

LOCATION
Land South Of
Southwold Road
Stoven
Suffolk

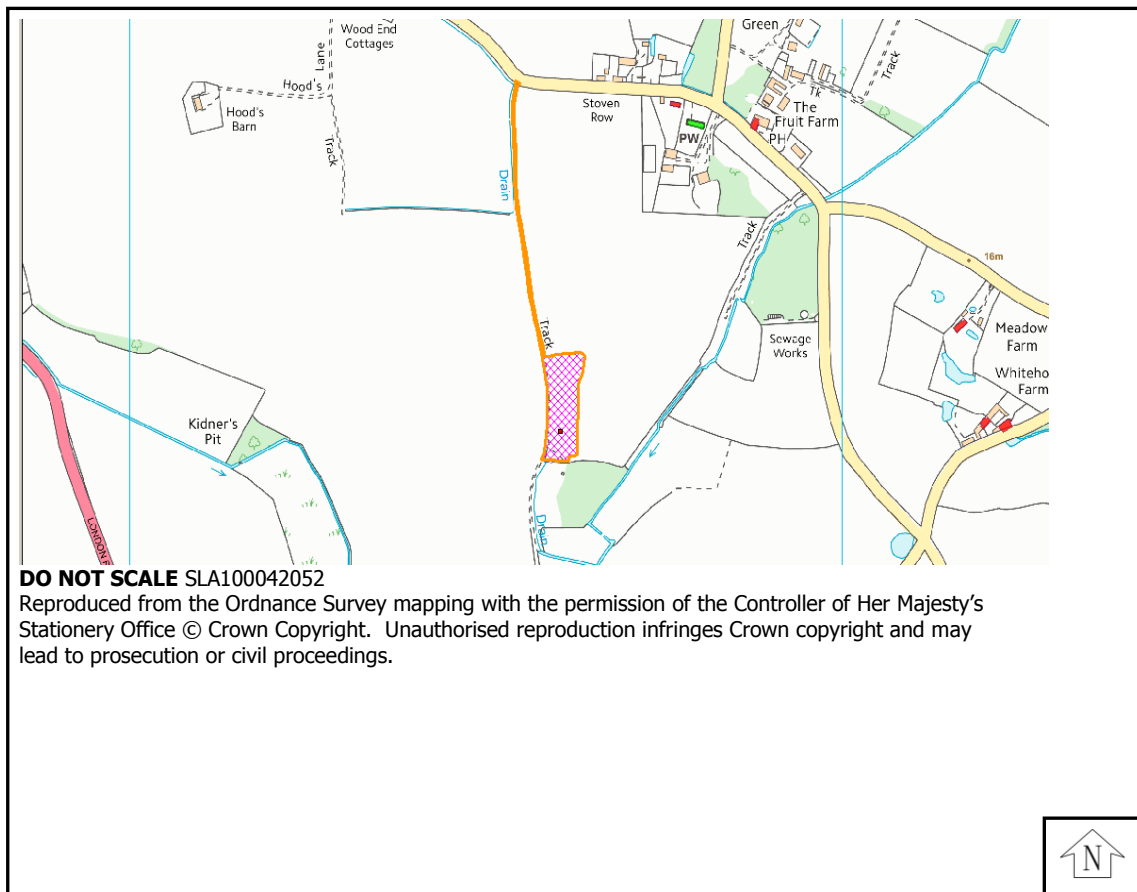
EXPIRY DATE 4 August 2016

APPLICATION TYPE Full Application

APPLICANT Kidner Stoven

PARISH Brampton With Stoven

PROPOSAL Erection of agricultural (pig finishing) building



SUMMARY

- 1.1 This application proposes a pig building located in open countryside to the south of Southwold Road, Stoven. The nearest dwelling is approximately 350 metres from the site and objections have been received from some local residents on the grounds of noise and smell.

SITE DESCRIPTION

- 2.1 The application site is the corner of a field to the south of Southwold Road. Access is via a track which is also a public footpath. The site is outside the Area of Outstanding Natural Beauty and is not subject to any other restrictive designations. The site is not in a flood zone, although it is close to one associated with some water courses to the south east.

PROPOSAL

- 3.1 The proposal comprises the erection of a pig finishing building to accommodate 1000 pig places on a straw based rearing system. Adjoining the pig building to the south will be a concrete pad for solid manure storage. To the south of the concrete pad will be an underground dirty water storage tank. The operation will be served by the existing access track from Southwold Road. A feed silo and lorry turning area is to be located adjacent the building on its northern side.
- 3.2 The building measures 61m long by 15.24 metres, so with a floor area of 930 square metres. Overall height is approximately 6 metres. Materials are predominantly “juniper green” coloured metal cladding.
- 3.3 The supporting planning statement explains the proposed operation:
- 3.4 “The building would use a natural ventilation system to the building with the use of gale breaker adjustable curtains in the west and east elevations to control airflow. The layout of the building includes a central straw bedded area and two dunging areas either side of the straw bedded area. The dunging area is in the form of scrape-through passages internal to the building. Manure deposited in the dunging passages is scraped on a daily basis into a concrete manure pad adjoining the south side of the pig building. The manure pad is enclosed by a catchment drain, and dirty water from the manure pad will be collected within a sealed tank sited adjacent the manure pad. The concrete manure pad is enclosed on three sides (west, east and south) by 1500mm high concrete wall panels.
- 3.5 At the end of each batch of pigs, the straw bedding is removed and the building washed out and prepared for the next batch of pigs.
- 3.6 Pigs will be brought into the unit as weaners at approximately 8kgs and be fattened over a period of 18-20 weeks, to a slaughter weight of approximately 110kgs.
- 3.7 Wastewater is to be collected in a 10,000 gallon underground storage tank and then spread across the fields contained within the broader agricultural holding, a standard agronomical practice commonplace in agricultural locations.
- 3.8 Surface water roof run-off will drain to nearby soakaways. No dirty water will discharge into nearby watercourses or ditches, with all dirty water contained within the underground tank. Waste and surface water will be strictly managed to ensure complete separation at all times. A containing concrete apron will be constructed for the temporary storage of solid manure. Solid manure will be transported to heaps located within the broader agricultural holding (comprising 160 acres) and then spread over the fields as per the wastewater disposal practice.
- 3.9 The development will be designed and constructed having regard to the European Commission’s Best Available Techniques (BAT) for the Intensive Rearing of Poultry or Pigs (Final Draft 2015).”

CONSULTATIONS/COMMENTS

- 4.1 **Neighbour consultation/representations:** 7 representations have been received, as follows:
- 4.2 Mrs Hills, 5 Wood End Cottages, Southwold Road, Stoven: My key concerns are that the proposed siting of the pig farm... 1) Is in an area of outstanding natural beauty. 2) Rare birds of prey live it could deplete numbers. 3) Wild deer roam freely to graze - that would be harmed should pigs be introduced. 4) It would be sited less than 400 yards from residential properties (Health concerns) 5) it would be sited less than 400 yards from an equine rehabilitation yard. 6) The maintenance of the pig farm would mean traffic on a public access point on a gravel track. 7) The runaway from the pig excrement will move naturally downhill toward ditches and wildlife and on to open walking paths for public use! 8) Noise disruption from animals, equipment and vehicles. 9) Brampton school is less than half a mile up the road. 10) Other equestrian people use the road passing Stoven to get to the Sotterley trails. 11) It will be located near other animals and public and walkers including dogs and children. 12) Increased traffic in a rural location where narrow roads already cope with buses, holiday and local traffic 13) increased risk of various diseases.
- 4.3 Mr Hills, 5 Wood End Cottages, Southwold Road, Stoven: As you can see I live quite near to where Mr Kidner would like to place a pig pens. I have a business and so I work from home most days and sometimes in my garden and from experience pigs smell, make lots of noise and personally I don't want this near me. There is mention that this building would only effect two properties which is rubbish it affects us all due to the wind changing direction. I have two children that like playing in the garden and I don't really wish to hear pigs and smelling them as well. Should this go ahead this will de value my property and become harder to sell
- 4.4 Mr Mitchell, 7 Wood End Cottages, Southwold Road, Stoven: Having opposed this plan in a previous concept on the opposite field some 2 plus years back, I don't see how moving the location to the back of our houses will change anything, having lived and moved away from a pig fattening unit before , I fully oppose this application on the grounds that I personally believe that a pig fattening unit would have a drastic impact on our quality of life and an adverse impact on the value of local housing and mine alike.
- 4.5 Mr & Mrs Yates, Brampton willows, London Road, Brampton: our house is just under 400m south west of the site on open agricultural land. The nearest existing building to us is about 800 m north west and therefore this proposed development could materially affect us. We have the following comments to make:
- 4.6 1. Inaccuracies in the applicants planning statement: there are two factual inaccuracies: 1. no mention is made of the 6 semi-detached cottages 400m due north of the site. With the topography of the land, the site would be in full view of these cottages. 2. The report claims there is no residential property immediately downwind of the site which could be affected by smell – there is the Old Vicarage is 375m away.
- 4.7 Effect on Town Fen – although the site should not be visible due to the topography of the land, we are concerned about the potential smell and noise from the site.
- 4.8 Noise from 1000 pigs can be very significant. Pigs can be very aggressive with each other in close confinement and especially so if not segregated into respective sexes and make a lot of noise as a result.
- 4.9 We have built up our business here from scratch and are fully aware how hard it is to start a new venture. It is also our home. Although it is vital that new rural businesses should be allowed to flourish to bring new life into the rural economy, this must not adversely affect the quality of life of the neighbourhood. Unfortunately this enterprise would do just that,

unless steps are taken to minimise noise and smell. Having visited a similar unit locally which is managed at the highest level, we would suggest strict planning conditions are placed on this development as follows:

- 4.10 1. The pigs must be segregated into respective sexes to minimise noise
- 4.11 2. Best Available Techniques (BAT) over straw based pig waste management must be strictly adhered to minimise the smell from the site.
- 4.12 3. The unit must be managed under BAT guidance and rules imposed by Waitrose) the end user of the pig products) or similar high end market retailer.
- 4.13 Unless these conditions are imposed to minimise noise and smell as set out above, we cannot support this development.
- 4.14 Mr King-Davies, The Old Vicarage, Stoven: objects: I have visited the proposed site and from my house the new building will be clearly visible.
- 4.15 Because of the slight dip in the ground, this applies even more to the houses in Stoven Row and Wood End cottages, although all these are further away. Church House is closer but is screened by trees in summer. A rough estimate places my house about 400 metres from the site with Stoven Way perhaps 50 metres further. Church House is less than this. The prevailing winds are from the south and south westerly, blowing almost directly to my house. I am therefore concerned about the smell from the excrement of this large number of pigs, also possibly the noise at times.
- 4.16 I first heard about this scheme some months ago, but I had no idea that it would be on such a scale. I have heard since that it could be a thousand animals; truly on an industrial scale. I should add that there was a much smaller unit here years ago and when the wind was in the north we were sometimes aware of it by the smell.
- 4.17 There could also be a traffic problem with lorries using the track from the site and joining the main road. The junction is on a sharp bend and large vehicles leaving or entering to and from the east might have difficulties.
- 4.18 Mr Parcell, 4 Stoven Row, Southwold Road, Stoven: we object to the proposed development of a unit for 1,000 pigs on the following grounds. 1. The location is unsuitable because it would be within 400 metres of a number of residential properties in the villages of Brampton and Stoven. As I understand it, 400 meters is the minimum distance from homes recommended by the Environmental Protection Agency and EU bodies, and local authorities do not now normally approve new livestock units any closer. 2. The location is also specifically unsuitable because it would be about 500 metres southwest (not southeast as the applications misleadingly states) of the heart of the village of Stoven, and thus upwind of it during the prevailing south westerlies. A pig fattening unit inevitably generates strong odours as well as noise at times, and would detract significantly from the quality of life of all village residents. I note that no professional Odour Impact Assessment has been filed. In terms of noise and odour, the proposal is as detrimental as the previous application (DC/13/3579/FUL), which was rightly withdrawn. 3. Insufficient attention has been paid to the negative effect on the landscape. • First, the height and scale of the building on its south-facing slope would make it highly visible for a long distance across this lightly-contoured countryside. • Second, no effort has been made to select a building design which would assimilate easily into the rural environment. The drawings show a standard agri-industrial style. • Finally, there is no planting belt to soften the harsh visual impact of industrial buildings 6 metres high with a silo of 13 metres. I am not against intensive pig-rearing and I wish the applicant, Mr Kidner, success in his other farming activities, but it is clear that this site is not right for his latest proposal.

- 4.19 Mrs Patricia Plant, 10 Stoven Row, Southwold Road, Stoven: Stoven Row does not seem have been considered in this planning application and is not even mentioned. We feel that we will be directly affected by the noise and smell that a unit like this will create. The use of straw, in my opinion, will not reduce the smell, other beddings are more effective. The planning application indicates that the building will not be seen from a public right of way, as it appears to be sited next to the public footpath this is clearly incorrect. A building of 5.58m high will surely be visible from the road and consequently the houses in Stoven Row.
- 4.20 **Brampton with Stoven Parish Council Comments**; The pigs must be segregated into respective sexes to minimise noise. BAT over straw based pig waste management must be strictly adhered to minimise smell from site. Unit must be managed under BAT guidance and rules imposed by Waitrose. As long as this is not the start of them wanting to have planning permission to build a house.

Consultees

- 4.21 **Suffolk County Archaeological Unit**: This large proposal lies in an area of archaeological potential recorded on the County Historic Environment Record, the site has good potential for the discovery of important hitherto unknown archaeological sites and features in view of its topographic location overlooking the river and on an area of lighter soils. There is a known lithic scatter just to the North East of the site. 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.
- 4.22 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 141), 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.
- 4.23 In this case the following two conditions would be appropriate:
1. No development shall take place within the area indicated [the whole site] 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.
- 4.24 2. 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 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

- 4.25 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 CS 17 of Waveney District Council Core Strategy Development Plan Document (2009) and the National Planning Policy Framework (2012).
- 4.26 INFORMATIVE: The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.
- 4.27 I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Waveney District Council, the Conservation Team of SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological mitigation. In this case, an archaeological evaluation will be required to establish the potential of the site and decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation.
- 4.28 Further details on our advisory services and charges can be found on our website: <http://www.suffolk.gov.uk/archaeology/>
- 4.29 **Suffolk Wildlife Trust** was consulted on the 22 June 2016.
- 4.30 **WDC Environmental Health** The nearest receptors are located approximately 390 and 375 metres from the site and the noise impact is not likely to be significant providing good animal husbandry arrangements are in place.
- 4.31 Although an Environmental Permit from the EA is not a requirement in this case, best available techniques (BAT) should still apply to the operation of the facility to reduce the likelihood of odours giving rise to a statutory nuisance.
- 4.32 The agent has already mentioned in the Planning Statement and in a separate email (11 July 2016) that a number of measures are to be used to limit the impact on air quality and these would form the basis of an odour management plan. It is reasonable that the applicant provides a written odour plan incorporating these measures and other suitable best available techniques taken from the NFU, Pig Industry Good Practice Checklist. There is also a NFU Code of Conduct for Addressing Odour complaints (version 22, 2013), that should be used in conjunction with the Checklist.
- 4.33 **Suffolk County - Rights Of Way** Thank you for your consultation concerning the above application. Public footpath 5 is recorded along the access to the proposed development area. We have no objection to the proposed works.
- 4.34 **Suffolk CC Highways:** comments awaited

PUBLICITY

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

| Category | Published | Expiry | Publication |
|-------------------------------|------------|------------|----------------------------|
| Public Right of Way Affected, | 17.06.2016 | 07.07.2016 | Beccles and Bungay Journal |
| Public Right of Way Affected, | 17.06.2016 | 07.07.2016 | Lowestoft Journal |

SITE NOTICES

4.36 The following site notices have been displayed:

General Site Notice

Reason for site notice: In the Vicinity of Public Right of Way,
Date posted 17.06.2016 Expiry date 07.07.2016

PLANNING POLICY

- 5.1 The Waveney Core Strategy was adopted in 2009. Policy CS01 sets the Spatial Strategy for the District. Policy CS02 seeks high quality and sustainable design.
- 5.2 The Development Management Policies were adopted in 2011. Policy DM02 sets design principles.

PLANNING CONSIDERATIONS

- 6.1 In planning policy terms, the site is in open countryside where there is a general presumption against new development. However one of the exceptions included in policy CS01 is “developments of an appropriate scale that contribute to the continued viability of the agricultural industry”. As such this development is acceptable in principle.
- 6.2 However there are a number of other more detailed issues to be considered.
- 6.3 Environmental impacts of noise and smell are clearly important issues, as is reflected in the comments from neighbours and the parish council.
- 6.4 The comments of the parish council (see paragraph 4.20 above) were passed to the agent and he has responded:
- 6.5 “In response, it is confirmed the client does not intend on proposing a subsequent dwelling at the subject location should permission be granted and the pig unit become established. The client is currently renovating a building (I understand planning permission recently granted) on the south-eastern periphery of Brampton in close proximity of the site which they intend on residing at and then remote managing the pig unit. There will therefore not be a likely requirement for a new dwelling.
- 6.6 Regarding on-site management, the following Best Available Techniques (BAT) will be implemented:
- Straw based pig housing with designated areas for laying and dunging, pigs in small groups.
 - Automatic Controlled Curtain Ventilation System with wind monitoring sensors
 - Straw based manure handling and dirty water storage system
 - Feed bins and automatic feeding hopper system
 - Water storage and automatic water drinking systems.
- 6.7 All the above features are put in place to minimise stress (to both stock and stockperson, male and female), and to minimise noise levels and smell. These are all standard techniques used as part of industry best practice. Planning conditions governing these techniques can be considered further should you so wish and should officers be mindful to recommend the grant of planning permission.
- 6.8 It is understood that the company that supplies the stock and the feed have fieldsman who are in constant contact with the farmer regarding livestock management, quality control and welfare to ensure best industry practice is adhered to at all times. This is reinforced by regular veterinary visits and random inspections from government controlled bodies”.
- 6.9 Members will note that Environmental Health Officers do not consider that the noise impact is likely to be significant providing good animal husbandry arrangements are in place

(paragraph 4.30 above) but that a written odour plan should be submitted. This will be required via a planning condition.

- 6.10 A further issue is landscape impact. The Council's Landscape manager has indicated that he has some reservations about the proposals. Although the building is set down in a low spot in the local landscape, it is still a somewhat open position that bears little relation to any existing landscape element apart from the access track that will allow lorry access.
- 6.11 If permission is granted he suggests that new landscape planting could be secured by condition, and he would be seeking something substantial that fully reflects and integrates with the surrounding landscape pattern.
- 6.12 Traffic should be considered. The existing access to Southwold Road will be utilised. The development will generate lorry and smaller vehicle movements however the Planning Statement explains that these will be intermittent. Lorry movements will be associated with the delivery of pig feed and the pigs themselves. Movements will be as follows:
- Pig delivery – six lorries per batch (2.2 batches per annum)
 - Feed Delivery – 10 lorries per batch (2.2 batches per annum)
- 6.13 The comments of SCC highways were awaited when this report was drafted but it is not anticipated that this level of traffic will cause significant problems.
- 6.14 Ecology is a further issue. The application is accompanied by an Ecological Survey, the results of which are:
- 6.15 "Habitats and vascular plants: The application site supports no plant species of moderate or high conservation value. The hedgerows and trees around the site boundary provide habitat for nesting birds and commuting and foraging bats and will be retained.
- 6.16 Amphibians and reptiles: The site does not support any areas of optimal terrestrial habitat. No significant amphibian populations are considered likely to be present.
- 6.17 Bats: No bat roosts will be directly impacted as no roosts exist within the application site. Therefore, no direct impacts on bat roosts are predicted.
- 6.18 Indirect impact - light disturbance: The inappropriate use of lighting can impact roosting/foraging bats with bat research showing species such as brown long-eared and Myotis bats will actively avoid lit areas due to an increased risk of predation, whilst high light levels will delay emergence from roosts. In addition, as insects are attracted to lights this can result in a reduction in prey availability for species that will not forage in lit areas.
- 6.19 During both construction and upon completion of the proposed development, the use of lighting needs to be positioned to avoid illumination of potential bat roosts and foraging habitat within the adjacent area of woodland. Therefore, the following measures should be adopted to avoid light pollution impacts on bats:
- 6.20 1. Type of lamp (light source): Light levels should be as low as possible as required to fulfil the lighting need. Low or high pressure sodium lamps should be used preferentially instead of mercury or metal halide lamps; and
- 6.21 2. Lighting design: Lighting should be directed to where it is needed, with no horizontal spillage towards existing trees. This can be achieved by restricting the height of the lighting columns and the design of the luminaire.
- 6.22 Nesting birds: All nesting birds, their nests and eggs are protected under the WCA 1981. To avoid impacts on nesting birds any construction works should commence outside of the main bird-breeding season (March to August inclusive). However, if works need to

commence during the bird-breeding season (e.g. 2017), a further check for the presence of nesting birds should be undertaken. If any active nests are found, the area should remain free from disturbance until the young have fledged.

- 6.23 Enhancements: As long as the recommended compensatory and mitigation measures are implemented, no significant adverse impacts of the development on protected and notable species are predicted. Conversely there are a range of enhancements that could be incorporated into the design of the scheme that could deliver significant biodiversity benefits to ensure the development complies with the requirements of the NERC Act 2006. These are outlined below:
- 6.24 Landscaping (general): Any soft and hard landscaping should consider opportunities to plant native tree and/or hedgerow species such as common dogwood (*Cornus sanguinea*), hawthorn, spindle (*Euonymus europaeus*), hazel (*Corylus avellana*) and holly. Non peat-based composts should be used in any planting schemes for the site.
- 6.25 Bat boxes: Schwegler 2F-DFP or timber bat boxes such as the Kent Bat Box could be erected on the trees within the adjacent woodland.
- 6.26 Bird boxes: Bird boxes for small passerines could be erected on trees within the adjacent woodland.”
- 6.27 The enhancement measures could be secured by a planning condition.
- 6.28 The development has been screened for Environmental Impact Assessment and found not to require it.

CONCLUSION

- 7.1 As an agricultural building in the countryside this development is acceptable in principle. However it is important to consider impacts on neighbours such as noise and smell. Advice from the Council’s Environmental Health Team is that such impacts can be controlled and therefore the recommendation is for conditional approval.

RECOMMENDATION

That permission be granted, subject to the following conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be carried out in accordance with approved drawing references: 302054 -001, 10169-07 revision A, 002 and 145 received 7 June 2016.

Reason: To secure a properly planned development.

3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant. Soft landscape works shall include

planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation programme.

Reason: To ensure the provision of amenity afforded by appropriate landscape design.

4. The landscaping scheme shall be completed within 6 months from the completion of the building, or such other date as may be agreed in writing with the Local Planning Authority. Any trees or plants which die during the first 5 years shall be replaced during the next planting season.

Reason: to ensure the satisfactory external appearance of the building.

5. Before any development is commenced, an Odour Management Plan detailing the measures to be taken to minimise odour from the pig operation shall be submitted to and approved in writing by the local planning authority. The pig enterprise shall be operated and managed in accordance with the approved Odour Management Plan.

Reason: In the interests of the amenity of nearby residents.

6. No development shall take place within the area indicated [the whole site] 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 CS 17 of Waveney District Council Core Strategy Development Plan Document (2009) and the National Planning Policy Framework (2012).

7. 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 1 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 CS 17 of Waveney District Council Core Strategy Development Plan Document (2009) and the National Planning Policy Framework (2012).

8. The ecological enhancements outlined in paragraph 4.7 and table 4.1 of the submitted ecological report shall be implemented within six months of the completion of the building hereby approved.

Reason: in the interests of the biodiversity of the area.

BACKGROUND INFORMATION: See application ref: DC/16/2366/FUL at www.waveney.gov.uk/publicaccess

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