

Planning and Development Section



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Email: planning@suffolk.gov.uk

Website: <https://www.suffolk.gov.uk/planning-waste-and-environment>

Telephone: 01473 265066

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Charlie

Surname

Lywood

Company Name

Acorn Bioenergy Limited

Address

Address line 1

First Floor

Address line 2

5 Fleet Place

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

EC4M 7RD

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Ms

First name

Rhian

Surname

Thomas

Company Name

SLR Consulting

Address

Address line 1

86 Princess Street

Address line 2

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M16NG

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

16.20

Unit

Hectares

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

The construction and operation of an anaerobic digestion facility, associated infrastructure and new access road, connecting pipeline and covered digestate lagoons, on land north west of Haverhill, Suffolk, CB9 7SW.

Has the work or change of use already started?

Yes
 No

Existing Use

Please describe the current use of the site

Is the site currently vacant?

Yes
 No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes
 No

Land where contamination is suspected for all or part of the site

Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes
 No

Materials

Does the proposed development require any materials to be used externally?

Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Other

Other (please specify):

As per application particulars.

Existing materials and finishes:

Proposed materials and finishes:

As per application particulars.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes
 No

If Yes, please state references for the plans, drawings and/or design and access statement

Details of the proposed buildings, materials and finishes are included in the submitted plans, drawings and planning statement

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes
 No

Are there any new public roads to be provided within the site?

Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes
 No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please refer to accompanying plans and drawings

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes
 No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

0

Total proposed (including spaces retained):

6

Difference in spaces:

6

Vehicle Type:

Other

Other (please specify):

HGV Trailer Bays

Existing number of spaces:

5

Total proposed (including spaces retained):

5

Difference in spaces:

0

Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes
 No

Will the proposal increase the flood risk elsewhere?

Yes
 No

How will surface water be disposed of?

Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer
 Septic tank
 Package treatment plant
 Cess pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system?

Yes
 No
 Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes
 No

If Yes, please provide details:

As per application particulars, please refer to accompanying reports and plans

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes
 No

If Yes, please provide details:

As per application particulars, please refer to accompanying reports and plans

Trade Effluent

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes
 No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes
 No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes
 No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

Use Class:

B2 - General industrial

Existing gross internal floorspace (square metres):

0

Gross internal floorspace to be lost by change of use or demolition (square metres):

2175

Total gross new internal floorspace proposed (including changes of use) (square metres):

2175

Net additional gross internal floorspace following development (square metres):

2175

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	0	2175	2175	2175

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes
 No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

5

Part-time

0

Total full-time equivalent

5.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes
 No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Anaerobic Digestion: full details of proposed processes, plant and equipment included within the application particulars. Please refer to accompanying reports and plans

Is the proposal for a waste management development?

Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes
 No

If Yes, please specify each hazardous substance and the amount involved:

Hazardous substance : Other (please specify) Other (please specify): Biogas Amount - Tonne(s): 17.4000
Hazardous substance : Other (please specify) Other (please specify): Natural Gas Amount - Tonne(s): 27.1000
Hazardous substance : Liquid petroleum gas Amount - Tonne(s): 24.0000

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

EIA

Date (must be pre-application submission)

01/11/2022

Details of the pre-application advice received

EIA Screening request

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

Yes
 No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

Yes
 No

If No, and you cannot trace all the other owners/agricultural tenants, can you give the appropriate notice to one or more owner/agricultural tenant?

Yes
 No

Certificate Of Ownership - Certificate C

I certify/The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were:

Land Registry land ownership searches. Some land identified as unregistered.

I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Hill House

Number:

Suffix:

Address line 1:

Sugar Lane

Address Line 2:

Dersingham

Town/City:

King's Lynn

Postcode:

PE31 6HX

Date notice served (DD/MM/YYYY):

05/06/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Willow Tree Farm

Number:

Suffix:

Address line 1:

Brockley

Address Line 2:

Town/City:

Bury St. Edmunds

Postcode:

IP29 4AT

Date notice served (DD/MM/YYYY):

05/06/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

5 Constantine Road

Address Line 2:

Town/City:

Ipswich

Postcode:

IP1 2DH

Date notice served (DD/MM/YYYY):

05/06/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

1

Suffix:

Address line 1:

Kings Arms Yard

Address Line 2:

Town/City:

London

Postcode:

EC2R 7AF

Date notice served (DD/MM/YYYY):

05/06/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Estate Office

Address Line 2:

Great Thurlow

Town/City:

Haverhill

Postcode:

CB9 7LQ

Date notice served (DD/MM/YYYY):

05/06/2023

Person Family Name:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

East Anglian Daily Times

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

12/06/2023

Person Role

The Applicant
 The Agent

Title

Ms

First Name

Rhian

Surname

Thomas

Declaration Date

02/06/2023

Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Sabrina Burrows

Date

02/06/2023