BRESSINGHAM AND FERSFIELD PARISH COUNCIL

Subject	**Planning Application No. 2022/1930**
Title	"Retrospective application for change of use of agricultural buildings to commercial | The Oaks, Kenninghall Road, Bressingham, Norfolk IP22 2HG."
Applicant	Mr Aves.
Date of Response	9th November 2022.

Planning Consultee Response

Bressingham and Fersfield Parish Council recommends that Planning Application no 2022/1930 be refused.

1. **EMPLOYMENT FOR LOCAL PEOPLE**

We recognise that people are already employed on the proposed business park and have taken this into account in determining our recommendation.

We emphasise that our recommendation of refusal of this planning application is, in no way, intended to put their jobs at risk.

We are aware that there is wholly suitable business accommodation available locally and make our recommendation on the assumption that the businesses will be able to relocate and the expectation that they will be allowed a short time to do so.

Our decision to recommend refusal is based on the following factors, described in paragraphs 2 to 5, below.

2. **LOCAL ROAD INFRASTRUCTURE IS UNSUITABLE FOR THE TRAFFIC MOVEMENTS THAT THE BUSINESSES WOULD GENERATE.**

We estimate that the development, if it were to be allowed, would cause the **total number of vehicle movements to and from the location to increase by 104 movements per day.**

- The application is for change of use of agricultural buildings to commercial, proposing to create a business park, consisting of 18 units.
- The location is a working farmyard. Access to the entrance, from any direction, is via single-track lanes. Neither is suitable to cope with the businesses nor their customers.
- Public transport does not operate anywhere near the site. Therefore, tenants and their visitors will have to travel to and from the site by private vehicle.

- We cannot expect car sharing to operate between these small business tenants, as we must assume that each tenant could operate completely differently from the others.

Estimate of number of traffic movements (of any distance).
Number of employees in the two units with planning permission: 16, assume growth to 18 employees.
Assume, conservatively, 2 employees in each of the other 16 units: 32 employees.
Assume, conservatively, 1 customer per unit per day: 18 customers per day.

Total number of single vehicle journeys per day: 136.
Number of additional* vehicle journeys per day: 104
*(taking into account the units with planning permission.)

3. **DUTY OF CARE**

It cannot be assumed that the number of employees and customers will remain constant: they could and should reasonably be expected to grow for any healthy business.

Therefore, **there is a duty of care to reject the application on the grounds that what might happen if it were to be granted cannot be monitored and therefore is neither enforceable nor controllable.**

4. **UNDERMINES RESIDENTS' QUALITY OF LIFE AND ROAD SAFETY**

The safety and priority of people on foot, bicycle and horseback will be undermined if this application were to be granted.

The proposed increase in traffic makes it impossible that road safety can be maintained, given our local infrastructure.

- The lanes are used regularly by local people on foot and by bicycle, going about their daily business. and for leisure.
- We assume that employees and their customers are relatively local and so that they could drive to the site from any direction, which will include passing through Fersfield, Bressingham and nearby smaller settlements in our Parish.
- All routes consist of single or 1.5 carriageway lanes, with no passing places and mostly without footpaths.

5. WASTE PROCESSING

The businesses described in this application include automotive servicing businesses that must generate waste requiring special disposal and specific licensing. We note that the applicant refers only to providing disposal for general waste.