Site Allocation Policy LA018. Sproughton Enterprise Park

Object

Legally Compliant Y

Not Sound N

Duty To co-operate Y

Sproughton Parish Council objects to Policy EM04/CS8 not being retained to ensure Sproughton Enterprise Park continues to be developed in compliance with the conditions, restrictions and benefits against which the Babergh Planning Committee considered its outline planning approval that set specific expectations for ecology protection and avoidance of adverse impacts on the residential amenity for the whole site. This would be adequately supported by retention of the most recent policy CS8 or by reference to CS8 within LA018.

LA018 is more brief and applies only watered down subjective tests specific to this site that are no match to the terms considered by the Planning Committee. The approval of this site by the planning committee was judged against the more specific standards of CS8 / EM04 when the application was considered, especially with regard to the balance of benefits against defined limits on adverse impacts. With several unoccupied plots on the site remaining the delivery of what was agreed is incomplete and already adverse impact to the residential amenity has occurred particularly relating to noise light and pollution. These have already been the subject of complaint as have adverse traffic impacts due to what we already believe is a significant increase of traffic through our village. LA018 provides a watered down subjective and contradictory layer of policy which opens up grounds for opinion-based argument and legal challenge which could eliminate the local protections that were agreed.

LA018 gives no protection against adverse interpretation of its subjective standards which were assured by policy CS8 /EM04 as part of the protections assured when this site was approved. In particular only two sites have been occupied and several other applications will have to come forward within the curtilage of the site defined by the outline planning application before it is complete. All future developments should be bound by the policies of CS8 as per the original planning approvals that cover all aspects of this sites development. By removing CS8 as a retained policy new applications will not be bound by the standards that we as a community were assured the site would have to adhere to.

To maintain the democratic process and the protection of our community we feel that LA018 should be amended to require that adherence to its policies should be to at least the policy requirements of CS8 either as a saved policy or by inclusion of CS8 in LA018

Other JLP Policies like SP05, LP17, LP18, LP12 may provide some support but in relation to this site are still subjective and not site specific like CS8 and EM04 so present the same problem.

**Summary**

LA018 supported by other general JLP polices are subjective and liable to adverse interpretation below the dedicated policy standards set by policy CS8 and EM04 against which this site was approved by the Planning Committee for its balance of benefits against adverse impacts. Removal of these policies removes any assurance of the level of protection to community and local ecology that the Planning Committee and community were assured of being adhered to. Failure to maintain those assurances have already been subject of complaint and removal of CS8/EM04 would remove the assured level of protection to our community.

**Changes**

We feel that LA018 is too subjective and to maintain the standard of protection assured to our community during the democratic planning process whereby this site gained its outline planning approval LA018 should be amended to require that adherence to its policies should be to at least the policy requirements of CS8 and to the standards assured in the outline planning application either as a saved policy or by inclusion in LA018.