



HERITAGE STATEMENT

**INPOST, EAST OF ENGLAND CO-OP
THE STREET, WOOLPIT
BURY ST EDMUNDS
IP30 9SA**

March 2023

**NL Jones Planning
www.nljonesplanning.com**

Site Location

The Co-op is an attractive two storey property forming part of the historic centre of the village of Woolpit, located to the east of Bury St Edmunds. The property fronts directly onto the pavement. The InPost locker would be sited to the rear of the property, accessed from Mason's Lane. It will be positioned adjacent to the external elevation of the property.



Figure 1- Site Location Plan

The proposed location is shown in the photograph below.



Figure 2 – Site Photograph

The existing building is Grade II listed. In this respect, the Historic England List Entry describes the property as:

"Probably C16, with C19 remodelling. Timber-framed, encased to the front in mid C19 gault brick. Plaintiled roof with a C19 end chimney of gault brick. 2 storeys. 3-cell plan. 4 window main range: a C19 extension to right, slated, 2 windows wide. C19 small-pane sashes with flat arches of gauged

brick. C19 6-panelled entrance door. Large late C19 or early C20 flat-roofed bay shop windows. Interior not examined."

The site is also within the Woolpit Conservation Area.

Proposal

The details of the InPost Parcel Locker to which this application relates are as follows.

LOCKER DIMENSIONS		
WIDTH	HEIGHT	DEPTH
2.011m	2.424m	0.919m

The material specifications of the locker are as follows:

- Base: steel zinc-coating painting and concrete B20;
- Lockers: magnelis/ stainless steel;
- Roof: metal sheet roof and zinc-coating;
- Locker door: magnelis/ stainless steel;
- Shelves: stainless steel without coating/magnelis;
- External panels: magnelis/ stainless steel, and
- Main door: galvanized steel.

The Locker incorporates 2x integral CCTV cameras housed within the canopy, to ensure customer safety and security.

In terms of deliveries, InPost carry out one delivery a day, during normal day time hours. On average, it takes the delivery driver 15 minutes to fill/empty a machine using a transit style van. In terms of customer usage, InPost data indicates that customers take 15 seconds on average to collect or return a parcel. This demonstrates that both delivery drivers and customers will only be visiting the site for a limited time.

InPost Lockers provide a convenient way for customers to collect or return goods at a time which suits them rather than having to wait for goods to be delivered to their home or place of work. They offer many benefits in terms of sustainability, reducing the total number of trips required by both delivery drivers and customers, who often make 'linked trips' combining various activities with their collection, therefore reducing overall trip numbers.

Relevant Planning Policy

The National Planning Policy Framework (NPPF), at paragraph 47 confirms that planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise. Section 12 of the NPPF provides a focus on achieving well designed places. The NPPF also sets out, at paragraph 11, the presumption in favour of sustainable development and as such, development proposals which accord with an up-to-date Development Plan should be approved without delay.

Section 16 deals with proposals that affect the historic environment. Paragraph 200 advises that applicants should describe the significance of any heritage assets affected and the level of detail

should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Paragraph 208 advises that where a development proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal.

The Development Plan for Stockport Metropolitan Borough Council comprises the Babergh and Mid Suffolk Joint Local Plan Part 1.

Unsurprisingly, it is understood that there are no policies contained within the Development Plan which specifically relate to Click and Collect Lockers. Nevertheless, there are relevant heritage policies, within the Development Plan, against which the application proposals should be assessed.

Policy LP19 - The Historic Environment repeats guidance within NPPF as outlined above. The policy confirms that to safeguard the historic environment the Council will take account of the contribution any designated heritage asset makes to the character of the area and sense of place.

Key Planning Considerations & Assessment

Principle of Development

The locker is located at an existing commercial property and given its scale and intensity of use will not result in a material change of use on the site. The principle of development is therefore considered to be acceptable.

Design and Impact on Heritage Significance

In terms of size, the locker measures 2m in width and 1m in depth. It has a maximum height of 2.42m. The overall height, depth and width of the locker is therefore modest and considered to be appropriate in the context of the site.

In terms of design, InPost lockers are constructed in a high-quality format to be specifically suited for the needs of the customers both in terms of ease of operation and security. The design specification provides high quality materials, with the locker being specified in Magnelis / Stainless Steel, chosen specifically to provide the optimum levels of corrosion resistance for long term durability.

The colour scheme finish of the InPost locker, with limited, yet clean and simple branding is also deliberately chosen to ensure ease of recognition and use by the customer, whilst minimising any adverse visual impacts through 'over-cluttered' branding or unsympathetic colour choices. The appearance of the InPost locker because of this neutral colour scheme, clean, simple and unobtrusive branding and uncluttered user-friendly style is therefore reflective of its function. It represents a modern, clean, simple, user friendly and functional design finished in high quality materials specified for durability, longevity and security.

The character of the area is primarily defined by a mix of uses, including residential properties, located along The Street. These comprise attractive, mostly two storey, timber framed and brick buildings, hard onto the pavement edge. Many of these properties are also listed.

The location of the proposed locker therefore seeks to ensure limited impact on the listed building and the wider Conservation Area. It is located to the rear of the property, within the existing car parking area. In these terms, it is not an incongruous, or alien feature in the street scene. Rather, it occupies a discreet location, that is not readily seen from Mason's Lane or other public vantage point.

The locker is just 2m wide and is therefore of a scale that is in keeping with the existing property and its surrounding context, comprising a car park. The locker is not fixed to the building structure in any permanent manner. Rather, it is free-standing and will therefore cause no damage to the fabric of the building and can be easily moved.

The locker is a high-quality functional structure which is appropriately located on an existing commercial site. It is of a high standard of design, that respects the existing character of the area. It is not considered to have a harmful impact on the character and appearance of the area nor the conservation and preservation of the Conservation Area. Nor is it considered to result in harm to the significance of the Grade II listed building. It is in accordance with Policy LP19.

Amenity Impacts

The locker is situated within an existing commercial shopping frontage. It is not located in close proximity to any residential properties upon which it may give rise to adverse amenity impacts.

Security

The locker incorporates CCTV within its structure, to ensure the safety and security of customers.

Highways

InPost carry out one delivery a day, during normal day time hours. On average, it takes the delivery driver 15 minutes to fill/empty a machine using a transit style van. In terms of customer usage, InPost's data indicate that customers take 15 seconds on average to collect or return a parcel. This demonstrates that both delivery drivers and customers will only be visiting the site for a limited time and therefore there is no adverse impact on the highway network.

Sustainability Benefits

Central Government has acknowledged the importance of Click & Collect facilities generally, including Parcel Lockers, which are recognised by the Government as important logistical facilities that meet the needs of retailers and consumers in today's dynamic retail environment.

InPost parcel lockers can achieve significant sustainability benefits which can be summarised as follows:

- Reductions in CO2 emissions
- Reduced congestion
- Reduced delivery mileage
- Air quality improvements
- Encouraging linked trips

InPost Parcel Lockers contribute to sustainability objectives by enabling multiple deliveries to one single location which is of direct benefit to the road network by helping to reduce trip generation and congestion in the wider area, with resultant environmental benefits.

The location of the lockers also allows for the combination of collection of goods with the use of the other services and facilities (linked trips). Not only does this reduce the number of trips in total by both delivery driver and customer, but it also enables a more efficient use of the 'host' site and can support the longevity and vitality of the existing site or location.

InPost Lockers provide a convenient way for customers to collect or return goods at a time which suits them rather than having to wait for goods to be delivered to their home or place of work. They offer

many benefits in terms of sustainability, reducing the total number of trips required by both delivery drivers and customers, who often make 'linked trips' combining various activities with their collection, therefore reducing overall trip numbers.

Summary & Conclusion

After consideration of the relevant policies, it is demonstrated that this application for the siting of an InPost Locker is policy compliant and is therefore acceptable in planning terms. There is therefore a compelling case for the granting of permission without delay.