

**PLANNING COMMITTEE - 12 DECEMBER 2017**

APPLICATION NO DC/17/3564/FUL

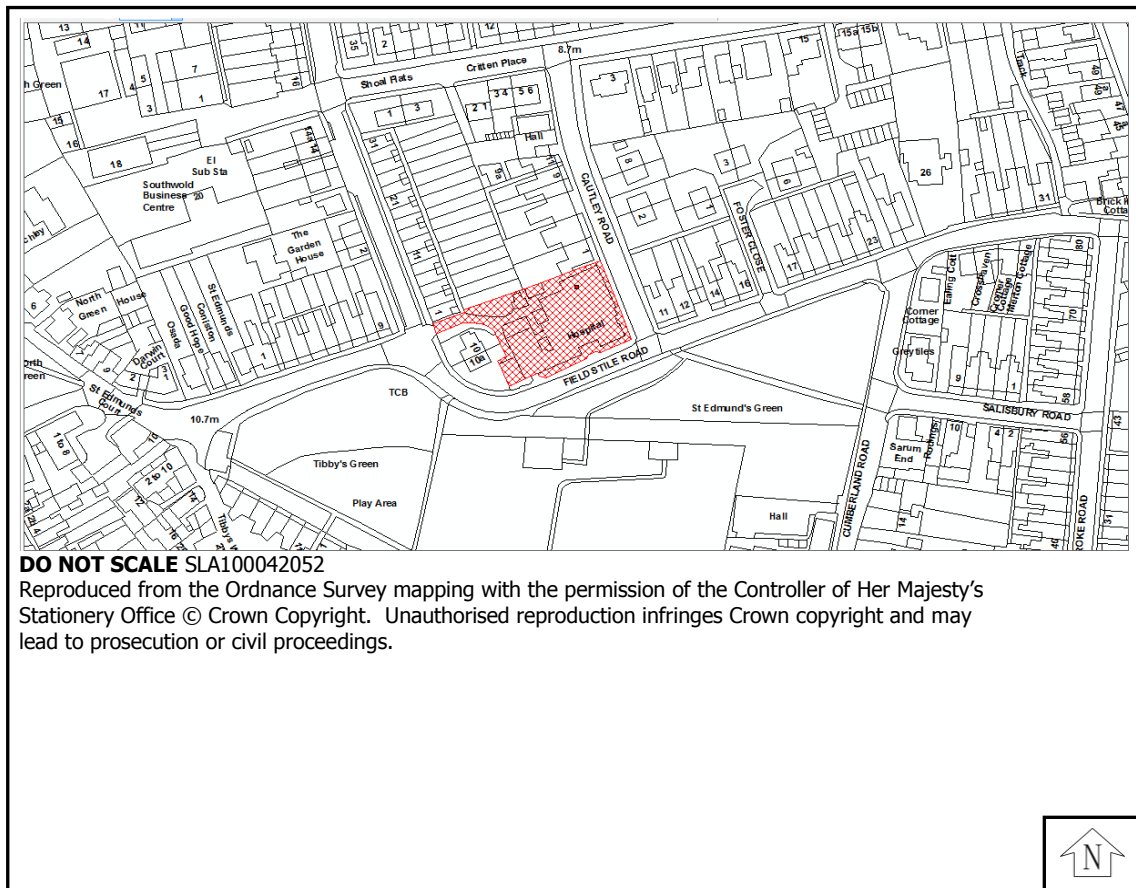
**LOCATION**

The Old Hospital  
 Field Stile Road  
 Southwold  
 Suffolk  
 IP18 6LD

**EXPIRY DATE** 14 December 2017  
**APPLICATION TYPE** Full Application  
**APPLICANT** Hastoe Housing Association

**PARISH** Southwold

**PROPOSAL** Change of use of Hospital to Community use with 9 dwellings. Demolition of 20th century additions to hospital building.

**1 SUMMARY**

- 1.1 This application for full planning permission is for a community led mixed use redevelopment of the former Southwold and District Hospital site. It involves the creation of a community hub (library, crèche and café) a small business centre and nine residential units (five affordable and 4 market houses). It includes the conversion and restoration of

the original hospital building which is locally listed and situated within the Southwold Conservation Area.

- 1.2 The application is the culmination of an 18 months community led project to find a new community use of this building that will benefit the Town. There has been extensive consultation with the community, Southwold Town Council and various stakeholders. Hence the reason for referring the application to the Planning Committee.

## **2 SITE DESCRIPTION**

- 2.1 The site comprises the former Southwold and District Hospital, which closed in November 2015 due to being surplus to requirements. The building lies in the Southwold Conservation Area, and appears on the list of 'locally listed buildings' in Southwold. The site which is 0.17 hectares in area, is situated on Field Stile Road between St Edmunds Road and Cautley Road. The original hospital building was opened in 1903 and since then various extensions have been added over the years, largely in the form of flat roof additions.
- 2.2 Adjoining the northern boundary of the site are the residential properties in St Edmunds Road and Cautley Road. Two dwellings fronting Field Stile Road back onto the western boundary of the site. Directly opposite the site are the open spaces St Edmunds Green and Tibby's Green and St Edmunds Church, a Grade I listed building. There is an existing vehicular access from St Edmunds Road.

## **3 PROPOSAL**

- 3.1 It is proposed to restore the original hospital building, demolish various additions, rebuild rear extensions to provide on the ground floor a crèche, café, public library and business space and four flats above, which will be affordable housing units managed by the applicant. It is proposed to erect four market houses, two adjoining the extended hospital building to the north, and two attached to the west of the old hospital building. One of these units is a bungalow that is to be DDA compliant. Three of the market houses will have a frontage to either Field Stile Road or Cautley Road.
- 3.2 A further dwelling is proposed over the access into the site from St Edmunds Road. This two bedroom flat will be a shared ownership affordable housing unit. On site parking is proposed for the residential units. Eleven spaces are proposed behind the building served off St Edmunds Road and two spaces proposed in front of one of the market houses off Cautley Road.
- 3.3 The market houses all comprise three bedrooms with the affordable units each comprising two bedrooms. The site will provide a new home for Southwold library. It will be open between 9am and 6pm. The provision of a crèche would, it is stated, meet a local need for such a facility and benefit from being sited close to the primary school and a childrens play area on Tibby's Green. The crèche would operate Monday to Friday between 8am and 6pm. In the evenings (6pm-9pm) and at weekends these facilities would be used by various community education and assistance programmes. The business space could be used by existing local businesses, start-up businesses or co-working space. It would be open between 8am and 8pm. The café is proposed to be open between 8am and 9pm.

- 3.4 In June 2015 when the NHS announced the closure of the hospital Southwold Town Council applied to have the premises listed as an Asset of Community Value (ACV). They also set up a community group Save Our Southwold (SOS) to look at the feasibility of buying the site. A development partner was found in Hastoe Housing Association and SOS conducted an extensive consultation with the community on how to develop the site to maximise the social and economic benefits to the town.
- 3.5 In February 2017 a steering group of SOS registered a Community Benefit Society (Southgen) to enable it to purchase the site. After drawing up various schemes and undertaking pre-application planning advice a scheme was arrived at that included community use, business use and affordable housing with sufficient market housing to make the project viable. This led to an offer being made and accepted by NHS Property Services.
- 3.6 Southgen had various project objectives, which were:-
- Prepare a scheme for the site that would generate a residual land value sufficient to buy the site;
  - Prepare feasible and viable development proposals (from an operational perspective);
  - Retain all or as much of the site as possible in community use subject to meeting other objectives;
  - Provide space for start-up and growing businesses to retain and increase non-tourism employment in Southwold;
  - To minimise uses that would make the scheme viable;
  - Where other uses are required to make the scheme viable to provide affordable housing in preference to market housing subject to meeting other objectives.
- 3.7 Various options to use the site were considered and developed to best meet the above objectives. These were:-
- Option 1 – Community and business use only
  - Option 2 – Community and business use and affordable housing
  - Option 3 – Two-thirds community and business use and one third market housing
  - Option 4 - Sixty per-cent community and business use and forty per-cent market and affordable housing (2 out of 7 dwellings being affordable)
  - Option 5 – Thirty-five per-cent community and business use and sixty per-cent market and affordable housing (4 out of 9 being affordable)

Options 1 & 2 did not generate a land value viable to buy the site. Option 3 was not favoured because the cost of developing the business space is too great to be feasible or viable and with no affordable housing provision failed to meet one of their objectives. Option 4 was also discounted for similar reasons, with only 2 of the 7 dwellings being affordable. Option 5 was considered to be the only option that appropriately balanced all of Southgen's competing objectives. It would generate a residual value sufficient to purchase the site and be viable in the long term and therefore sustainable, bearing in mind the cost of development and the amount of revenue generated by the business space to subsidise the community floor space. It met the objectives in terms of community and business use and a significant percentage of affordable housing (44%).

- 3.8 The scheme seeks to restore as much of the original Victorian form of the cottage hospital as possible, particularly the façade facing St Edmunds Church. Behind the building the flat roof additions are removed and replaced with a two storey pitched roof building of rectangular form running parallel with the retained hospital building and linked to it by a flat roofed area. Beyond this addition will be a two storey house and bungalow. The house will have a frontage to Cautley Road with two parking spaces proposed in front of this dwelling. It is separated from 1 Cautley Road by a newly created walkway connecting St Edmunds Road and Cautley Road. The bungalow will be positioned behind this house and comprise a shallow double pitched roof to minimise overshadowing of the rear gardens to the residential properties to the north.
- 3.9 Extensions added to the west of the original hospital building are to be replaced with a pair of semi-detached dwellings fronting Field Stile Road. They will align with the frontage of the retained hospital building and have front gardens enclosed by brick and flint wall. They will also have a small rear garden area abutting the parking area. The flat to be created over the site entrance will abut the northern boundary of 10 Field Stile Road, one of the semi-detached dwellings adjoining the hospital site. It will also abut the southern boundary of 1 St Edmunds Road, the end property in a terrace of 16 dwellings abutting the east side of St Edmunds Road.
- 3.10 Revised plans have been received to address a number of concerns relating to the impact of the proposals on the neighbouring residents amenity. These revisions include modifying the design of the dwelling fronting Cautley Road to include a low pitched roof on the north side of the house to address concerns raised that the original scheme would have caused harm to the amenity of 1 Cautley Road due to loss of light and overshadowing. The design of the dwelling above the site entrance has also been amended to lessen the impact of the proposals on the amenity of residents living at 10 Field Stile Road. The building has been set back 2 metres from the road and the roof has been turned through 90 degrees so the eaves line now presents to the garden of this house. The parking layout has also been adjusted to remove two parking spaces that abutted the rear boundary of this property.
- 3.11 The revised plans also include amendments to the access and parking arrangement in an attempt to address the concerns of the Highway Authority.
- 3.12 All the new build elements were originally to have a rendered finish. This has been revised to brick to address concerns raised to the use of render which was not considered to reflect the character of the immediate surroundings which consists largely of brick buildings.
- 3.13 The application is supported by the following documentation:-
- Heritage statement
  - Design and access statement
  - Transport Statement
  - Sustainability Statement
  - Environscreen certificate and contamination questionnaire.
- 3.14 Those properties adjoining the site, the Highway Authority and Southwold Town Council have been re-consulted on the revised plans. Any response will be included as updates.

## 4 CONSULTATIONS/COMMENTS

4.1 **Neighbour consultation/representations** 28 letters of support for the proposals have been received on the basis that it will retain a community use of the site as well as restoring the original building. The proposed uses will revitalise the Town and benefit the community. It will provide much needed affordable housing and new business space. The plans show a respect for the local architecture and are sympathetic to the surroundings.

3 letters of objection have been received from residents that adjoin the site, on the grounds of loss of light, overshadowing, overlooking, loss of outlook and overbearing/oppressive impact. Concern is also raised to potential noise and disturbance from the various uses being open until 9pm in the evening and from the parking and manoeuvring of vehicles close to their rear boundary, which would cause pollution issues. The proposals would thus be detrimental to residential amenity contrary to Local Plan policy DM02. Concern is also raised to the lack of parking for the community/commercial uses as this would exacerbate on street parking problems in the area. The submitted documentation contains errors with regard to neighbour consultation.

4.2 **Southwold Town Council Comments:-** Design; Councillors discussed the application in detail and considered that the design has been well thought out and is sensitive to its location.

Parking provision; With regards to parking, it was noted that when the building was operational as a hospital no additional parking had been provided for visitors/deliveries and that therefore the needs of the new users would not be greater than the need when the building was used as a hospital. It was noted that several of the side streets around the area were not usually full and that employees could park in these, or local car parks, and walk to their employment venue as per employees working at other business venues in the town.

Loss of light to neighbour; Members were advised that one letter of objection had been sent to the Town Council from the residents of 1 Cautley Road who were expressing concern about the loss of daylight and sunlight and loss of privacy both visual and aural. Members would ask that the applicant attempts to modify the design where possible to ease these concerns.

Use of units; members noted the mix being provided within the site and the areas designated for business use/ community use.

SCC/ Highways; The meeting was advised that Suffolk County Council Highways, as consultee had responded to the application with some technical detail concerns regarding the requirement for visibility splays, sufficient manoeuvrability and an appropriate width of access. The architect was asked whether any discussions had taken place with Suffolk County Council Highways prior to the planning application being submitted and Mr Carpenter advised that the response from Suffolk County Council was that they would only be able to comment on the application as and when it had been submitted and were not resourced to provide any pre-planning advice. Mr Carpenter confirmed that contact will now be made with County Highways regarding their response and with the Planning Officer at Waveney District Council. The Town Council would encourage this dialogue to ensure these issues were appropriately dealt with.

Noise concerns; Concern was expressed about the possibility of noise from the site in this mainly residential area, especially during the construction phase. It is suggested that a condition be placed within the approval for a start and stop time for noise emissions from the site, and that the condition should be in accordance with standard working hours.

It was unanimously agreed to recommend that WDC approve the application taking into account the comments made above.

4.3 **WDC Environmental Health - Air Pollution:-** There is potential for noise nuisance to nearby residents from any outdoor area serving the crèche or from any fixed plant and machinery. These would warrant a noise assessment.

Conditions are recommended to seek the provision of electric vehicle charge points; the provision of a demolition/construction Management Plan and odour control measures for any kitchen extract equipment.

4.4 **Waveney Norse - Property And Facilities** were consulted on the 19 September 2017.

4.5 **Essex And Suffolk Water PLC:-** Our records show that we do not have any apparatus located in the proposed development. We have no objection to this development subject to compliance with our requirements, consent is given to the development on the condition that a water connection is made onto our Company network for the new dwelling for revenue purposes.

4.6 **Suffolk County - Highways Department:-** Recommends permission be refused on the following grounds:- 1. The access onto St Edmunds Road, by virtue of its width and limited visibility is substandard; 2. The number of parking spaces fails to meet the requirements of the Suffolk Guidance for Parking 2015; 3. Some of the parking spaces are not usable given their limited length and the space for turning is substandard. 4. The parking spaces served from Cautley Road interfere with pedestrian access and visibility splays.

Other comments made are:-

- the long term cycle storage for the houses should not be shared with short term cycle storage for the commercial/community uses;
- consideration should be given to providing a disabled bay car space for the DDA compliant bungalow;
- A Traffic Regulation Order (TRO) is required to remove the ambulance bay, and a new TRO would be required for use as a limited waiting parking space that would have to be funded by the developer;
- the adequacy of the refuse storage is questioned.

4.7 **Southwold And Reydon Society:-** The Committee discussed this application at our recent meeting. We think that this is a well-designed scheme to create a mix of community uses and housing, including four new affordable dwellings which we feel are needed locally along with premises for "knowledge based" businesses and provision for positive social interaction of a kind that promotes health and well-being. Southwold Library is a well-regarded provision and needs a permanent home. In order for Southwold not to become a dormitory town made up largely of second homes, it is important that the town centre has areas of mixed tenure and includes employment provision.

For all these reasons, we strongly support this application and ask the Planning Authority to grant permission.

4.8 **WDC Environmental Health - Contaminated Land:-** Given the very real potential for contamination to exist at this site there would be an objection to the development commencing before the applicant has demonstrated that the site is, or can be made, suitable for the proposed end use. It would be preferable to refuse permission until this information has been submitted. However, should the LPA decide to grant permission contamination survey's and remediation measures should be secured by appropriately worded conditions.

## 5 PUBLICITY

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

Category	Published	Expiry	Publication
Conservation Area, Major Application,	29.09.2017	19.10.2017	Beccles and Bungay Journal
Conservation Area, Major Application,	29.09.2017	19.10.2017	Lowestoft Journal

## 6 SITE NOTICES

6.1 The following site notices have been displayed:

General Site Notice	Reason for site notice: Conservation Area, Major Application, Date posted 22.09.2017 Expiry date 12.10.2017
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## 7 PLANNING POLICY

7.1 National Planning Policy Framework (March 2012)

7.2 The Waveney Core Strategy was adopted in January 2009 and the following policies are considered relevant:

**CS01** Spatial Strategy, **CS02** High Quality and Sustainable Design, **CS11** Housing, **CS15** Sustainable Transport and **CS17** Built and Historic Environment.

7.3 The Waveney Development Management Policies were adopted in January 2011:

**DM01** Physical Limits, **DM02** Design Principles, **DM08** Existing Employment Areas and Other Employment Sites, **DM15** Neighbourhood and Village Shops and Facilities, **DM16** Housing Density, **DM17** Housing Type and Mix, **DM18** Affordable Housing, **DM19** Conversion of Properties to Flats, and **DM30** Protecting and Enhancing the Historic Environment.

## **8 PLANNING CONSIDERATIONS**

### **Principle of Development**

- 8.1 Waveney Core Strategy Policy CS01 sets out the Council's Spatial Strategy for the distribution of new development and directs the majority of new housing, employment, retail, services and facilities to the main town of Lowestoft, followed by the Market Towns, including Southwold. Development Management Policy DM01 requires development to be concentrated within the physical limits of the main towns, with preference given to the development of previously used land and buildings or vacant and underused land.
- 8.2 One of the key considerations governing the principle of the redevelopment is whether Development Management Policy DM15 'Neighbourhood and Village Shops and Facilities' is applicable. Whilst the policy does not specifically mention health care facilities it does seek to protect local community facilities and thus considered a material consideration. The policy requires any loss or change of use to a non community use will need to be justified, and to demonstrate the facility cannot be made viable in the foreseeable future. It also refers to sites, where appropriate being offered to the local community for community management.
- 8.3 Having been listed as an ACV, community organisations have been provided with a period of 6 months within which to make a bid for the site. A community group has also been set up to look to purchase the site for a mix of uses, including an element of community use and neighbourhood facilities (library, crèche and café). These uses would be supported by Policy DM15. Whilst the business use and affordable housing would not be considered a community use they are considered beneficial to the scheme in terms of addressing a shortage of such provision in the Town. The application has also shown various possible re-development options for the site and their viability. It showed that a purely community use would not be viable. Thus taking all these factors into account, it is considered, this proposal for a mixed use scheme incorporating both community, business and affordable housing and a level of market housing to make the scheme deliverable would accord with policy DM15.
- 8.4 Local Plan policies CS11 and DM08 encourage further housing and new employment uses within settlement boundaries subject to detailed design considerations.

### **Housing Land Supply and Housing Mix**

- 8.5 Being previously developed land within the defined physical limits of Southwold, the site is considered a sequentially preferable location for new residential development in accordance with policy CS11. The housing density is 53 dwellings per hectare and thus complies with policy DM16. Given that 33% of the total housing provision is two bedroomed, and there is a mix of houses, flats and bungalows, including a 'Lifetime Home' standard, the proposals accord with policy DM17 relating to housing type and mix.
- 8.6 Given the development is less than 10 dwellings the Council cannot insist on the provision of an element of on-site affordable housing. However the applicant is now proposing that five of the nine units be affordable and which they will manage. This is considered a significant benefit of the scheme, given the need for such accommodation in the Town.



### **Impacts upon Key and/or Public Buildings/Facilities**

- 8.7 This issue has been address in paragraphs 8.2 and 8.3 above.

### **Employment and Economic Considerations**

- 8.8 When in operation the hospital provided jobs. The community and business uses proposed will retain employment on the site. The applicants indicate that 37 full time jobs would be created by the development. New and alternative employment uses of sites within settlement boundaries are supported by policy DM08 subject to detailed design considerations. It is considered the proposed uses of the site subject to conditions controlling hours of working and disposal of waste, would not have an adverse impact on the environment, the character of the area, and the amenity of residents living adjacent to the site.

### **Heritage Considerations**

- 8.9 Local Plan policies CS17 and DM30 seek to preserve and enhance the historic environment. The existing building is locally listed. The Conservation Area Appraisal notes that “The surrounding single storey slate roofed and flat roofed extensions are not of interest,” thus their demolition is not objectionable. Given the current condition of the building and its impact on the conservation area, it is considered there is a significant opportunity for enhancement of both the conservation area and the setting of the Grade I listed St Edmunds Church opposite as well as many of the locally listed buildings nearby. Subject to the quality of the making good that will be required to the newly exposed elements of the original cottage hospital building, the proposal to remove the modern front extensions will be a positive enhancement.
- 8.10 The new houses to the west of the hospital building, given they do not project beyond the front façade of the building and their two-storey scale do not dominate the hospital building and allow the existing building to be seen along the approach from the west. They also do not challenge the dominance of the church building. The other new build elements also, by virtue of their two-storey scale respect the height and scale of the hospital building and those surrounding it. The use of red brick and pantiles throughout the new build reflects the prevailing building material in the locality. It is therefore considered the proposals will not harm the setting of the church and other locally listed buildings.
- 8.11 The revised designs to the houses positioned alongside the existing houses in St Edmunds Road and Cautley Road are an improvement visually in that they represent a more pleasing appearance in the street scenes and create a more cohesive composition with the other new build elements, and which was lacking in the originally submitted scheme.
- 8.12 The development as proposed is quite intensive and ideally there would be more space between the respective buildings and to allow the original hospital building to become more of a stand alone structure. It is however considered the considerable public benefits of retaining a community use on the site, and restoring a locally listed building, outweighs any harm caused by the high density of the development. The scheme therefore accords with the provisions of paragraphs 126-141 of the NPPF, and the Local Plan policies that seek to preserve and enhance historic environments.

### **Aesthetics and Functional Design**

- 8.13 The existing development on three sides of the site largely consists of relatively high density terraced housing. The continuous built up frontages of the proposed development is thus considered to reflect the character of the area. The high density nature of the development is also considered reasonable given the close proximity to Southwold town centre and the presence of the public spaces on the opposite side of the road.
- 8.14 Providing a pedestrian path along the northern boundary of the site, linking St Edmunds Road and Cautley Road, improves permeability and reinforces a key characteristic of the area. The provision of parking to the rear of the building ensures the development is not dominated by cars and thus beneficial in terms of visual amenity.
- 8.15 The proposed crèche will have a small play area to the front of the building and the café, alongside, will have an outdoor seating area. These will entail new boundary features to the road frontage which is presently marked by a low brick wall. Some of the space will also provide cycle parking. It is indicated that the café would require planters on the periphery of the site for vegetable growing. It will be important to ensure the boundary treatments for the different users have a unified appearance that is harmonious with the street scene and don't represent a discordant feature that would harm the character and appearance of the Conservation Area. It is recommended this detailing be controlled by condition. The proposals to further landscape the spaces between the building and Field Stile Road and Cautley Road are welcome as it will compliment the front gardens to residential properties in the area and help to install the new development into its surroundings as well as benefitting the Conservation Area.
- 8.16 Various design measures are proposed to promote environmental sustainability, including rainwater harvesting, use of low carbon materials, electrically powered heat pumps and electric car charging points.

### **Residential Amenity**

- 8.17 Local plan policy DM02 seeks to protect the amenity of neighbouring uses and occupiers of the proposed development. There are four residential properties that abut the site. The proposals would it is considered have a greater impact on these properties than the past use of the site, as a result of the increased intensification of use and an increase in the built form. All the adjacent properties will have two storey buildings close to their boundaries which replace either single storey structures or are completely new. The revised plans by amending the designs of the residential units adjacent to the northern boundary have sought to minimise the intrusion on the neighbours by lessening the light loss and overshadowing impacts and reducing the overbearing nature of the development. The revised plans do include a dormer window on the north elevation of the dwelling proposed fronting Cautley Road. There is concern that this would result in unacceptable overlooking of the neighbouring dwelling and it is considered this should be removed and replaced with a rooflight. The amenity of neighbouring residents could be protected further by removing permitted development rights to further extend the dwellings or erect structures in the gardens. The limited sizes of the gardens and the close proximity of the proposed dwellings to site boundaries means any new building could potentially have an adverse impact on neighbour's amenity.

- 8.18 With regard to the commercial/community uses on site it is considered that if these uses are appropriately controlled by conditions including hours of opening/working, installation of plant and equipment (odour control equipment for the café for example) then no significant harm would be caused to the amenity of existing and future residents. Existing residents would be separated from the commercial/community uses by the new dwellings.
- 8.19 Given that the current use of the site did not have any off street parking, nearby residents will experience more noise and disturbance from vehicles coming and going and parking. The revised plans have made some improvements to the parking layout to move some spaces away from the rear boundary of an adjacent property and to replace a rear boundary fence to this property with a wall. Given the parking will only serve the residential units on the site it is not considered the harm caused would be so significant to justify a refusal of planning permission on residential amenity grounds.

### **Highway Safety and Parking Provision**

- 8.20 The application has been accompanied by a Transport Statement, which compares vehicle trips of the existing use and those likely to be generated by the proposed re-development. It concludes that the overall number of trips is likely to be less than would have been generated by the hospital use. Also parking demand for the hospital throughout the day would have been greater than the proposed uses, especially given there is on site parking for the residential units and there was no on site parking for the hospital use. The Statement also notes the site is close to Southwold town centre and public parking, as well as being close to bus stops operating an hourly service, so travel to the site by non-car modes likely. Also people visiting the town centre could link trips to the uses proposed on the application site and vice versa. There could also be linked trips to the site from the nearby school.
- 8.21 Given that the hospital had no off road parking for either staff or visitors and given the close relationship of the site to the town centre, together with the conclusions of the Transport Statement, it is not considered the proposals will lead to any greater adverse impacts on the local highway network to justify a refusal of planning permission. Given the site is in an accessible location and is accessible by transport other than the private car (walking, cycling, public transport) the proposals are considered to accord with Local Plan policy CS15. Some of the concerns raised by the Highway Authority have been addressed on the revised plans including widening the access drive and providing improved turning and manoeuvring space. Any further comments received from the Highway Authority will be included as updates.

### **Flood Risk**

- 8.22 The site is not within an area liable to flood. The development will result in less impermeable areas, thus decrease the load on surface water drainage infrastructure through attenuation and increased infiltration.

### **Land Contamination and Mitigation**

- 8.23 Whilst Environmental Health have suggested more information be submitted through the provision of a phase 1 contamination survey prior to the determination of the application, it is not considered unreasonable in this instance to require this by condition as well as the

submission of any remediation measures. Some additional testing of ground conditions have been undertaken by the applicant which has not revealed any contaminants.

### **Biodiversity and Geodiversity**

- 8.24 The proposed re-development of this site will not impact on any protected species or adversely affect any designated sites. The scheme as a whole will provide increased planting.

### **Trees and Hedgerows**

- 8.25 The proposals will not entail the removal of any trees or established hedgerows.

### **Environmental Impact Assessment (EIA)**

- 8.26 The proposed re-development of this site is not EIA development.

### **Habitats Regulations Assessment (HRA)**

- 8.27 A HRA is not required in respect of this particular development.

### **Analysis of neighbours Concerns**

- 8.28 Neighbours concerns have been addressed in paragraphs 8.17-8.19.

### **Community Infrastructure Levy (CIL)**

- 8.29 CIL levels payable on the housing units are £150 per square metre. The total internal floorspace of the market housing is 427 square metres and the affordable units are 284 square metres. The affordable housing units can seek an exemption.

## **9 CONCLUSION**

- 9.1 This application to re-develop the former hospital site has shown that the mixed use scheme proposed helps to secure the retention of a community use of the site, which is of considerable benefit to Southwold, evident by the significant number of letters supporting the proposals. The proposal does entail a more intensive use which impacts on neighbouring residents and heritage assets. However revised plans submitted seek to minimise these impacts and it is considered the scheme represents a sustainable form of development that would seek to preserve and enhance the character and appearance of the Conservation Area and the character and setting of nearby listed buildings and those locally listed. With appropriate controlling conditions, it is considered the scheme would not be harmful to the interests of residential amenity, highway safety, the environment or the character of the area.
- 9.2 The proposals are considered to accord with the provisions of the Development Plan and the NPPF.

**10 RECOMMENDATION:- AUTHORITY TO APPROVE** subject to the receipt of revised plans omitting the dormer window on the north elevation of one of the market houses and subject to controlling conditions including the following:-

1. Time limit to commence development;
2. Compliance with approved plans;
3. Provision/retention of 5 affordable housing units as proposed;
4. Restrictions to the uses applied for;
5. Controls over hours of opening/working;
6. Access and parking provision;
7. Boundary treatments;
8. Hard and soft landscaping scheme and implementation;
9. Material and finishes;
10. Specific design detailing;
11. Contamination and remediation;
12. Scheme for the provision of refuse storage and presentation;
13. Removal of permitted development rights for extensions;
14. Detailing of any plant and odour control equipment.

**BACKGROUND INFORMATION:**

See application ref: DC/17/3564/FUL at  
[www.eastsuffolk.gov.uk/public-access](http://www.eastsuffolk.gov.uk/public-access)

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