



West Suffolk Council
West Suffolk House
Western Way
Bury St Edmunds
IP33 3YU

Our Ref: UK0037085.5251

PP-13172184

25 June 2024

Dear Sir/Madam,

FULL PLANNING APPLICATION FOR THE INSTALLATION OF REPLACEMENT PLANT AT SAINSBURY'S, HAYCOCK'S ROAD, HAVERHILL, CB9 7YL.

On behalf of Sainsbury's Supermarkets Ltd, please find enclosed a full planning application for the replacement of existing external plant on the roof of the Sainsbury's store at Haycock's Road, Haverhill.

In addition to this cover letter, the following documents are also submitted in support of this application:

Application forms and certificates;
Community Infrastructure Levy (CIL) Form; and
Planning Drawing Pack, including:

- Site Location Plan
- Existing Ground Floor Site Plan
- Proposed Ground Floor Site Plan
- Existing Elevations
- Proposed Elevations
- Existing Roof Plan
- Proposed Roof Plan
- Proposed Plant Details Plan (1 of 3)
- Proposed Plant Details Plan (2 of 3)
- Proposed Plant Details Plan (3 of 3)

Plant Noise Impact Assessment prepared by NSL

The total application fee of £648 has been paid online via the Planning Portal.

BACKGROUND AND SITE CONTEXT

The application site is outlined on the accompanying Site Location Plan. It comprises the area which currently accommodates existing plant machinery on the roof of the Sainsbury's. The store itself is located on Haycock's Road.

The surrounding area is predominantly residential in nature although, the application site itself lies just off the A1307 in Haverhill. The site is sustainable in terms of its location, being situated less than 2 miles from the centre of Haverhill.

The application site is not listed or within a Conservation Area; the nearest listed structure is Grade II listed Hanchet End Cottage located approximately 0.2 miles west of the site. The site itself falls within Flood Zone 1 and thus, has a very low probability of flooding.

PLANNING HISTORY

The site has an extensive planning history associated with the Sainsbury's store. Some of the key planning history most relevant to this proposal has been extracted for context; information in the table below has been sourced from the Council's online public access page.

App Ref	Address	Proposal	Decision/Date
DC/18/0275/FUL	Sainsburys Haycocks Road Haverhill CB97YL	Planning Application – (i) Extension to online goods area and (ii) alterations to existing service yard and car park.	Approved – 03 May 2018
DC/17/0254/ADV	Sainsburys Haycocks Road Haverhill Suffolk CB97YL	Application for Advertisement Consent - (i) 2 no. internally-illuminated wall mounted signs and (ii) 3 no. replacement vinyl panels on three existing totem signs	Approved – 04 April 2017
DC/15/1178/VAR	Sainsburys Haycocks Road Haverhill Suffolk CB97YL	Planning Application - Variation of condition 1 of SE/13/0823/VAR (Planning Application - Erection of extension of existing food store to provide additional retail floor space, relocation of coffee shop, storage extension in service yard, revised access arrangements and layout of car park and associated landscaping (revised scheme) as amended by letter and plans received 5th March 2003 indicating reduction in size and elevational changes to proposed extension) to allow one delivery (using one vehicle per delivery) between the hours of 03:00 and 05:00 and no more than two deliveries (using one vehicle per delivery) between 05:00 and 07:00 Mondays to Saturdays via the front door of the premises.	Approved – 20 th August 2015

SE/12/0983/FUL	Sainsburys Haycocks Road Haverhill Suffolk CB97YL	Planning Application - Provision of new external plant/equipment adjacent to existing substation within service yard	Approved – 22 nd November 2012
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The planning history above demonstrates the commercial nature of the site, and the previous acceptance of a range of permissions that support the operation of the site.

THE PROPOSAL

This application seeks full planning permission for the replacement of existing roof plant at the Sainsbury's store located on Haycock's Road in Haverhill. The major items of plant will consist of 2no. refrigeration gas coolers, 4no.air handling units (AHUs) and 4no. air source heat pumps (ASHPs). Small extract fans and air conditioning condensers will also be installed. A detailed specification of the proposed plant can be found on the accompanying Proposed Plant Details Plans.

PLANNING POLICY

Local Development Plan

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, the determination of the planning application must be made in accordance with the development plan unless material considerations indicate otherwise.

The site falls within the authoritative area of West Suffolk City Council. The adopted West Suffolk Local Plan consists of the of the former Forest Heath area (FHDC) and former St Edmundsbury area (SEBC) Local Plan documents) and outlines the long-term planning and land use policies within West Suffolk. The Local Plan includes documents previously referred to as the Local Development Framework (LDF). The Local Plan for West Suffolk Council is made up of the following:

- Core Strategy (2010) Former FHDC area
- Core Strategy Single Issue Review (SIR) (2019)
- Core Strategy (2010) Former SEBC area
- Site Allocations Local Plan (2019)
- Vision 2031 (2014) - Bury St Edmunds, Haverhill and Rural
- Joint Development Management Policies Document (2015)
- Policies Maps

The following policies from the adopted Core Strategy (2010) Former SEBC area document bear particular relevance for this proposal:

- Policy CS2 – Sustainable Development
- Policy CS3 – Design and Local Distinctiveness
- Policy CS10 – Retail, Leisure, Cultural and Office Provision
- Policy CS12 – Haverhill Strategic Growth



The following policies from the adopted Joint Development Management Policies Document (2015) bear particular relevance for this proposal:

Policy DM1: Presumption in Favour of Sustainable Development

Policy DM2: Creating Places - Development Principles and Local Distinctiveness

Policy DM7: Sustainable Design and Construction

Policy DM14: Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards

The following policies contained within the Vision 2031 (2014) – Haverhill document are of relevance to this proposal:

Policy HV1: Presumption in Favour of Sustainable Development

Policy HV11 – Out of Centre Retail Proposals

National Planning Policy Framework (NPPF) (2023)

Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development.

Paragraph 8 explains that achieving sustainable development means that the planning system has three overarching objectives; an economic objective, a social objective, and an environmental objective. With regard to the economic objective, it states that it is to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure.

Paragraph 10 explains that, at the heart of the NPPF is a presumption in favour of sustainable development.

With regard to decision making, paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way.

Paragraph 81 states that planning policies and decisions should help create the conditions in which businesses can invest, expand, and adapt. Significant weight should be placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development.

Paragraph 180 states that planning decision should contribute to and enhance the local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of noise pollution.

Paragraph 191 ensures that planning decision takes into account the likely effects of pollution on health, living conditions by mitigating and reducing to a minimum potential adverse impact resulting from noise from new development.



PLANNING CONSIDERATIONS

We consider that the key considerations relevant to the determination of this application are the principle of the proposed development, design, and noise. These factors, among others, are explored below.

Principle of Development

The application site is identified under Policy HV11 of the Vision 2031 Haverhill document as within Haverhill Retail Park which constitutes a valuable retail asset for the local community. Furthermore, Policy CS10 of the Former SEBC area Core Strategy highlights the vital role that retail assets in Haverhill play not only to the town itself, but also a number of surrounding smaller settlements.

This proposed development would provide ancillary infrastructure required to continue the operations of the existing retail use at the site which contributes to the vitality of this retail asset. Therefore, the installation of the proposed plant equipment is compliant with the requirements of the Former SEBC area Core Strategy and Vision 2031 for Haverhill and will secure the continued operation of the Sainsbury's store on Haycock's Road in Haverhill.

Design and Appearance

National policy attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Policy DM2 of the Joint Development Management Policies Document states that proposals for all development should be designed to respect the character, scale, density, and massing of the locality and in line with Policy DM7 of this document, incorporate sustainable design and construction measures and optimise energy efficiency where possible.

In this case, the plant is proposed to be located in a discreet location to the north of the store roof, approximately 100m north of the nearest residential property. The site is well screened and already used for the siting of plant machinery. In design terms, this proposal is consistent with the surrounding area, as it relates appropriately to the siting, scale, height, and materials used within the existing Sainsbury's store. Therefore overall, this proposal would not generate any adverse impacts on the amenity of any neighbouring residents and on balance, is acceptable having regard to its design, appearance, and impact on amenity.

Access and Highways Safety

The proposal would not impact the number of employees at the site as it would serve an ancillary function to the main operations of the Sainsbury's store and would therefore not result in increased demand on the existing access and parking arrangements. Therefore, the proposed development is considered acceptable having regard to its impact on highway safety and is therefore in accordance with Chapter 9 of the National Planning Policy Framework.

Noise

Paragraph 191 of the NPPF states that 'planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative



effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.’

Furthermore, Policy DM14 of the Joint Development Management Policies Document states that all proposals for new developments should minimise all emissions and other forms of pollution (including noise pollution) and ensure no deterioration to either air or water quality.

However, in this case a Plant Noise Impact Assessment is submitted with this application which has predicted the cumulative plant noise emission levels for the replacement plant at the most affected noise sensitive receptors and assessed these levels against the local authority’s usual requirements. This assessment has concluded that the replacement plant will comply with the proposed limits at the nearest noise sensitive properties. Therefore, the proposed development would be in accordance with Policy DM14 of the Joint Development Management Policies Document as well as Paragraph 191 of the NPPF.

CONCLUSIONS

The proposed installation of plant will be located at an existing and well-established retail supermarket site serving the needs of Haverhill. The proposed development would provide ancillary infrastructure required to continue the operations of the existing retail use at the site. It will secure the continued operation of the Sainsbury’s store at Haycock’s Road.

The proposal will have no adverse impact with regard to amenity, highways, or public safety, and it is compliant with local and national planning policy.

I trust the above and enclosed is sufficient to validate the application. In the meantime, please do not hesitate to contact me if you require any further information.

Yours faithfully,



Katie Forbes
Graduate Planner

Encl. As noted above.