



Committee Report

Planning Committee South – 28 November 2023

Application no DC/20/5260/FUL

Location

Butley Abbey Farm
Abbey Farm Lane
Butley
Suffolk
IP12 3NP

Expiry date 4 March 2021

Application type Full Application

Applicant Greenwell Farms

Parish Butley

Proposal Phased redevelopment of Redundant Agricultural Buildings to 3no. Holiday Lets, Events Centre, Manager's Accommodation & Office Accommodation. Includes erection of 1no. Holiday Let & erection of Cartlodge & Store infill. Repairs and alterations to existing buildings. Construction of ancillary car parking for all uses & footpath connections to Butley Priory.

Case Officer Rachel Smith
07887 452719
rachel.smith@eastsoffolk.gov.uk

1. Summary

- 1.1. The application site is located in the countryside within the Parish of Butley and the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. The proposal involves the conversion of a number of farm buildings at Butley Abbey Farm to be used as an events venue and holiday accommodation in connection with the existing venue at Butley Priory to the north of the application site. An associated Listed Building Consent application is also being considered (DC/20/5261/LBC) as well as an application relating to the use of Butley Priory as an events venue following the expiration of previous planning permissions (DC/22/1351/FUL).
- 1.2. The application is being presented to Planning Committee South for determination at the request of the Head of Planning and Coastal Management given the local interest in the application and the scale of development relative to its location. The Parish Council and Ward Member also object to the application.
- 1.3. The proposal would result in the re-use of a number of redundant farm buildings, including Listed Buildings. The re-use of these buildings would help to ensure their maintenance and management into the future which has a conservation benefit, alongside the economic benefit of the proposed business. Overall, the benefits of the scheme are considered to outweigh the disbenefits which consist of the impact on the landscape and the qualities of the Area of Outstanding Natural Beauty. The application is therefore recommended for approval, subject to controlling conditions.

2. Site Description

- 2.1. The application site is located in the Countryside within the Parish of Butley, to the south of the core of the village. It is also located within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB). The site is accessed via an existing farm track off Church Road which serves a mix of agricultural buildings, both modern and traditional, and residential dwellings. There are two pairs of semi-detached dwellings to the north of the access track which are outside of the site boundary, as is the Grade II Listed Butley Abbey Farmhouse which is located adjacent to the south of the application site. In between these properties are a number of agricultural buildings including stores, former stables and piggeries. The refectory barn towards the eastern side of the group is also individually Listed as Grade II in addition to a further barn forming the northern part of the courtyard buildings. Other historic buildings on the site are considered to be curtilage listed.
- 2.2. The application site lies to the south of Butley Priory itself which is an established events location and is owned by the applicant of this proposal. It is proposed that the application site is used in conjunction with Butley Priory.

3. Proposal

- 3.1. The application proposes the redevelopment of redundant agricultural buildings to provide an events centre, holiday lets, manager's accommodation and an office. A number of more modern agricultural buildings would be demolished to enable the complete redevelopment of the site. A sunken car park would be provided to the eastern side of the site, close to the highway access. A footpath link is provided to the north of the site to link it with Butley Priory.

- 3.2. The overall proposal includes the following:
- Conversion of refectory barns and attached piggery buildings to an events centre, to include catering area.
 - Demolition of later addition to refectory barn and piggeries.
 - Conversion of 2no. outbuildings to form 3no. holiday let accommodation.
 - Demolition of 1no. outbuilding and replacement with single storey contemporary building for 1no. holiday let accommodation.
 - Demolition of 2 no. modern agricultural buildings.
 - Rebuild of infill element of cartlodge to provide additional parking, store and holiday let accommodation.
 - Provision of a sunken parking area to the east of the site.
 - Demolition of modern Dutch barn to form parking area.
 - Partial conversion of east end of stables to office accommodation to support the events centre and holiday lets.
 - Conversion of two storey element of stables for manager's accommodation for the running of the site.
 - New footpath links to Butley Priory.
- 3.3. The application (and the associated Listed Building Consent application) also includes repairs and alterations to existing buildings to facilitate the conversions.
- 3.4. Note: Any references within comments received to the addition of two dwellings (one pair of semi-detached properties) relates to an element of the proposal which was originally included within the application, but which has since been removed.

4. Consultees

Third Party Representations

- 4.1. 14 letters from third parties have been received on the application. 10 of these object to the proposals and 4 are made in support.
- 4.2. The objections raise the following points:
- Noise pollution from vehicles accessing the site, large numbers of people on the site and from music associated with such events.
 - It would harm tranquillity of the AONB.
 - It would have an unacceptable impact on local communities.
 - Increased use and disturbance would adversely affect wildlife.
 - Proposals would result in light pollution, detrimental to the dark skies of the AONB.
 - Existing rural road network is not sufficient to cope with increased vehicular movements and would result in a danger to highway users, particularly pedestrians and cyclists.
 - More renewable energy provision should be included.
- 4.3. The letters of support give the following reasons:
- Will bring attractive, historic buildings back to life through restoration.
 - Will provide employment locally.
 - It would be a sustainable agricultural diversification project.
 - There would be no significant additional impact in addition to the existing venue.
 - It would increase public access to historic buildings.

- It would provide excellent facilities for holiday lets and events.
- Infrastructure for events is already in place and expansion would enhance the venue.
- Maintenance and preservation of the buildings is important.

Parish/Town Council

| Consultee | Date consulted | Date reply received |
|-----------------------|-----------------|---------------------|
| Butley Parish Council | 12 January 2021 | 11 February 2021 |

Summary of comments:

I confirm the Parish Council held an Extraordinary Parish Council meeting on Thursday 4th February 2021 to consider the above-mentioned Planning Applications.

I am writing to confirm the Parish Council CANNOT SUPPORT the applications submitted for the development of the Abbey Farm due to the following reasons:- Noise/Sound Pollution, Traffic Safety, Light Pollution and Habitat.

The size of the car park and facilities with all the flow of traffic also seems disproportionate to the idea of peace and quiet in an AONB.

Noise

There appears to be inadequate/no controls over the site in terms of Noise, Sound & Light Pollution.

Before any serious consideration can be given to the plans the Parish Council would need to see a computerised model of how the music/sound generated would project itself onto the surrounding countryside to prevent significant sound problems for the villages of Butley, Capel and Boyton.

An analysis of the light pollution based on occupation of all elements of the plan, not just the events centre but also associated buildings and the car park.

Traffic Safety

The Parish Council wish to highlight that during the summer months the local roads can have up to 70 tractors a day (surveyed 2020) plus other large agricultural and ancillary vehicles passing the proposed entrance – currently one of a few passing places along this stretch of road.

A proper traffic survey needs to be carried out which shows how the arrival of over 100 cars over a short period of time would be accommodated, as the volume of event traffic from staff, caterers, musicians, florists etc, as well as guests, is not suitable for these small roads.

The Parish Council note that SCC Highways have objected to the applications as there was not 4 metres of passing available. The preferred access for traffic is the lower end of Clumps Road which is a single track of less than 3 metres with minimal passing places meaning cars having to reverse to allow passing. This would cause a lot of damage to the verges and bring more mud onto the road.

Whilst event traffic will mostly be going in the same direction on entry and later exit, that does not take into account local residents using the same road or the farming activities at the junction just next to Butley Priory. There are no footpaths along this road which is used regularly by walkers and cyclists.

Should any system of one-way traffic include using the entrance by the Gatehouse as part of the system? This would certainly be a safer route for entry and minimise the problems on the Abbey Farm corner for exit.

It should be noted that most guests will not be local and will be unused to very narrow lanes with potentially large farm equipment in the middle of the road.

Signage should be put in place to ensure traffic does not go along the Quiet Lane in error.

Habitat

A proper Habitats Assessment must be carried out to preserve the local species (Bats, Swallows etc.).

Local Economy

The Parish Council note there is no local benefit to the local economy except for occasional cleaning and catering jobs, whilst increasing the carbon footprint massively.

Layout, Density, Design/Appearance, Character

There will be a significant increase in the carbon footprint of the area, with many more car movements in what is an AONB.

Any residents already renting properties at the site and who are displaced as a consequence of this development will struggle to find replacement local rented accommodation.

Actions the Parish Council would require to see before seriously considering the development are as follows:-

- Definition of the number of events in any given year. Weddings, corporate events and parties to be given as a total figure. The use of the two sites (events centre and the Gatehouse to be consolidated.)
 - Restrictions on timing of all events including licensing and music.
 - Noise restrictions in terms of decibels, direction, timing and location, based on the feedback from the computerised sound model which is to be provided.
 - A proper traffic survey as to how hundreds of cars are going to arrive and leave along the lanes around the Abbey as well as the ancillary lorries needed for the catering and entertainment sector.
 - Adequate solution to the access and egress of the site and the location of all guests and ancillary transport providing catering, catering staff and equipment.
 - Adequate solution for the approach to the site by this traffic. At present the suggestion is along The Clumps which is not more than 3 metres wide in places, while Highways consider 4 metres inadequate on the site itself!!
 - Construction of a minimum of 3 passing bays on The Clumps is imperative for any solution using this lane.
 - Restrictions on the use of fireworks and balloons as part of events given the closeness to forested areas.
 - Adequate habitat protection measures for wildlife, especially bats and swallows. Habitat protection needs to be defined in terms of measures to be carried out and who would monitor these.
 - The 2 new infill buildings should be designated as affordable.

I trust that you will take the above comments into consideration

| Consultee | Date consulted | Date reply received |
|-----------------------|----------------|---------------------|
| Butley Parish Council | 1 July 2022 | 22 July 2022 |

Summary of comments:

The Parish Council still continue to Object to this application on the grounds previously sent. They would like the applicants to confirm if they envisage the whole site (Gatehouse and Abbey Farm) being used for one wedding, or if they think there will be two weddings/parties running at the same time - one in the Gatehouse and one at the Farm. Serious concerns are still being raised locally regarding noise and traffic at the site. I trust the above comments will be taken into consideration.

| Consultee | Date consulted | Date reply received |
|-----------------------|----------------|---------------------|
| Boyton Parish Council | N/A | 10 February 2021 |

Summary of comments:

Boyton Parish Council held an extraordinary meeting to consider planning application DC/20/5260/FUL at Butley Abbey Farm. All members of the public present at this meeting who expressed an opinion were in objection to the development. As a result, the Parish Council also voted to object to the planning application. We explain the material considerations leading us to this objection below. Essentially, we feel the development of a large events centre is out of keeping with this quiet, rural AONB, will have unacceptable impacts upon local communities and wildlife, and so should not be approved. In case it should be deemed essential that the application be approved, we have also detailed a number of conditions that may mitigate these issues. To be clear, we are supportive of attempts to retain and revitalise historic buildings in this area, for example as housing, holiday lets, or offices. Our concerns are instead regarding the proposed events centre, specifically:

1. Noise and light. These are inevitable impacts from any events centre in a quiet, dark rural area (particularly an AONB). Boyton residents and the area's wildlife are already impacted by the events held at Butley Priory (further from Boyton than the proposed events centre), which can be very clearly heard in summer – until late in the evenings at times. The proposed events centre includes a courtyard marked for outside weddings. While surrounded on three sides, the other side is partially open to the south, in the direction of our village. Regardless of any restrictions upon noise, this will inevitably have an impact on our village and the intervening countryside.

2. Traffic. We note that the Local Plan states "the Local Plan has a role to ensure that farm diversification does not have an adverse impact on nearby villages or the local road network through traffic generation and parking arrangements in rural areas" (Para 4.41) and the related Policy SCLP4.7 states that proposals for farm diversification will be supported where "...The proposal does not compromise highway safety to the local road network or free flow of traffic..." At the same time, the Highway Authority have stated that in rural areas they will only comment on safety issues in relation to the NPPF, because there "is not a defined methodology for assessing the capacity of the rural road network". As such, the practice of the Highway Authority is to not comment on traffic issues in rural areas unless they directly relate to safety. We believe there to

be both traffic and road safety issues related to this application. The addition of 113 parking spaces in this development suggests a venue with a considerably higher capacity than the 150 people which have been publicly stated. Regardless, the addition of 113 vehicles to the small country roads of the area will cause significant traffic congestion issues, and thus reduce road safety. Many roads near the venue are actually or essentially single-track roads, already busy with local and farm traffic, and near or at capacity. In summer, when the events centre is expected to be most popular, road capacity is put under even more pressure from local and national tourists. It is unlikely that traffic pressures from the events centre will be localized – the aim is for visitors to stay in on-site accommodation, before/after which they will likely explore local attractions, such as the increasingly popular Boyton Marshes. This poses specific safety concerns, since (a) key roads between the events centre and Boyton are currently or proposed Quiet Lanes, popular with walkers and cyclists, and (b) Boyton itself is an extended village along a narrow, single track road along which people regularly walk.

Should it be deemed essential that the application is approved, we request a number of conditions which could help to mitigate impacts, namely (not in a specific order): i. Restricting events to one per week. We do not feel this would be onerous, given that this is the maximum likely viable in any case for a primarily wedding-focused venue. ii. Requiring events to take place only at Butley Priory or Butley Abbey Farm each week, not at both venues (i.e., a maximum of one event each week across the two venues). iii. Restricting the maximum size of such events to 150 attendees, as stated publicly by the applicant. In combination with the above two conditions, this would still result in a 50% rise in attendee volume. iv. Banning the use of outdoor marquees and outdoor music at Butley Priory and Butley Abbey Farm. Such a measure, if fully implemented across both venues, may even result in a net benefit to current noise levels. We understand from the applicant that he would support such a measure. v. Restricting the timing of events, particularly music, into the evening (e.g., to finish by 11pm/midnight on Friday/Saturday, and earlier on weekdays). vi. Requiring measures to limit noise leakage from the events centre, including self-closing doors, internal air conditioning, and speakers facing away from the adjoining courtyard. vii. Reducing the current planned number of car parking spaces to a number more appropriate for a venue intended for 150 people. Most wedding attendee vehicles are multiple occupancy, and this should only be further encouraged to reduce local traffic/road safety impacts and broader climate change impacts. viii. Careful low lighting, directed inwards and downwards. ix. Banning fireworks and floating (e.g., helium-filled) balloons from events at Butley Priory and Butley Abbey Farm.

Statutory consultees

| Consultee | Date consulted | Date reply received |
|--|-----------------|---------------------|
| SCC Highways Department | 12 January 2021 | 3 February 2021 |
| <p>Summary of comments:</p> <p>SCC as LHA recommends a holding refusal until such time as the development proposals are successfully amended to include the necessary improvements, to the highway access and egress arrangements, that are required to safely accommodate the intensification of use likely to result from the development.</p> <p>The highway access/egress improvements would be expected to address:</p> | | |

- that the roadway to/from the sunken car park area scales at only 4.0m width, which is not enough for two vehicles to safely manoeuvre past each other. An exiting vehicle would baulk an entering vehicle with the resulting obstruction and/or manoeuvring likely to result in an unacceptable safety impact on the adjacent public highway;
- that the roadway (Abbey Farm Lane) that leads past the existing cart lodge scales at only 3.2m, again not enough width for two vehicles to pass with a similar impact on highway safety; and
- the potential for conflict between traffic meeting at the junction of the two access roadways (which again would be likely to lead to an unacceptable impact on highway safety).

Having separate IN and OUT access/egress points for the sunken car park area might contribute to a successful reduction in the potential for traffic conflict resulting from the intensification of use from the development.

Note: Abbey Farm Lane is a private road and Hollesley Road is a classified road maintainable at public expense.

Non statutory consultees

| Consultee | Date consulted | Date reply received |
|--------------------------------|-----------------|---------------------|
| SCC County Archaeological Unit | 12 January 2021 | 21 January 2021 |

Summary of comments:

Given the high potential, the age (1930s) of previous investigation and the proposed development area within the site of the Abbey itself, I recommend that, in order to establish the full archaeological implications of this area and the suitability of the site for the development, the applicant should be required to provide for an archaeological evaluation (targeted trenching) of the site prior to the determination of any planning application submitted for this site, to allow for preservation in situ of any features of national importance that might be defined (and which are still currently unknown).

| Consultee | Date consulted | Date reply received |
|--------------------------------------|-----------------|---------------------|
| East Suffolk Design And Conservation | 12 January 2021 | 1 February 2021 |

Summary of comments:

Comments included in report.

| Consultee | Date consulted | Date reply received |
|-------------------------------|----------------|---------------------|
| SCC Coasts And Heaths Project | N/A | 3 February 2021 |

Summary of comments:

The site is located wholly within the Suffolk Coast & Heaths Area of Outstanding Natural Beauty (AONB), a nationally designated landscape. The proposal should have regard to paragraphs 170 and 172 of the National Planning Policy Framework.

The proposal has the potential to deliver benefits but also raises issues of concern for the AONB team. In terms of benefits, the restoration of many of the existing buildings forming the Butley Abbey Farm complex will result in visual enhancements within the AONB which is supported by the AONB Management Plan 2018-2023. The materials palette selected for the restoration of the former piggeries, stables, cartlodge and the Grade II listed Reredorter Barn seems to be appropriate.

Restoration proposals for the thatched Reredorter Barn includes the inclusion of a relatively large glazed link on the northern elevation towards the western end of the barn. The LPA should be satisfied that this will not result in significant light spillage into the surrounding AONB.

Part of the scheme involves the conversion of the thatched Reredorter Barn for use as an events centre. Impacts from lighting and noise arising from such events could significantly impact on the highly tranquil nature of this part of the AONB.

This response is a holding objection but if the Local Planning Authority are minded to approve the scheme we suggest the following conditions:

- restrictions on the size, type and number of events
- restrictions on noise linked to events at the site
- restrictions on the use fireworks and balloons as part of events
- requirement for a detailed hard and soft landscape scheme
- requirements for a detailed lighting scheme
- ecological enhancements in accordance with the submitted Ecology Report

| Consultee | Date consulted | Date reply received |
|---|-----------------|---------------------|
| East Suffolk Ecology | 4 February 2021 | 24 February 2021 |
| Summary of comments: Comments included in report | | |

| Consultee | Date consulted | Date reply received |
|---|-----------------|---------------------|
| East Suffolk Landscape Team | 4 February 2021 | 23 February 2021 |
| Summary of comments: Comments included in report | | |

| Consultee | Date consulted | Date reply received |
|---------------------------------------|-----------------|---------------------|
| East Suffolk Environmental Protection | 4 February 2021 | 23 February 2021 |
| Summary of comments: | | |

No objection in principle to the application as stated however the development as described has the potential to cause nuisance in terms of noise and this will need to be addressed. Whilst the priority and events marquee to the front are not subject to this application there is a clear relationship between this development and the current permitted uses of the site which should be considered.

Noise

The events centre that is the subject of this application has the potential to cause noise nuisance through its use. The applicant should undertake a noise impact assessment to consider the uses of the premises, their potential to cause impact and any mitigation measures that may be necessary, it would be prudent to undertake this as part of the detailed design stage so that any mitigation required can be designed into the structures.

Noise from events has the potential to cause nuisance and one of the primary and most effective ways of controlling noise from events is through effective management of those events, I would request that once the noise impact assessment is undertaken it is used to inform the production of a wider noise management plan to be used by the applicant as a basis to prevent nuisance. This noise management plan should consider all aspects of noise on site including where applicable but not restricted to hours of use/noisy activities, frequency of events, indoor amplified music, outdoor music, fireworks and general use of/movement around and entering and leaving the site. It would be prudent for the applicant to consider the site as a whole including areas not subject to this application, but I am unable to require this.

| Consultee | Date consulted | Date reply received |
|-----------------|----------------|---------------------|
| Ward Councillor | N/A | 11 February 2021 |

Summary of comments:

CLlr James Mallinder

First I would like to confirm my support for the position of Butley Parish council. They called an extraordinary planning meeting to discuss this application, which was well attended by the parish. Thus their conclusions are well considered and have taken into account the views of all attendees.

When supporting or objecting to any application I must always respond to the needs and impact of the local community . Reuse of farm buildings, local employment and a number of environmentally positive infrastructure and design elements should clearly be highlighted and are a credit to these designs. However the size of such a development is a concern to not only local residents but also its place in the local environment.

Butley Abbey Farm is situation in the middle of the AONB in a rural isolated location with no infrastructure near by. An area that needs special protection to maintain its unique position in our environment and the corresponding biodiversity . Roads are narrow with some damage due to large farming equipment along with substantial flooding concerns , via Capel St Andrew and Butley. The proximity to Butley river and Rendlesham forest cause additional concerns for further disturbance. Clearly the number of carparking spaces, with the majority of visitors arriving and leaving at the same time is not acceptable due to safety concerns - an issue highways response

also highlighted. In the running of such avenue there are legitimate concerns of further light and noise pollution not only disturbing wildlife but will have a negative impact to residents nearby in private and rented accommodation as well as the village of Butley.

Wedding and event venues often erect marquees and with covid restrictions and smoking outside there are considerable fear events will certainly have an outside element again causing corresponding issues. Our local plan clearly has a clear a dark sky policy and this application will need to meet this policy. Although there are positives to this application, to fully support I require a reduction in the size and a number of conditions - to limit number of events per week, hours of usage and a restriction in outside events from music to not allowing the use of any fireworks, bonfires or sky lanterns.

Reconsultation consultees

| Consultee | Date consulted | Date reply received |
|---|----------------|---------------------|
| SCC County Archaeological Unit | 15 July 2021 | 23 July 2021 |
| Summary of comments: | | |
| Previous recommendation remains unchanged. Trial trenching in advance of determination has taken place. Awaiting reporting that will enable an informed recommendation. | | |

| Consultee | Date consulted | Date reply received |
|--|-------------------|---------------------|
| SCC County Archaeological Unit | 22 September 2021 | 23 September 2021 |
| Summary of comments: | | |
| <p>This large site has very high archaeological potential. The farm is built directly on the site of the former Augustinian Abbey (BUT 002) which at the height of its prosperity in the 1320s was the second wealthiest monastic house in East Anglia. Pre-determination evaluation was carried out on the recommendation of SCCAS.</p> <p>As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.</p> <p>There are no grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets. However, in accordance with the National Planning Policy Framework (Paragraph 205), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.</p> | | |

| Consultee | Date consulted | Date reply received |
|---|----------------|---------------------|
| East Suffolk Ecology | 16 July 2021 | 3 August 2021 |
| Summary of comments: Comments included in report | | |

| Consultee | Date consulted | Date reply received |
|-------------------------|----------------|---------------------|
| SCC Highways Department | 16 July 2021 | 29 September 2021 |

Summary of comments:

Recommend permission be refused for the following reasons:

Some previous comments have been addressed.

The car park access is still very close the junction of Church Road and should be set back 15m from the junction.

Visibility splays have not been clearly shown on the plan, and due to the intensification and change of user type of this part of the access, they are required in order to assess whether they are suitable.

Has a transport assessment or transport statement been submitted to assess whether there are any extra trips on the highway network, and any impact assessed and mitigated for? What are the opportunities for sustainable transport modes and is there more cycle parking provision proposed that for the holidays lets? for staff and visitors?

Before the objection can be removed, the following should be addressed and accepted by the LPA and HA in order for us to assess the compliance to NPPF paragraphs 110b & 111,

- Transport assessment/statement on highway impact.
- Visibility splays for access(es) due to intensification.
- Relocated junction access to allow safe turning movements from the main road (Church Road).

| Consultee | Date consulted | Date reply received |
|-------------------------|-----------------|---------------------|
| SCC Highways Department | 27 January 2022 | 24 February 2022 |

Summary of comments:

Removal of holding objection. Now recommends a number of conditions.

| Consultee | Date consulted | Date reply received |
|-------------------------|-----------------|---------------------|
| SCC Highways Department | 17 January 2023 | 21 February 2023 |

Summary of comments:

With the additional information contained with the technical note 2001-421/TN01 dated 21 January 2022. and technical note dated 13th December 2022, my holding objections have been mitigated with the below conditions.

| Consultee | Date consulted | Date reply received |
|---------------------------------------|-------------------|---------------------|
| East Suffolk Environmental Protection | 22 September 2021 | 19 October 2021 |

Summary of comments:

The noise report reference 2120235 suggests that an acceptable noise level at nearby receptors can be achieved with appropriate mitigation and design of the barn. At this stage, recommendations have been made but the exact measures to achieve this have not been included. Suggest condition which ensures that appropriate measures to mitigate any noise impacts are required.

| Consultee | Date consulted | Date reply received |
|--------------------------|----------------|---------------------|
| Environmental Protection | 1 July 2022 | 14 July 2022 |

Summary of comments:

Concern over errors in noise assessment and therefore they cannot be accepted as they stand.

| Consultee | Date consulted | Date reply received |
|-----------|----------------|---------------------|
| AONB Unit | 1 July 2022 | 21 July 2022 |

Summary of comments:

The proposal has the potential to deliver benefits but also raises issues of concern for the AONB team.

In terms of benefits, the restoration of many of the existing buildings forming the Butley Abbey Farm complex i.e., redundant barns, piggeries and stables and the demolition of modern redundant agricultural buildings will result in visual enhancements within the AONB which is supported by the Suffolk Coast & Heaths AONB Management Plan 2018-2023. The materials palette selected for the restoration of the former piggeries, stables, cartlodge and the Grade II listed Reredorter Barn are considered appropriate. Restoration proposals for the thatched Reredorter Barn includes the inclusion of a relatively large glazed link on the northern elevation towards the western end of the barn. The LPA should be satisfied that this is appropriate from a heritage perspective.

It is proposed to use the converted thatched Reredorter Barn as an events centre. The events centre is proposed for use for weddings and corporate events. A potential conflict arises between the use of the barn for large scale events and impacts on the nationally designated landscape. Potential impacts from noise from music and traffic could significantly impact on the highly tranquil nature of this part of the AONB and the surrounding countryside.

The AONB team is satisfied that noise from events in the barn at this site are unlikely to significantly impact on tranquillity levels. Should two events run simultaneously the use of the marquee at the Priory site should be restricted to help protect amenity and tranquillity levels.

The AONB team's concerns about loss of tranquillity linked to increased traffic remains a concern. The AONB team has concerns about the cumulative impacts of traffic from these proposals on the local highway network and on tranquillity levels in the AONB around Butley and the surrounding area.

One potential way to mitigate cumulative traffic impacts would be to limit by condition the number of days that events could be held simultaneously at Butley Abbey Farm and Butley Priory throughout the year.

If the Local Planning Authority is minded to approve the above scheme, the AONB team consider that the following matters need should be conditioned:

- restrictions on the size of events, type and number of events that can be held at the site annually
- restrictions on time that events should end
- restrictions on noise linked to events at the site
- restrictions on the use fireworks and balloons as part of events
- requirement for a detailed hard and soft landscape scheme
- requirements for a detailed lighting scheme
- ecological enhancements in accordance with the Ecology Report dated March 2021.

| Consultee | Date consulted | Date reply received |
|-----------|-----------------|---------------------|
| AONB | 17 January 2023 | 24 January 2023 |

Summary of comments:

The noise assessment has been updated to reflect the larger number of guests i.e. 200 in the marquee. A traffic impact assessment has also been undertaken to determine the cumulative traffic impacts of 330 guests visiting events held simultaneously at Butley Priory and Butley Abbey Farm. Following a review of this information the AONB team accepts that tranquillity levels will unlikely be significantly eroded if this proposal is approved.

The AONB team fully support efforts to reduce traffic levels visiting the site i.e. coaches and it is hoped that the use of the coaches will continue to be encouraged as part of good event management. The updated noise assessments shows that cumulative noise levels will fall within acceptable limits. The AONB team accept that impacts on tranquillity levels are therefore unlikely to be significant.

The updated Noise Assessment Report recommends the implementation of several mitigation measures in section 4.2- 4.3. If the LPA is minded to approve this scheme the recommendations in the report should be secured via a condition and implemented in full to conserve tranquillity levels in the Suffolk Coast Heaths. The updated Noise Assessment includes a Noise Management Plan. While this is helpful, your LPA should be satisfied that no further specific measures are needed to control noise, given the sensitivity and tranquillity of the AONB in which the site sits.

| Consultee | Date consulted | Date reply received |
|---|-------------------|---------------------|
| East Suffolk Design And Conservation | 22 September 2021 | |
| Summary of comments: | | |
| Comments made in relation to DC/20/5261/LBC are included in the report. | | |

Publicity

The application has been the subject of the following press advertisement:

| Category | Published | Expiry | Publication |
|-----------------|-----------------|-----------------|--------------------------|
| Listed Building | 14 January 2021 | 4 February 2021 | East Anglian Daily Times |

Site notices

| | |
|---------------------|--|
| General Site Notice | Reason for site notice: Listed Building Date posted: 22 January 2021 Expiry date: 12 February 2021 |
|---------------------|--|

5. Planning policy

National Planning Policy Framework 2023

SCLP3.2 - Settlement Hierarchy (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP3.3 - Settlement Boundaries (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP4.5 - Economic Development in Rural Areas (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP4.6 - Conversion and Replacement of Rural Buildings for Employment Use (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP4.7 - Farm Diversification (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP5.3 – Housing Development in the Countryside (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP5.5 – Conversion of Buildings in the Countryside for Housing (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP6.1 - Tourism (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP6.3 - Tourism Development within the AONB and Heritage Coast (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP6.5 - New Tourist Accommodation (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP7.1 - Sustainable Transport (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP7.2 - Parking Proposals and Standards (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP9.2 - Sustainable Construction (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.1 - Biodiversity and Geodiversity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.4 - Landscape Character (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.3 - Historic Environment (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.4 - Listed Buildings (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.7 - Archaeology (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

Historic Environment Supplementary Planning Document (June 2021)

6. Planning Considerations

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. The development plan in this case is the Suffolk Coastal Local Plan 2020 which was adopted on 23 September 2020. There is no 'made' Neighbourhood Plan for Butley.
- 6.2. As the application includes a number of different elements as part of the wider redevelopment of the site, there are a number of relevant planning policies that need to be considered in relation to the acceptability of the principle of the development. While different policies relate to different parts of the scheme, there is also a need to consider these in a more holistic approach given the plan for the site as a whole.
- 6.3. In relation to the Settlement Hierarchy, the site is located in the Countryside. SCLP3.2 sets out that "the development requirements in the Countryside will come forward through Neighbourhood Plans and windfall sites in accordance with other policies in this Local Plan." Table 3.4 of the Local Plan sets out what level of development may be suitable for areas within each level of the hierarchy. In the case of 'Countryside', this is as follows:

Employment

Conversion and replacement of rural buildings for employment uses (Policy SCLP4.6)

Farm diversification (Policy SCLP4.7)

Development within existing Employment Areas (Policy SCLP4.1)

New employment uses where need is demonstrated (Policy SCLP4.2)

Retail

Protection of local shops (Policy SCLP4.12)

Housing

New housing within clusters of existing dwellings (Policy SCLP5.4)

Affordable housing on exception sites (Policy SCLP5.11)

Conversions of agricultural buildings / replacement dwellings (Policy SCLP5.3)

Rural workers' dwellings (Policy SCLP5.6)

- 6.4. Part 4 of the Local Plan is related to the Economy. Economic Growth is a key aim of the Council and the Local Plan aims to support this, enabling economic investment into the area and enabling businesses to establish, thrive and expand. When referring to employment sites and employment uses in this part of the Local Plan, this is generally referring to the (former) use classes B1, B2 and B8. While the application proposal would result in some employment opportunities, and, for example, does include a small office area (former B1 use), the overall use of the site is not an 'employment' site. Therefore, while elements of these policies may be relevant and useful to understand their aims and objectives in a broader sense, they are not directly related to the proposal (such as SCLP4.2 New Employment Development).
- 6.5. Policy SCLP4.5 relates to Economic Development in Rural Areas more generally. This supports proposals that "grow and diversify the rural economy, particularly where this will secure employment locally, enable agricultural growth and diversification and other land based rural businesses". The policy requires such proposals to comply with the following:

"a) They accord with the vision of any relevant Neighbourhood Plan in the area;
b) The scale of the enterprises accords with the Settlement Hierarchy;
c) The design and construction avoids, or adequately mitigates, any adverse impact on the character of the surrounding area and landscape, the AONB and its setting or the natural or historic environment;
d) Small scale agricultural diversification schemes make good use of previously developed land; and
e) The proposed use is compatible with the surrounding employment uses in terms of car parking, access, noise, odour and other amenity concerns."
It also states that "Proposals will be expected to provide additional community, cultural or tourism benefits where opportunities exist."

- 6.6. In relation to this application, there is no Neighbourhood Plan in place for Butley. The scale of the development, its design and visual impact on the local area and the wider impact on the character and appearance of the AONB and farm diversification are discussed further below in relation to other, more specific policies on those matters. There are no other employment uses surrounding the site however access, noise and other amenity/environmental considerations are also discussed further. The inclusion of the restoration of listed buildings, provision of an events space and holiday accommodation are all also supported in principle by this policy.
- 6.7. SCLP4.6 relates to the conversion of rural buildings to employment use. As mentioned above, although the use proposed is not considered to be an 'employment' (former 'B' class) use, it will provide some employment and the principles of what is acceptable through conversion is also broadly relevant. Such proposals are acceptable where:
"a) The business use is of a scale and character that is appropriate to its location in accordance with the Settlement Hierarchy;
b) The proposal does not have an unacceptable impact on highway safety, local roads or the living conditions of local residents and exploits opportunities to make the location more sustainable by walking, cycling or public transport;
c) The proposal would not conflict with neighbouring uses;
d) The proposal is complementary to the setting of any historic or architecturally important buildings and reflects the form and character of the existing buildings; and
e) The design and construction avoids, or adequately mitigates, any adverse impact on the character of the surrounding landscape, the AONB and its setting, or the natural or historic environment."
- 6.8. These requirements are all detailed later in this report however, in principle, the policy supports such uses through conversion.
- 6.9. Policy SCLP4.7 relates to farm diversification. Although there is mention within the application, and within comments received in response to the application, it is not a farm diversification project. Although the buildings are former agricultural buildings and the site and wider area has been used for agricultural purposes (and still is in relation to some areas), a true farm diversification proposal to which this policy relates is where a proposal is designed to support the continued viability of the farm. This is not the case in this instance and therefore this policy is not relevant.

Housing

- 6.10. The application proposes one unit of manager accommodation. While generally new housing should be located within defined Settlement Boundaries (SCLP3.3), Policy SCLP5.3 sets out some exceptions to this general rule where housing in the Countryside may be acceptable. This includes, among others, "e) Conversion of an existing building (in accordance with Policy SCLP5.5)". As the proposed manager's accommodation would be accommodated within part of the existing stable building to the north west of the site, Policy SCLP5.5 is most relevant in this case.
- 6.11. Policy SCLP5.5 relates to the conversion of redundant buildings in the countryside for housing. To be acceptable, it requires that the following criteria are met:
"a) The building is redundant;
b) The building provides a positive contribution to the landscape;
c) The conversion does not require significant alteration;
d) The design maintains or enhances the structure, form and character of the rural building;
e) The design of the conversion, including any necessary works to the curtilage, does not have a harmful effect on the character of the landscape;
f) Any impacts on the natural environment are adequately mitigated for;
g) The conversion enhances the immediate setting of the area; and
h) The site is served by an appropriate existing access."
- 6.12. The stable building is currently redundant and a curtilage listed building. While not of the same historical interest as a number of the other buildings and structures on and around the site, it is valued as part of the group. It is therefore considered to make a positive contribution to the landscape. The design of the accommodation is considered acceptable (as detailed below) and would, as part of the wider site redevelopment, enhance the immediate area (as detailed in the landscape considerations below). While a use such as this may not meet a functional need for manager's accommodation on site, given it is considered that the proposal is in compliance with SCLP5.5, there are no objections in this instance. While Policy SCLP5.5 does not require the occupancy of dwellings permitted under this policy to be restricted, in this case, it is described as being manager's accommodation and given its location within the wider site, without its own private curtilage detailed and in close proximity to the business/events use, it is considered appropriate to limit its occupation in the interests of residential amenity.

Tourism

- 6.13. The Local Plan is generally supportive of tourism given the economic benefits that it can bring to the area. It recognises that the area succeeds in attracting visitors for a variety of reasons, but the character and appeal of its landscapes, villages and market towns is of fundamental importance. Therefore, it is also important that development does not detract from these qualities. In this instance, the character and appearance of the listed buildings (and their setting) on and near the site are of importance, as is the wider AONB landscape. The use of the wider site as an events venue will likely bring in visitors to the area and in addition the proposal includes the provision of four units of holiday accommodation. While it is not known exactly how the holiday accommodation will be managed and its main use is likely to be in conjunction with events at the site or at the

neighbouring Butley Priory, it provides the opportunity to also be let out to private individuals.

- 6.14. SCLP6.3 relates to Tourism Development within the AONB. This policy is supportive of such development where it:
- "a) Enhances the long term sustainability of the area;
 - b) Is of a scale and extent that does not have a significant adverse impact on the primary purpose of the AONB designation;
 - c) Is well related to existing settlements and / or supporting facilities;
 - d) Avoids, prevents or mitigates for adverse impacts on the natural environment;
 - e) Supports the conservation and enhancement of the natural beauty and special qualities of the AONB and its setting;
 - f) Is of the highest design standards and where appropriate reuses existing buildings;
 - g) Promotes innovative, contemporary design in appropriate locations;
 - h) Minimises light pollution from artificial light sources and ensures the retention of dark skies;
 - i) Avoids locations sensitive to the exposed nature of the AONB and Heritage Coast; and
 - j) Demonstrates sustainable aspects of the development during construction and throughout the life of the development. Renewable energy provision is strongly encouraged."
- 6.15. Although the application site is not well related to existing settlements, the wider redevelopment of the site, which includes the events centre and accommodation, as well as links within the adjacent events venue at Butley Priory does mean there are some shared/supporting facilities. Consideration of the proposal in terms of design, heritage and landscape impact are discussed below, however, the principle of the reuse of existing buildings such as in this application is supported.
- 6.16. Proposals for new tourist accommodation are also considered against policy SCLP6.5. This policy supports proposals for new tourist accommodation where:
- "a) The demand or need for tourist accommodation is clearly demonstrated;
 - b) They are of a high standard of design;
 - c) They are of a scale appropriate to the nature of the site and its setting;
 - d) They do not have a material adverse impact on the AONB or its setting, Heritage Coast or estuaries;
 - e) Covered cycle storage, proportionate to the size of the site is provided on site;
 - f) The road network is able to accommodate the volume of traffic generated without having a significant adverse impact on the free flow of traffic and highway safety;
 - g) Ancillary facilities to support the tourist uses are provided on the site where required; and
 - h) Flood adaptation and mitigation measures are included where required."
- 6.17. It goes on to state that "Tourist accommodation comprising permanent buildings will only be permitted:
- Within the Settlement Boundaries;
 - Through the conversion of buildings of permanent structure where they lie outside the Settlement Boundary;
 - On medium and large scale sites where commercial, recreational or entertainment facilities are provided on site; or

- Where such development forms part of a comprehensive masterplan which supports wider landscape and ecological gain."

- 6.18. Two of the proposed units of holiday accommodation would be provided through the conversion of existing buildings. A third would be provided as part conversion and part extension and a fourth would be a new building (following the demolition of existing buildings). As stated above, the principle of new buildings for tourist accommodation in the Countryside are supported where they are provided as a conversion. Generally new tourist accommodation in the Countryside within permanent buildings would not be supported unless it complied with one of the bottom two criteria listed above, such as on larger sites or as part of a comprehensive masterplan. In this case, the two units proposed to be provided by conversion are considered to be in compliance with this policy. The third unit to be provided by part conversion and part extension is also generally in compliance with this policy given the existing building would provide kitchen, living area and a bedroom and bathroom with just additional bedroom/bathroom spaces provided in the extension, which is of an acceptable design and layout. The fourth unit would be a new building, following the demolition of another existing building, and while a replacement building is not permitted by the policy, this does help to alleviate visual impact. The proposal is also part of a masterplan for the wider site and although it is not a development of a large-scale tourism site (the resulting development with existing related accommodation resulting in seven units), it is linked to the events venue and facilities at Butley Priory. In addition, the demolition of existing modern agricultural buildings, the restoration of historic buildings and their re-use ensuring longer term retention, and associated landscaping that can be achieved through such a development, does have some positive cultural and landscape benefits. The proposed new build holiday accommodation is therefore not considered to be contrary to the overall aims of Policy SCLP6.5.

Heritage

- 6.19. The proposal is for the redevelopment of the Butley Abbey Farm site, which includes the Grade II listed 'Butley Abbey and Priory' (former frater), 'Butley Abbey and Priory Reredorter (Refectory)', Abbey Farm and the Ruins of Abbey Church. The site is historically linked to the Augustinian Butley Abbey, whose Gatehouse still exists to the north and is listed at Grade I. This large-scale redevelopment has the potential to affect the significance of all these assets individually, as well as the significance of the group.
- 6.20. Butley Abbey Farm is an agricultural site centred around the C18 farmhouse, however it incorporates the remains of C13 abbey buildings, namely the former frater/refectory and rere-dorter (latrines). These remains were incorporated into the later farm buildings and are therefore referred to as the Refectory Barn and the Rere-dorter Barn. Many of the other historic farm buildings appear to date from the period between 1845-1888, as do the pair of cottages opposite the church ruins. The most recent additions to the site (mid/late-C20) are modern steel barns and Covey Cottages at the entrance to the site.
- 6.21. The Butley Abbey Gatehouse is in use as a small events centre and holiday accommodation. The re-development would support this use. Due to the complexity of the site and of the buildings, a more in-depth analysis of the Refectory Barn in particular would have been expected. The assessment in the HIA seems limited by the fact that the interior was not accessed. Nonetheless, it is considered there is enough information in the application on which to base assessment of the proposal.

Principle of development

- 6.22. The principle of conversion would be accepted if it provides a sustainable use for the buildings, and if the physical changes associated with the conversion would preserve the significance of the listed buildings. Bringing redundant historic buildings into sustainable use could be considered a heritage benefit. The Grade I listed Gatehouse is already in small event and holiday let use, therefore bringing the Abbey Farm site into this use to supplement those functions appears to be a good approach. Event use is also generally an appropriate use for large agricultural buildings, as this requires large open space rather than the subdivision that is needed for residential use, for example.

Works to the Refectory Barn and attached piggeries

- 6.23. The Refectory Barn is a large brick and stone structure, with attached single-storey piggery barns. The main barn was likely built in the C18, but incorporates parts of the C13 refectory. Its character is that of a large post-medieval agricultural barn which has been altered extensively over the course of the C19 and C20, and it is difficult to tell its connections to the historic abbey site without pre-existing knowledge. The main barn is formed of two main spaces which are not connected internally. The piggeries are attached to the main barn on the west and east gables, and on the south elevation. Historic OS maps show that there were buildings in these locations since at least 1881, likely built with a timber frame or the same red brick that was used on the main barn. However, it appears that these were either gradually or entirely replaced in the C20 with blockwork, and there is little to no historic fabric visible. The exceptions to this are the two-storey red brick and weatherboarded range on the eastern gable and the red brick structure attached to the north-east corner of the barn, which has lost its roof.
- 6.24. The proposed use for the Refectory Barn is as event space, with associated amenities and staff and kitchen areas. The larger space of the barn would be opened up and connected internally to the smaller space adjacent to the west. The existing flint and rubble porch would be extended to make it symmetrical, and a glazed gallery would be created to the front.
- 6.25. The Structural Report confirms that the building is in reasonable condition and capable of conversion, with the typical amount of necessary repairs and strengthening works expected for a barn conversion. The existing floor structure appears to be crudely inserted across historic window openings and is supported by brick columns and timber pylons. This structure would be removed to open up the space to the roof, which would allow the full volume and roof structure to be appreciated. While it is likely that the Medieval refectory would have had multiple floors, there is little evidence of this, and it appears more reflective of the historic agricultural use of the barn to have this be one open space. The existing blocked window openings would be re-opened and the large windows on the south elevation would be enlarged to insert a glazed double door.
- 6.26. Several new door openings would be created to connect the internal spaces of the main barn space and the piggeries. This would cause the loss of some historic fabric. Based on site photographs, the areas where door openings are proposed appear to be part of the

C18 or C19 construction, but this should be clarified in a detailed heritage assessment of the building, to be made before any works commence. Notwithstanding this, the number of new doorways is limited, only to facilitate circulation, and the locations where new doorways are proposed are considered appropriate (in existing recesses or where there are existing door lintels). The minor loss of fabric would therefore be considered acceptable. Additionally, some demolition of external structures is proposed; namely the red brick building on the north-eastern corner, the piggery buildings on the central courtyard, and parts of the western piggeries. The red brick Victorian building has some remaining historic value as a part of the C19 expansion to the farm and its removal would be considered to cause some harm. On the other hand, the central piggery buildings have no heritage significance. Overall, the demolition of these elements would better reveal the form of the Refectory Barn and on balance this would be considered acceptable. The alterations to the interior of the piggeries would not affect the significance of the listed building, as this would not affect historic fabric.

- 6.27. The proposed elevational treatment would have a positive impact on the external appearance of the Barn and piggeries. Cladding the blockwork piggeries with horizontal weatherboarding would be an enhancement. The new windows would have similar frames with two simple vertical glazing bars. The elevations of the main barn have a mix of materials and detailing, so tying together the elevational treatment by using similar window frames is a positive approach. Additionally, there is a recurring motif of a pointed arch in the larger glazed doors and the gallery. This would make reference to the Medieval history of the site, but still reads as a modern detail, rather than a pastiche.
- 6.28. Overall, the proposed conversion of the Refectory Barn and attached piggeries would preserve those elements of the barn that contribute to its significance and provide an enhancement of the external appearance of the group. Minimal harm would be caused by the loss of Victorian brickwork where the north-eastern building would be removed and where doorways would be created, however, in balancing this against the heritage benefit of better revealing the form of the main barn and bringing the building into sustainable use, it is considered acceptable, subject to further information to be submitted at conditions stage.

Conversion of eastern barns to holiday lets and erection of new holiday let unit

- 6.29. On the eastern part of the site are the Rere-dorter Barn and historic outbuildings. The Reredorter Barn contains C13 fabric of the Butley Abbey latrines, but was constructed around the same time as the Refectory Barn. It is not a part of the current proposal and is proposed to be retained unaltered. The attached outbuilding on the north gable and detached outbuildings to the north-east are proposed to be converted into holiday lets, and the cart lodge is proposed to be reattached with a section of infill building. These outbuildings appear to have C19 origins, but like the piggeries, some areas have been rebuilt in blockwork. The structural report notes that the buildings are in reasonable condition and are capable of conversion with minor repairs. The north-eastern outbuilding is an L-shape; the range that is parallel to the access is still mostly built of brick, whereas the southern wing has been entirely rebuilt in blockwork. This southern wing is proposed to be removed and replaced with a new single-storey building. The significance of this wing lies in how it reflects the positioning of an earlier building belonging to the Victorian farmstead, rather than in its fabric, therefore its removal and replacement would not be resisted.

- 6.30. The design of the proposed new building and of the cart lodge infill are modern takes on traditional weatherboarded agricultural buildings, which positively relates the new buildings to the historic buildings, while expressing themselves as modern. The new window frames to the existing buildings reflect those used on the Refectory Barn, which ties the designs of the different parts of the site together. Internally, the historic outbuildings which are to be retained do not have much historic character. They have been used to house animals and have blockwork enclosures. The proposed new internal layout of these buildings would therefore not have a negative impact on their significance.

Conversion of stables

- 6.31. The stables are a long red brick building dating to the C19, which is partly single-storey and partly two-storey. It appears to be one of the least altered C19 buildings on the site. The proposal is to convert the two-storey part of the building to a manager's residence and a section of the single-storey part to office space, with the centre stable section retained unaltered.
- 6.32. The proposed alterations to support the conversion would be relatively minor. Existing window and door openings would be used, and the layout of spaces internally would not have a major impact on the character of the building.

Site works and impacts on setting

- 6.33. New soft and hard landscaping is proposed alongside the conversion of the historic buildings, to tidy up the site and connect it to the Gatehouse. The layout of surface treatments as shown on the proposed site plan would be acceptable subject to details of materials.
- 6.34. Demolition of the modern barns on the site would better reveal the form of the C18 and C19 farmstead, and would have a positive impact on the setting of the listed buildings. Parking is proposed to the east of the site, close to the entrance. This carpark would accommodate 80 cars and be sunken to counteract the slight slope of the land. An area of parking this large would have a visual impact on the setting of the historic farmstead and in views from across the landscape to the east, however this would be limited by lowering the ground level and additional landscaping as screening.

Landscape

- 6.35. The site is located within the AONB which is a nationally designated landscape. The NPPF seeks to preserve and enhance valued landscapes by, among other things, preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise pollution. It also requires that great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues.
- 6.36. It is welcome that much of the scheme involves the restoration of many of the existing buildings forming the Butley Abbey Farm complex i.e. redundant barns, piggeries and stables. The demolition of modern redundant agricultural buildings is also welcome, and

both will result in visual enhancements within the AONB which is supported by the Suffolk Coast & Heaths AONB Management Plan 2018-2023. The material palette selected for the restoration of the former piggeries, stables and the Grade II listed Refectory and Reredorter Barns raises no issues of concern.

- 6.37. The main areas of potential impact on surrounding landscape character and visual amenity are likely to arise from the proposed new car park area, and from external lighting. The car park is proposed to be located on the site of a redundant farm building complex, the removal of which in itself may be regarded as a gain for landscape character enhancement. The events carpark that will replace this building will be at a reduced land level compared to the existing barn floor level which will help with the reduction of its appearance in the landscape, as will the retention of a short section of hedgerow and a tree near to the road junction. The application indicates that additional planting around and within the carpark is proposed. While a large car park such as that proposed (80 spaces) is uncommon in a rural location, given the building that it would replace is currently more dominant in the landscape and that the car park would be situated at a lower level, with existing and proposed planting (to be conditioned), it is considered that this element would not, overall, have an adverse impact on the character or appearance of the wider AONB landscape.
- 6.38. Another aspect of potential concern in relation to landscape character is external lighting. Details will be sought by condition, with the principal aim being to minimise upward light spill, and also to a degree, lateral light spill, in order to reduce the impact of the lighting on the dark skies of the AONB landscape; dark skies being one of the defining special qualities of the more deeply rural areas of the AONB. The main areas of glazing on the buildings are on the north elevation of the Refectory barn.
- 6.39. The AONB team raised some concerns about the impact that the likely level traffic potential will have on the local highway network and on tranquillity levels in the AONB. The Suffolk Coast and Heaths AONB Unit acknowledge that one of the defining features of the AONB is tranquillity. Tranquillity is categorised by areas of semi-natural habitat, a general absence of developments and apparent lack of human activity. Tranquillity is considered to be a state of calm, quietude and is associated with a feeling of peace. It is a perceptual quality of the landscape, and is influenced by things that people can both see and hear in the landscape around them. While an event venue will inevitably result in a number of people and activity at the site which would not be expected in agricultural use, the application proposes mitigation to ensure that any disturbance does not have a significant adverse effect on tranquillity in this location. While an intensity in use is inevitable, there are existing residential dwellings immediately adjacent to the site (five in number) and the existing agricultural buildings will produce some noise and disturbance from their operations. The area is therefore not one of the most tranquil prior to any further development.
- 6.40. Following the submission of the application at the neighbouring Butley Priory, a revised noise assessment was submitted to consider the cumulative impact of potential events at both venues in relation to guest numbers and from amplified music. The report was also updated to reflect the larger number of guests proposed at the Priory. A traffic impact assessment was also undertaken to determine the cumulative traffic impacts of 330 guests visiting events held simultaneously at Butley Priory and Butley Abbey Farm. Following a review of this information, the AONB team accepts that tranquillity levels will unlikely be

significantly eroded if this proposal is approved. The AONB team fully support efforts to reduce traffic levels visiting the site i.e. coaches, and it is hoped that the use of the coaches will continue to be encouraged as part of good event management. The updated noise assessment shows that cumulative noise levels will fall within acceptable limits to conserve tranquillity, subject to the implementation of mitigation measures as set out in section 4.2- 4.3 of the Noise Assessment.

Highways

- 6.41. The Parish Council, local Ward Member and a number of letters from third parties have raised concerns regarding the highway implications of the proposal, concerned that the local, narrow, rural roads are not suitable for potentially a large number of additional vehicles using them, in addition to existing traffic and agricultural vehicles. Suffolk County Council Highways Authority were also originally concerned and required a number of changes to the proposal. These included amendments to improve the highway access and egress arrangements such that the intensification of use can be achieved safely, such as widening of the roadways to enable two vehicles to pass. Further requested amendments included moving the car park access away from the Church Road junction, identifying acceptable visibility splays and provision of a transport statement. Following receipt of the Transport Technical note, the Highways Authority removed their objection and recommended controlling conditions including bus stop provision/improvements to promote and facilitate access to sustainable transport modes and to provide safe and suitable access for all users in accordance with the NPPF.
- 6.42. While it is recognised that developments should encourage and promote public transport and walking/cycling or other sustainable travel options, the overall acceptability of a development involves considering a number of elements. In this case, while it is acknowledged that the proposals would provide improved public transport infrastructure, it is not considered that the development would likely result in any significant increase in bus passengers to the site given the nature of the use, the likely times that the demand would be (evenings/weekends), that the service is very limited (but unlikely to warrant an improved service), that the venue propose to offer bus/coach transport for events from Woodbridge arranged specifically for events, and the built infrastructure would be out of character with the rural area. For these reasons it is considered that, in this instance, this element of the Highways Authority's suggestions should not be imposed.
- 6.43. The application also makes reference to the existing accommodation and events venue at neighbouring Butley Abbey (in the same ownership as the application site). It is understood at this venue, private coaches/buses are used for event guests, bringing them from local centres or public transport nodes as required by each event. The technical note also references a traffic count carried out on the highway near Butley Prior on a day with an event and the number of vehicular movements would indicate that the users of the site do not all travel by private vehicle. The application indicates that this bus/coach provision would also be provided/encouraged for events at Butley Abbey Farm.

Ecology

- 6.44. Any new residential development within the 13km Zone of Influence of protected European sites requires consideration of the potential recreational pressure on these sites as a result of increased visitor disturbance. As set out in the emerging Suffolk Recreational

Disturbance Avoidance and Mitigation Strategy (RAMS), Local policy SCLP10.1 seeks to support Article 6(3) of the Habitats Directive where proposals that would cause a direct or indirect adverse effect (alone or combined with other plans or projects) to the integrity of internationally and nationally designated areas will not be permitted unless prevention, mitigation and where appropriate compensation measures are provided such that net impacts are reduced to a level below which the impacts no longer outweigh the benefits of development. As such, the Council will require a proportionate financial contribution of £321.22 per dwelling to RAMS. The necessary contribution has been made for five units (4 x holiday lets, 1 x manager's accommodation).

- 6.45. An Ecology Report (MHE Consulting, March 2021) covering the whole site was submitted during the course of the application and the Council's Ecologist is satisfied with the findings of the consultant. In the absence of appropriate mitigation, the proposed development will result in the loss of multiple roosts of four species of bat (including maternity roosts of common pipistrelle and Natterer's bats), loss of nesting sites for a number of breeding bird species (including barn owl and kestrel) and the loss of a small area of woodland on the south edge of House Covert. Disturbance of nocturnal species such as bats may also occur during operation of the site, particularly as a result of increased external lighting. The Ecology Report describes appropriate mitigation and compensation measures to address these impacts and these would be a condition of any approval. Given the ecological sensitivity of the site, a number of detailed conditions are suggested, listed as conditions 6-10 below.

Residential Amenity

- 6.46. Concern has been raised regarding the potential impact from noise and it has been raised that local residents in Boyton can hear noise from existing events at the neighbouring Butley Priory. The applicant has had a noise impact assessment carried out to consider the uses of the premises, their potential to cause impact and any mitigation measures that may be necessary. The noise report suggests that an acceptable noise level at nearby receptors can be achieved with appropriate mitigation and design of the barn. At this stage, recommendations have been made but the exact measures to achieve this have not been included in the report and therefore a condition is suggested which ensures that appropriate measures to mitigate any noise impacts are required.
- 6.47. Noise from events has the potential to cause nuisance and one of the primary and most effective ways of controlling noise from events is through effective management of those events. The noise impact assessment can be used to inform the production of a wider noise management plan as a basis to prevent nuisance and this will be controlled by condition. It is considered that the provision of on-site manager's accommodation and office space for employees will help to ensure that an agreed plan is implemented and enforced.
- 6.48. The number of events and timing of events has also been raised as a cause for concern among locals with suggestions that these be limited. As referred to in the report for DC/22/1351/FUL relating to use of the Priory, concern has recently been raised regarding music from the marquee on this site. Following these complaints, the Council's Environmental Protection Team has carried out monitoring of events in the area this year and concluded that amplified music from the marquee does cause a disturbance to some local residents, however, that amplified music from within the Priory building itself does

not. Amplified music from events within the proposed barn is therefore unlikely to have a significant impact on noise at neighbouring properties (particularly those outside of the applicant's ownership) and this is corroborated by the submitted noise report. It is however considered necessary to ensure amplified music is restricted to within this space. While the use of the site for functions would be noticeable by local residents, the nature of the impact, such as vehicles arriving and leaving and people walking and talking within the site, is not considered to cause any significant impact on residential amenity.

7. Conclusion

- 7.1. The proposal would result in the conversion and longer-term retention of a number of listed buildings and the overall scheme would improve their setting with the removal of a number of more modern, unsympathetic structures. The site lies within the AONB and again the removal of the more modern agricultural buildings and the majority of the works being limited to conversion would ensure that there would be little adverse impact on the visual appearance of the landscape. The proposed use of the site as an events space with associated holiday accommodation is considered to be an appropriate use of the site and overall, compliant with the Local Plan.
- 7.2. The main areas of concern relate to potential impacts of the use of the events centre, once operational, in terms of the number of people at the site and the impact on the local highway network. While these concerns are appreciated, a number of conditions are proposed to limit these impacts.

8. Recommendation

- 8.1. Approve, subject to controlling conditions as below.

Conditions:

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason: This condition is imposed in accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be completed in all respects strictly in accordance with drawing nos. PA_21, PA_29, PA_41, PA_42, PA_44, PA_45, PA_46, 2001-421-001A and 8301-05, -06, -07, -08 and -09 received 24 December 2020, Ecological Report received 23 March 2021, PA_24B, PA_36A, PA_37A, PA_38A and noise report received 10 September 2021, 2001-421/TP01 received 24 January 2022, drawing nos. PA-23D, PA-26D, PA-40C, PA-43A, PA-47A and PA-50 received 5 April 2022 and highways technical note dated 13 December 2022 for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. No work shall commence on each element referenced below until details of the following have been submitted to and approved in writing by the local planning authority:

- (i) manufacturer's details of the proposed external cladding and roofing materials
 - (ii) proposed brick boundary walls and gates
 - (iii) section and elevations of the proposed fenestration and doors
 - (iv) section drawings through the proposed wall, roof and floor structure of the Refectory Barn and stables to include details of any proposed insulation and internal finishes.
 - (v) details of measures incorporated into the design of the Refectory Barn to minimise light spillage
 - (vi) detail section drawings through the eaves and verges of the new proposed holiday let building and cart lodge infill.
- Thereafter, all work must be carried out using the approved materials and in accordance with the approved details.

Reason: To ensure that any new detailing and materials will not harm the traditional/historic character of the building: the application does not include the necessary details for consideration.

4. No development shall take place until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. The scheme of investigation shall include an assessment of significance and research questions; and:
- a. The programme and methodology of site investigation and recording
 - b. The programme for post investigation assessment
 - c. Provision to be made for analysis of the site investigation and recording
 - d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - e. Provision to be made for archive deposition of the analysis and records of the site investigation
 - f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
 - g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy SCLP11.7 of Suffolk Coastal Local Plan (2020) and the National Planning Policy Framework (2021).

5. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 4 and the provision made for analysis, publication and dissemination of results and archive deposition.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy SCLP11.7 of Suffolk Coastal Local Plan (2020) and the National Planning Policy Framework (2021).

6. No development shall take place until the role and responsibilities and operations to be overseen by an appropriately competent person (e.g. an ecological clerk of works) have been submitted to and approved in writing by the local planning authority. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To ensure that ecological receptors are adequately protected as part of the development.

7. The development shall not in any circumstances commence unless the local planning authority has been provided with either:
 - a. a licence issued by Natural England pursuant to The Conservation of Habitats and Species Regulations (2017) (as amended) authorising the specified development to go ahead or demonstration that the appropriate Natural England Class Licence is in place to allow works to commence; or
 - b. a statement in writing from the relevant licensing body to the effect that it does not consider that the specified development will require a licence.

Reason: To ensure that the legislation relating to protected species has been adequately addressed as part of the implementation of the development.

8. No development shall take place (including any demolition, ground works or site clearance) until a Biodiversity Method Statement for the development has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:
 - a. purpose and objectives for the proposed works;
 - b. detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
 - c. extent and location of proposed works shown on appropriate scale maps and plans;
 - d. timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
 - e. persons responsible for implementing the works;
 - f. initial aftercare and long-term maintenance (where relevant);
 - g. disposal of any wastes arising from works.

The works shall be carried out strictly in accordance with the approved and shall be retained in that manner thereafter.

Reason: To ensure that ecological receptors are adequately protected as part of the development.

9. No removal of hedgerows, trees or shrubs, brambles, ivy and other climbing plants, or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: To ensure that nesting birds are protected.

10. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Ecology Report (MHE Consulting, March 2021) as submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To ensure that ecological receptors are adequately protected and enhanced as part of the development.

11. Prior to first use, a "lighting design strategy for biodiversity" for the site shall be submitted to and approved in writing by the local planning authority. The strategy shall:
 - a. identify those areas/features on site that are particularly sensitive for biodiversity likely to be impacted by lighting and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b. show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure that impacts on ecological receptors from external lighting are prevented and also to control lighting to protect the dark skies character of the AONB.

12. If phases 1 to 4 of the development (as per the submitted All Phases of Works drawing ref. PA_53 A) hereby approved do not commence (or, having commenced, are suspended for more than 12 months) within 2 years from the date of the planning consent, the approved ecological measures secured through Conditions 6 to 11 shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to i) establish if there have been any changes in the presence and/or abundance of protected and/or UK Priority species and ii) identify any likely new ecological impacts that might arise from any changes. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement or resumption of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason: To ensure that ecological mitigation measures are appropriately delivered based on up-to-date evidence.

13. Prior to use of the events centre hereby permitted, a noise management plan shall be submitted to and approved in writing by the local planning authority. The noise management plan should consider all aspects of noise on site including, where applicable, but not restricted to hours of use/noisy activities, frequency of events, indoor amplified music, outdoor music, fireworks and general use of/movement around and entering and

leaving the site. Thereafter, the noise management plan shall be implemented no later than first use of the events centre and compliance with it continued thereafter.

Reason: In the interests of amenity and the protection of the local environment.

14. Prior to the commencement of development, full details of all noise mitigation measures to be included within the development shall be submitted to and approved in writing by the local planning authority. All of the agreed mitigation measures shall be carried out in full and retained in their approved form thereafter.

Reason: The noise report suggests that an acceptable noise level at nearby receptors can be achieved with appropriate mitigation and design of the barn however at this stage, recommendations have been made but the exact measures to achieve this have not been included in the report. To ensure these are provided in the interest of amenity and protection of the local environment.

15. No other part of the development hereby permitted shall be occupied until the new access has been laid out and completed in all respects in accordance with drawing no. PA_51 within technical note 2001-421/TN01 dated 21 January 2022. Thereafter it shall be retained in its approved form.

Reason: To ensure the access is laid out and completed to an acceptable design in the interests of the safety of persons using the access and users of the highway.

16. The use shall not commence until the areas within the site shown on drawing no.PA_51 within technical note 2001-421/TN01 dated 21 January 2022 for the purposes of loading, unloading, manoeuvring and parking of vehicles have been provided and thereafter the areas shall be retained, maintained and used for no other purposes.

Reason: To ensure that sufficient areas for vehicles to be parked are provided in accordance with Suffolk Guidance for Parking 2019 where on-street parking and or loading, unloading and manoeuvring would be detrimental to the safe use of the highway.

17. Before the access is first used visibility splays shall be provided as shown on Drawing No.PA_51 within technical note 2001-421/TN01 dated 21 January 2022 and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

Reason: To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely including giving way to approaching users of the highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary.

18. Within 3 months of commencement of development, precise details of a scheme of landscape works (which term shall include tree and shrub planting, grass, earthworks, driveway construction, parking areas patios, hard surfaces etc, and other operations as

appropriate) at a scale not less than 1:200 along with a landscaping implementation phasing plan shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that there is a well laid out landscaping scheme in the interest of visual amenity.

19. The approved landscaping scheme shall be implemented in accordance with the approved landscaping phasing plan (or within such extended period as the local planning authority may allow) and shall thereafter be retained and maintained for a period of 5 years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.

Reason: To ensure the submission and implementation of a well-laid out scheme of landscaping in the interest of visual amenity.

20. Prior to first use of any part of the development hereby permitted, a management plan for maintenance of all external parts of the site (to include, but not be limited to, the access drive, landscaped areas, car parking areas, courtyard spaces etc.) shall have been submitted to and approved in writing by the local planning authority. The maintenance plan should include, long term design objectives, management responsibilities and a scheme of maintenance for both the hard and soft landscaped areas for a period of at least 20 years. The schedule should include details of the arrangements for its implementation. The development shall be carried out in accordance with the approved management plan.

Reason: To ensure the access drive and landscaping areas are properly maintained in the interest of visual amenity.

21. No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission, shall take place until a site investigation consisting of the following components has been submitted to, and approved in writing by, the local planning authority:

As deemed necessary following the desk study and site reconnaissance an intrusive investigation(s), including:

- the locations and nature of sampling points (including logs with descriptions of the materials encountered) and justification for the sampling strategy;
- an explanation and justification for the analytical strategy;
- a revised conceptual site model; and
- a revised assessment of the risks posed from contamination at the site to relevant receptors, including: human health, ground waters, surface waters, ecological systems and property (both existing and proposed).

All site investigations must be undertaken by a competent person and conform with current guidance and best practice, including: BS 10175:2011+A1:2013 and CLR11.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

22. No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission, shall take place until a detailed remediation method statement (RMS) has been submitted to, and approved in writing by, the LPA. The RMS must include, but is not limited to:
- details of all works to be undertaken including proposed methodologies, drawings and plans, materials, specifications and site management procedures;
 - an explanation, including justification, for the selection of the proposed remediation methodology(ies);
 - proposed remediation objectives and remediation criteria; and
 - proposals for validating the remediation and, where appropriate, for future maintenance and monitoring.
- The RMS must be prepared by a competent person and conform to current guidance and best practice, including CLR11.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

23. Prior to any occupation or use of the approved development the RMS approved under condition 22 must be completed in its entirety. The LPA must be given two weeks written notification prior to the commencement of the remedial works.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

24. A validation report must be submitted to and approved in writing by the LPA prior to any occupation or use of the approved development. The validation report must include, but is not limited to:
- results of sampling and monitoring carried out to demonstrate that the site remediation criteria have been met;
 - evidence that any RMS approved in pursuance of conditions appended to this consent has been carried out competently, effectively and in its entirety; and
 - evidence that remediation has been effective and that, as a minimum, the site will not qualify as contaminated land as defined by Part 2A of the Environmental Protection Act 1990.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

25. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to the Local Planning Authority. No further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety.

An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS 10175:2011+A1:2013 and CLR11) and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

Where remediation is necessary a detailed remediation method statement (RMS) must be prepared, and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works.

Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

26. No events and/or weddings shall be carried out on site other than between the hours of 0900 and 01.00 the following day.

Reason: In the interests of amenity and the protection of the local environment.

27. There shall be no more than 200 persons attending any wedding and/or event on the application site at any one time.

Reason: In the interests of amenity and the protection of the local environment.

28. There shall be no amplified music (live or recorded) and/or amplified speech (or singing) on the application site other than within the events space within the Refectory barn.

Reason: To avoid noise pollution in the locality.

29. There shall be no more than 75 events per annum held within the Refectory barn continuing beyond 9.00pm.

Reason: In the interests of amenity and the protection of the local environment.

30. The holiday letting units hereby permitted shall be used for holiday letting accommodation only and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987). The duration of occupation by any one person, or persons, of any of the holiday units shall not exceed a period of 56 days in total in any one calendar year, unless the Local Planning Authority agrees in writing to any variation. The owners/operators of the holiday units hereby permitted shall maintain an up-to-date Register of all lettings, which shall include the names and addresses of all those persons occupying the units during each individual letting. The said Register shall be made available at all reasonable times to the Local Planning Authority.

Reason: To ensure that the development is occupied only as bona-fide holiday accommodation, having regard to the tourism objectives of the Local Plan and the fact that the site is outside any area where planning permission would normally be forthcoming for permanent residential development.

31. The hereby permitted manager's accommodation shall be occupied by a site manager or employee only and shall not be sold or let separately from the wider use of the site as an events centre with holiday accommodation.

Reason: To help ensure effective management of the site and in the interest of amenity; the application does not indicate how adequate levels of residential amenity may be achieved if the accommodation was not linked to wider use of the site.

32. Prior to occupation of any of the residential accommodation hereby approved, evidence of water efficiency standards shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the finished dwellings comply with Policy SCLP9.2 of the East Suffolk Council – Suffolk Coastal Local Plan (2020) and to ensure Building Control Officers and Independent Building Inspectors are aware of the water efficiency standard for the dwellings.

33. Prior to commencement of the hereby approved development, an Energy Statement shall be submitted to and approved in writing by the local planning authority. The identified measures shall be implemented in accordance with the approved statement, and thereafter be retained and maintained in their approved form.

Reason: To ensure the finished development implements the approved sustainable measures to comply with Planning Policy SCLP9.2.

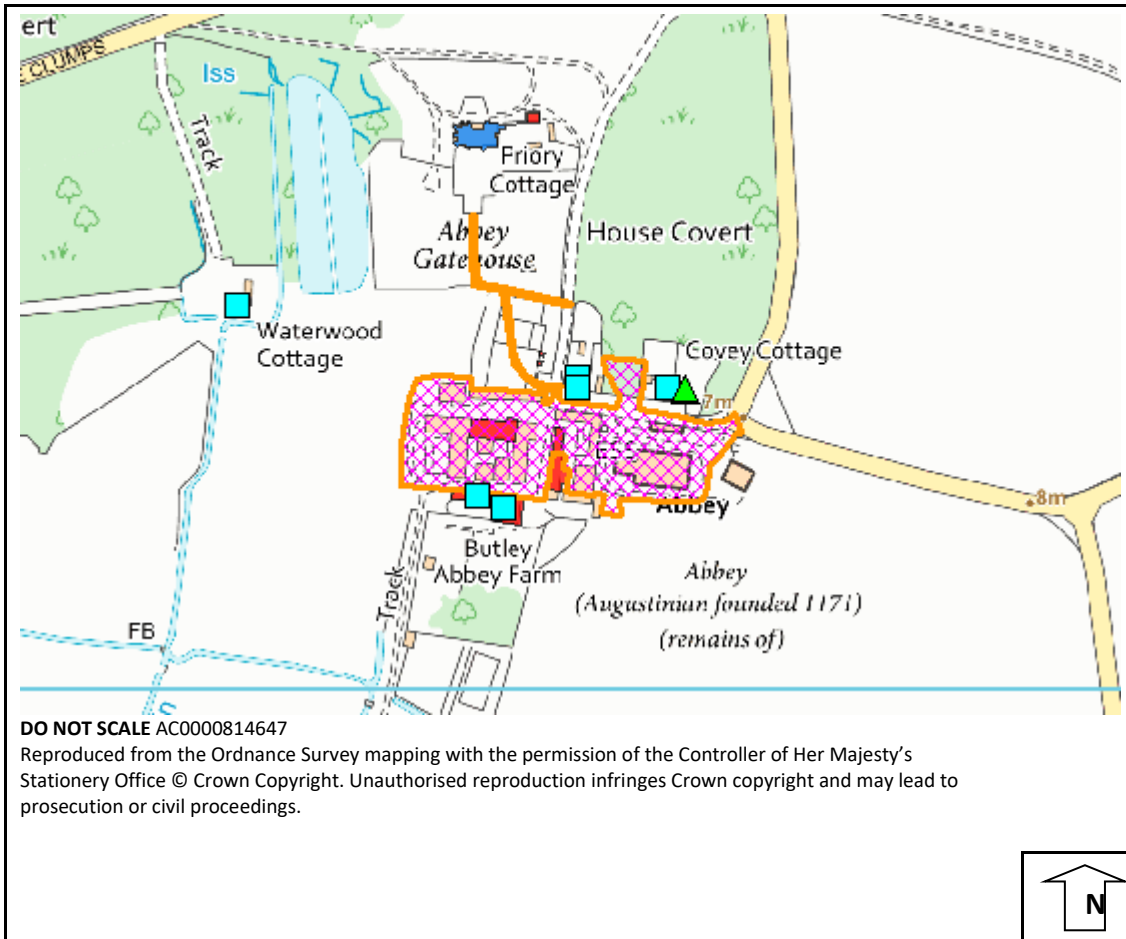
Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. The AONB team is working closely with Save Our Suffolk Swifts (SoS Swifts) project. SOS Swifts is a partnership project between the Suffolk Wildlife Trust and The Suffolk Bird group. It is requested that the SOS Swifts project is contacted for advice on the siting and installation of swift boxes and Swift callers which should also be installed to attract the swifts. The project can also advise on Barn Owl Boxes too. Further advice is available from <https://www.suffolkbirdgroup.org/sos-swifts>
Note: Listed Building Consent may be required if fixing boxes to Listed Buildings.

Background information

See application reference DC/20/5260/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support