

# LEVINGTON AND STRATTON HALL PARISH COUNCIL

Parish Clerk  
27 Brendon Drive  
Rushmere St Andrew  
Ipswich Suffolk IP5 1NJ

1<sup>st</sup> November 2023

Mr Grant Heal  
Planning Officer  
East Suffolk Council  
Station Road  
Melton WOODBRIDGE IP12 1RT

Dear Grant

**Planning Application DC/23/3717/FUL**

**Change of use of 3no. buildings from agricultural use to Class E use (light industrial/storage)  
Walk Farm Old Felixstowe Road Stratton Hall Ipswich IP10 0LR**

The Parish Council **strongly objects** to this Planning Application. The Parish Council held a public Planning Meeting on Tuesday, 31<sup>st</sup> November 2023.

The buildings are on agricultural land which is situated between the A14 and (A45) The Old Felixstowe Road opposite three further small, non-agricultural businesses and adjacent to Walk Farmhouse. The three barns are constructed on a concrete base, the walls have metal cladding, roller doors, metal sheet roofing, two of which contain refrigeration units. There is a large concrete hardstanding area to the front of the buildings.

**Policy SCLP 4.7 Farm Diversification**

1. Farming activities remain the predominate use on the site.
2. The proposal is of a use and scale that relates well to the setting of the existing farm.
3. The proposal does not compromise highways safety to the local road.
4. The proposal avoids, or adequately mitigates any adverse impact on the character of the surrounding area and landscape, the ANOB and its setting or the natural or historic environment.
5. The diversification is supported by detailed information and justification that demonstrates that the proposals will contribute to the viability of the farm as a whole and its continued operation.
6. The diversification retains or provides additional employment for the local community.
7. The proposal supports the retention or creation of jobs associated with the farm.
8. The conversion of existing farm buildings is undertaken sympathetically to the traditional character of the farm.
9. The proposal does not involve permanent residential uses.

Support will be given to farm shops which provide continued employment opportunities and sell a range of produce associated with the farm and the local area. Proposals should be of a scale which is not detrimental to the existing shopping facilities provided in nearby towns and villages.

The Planning Application appears to be in breach of 1, 2, 5, 6 and 7 on the basis that once the farm buildings in question are allowed to be used for light industrial and storage, there will be no buildings left on the farm for farming purposes and therefore farming activities cannot remain the predominant use on the site. This would also be contrary being of a scale that relates well the setting of the existing farm, as the existing farm will no longer exist. There is nothing to support that the diversification will contribute to the viability of the farm as the farming activity is already now conducted by a third party and their facilities are now handling their requirements.

There is insufficient detail on the activities proposed to support the retention or creation of jobs associated with the farm.

There is no indication as to the security arrangements, particularly in respect of lighting however the proposed development will likely have security lighting which will not only light up the site but also the surrounding area causing a disturbance to residents and the wider area including the approaches to the ANOB. The plan does not show any intended lighting. All night lighting in this flat and dark countryside will not only be an intrusion on the landscape but a permanent imposition to nearby properties. Development Management Policy DM27 Lighting applies to this development.

This application also gives no clear understanding of the specific future usage for these barns outside of light industrial and storage. There are no indications as to the working hours or the use of mechanical equipment. If passed without restrictions and guarantees the Parish Council are concerned that the number of properties in close proximity to the land will be adversely affected particularly if it is a 24-hour operation and so will undoubtedly cause a disturbance as there will be lorry movements in the early hours, reversing noise as they are shunting, coupling up trailers with low gear changes, slamming of cab doors, the use of fork lift trucks, mechanical equipment and voices.

As stated previously for all the above reasons the Parish Council **strongly object** to this application.

Kind regards

Angie

Angie Buggs

Clerk to Levington and Stratton Hall Parish Council