteristics are lacking or have been eroded;</i></p> <p><i>c. preserve or enhance the setting of, or views into and out of, a Conservation Area;</i></p> <p><i>d. not involve the loss of gardens and important open, green or landscaped areas which make a significant contribution to the character and appearance of a settlement;</i></p> <p><i>e. provide in line with national and detailed local policies (including policies in this Plan), open space, recreation, play and leisure facilities as appropriate;</i></p> <p><i>f. incorporate sustainable design and construction measures and energy efficiency measures as required by Policy DM7 of this Plan;</i></p> <p><i>g. taking mitigation measures into account, not affect adversely:</i></p> <ul style="list-style-type: none"> <i>i. the distinctive historic character and architectural or archaeological value of the area and/or building;</i> <i>ii. the urban form, including significant street patterns, individual or groups of buildings and open spaces;</i> <i>iii. important landscape characteristics and prominent topographical features;</i> <i>iv. sites, habitats, species and features of ecological interest;</i> <i>v. the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated; and/or</i> <i>vi. residential amenity;</i> <p><i>h. not site sensitive development where its users would be significantly and adversely affected by noise, smell, vibration, or other forms of pollution from existing sources, unless adequate and appropriate mitigation can be implemented;</i></p> <p><i>i. produce designs and layouts which are safe and take account of crime prevention, community safety and public health;</i></p> <p><i>j. produce designs that respect the character, scale, density and massing of the locality;</i></p> <p><i>k. produce designs that provide access for all, and that encourage the use of sustainable forms of transport through the provision of pedestrian and cycle links, including access to shops and community facilities; and</i></p> <p><i>l. produce designs, in accordance with standards, that maintain or enhance the safety of the highway network; and m. where necessary, incorporate appropriate refuse and recycling facilities, compost bins, water butts and litter and dog waste bins'</i></p>
DM6	Flooding and Sustainable Drainage	<p><i>'Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal detailing how on-site drainage will be managed so as not to cause or exacerbate flooding elsewhere. Examples include: rainwater harvesting and greywater recycling, and run-off and water management such as Sustainable Urban Drainage Systems (SUDS) or other natural drainage systems.'</i></p>
DM10	Impact of Development on Sites of Biodiversity and Geodiversity Importance	<p><i>'When considering development proposals which may have an adverse impact on nature conservation sites or interests, the local planning authority will have regard to the expert nature conservation advice provided by Natural England, the Suffolk Wildlife Trust and other specialist sources and the following criteria:</i></p> <ul style="list-style-type: none"> <i>a. the ecological or geological value and objectives for which the site was classified or designated;</i> <i>b. the integrity of the site in terms of its wildlife value, its diversity and relationship with other ecological resources;</i> <i>c. the cumulative impact of the proposal and other developments on the wildlife or geological value of the site;</i> <i>d. the presence of protected species, habitat areas and wildlife corridors, or geological features, and proposed measures to safeguard and enhance them;</i> <i>e. the opportunity to create new habitat areas and to improve the conservation status of locally vulnerable species;</i> <i>f. guidance set down within Biodiversity Action Plans (BAP), habitat management plans and other relevant sources; and</i> <i>g. the extent to which the imposition of conditions or planning obligation:</i>

		<p><i>i. would mitigate the effects of the development and/or protect geological or nature conservation value of the locality;</i></p> <p><i>ii. ensure replacement habitat or features; and/or</i></p> <p><i>iii. ensure that resources are made available for the future enhancement and management of the replacement habitat or feature to enable it to attain the quality and attributes that have been lost</i></p>
DM12	Mitigation, Enhancement, Management and Monitoring of Biodiversity	<p><i>'In addition to, or as part of the requirements of other policies in this measures should be included, as necessary and where appropriate, in the design for all developments for the protection of biodiversity and the mitigation of any adverse impacts. Additionally, enhancement for biodiversity should be included in all proposals, commensurate with the scale of the development. For example, such enhancement could include watercourse improvements to benefit biodiversity and improve water quality, habitat creation, wildlife links (including as part of green or blue infrastructure) and building design which creates wildlife habitat (e.g. green roofs, bird and/or bat boxes).</i></p> <p><i>All new development (excluding minor household applications) shown to contribute to recreational disturbance and visitor pressure within the Breckland SPA and SAC will be required to make appropriate contributions through S106 agreements towards management projects and/or monitoring of visitor pressure and urban effects on key biodiversity sites.'</i></p>
DM15	Listed Buildings	<p><i>'Proposals to alter, extend or change the use of a listed building, or development affecting its setting, will be permitted where they:</i></p> <p><i>a. demonstrate a clear understanding of the significance of the building and/or its setting, alongside an assessment of the potential impact of the proposal on that significance;</i></p> <p><i>b. contribute to the preservation of the building;</i></p> <p><i>c. are not detrimental to the building's character or any architectural, archaeological, artistic or historic features that contribute towards its special interest;</i></p> <p><i>d. are of an appropriate scale, form, height, massing, and design which respects the existing building and its setting;</i></p> <p><i>e. use appropriate materials and methods of construction which respect the character of the building;</i></p> <p><i>f. have regard to the historic internal layout and other internal features of importance;</i></p> <p><i>g. respect the setting of the listed building, including inward and outward views;</i></p> <p><i>h. respect the character or appearance of a park, garden or yard of historic or design interest, particularly where the grounds have been laid out to complement the design or function of the building. A curtilage and/or setting which is appropriate to the listed building, and which maintains its relationship with its surroundings should be retained; and</i></p> <p><i>i. have regard to the present and future economic viability or function of the listed building.'</i></p>

5. Material Considerations

In light of the proposal, the planning policy context, and the previous / latest permission granted, the material considerations of relevance are considered to be the following:

- Principle of Development;
- Impact on Residential Amenity;
- Impact on Listed Building;
- Flooding; and
- Impact on SPA.

Principle of Development

The site benefits from an existing permission granted in February 2022 under Application Ref. DC/22/1839/FUL. On the basis that there has been no material change in Policy since this time, it is considered that the conclusions of the Officer's Report are still accurate and relevant. Accordingly, the principle of development of extending an acceptable permission is considered entirely acceptable.

Impact on Residential Amenity

In accordance with Policy DM2, developments must not negatively affect residential amenity, including noise, traffic, overlooking and light pollution. The current permission imposed conditions that ensured the Tipi operated for no more than 12 months and ceased all operations at 11pm every day, for the purpose of protecting the surrounding residential amenity.

The Applicants have confirmed that since the operation of the temporary permission, and the adherence to the operational hours of the Tipi (Condition 4), there have been no complaints received from any of the surrounding residents across any of the 12 months in operation (during highs and lows of tourist season).

For reference, the wording of Condition 4 is as follows:

'The hours of use of the tipi tent hereby approved shall be restricted to 12pm (midday) to 11pm Monday to Sunday.'

Accordingly, it is considered that the restrictions imposed on the hours of operation of the Tipi is the material factor ensuring the protection of the surrounding residential amenity. On the basis that this application is seeking to replicate this successful position (working to the same operational hours controlled by Condition 4), it is considered that residential amenity will still be preserved following the extension of the permission.

The proposal is therefore considered entirely acceptable from the perspective of residential amenity.

Impact on Listed Building

Consideration, under application DC/22/1839/FUL, was given to the potential impact of the proposals to the listed building that is situated within the grounds of Tuddenham Mill Hotel. NPPF, DM15 and the Planning (Listed Buildings and Conservation Areas) Act 1990 (under section 66) was assessed in light of this. The Officer report stated: *'due to the temporary nature of the tipi and its easily moveable design any potential impact is lessened. In terms of its scale, it appears modest and subservient to the mill building and as such, does not detract from its significance.'*

On the basis that there are no changes to the siting or scale of the Tipi as part of this application, it is considered that the same conclusion is reached, and that the impact on the extended use of the Tipi will not detract from the value of the listed building.

Flooding

As the proposals remain exactly as per the approved permission, with no material change in terms of what is being proposed, the following statement from the Officer Report relating to application DC/22/1839/FUL is still relevant:

'Projects of this scale within flood zone 3 can be assessed against the standing advice provided by the Environment Agency. This standing advice sets out what needs to be submitted within the FRA including a flood warning and evacuation plan. The Local Authority is satisfied with the information provided.'

As such, it remains the case that the development should be considered acceptable under DM6.

Impact on Special Protection Area (SPA)

The site is located within the 1500m buffer to the Breckland SPA and SSSI and therefore it is necessary to give consideration to planning policy CS2 of the Core Strategy (2010) for the former Forest Heath area of West Suffolk.

On the basis that the siting, scale and appearance of the Tipi is not to change, the conclusion of the Officers Report as part of Application Ref: DC/22/1839/FUL is still relevant. The Officers Report stated: *'the scale of the tipi, combined with its use and temporary nature is not considered to lead to an adverse effect on the integrity of the SPA.'* The proposal is therefore not considered to impact the integrity of the SPA, and accordingly is considered entirely acceptable.

6. Conclusion

This Full Planning Application seeks to extend the time limit of application ref: DC/22/1839/FUL to allow a further 3 years of operation:

"To extend the time limit of application ref. DC/22/1839/FUL to allow a further 3 years of operation".

The proposal continues to accord with all the policies as set out and appraised in the Officer Report to the previously approved application (ref. DC/22/1839/FUL), not least as (a) the proposals remain exactly as per the approved permission, with no material change in terms of what is being proposed, and (b) as no change in planning policy has come into force since the original permission. As such there have been no changes in terms of policy position, designations, or constraints at the site.

The application seeks only to extend the time limit of the application, so that it can be operated for a further 3 years to support the re-growth of the established hotel on site following the detriment caused by Covid. As demonstrated through this application, the proposal for this time extension does not have a detrimental impact upon residential amenity, listed buildings, flooding, or the Special Protection Area (SPA).

Given the above, there is overwhelming weight in favour of the proposal, which complies with the goals of NPPF, as well as the relevant policies of the LDP. In light of this, it is respectfully requested that this planning application is approved, and a further 3-year permission be granted.

Yours faithfully,



Geraint John
Director
Geraint John Planning Ltd.