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# **Planning Statement**

Saxmundham Railway Station Redevelopment

02 July 2019

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# Planning Statement

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02 July 2019

# Issue and Revision Record

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# 1 Introduction

## 1.1 Application Overview

1.1.1 Mott MacDonald Limited has been instructed by Abellio Greater Anglia ('the Applicant') to prepare and submit a planning application seeking full planning permission for the redevelopment of the station building at Saxmundham Railway Station in Saxmundham, Suffolk.

1.1.2 The planning application seeks full planning permission for the proposed development and is submitted to East Suffolk Council as local planning authority. The full development description is as follows:

***"Planning application seeking full planning permission for the remodelling and weatherproofing of the station building including the construction of a new flat roof to the single-storey brick structure and replacement of new doorways and windows at Saxmundham Railway Station, Saxmundham"***

1.1.3 The application submission comprises the following suite of documents:

- Application Forms
- Planning Statement prepared by Mott MacDonald (Dated: July 2019)
- Heritage Statement prepared by Mott MacDonald (Dated: July 2019)
- Plans and Drawings
  - Site Location Plan (Drawing No. 378091-MMD-02-AV-DR-T-0010);
  - Maximised Floor Plan (Drawing No. 378091-MMD-00-AQ-DR-A-0004);
  - Elevations and Section (Drawing No. 378091-MMD-00-AQ-DR-A-0005); and
  - Roof Plan (Drawing No. 378091-MMD-00-AQ-DR-A-0007).

## 1.2 Background to the Application

1.2.1 Due to an arson event on 12<sup>th</sup> February 2018, the Station building at Saxmundham Station was partially demolished on health and safety grounds. Abellio Greater Anglia commenced the partial demolition of the building on 14<sup>th</sup> February 2018 to address the immediate risk posed to public safety. The works consisted of the removal of the roof, gutters, fascia and entire first floor to bring the building back to a stable state, and as a result is now a single storey building.

1.2.2 The partial-demolition works commenced prior to obtaining the relevant consent from the local planning authority due to health and safety grounds and in the interests of public safety. A letter to this effect was issued by Abellio Greater Anglia to East Suffolk Council on the 16<sup>th</sup> February 2018 providing confirmation that the demolition had commenced (Appendix A).

1.2.3 Due to the building's location within the Saxmundham Conservation Area, a separate letter was issued to East Suffolk District Council on 14<sup>th</sup> March 2018 demonstrating that, by demolishing the building in the interest of public safety, Abellio Greater Anglia had complied with the provisions of Schedule 2, Part 11 (heritage and demolition), Class B (demolition of buildings) of the Town and Country Planning (General Permitted Development) (England) Order 2015 ('GPDO'). As stated in application DC/18/1151/DEM, East Suffolk District Council confirmed that Abellio Greater Anglia had lawfully undertaken the demolition works in accordance with Part 11 Class B of the GPDO.

- 1.2.4 The Station building presently stands as a single-storey building. Abellio Greater Anglia is now seeking full planning permission to redevelop the Station building to continue its operational use and serve Saxmundham Railway Station. The station building is and has historically been used to serve the operational requirements of Saxmundham Railway Station. There is no material change to the use of the land or building in question. The proposals to redevelop the station building do not seek to change its use and will continue to be used operationally.

### 1.3 Planning Statement Structure

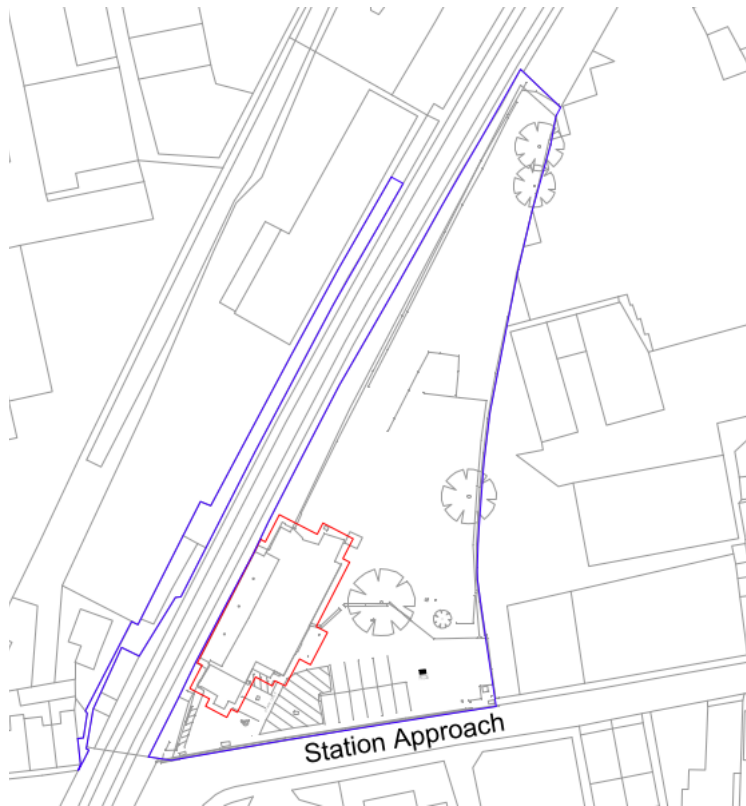
- 1.3.1 The Planning Statement submitted to accompany the Planning Application is structured as follows:
- **Section 2** – provides a description of the Application Site and surrounding area;
  - **Section 3** – describes the proposed development and associated works;
  - **Section 4** – provides a review of the relevant development plan policies and other material considerations;
  - **Section 5** – provides an assessment of the relevant planning issues; and
  - **Section 6** – sets out a summary of key planning matters and other material considerations relevant to the determination of the planning application.

## 2 Site Context

### 2.1 Site Location and Description

- 2.1.1 The application site ('the Site' hereafter) is shown edged red on the submitted Site Location Plan (Drawing No. 378091-MMD-02-AV-DR-T-0010) and is located wholly within the boundary of East Suffolk Council (see Figure 2.1).

**Figure 2.1: Site Location Plan**



Source: Mott MacDonald (2019)

- 2.1.2 The Site comprises of the Saxmundham Railway Station and is adjacent to the Station's associated car parking and landscaping. The Station serves the local town of Saxmundham and provides rail access to the East Suffolk Line. Saxmundham Station is managed and operated by Abellio Greater Anglia.
- 2.1.3 The Station building dates to the mid-19th century as a two-storey building with an entrance set at an angle facing 'Station Approach'. However, following the partial-demolition of the building, it is now an un-occupied one-storey building. Figure 2.2 provides an illustration of the Station building in its current form.

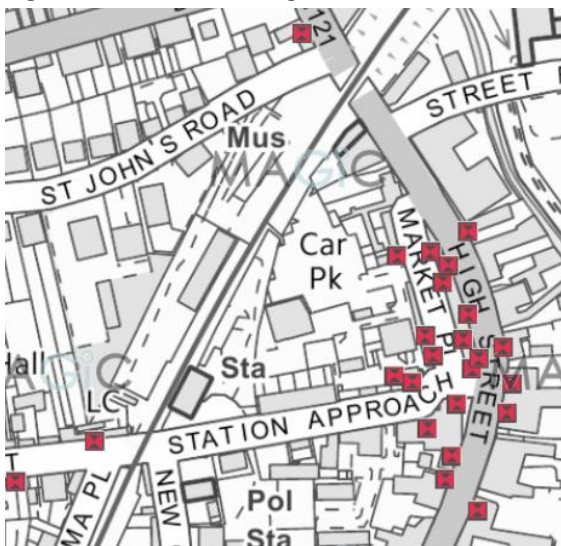
**Figure 2.2: Saxmundham Station building at present**



Source: Mott MacDonald (2018)

- 2.1.4 The platforms are to the rear of the building facing northwest, with the railway line passing southwest to northeast.
- 2.1.5 Surrounding uses comprise of the High Street with several shops, pubs and other services / amenities and residential.
- 2.1.6 The site is located within the Saxmundham Conservation Area. There are listed buildings within close proximity to the Site. These are mainly towards the east, with a cluster set along the High Street. There are also a number of listed buildings located along Albion Street, including the following:
- 1-15 Albion Street (Grade II Listed); and
  - 10 and 12, Albion Street (Grade II Listed).

**Figure 2.3: Extract of Heritage Assets**

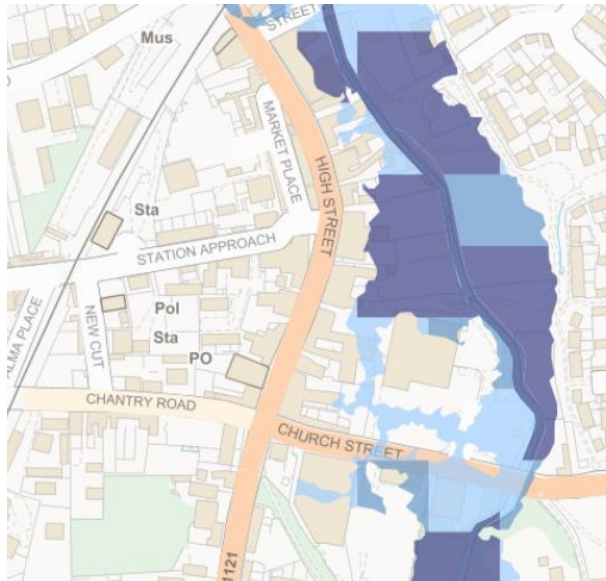


Source: Magic (2019)



- 2.1.7 The Site is situated within flood zone 1 and has a low probability of flooding. Due to the size of the Site (458 sqm), a Flood Risk Assessment has not been carried out as part of this planning application.

**Figure 2.4: Extract of flood risk**



Source: GOV.UK (2019)

## 2.2 Planning History

- 2.2.1 A planning history search has been undertaken using the ESDC map search to identify relevant planning history. It confirms that a prior notification (Application Reference: DC/18/1151/DEM) for demolition of the disused railway building impacted by fire damage was approved by ESDC on 23 April 2018.

## 3 Proposed Development

### 3.1 Introduction

- 3.1.1 Following the damage to the Station building at Saxmundham Station, Abellio Greater Anglia is seeking to redevelop the building as part of wider package of measures to improve passenger facilities on offer at the Station. The proposed scheme is shown on the submitted drawings:

**Table 3.1: Scheme Drawings**

Drawing Title	Drawing No.	Revision	Scale
Maximised Floor Plan	378091-MMD-00-AQ-DR-A-004	B	1:100 @ A3
Elevations and Section	378091-MMD-00-AQ-DR-A-005	A	1:100 @ A3
Roof Plan	378091-MMD-00-AQ-DR-A-007	A	1:100 @ A3

### 3.2 Ground Floor Remodelling

- 3.2.1 The ground floor will be re-modelled to provide an area for railway operational use, ticket station, waiting room for passengers, and outdoor storage. This will also include replacement of new doorways, a new glazed opening for the Station entrance as well as new windows which will replicate the existing historical character of the building and conservation area.
- 3.2.2 The proposal will retain the existing Station entrance to provide access to the building's other operational facilities. The existing site building and lower level of the Annex to the east of the Station building will be retained to provide a CCTV and utility access point. Further details of the remodelling works are shown on the Maximised Floor Plan (Drawing No. 378091-MMD-00-AQ-DR-A-004).

### 3.3 Roof and Canopies

- 3.3.1 As shown on the Elevations and Sections (Drawing No. 378091-MMD-00-AQ-DR-A-0005), the Scheme will provide a new like-for-like canopy on the front façade which replicates the previous design. The canopy situated on the platform is to be retained and refurbished as part of the proposed works. The existing brick clad facade will be remodelled, and weather proofed.
- 3.3.2 The proposed development includes weatherproofing the Station building following the removal of the first floor. As shown on the submitted Roof Plan (Drawing No. 378091-MMD-00-AQ-DR-A-0007), a single ply proof membrane is proposed for the eastern extents of the building and rear canopy. A new pitched roof and front canopy is proposed for the remainder of the building with a Marley Eternit Slate Finish.

## 4 Planning Policy Context

### 4.1 Introduction

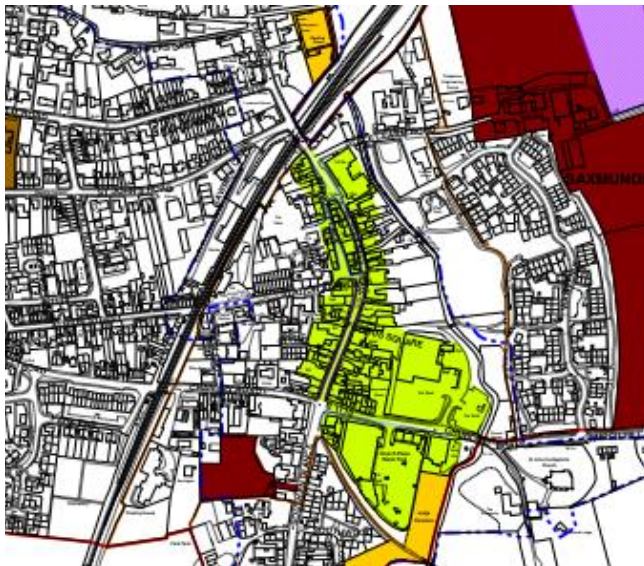
- 4.1.1 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan comprises of local planning documents which have been subject to examination in public and/or testing through public inquiry and are adopted having been through due process.
- 4.1.2 The Site falls within the administrative boundary of East Suffolk Council. The relevant statutory development plan documents comprise of the following:
- Suffolk Coastal District Local Plan – Core Strategy & Development Management Policies (July 2013)
  - Site Allocations and Area Specific Policies Map (January 2017)
- 4.1.3 In addition to the statutory development plan, developments should also be assessed against the policies of the National Planning Policy Framework (February 2019) which is a material consideration in any planning application determination.

### 4.2 Statutory Development Plan

#### Site Allocations and Area Specific Policies (January 2017)

- 4.2.1 A review of the Site Allocations and Area Specific Policies Map (January 2017) confirms that there are no site specific allocations (see Figure 4.1). The Site is situated within the Saxmundham Town Centre (Policy SSP29) and is also within the Saxmundham Conservation Area boundary.

Figure 4.1: Proposals Map Extract



Source: East Suffolk Council (2017)

### Suffolk Coastal District Local Plan – Core Strategy and Development Management Policies (July 2013)

4.2.2 The Core Strategy and Development Management Policies Local Plan ('the Local Plan') document sets out in strategic terms the Council's overall approach to future development for the period to 2027. It sets out where development of differing scales should take place and the key factors that will be taken into account when considering individual proposals

4.2.3 The overarching vision in 2027 is:

*"Having built on the best of the past, Suffolk coastal will be a district where people can and want to live and to invest, as well as to care for others and the environment."*

4.2.4 Relevant policies from the Local Plan are as follows:

- **Policy SP11** (Accessibility);
- **Policy SP1** (Sustainable development);
- **Policy SP15** (Landscape and Townscape);
- **Policy DM22** (Design: Function);
- **Policy DM23** (Design: Residential Amenity); and
- **Policy SP25** (Saxmundham)

## 4.3 Material Considerations

### National Planning Policy Framework (February 2019)

4.3.1 The National Planning Policy Framework ('NPPF') (February 2019) sets out the Government's planning policies for England and how they are expected to be applied. It provides guidance for all local authorities in respect of drawing up plans and making decisions on planning applications.

4.3.2 The sections of the NPPF relevant to the proposed development are set out below:

- Section 9 (Promoting sustainable transport);
- Section 12 (Achieving well-designed places); and
- Section 16 (Conserving and enhancing the historic environment)

### Emerging Planning Policy – Suffolk Coastal Local Plan Review

4.3.3 The Suffolk Coastal Local Plan was submitted to the Secretary of State for Examination under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 on 29 March 2019 and will cover the period 2018-2036. The Local Plan Review was submitted to the Secretary of State for examination in March 2019 with the hearings planned to take place during summer 2019. Adoption of the plan by the Council is projected to be November/December 2019.

4.3.4 As the emerging local plan has been submitted for examination, it is considered that the local plan is at an advanced stage of the plan making stage. For this reason, greater weight can be attached to the draft policies contained within it. Those policies relevant to the proposed development are considered below.

- **Policy SCLP12.28** (Strategy for Saxmundham)
- **Policy SCLP7.1** (Sustainable transport);
- **Policy SCLP11.5** (Conservation Areas);

- **Policy SCLP11.3** (Historic environment);
- **Policy SCLP11.1** (Design quality); and
- **Policy SCLP4.10** (Town centre environments).

**Saxmundham Conservation Area Appraisal (March 2016)**

- 4.3.5 The Saxmundham Conservation Area Appraisal was adopted in 2016. It forms part of the supplementary planning documentation used by the then district council as evidence for determining the suitability of development proposals. Specifically, it outlines the character of the conservation area, key views, and proposals for future management.
- 4.3.6 The Appraisal notes that the Railway Station is in a poor state of repair, however; is attractive and states that its re-use would provide a welcoming first impression for those using the station. It also states that the Station buildings are a key complex in the town centre and that passenger numbers have doubled in recent years and making the Station a very important transport hub. The Appraisal asserts that retention, restoration and revitalisation of Station is important for the benefit of the town and Conservation Area.

## 5 Planning Assessment

### 5.1 Introduction

- 5.1.1 A planning application is submitted to East Suffolk Council which seeking full planning permission for the redevelopment of the station building at Saxmundham Railway Station in Saxmundham, Suffolk. The purpose of this section of the Planning Statement is to provide as assessment of the planning matters within the context of the statutory development plan and other material considerations as set out at Section 4 of this Planning Statement.
- 5.1.2 The key planning matters relevant to the determination of the planning application are set out in this section, and are as follows:
- Principle of Development;
  - Heritage and the Historic Environment; and
  - Design.

### 5.2 Principle of Development

- 5.2.1 Strategic Policy SP25 of the Core Strategy and Development Management Policies document confirms that Saxmundham must make the most of its assets, including its rail infrastructure. It states that the strategy for Saxmundham is to, amongst other things, make it an integrated transport hub on the East Suffolk rail line to service the local area for the benefit of residents and tourists.
- 5.2.2 Strategic Policy SP11 relates to accessibility and reinforces that the Council will seek to maximise the opportunities for local journeys to be made by means other than the private motor car. In respect of public transport this will include improving both the quantity and quality of the service on offer.
- 5.2.3 Section 9 of the NPPF promotes sustainable transport. Paragraph 110 confirms that applications should, amongst other things, facilitate access to high quality public transport and create places that are safe, secure and attractive and respond to local character and design standards.
- 5.2.4 At present the use of the Station is currently underutilised. There is currently no waiting room facility for passengers travelling from the Station other than the benches located along the platforms. The proposed development will provide improved rail facilities for rail users through the introduction a dedicated waiting area for passengers to shelter within whilst waiting for trains. The proposed development will improve the attractiveness of travelling via rail through a new and improved station facility.
- 5.2.5 The proposed development also includes operational space to support Abellio Greater Anglia with other their operation on the network. The Scheme will allow the building to re-commence its operational use, improving the quality of the overall service on offer and ensuring that there is an appropriate provision of ancillary rail infrastructure available to ensure that the Station can operate efficiently.
- 5.2.6 It considered that the redevelopment of the Station building will support the continued growth in rail patronage at Saxmundham Station whilst promoting further use of sustainable transport through improvements in the passenger facilities at the Station. On this basis, it has been demonstrated that the proposed development is in accordance with policies SP25 and SP11 of

the Local Plan, draft policy SCLP7.1 of the emerging Local Plan Review and Section 9 of the NPPF.

## 5.3 Heritage and Historic Environment

### Statutory Duty

- 5.3.1 Listed Buildings are subject to the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 of the Listed Buildings Act imposes a 'General duty as respects listed buildings in exercise of planning functions. Subsection (1) provides: 'In considering whether to grant planning permission for development which affects a listed building, or its setting, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'
- 5.3.2 Conservation Areas are subject to the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72 of the Listed Buildings Act imposes a 'General duty as respects conservation areas in exercise of planning functions'. Subsection (1) states: '...with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

### Planning Policy

- 5.3.3 Policy SP1 of the Core Strategy and Development Management Policies document confirms that the achievement of sustainable development is central for the future of the Suffolk Coastal district, including conserving and enhancing the areas natural historic built environment. Strategic Policy SP15 relates to landscape and town character. It confirms that many of the towns and villages in the district area are of distinctive historical and architectural value, and the Council will seek to enhance and preserve these attributes and the quality of life in the generality of urban area.
- 5.3.4 Paragraph 189 of the NPPF confirms that in determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 5.3.5 In determining applications paragraph 192 requires local planning authorities to take into account; the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and the desirability of new developments making a positive contribution to local character and distinctiveness.
- 5.3.6 Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 194 reinforces that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 5.3.7 Paragraph 196 adds to this and states, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed



against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

5.3.8 Paragraph 200 requires local planning authorities to look for opportunities for new developments within Conservation Area to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

5.3.9 The Saxmundham Conservation Area Appraisal (March 2016) notes that that the Railway Station is in a poor state of repair, however; is attractive and states that its re-use would provide a welcoming first impression for those using the station. It also states that the Station buildings are a key complex in the town centre and that passenger numbers have doubled in recent years and making the Station a very important transport hub. The Appraisal asserts that retention, restoration and revitalisation of Station is important for the benefit of the town and Conservation Area.

#### Heritage Statement

5.3.10 A Heritage Statement has been prepared by Mott MacDonald (June 2019) and submitted as part of this application. The Heritage Statement has considered the impact of the proposed Scheme on surrounding heritage assets. Particular consideration has been given to the character of the Conservation Area and key views within it, and the setting of the surrounding listed buildings.

5.3.11 In respect of the proposed works to the Station building, the Heritage Statement confirms that the proposals are sensitive to the remaining historic fabric and retains the evidential value of the building whilst enhancing the aesthetic and historic value of the assets. It notes that slight negative impacts could be incurred through the minimal loss to the walls on the north-eastern extent of the building, but such impact is outweighed by the positive benefits achieved through the retention of the majority of the historic building and intended use a railway station building. It concludes that the proposals would have a positive effect on the Station building within the Conservation Area.

5.3.12 With regards to potential setting impacts, the Heritage Statement has considered the proposal against the nearby designated heritage assets, including Saxmundham Conservation Area and the Grade II listed building at 1-15 Albion Street. The Statement notes that the addition of a pitched slate roof, would have a slight positive effect on the setting of these assets, due to the restoration of its form and function and removal of the buildings current depilated appearance. It confirms that that proposed Scheme would have a positive effect on the Conservation Area and the setting of the identified listed buildings.

5.3.13 It confirms that the redevelopment of the Station building is in accordance with the recommendations set out in the Saxmundham Conservation Area Appraisal insofar that the Scheme involves the retention, restoration and revitalisation of the building.

5.3.14 Overall, the proposed scheme at Saxmundham Station would have a positive effect on Saxmundham conservation area and nearby listed buildings. For this reason, the proposed development is in accordance with policies SP1 and SP15 of the Local Plan, draft policies SCLP11.3 and SCLP11.5 of the emerging Local Plan Review and Section 14 of the NPPF.

## 5.4 Design and Access

5.4.1 Policy DM21 of the Core Strategy and Development Management Policies relates to the aesthetics of design. It confirms that proposals that comprise poor visual design and layout, or otherwise seriously detract from the character of their surroundings will not be permitted.



Development will be expected to establish a strong sense of place, using street scenes and buildings to create attractive places to live, work and visit.

- 5.4.2 Policy DM22 refers to the function of design and states that proposals should make provision for their functional requirements. This includes meeting a certain set of criteria based around accessibility for people with disabilities, access and turning for emergency vehicles, and ensuring that the development takes into account the need for crime prevention.

Policy SP1 states that, amongst other things, the Council will give priority to reusing previously developed land and buildings.

- 5.4.3 Section 12 of the NPPF sets out policy for achieving well-designed places. Paragraph 124 states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. This is a key aspect of sustainable development, creating better places to live and work and helps make development acceptable to communities.

- 5.4.4 Paragraph 127 sets out a series of design principles and confirms that decisions should ensure the following:

- Developments function well and add to the overall quality of the area for the lifetime of the development;
- Are visually attractive resultant of good architecture;
- Are sympathetic to the local character and history including the surrounding built environment;
- Establish a strong sense of place;
- Optimise the potential of the site to accommodate and sustain an appropriate mix of development, supporting local facilities and transport networks; and
- Create places that are safe, inclusive and accessible promoting health and well-being with a high standard of amenity for existing and future users and where crime and disorder and the fear of crime do not undermine the quality of life or community cohesion and resilience.

- 5.4.4.1 Paragraph 131 notes that when determining applications great weight should be given to innovative designs which help raise the standard of design more generally in the area.

- 5.4.5 Due to the fire damage inflicted on the building, there is a pressing need to redevelop the Station building and bring it back into operational use. The redevelopment of the station building has been designed to positively contribute to the sense of place at Saxmundham station whilst respecting the design of the surrounding buildings and local character of Saxmundham.

- 5.4.6 Abellio Greater Anglia has engaged proactively with the local planning authority and Conservation Officer to develop a suitable design for the Station building following the demolition of the first floor. Abellio Greater Anglia has prepared various options that are sympathetic of the previous building layout and Conservation Area and has continued to liaise with the Council to agree the best design response to the surrounding area whilst balancing the operational needs of the building.

- 5.4.7 As shown on the Maximised Floor Plan (Drawing No. 378091-MMD-00-AQ-DR-A-0004) and Elevations and Sections (Drawing No. 378091-MMD-00-AQ-DR-A-0005), the Scheme does not alter the proposed layout and configuration of the building other than those works required to safeguard the structural integrity of the building. The means of accessing the building and configuration for openings of windows remain unchanged within the proposals. The addition of a pitched roof to the single storey is also proposed and this is the result of the previous damage and an iterative design process following the demolition of the second storey using permitted development rights.

- 5.4.8 The building has been designed that Abellio Greater Anglia can carry out its railway undertakings and supports the overall operational requirements of the Station. This includes the provision of a waiting room and a and other ancillary facilities such as storage and staff amenities.
- 5.4.9 It is considered that the proposed development has been designed to a high quality and is reflective of the existing historic character of the area. This is through the refurbishment of the existing brick clad facades, double glazed windows to replicate the historic character, and the retention of an existing door to form a window with a sill inserted to match existing (Drawing no. 378091-MMD-00-AQ-DR-A-0004).
- 5.4.10 Security has been built into the scheme through the use of CCTV cameras of which have been provisionally included, as shown on the Maximised Floor Plan (Drawing No. 378091-MMD-00-AQ-DR-A-0004). Full details of the CCTV scheme can be agreed through a suitably worded planning condition prior to installation.
- 5.4.11 The station building is and has historically been used to serve the operational requirements of Saxmundham Railway Station. However, at present is underutilised and uninviting for those travelling to and from the station. A sympathetic design has been a key consideration throughout the evolution of the scheme, taking into consideration the local characteristics of the area, improving the quality of the place and creating an attractive place to live, work and visit whilst also ensuring that the developments functionality is safe and accessible to all.
- 5.4.12 It is considered that the proposed development for Saxmundham train station is in accordance with policies DM21, DM22 and SP1 of the Local Plan, draft policy SCLP11.1 of the emerging Local Plan Review and Section 12 of the NPPF.

## 6 Summary and Conclusions

6.1.1 Mott MacDonald Limited has been instructed by Abellio Greater Anglia ('the Applicant') to prepare and submit a planning application seeking full planning permission for the redevelopment of the station building at Saxmundham Railway Station in Saxmundham, Suffolk.

6.1.2 The planning application seeks full planning permission for the proposed development and is submitted to East Suffolk Council as local planning authority. The full development description is as follows:

***"Planning application seeking full planning permission for the remodelling and weatherproofing of the station building including the construction of a new flat roof to the single-storey brick structure and replacement of new doorways and windows at Saxmundham Railway Station, Saxmundham"***

6.1.3 The application submission comprises the following suite of documents:

- Application Forms
- Planning Statement prepared by Mott MacDonald (Dated: July 2019)
- Heritage Statement prepared by Mott MacDonald (Dated: July 2019)
- Plans and Drawings
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  - Roof Plan (Drawing No. 378091-MMD-00-AQ-DR-A-0007).

6.1.4 Due to an arson event on 12<sup>th</sup> February 2018, the Station building at Saxmundham Station was partially demolished on health and safety grounds. Abellio Greater Anglia commenced the partial demolition of the building on 14<sup>th</sup> February 2018 to address the immediate risk posed to public safety. The works consisted of the removal of the roof, gutters, fascia and entire first floor to bring the building back to a stable state, and as a result is now a single storey building.

6.1.5 The Station building presently stands as a single-storey building. Abellio Greater Anglia is now seeking full planning permission to redevelop the Station building to continue its operational use and serve Saxmundham Railway Station.

6.1.6 It is considered that the redevelopment of the Station building will support the continued growth in rail patronage at Saxmundham Station whilst promoting further use of sustainable transport through improvements in the passenger facilities at the Station. On this basis, it has been demonstrated that the proposed development is in accordance with policies SP25 and SP11 of the Local Plan, draft policy SCLP7.1 of the emerging Local Plan Review, and Section 9 of the NPPF.

6.1.7 It has been evidenced that the redevelopment of the Station building would not incur any harm on any nearby heritage assets and would enhance the significance of the Saxmundham Conservation Area. Overall the proposed development will bring the Station back into its intended use which will enhance the significance of the nearby heritage assets. For this reason, the proposed development is in accordance with policies SP1 and SP15 of the Local Plan, draft policies SCLP11.3 and SCLP11.5 of the emerging Local Plan Review and Section 14 of the NPPF.

- 6.1.8 Abellio Greater Anglia has engaged proactively with the local planning authority and Conservation Officer to develop a suitable design for the Station building following the demolition of the first floor. Abellio Greater Anglia has prepared various options that are sympathetic of the previous building layout and Conservation Area and continued to liaise with the Council to agree the best design response to the surrounding environment and operational needs of the building. It is considered that the proposed development has been designed to be of a high quality and reflective of the existing historic character in the area. It is considered that the proposed development for Saxmundham train station is in accordance with policies DM21, DM22 and SP1 of the Local Plan, draft policy SCLP11.1 of the emerging Local Plan Review and Section 12 of the NPPF.
- 6.1.9 In summary, it has been demonstrated that the planning application is fully supported by national and local planning policy, and that the proposed development represents an appropriate form of development at the Application Site. In accordance with Paragraph 11 of the National Planning Policy Framework that policy compliant schemes should be approved without delay, it is respectfully requested that East Suffolk Council approves this planning application.

# Appendices

A.	Demolition Letter Issued to East Suffolk Council
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## **A. Demolition Letter Issued to East Suffolk Council**

[REDACTED]

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[REDACTED]

[REDACTED]

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From: John Mottershead

Sent: 16 February 2018 10:24

To: 'building.control.scdc@eastsuffolk.gov.uk' <building.control.scdc@eastsuffolk.gov.uk>

Cc: Richard Turner <Richard.Turner@greateranglia.co.uk>; Andrew Barnes <Andrew.Barnes@greateranglia.co.uk>;

Chris Hawkins <Chris.Hawkins@greateranglia.co.uk>

Subject: Saxmundham Station building

Dear Sir,

On Monday of this week the main station building a Saxmundham station suffered a major fire on the first floor of the building. The fire has caused major damage to the roof, first floor and has destabilised much of the brickwork. The station for obvious reasons had to be closed whilst the fire was in progress, and following the fire being extinguished the building was inspected by my works inspectors and our independent structural engineers.

The conclusion of the inspection was that the roof, chimney stacks and some of the first floor brickwork was likely to collapse, so these elements have been removed to stabilise the building and allow safe operation of the station. The total extent of the elements needing to be removed due to the fire will be assessed following making the building safe.

I am aware the building is in a conservation area, and that a demolition notice is required by the Local Authority, however due to the fire and the need to operate the station this has not been carried out yet. Until the building is fully assessed it is impossible to know whether full demolition is the correct course or if the building can be repaired, however once this has been assessed I will discuss the way forward with you before making the necessary applications. I am further aware that the building has significance to the local community

I have spoken to Andy Palmer from your office today to make him aware of the situation, and follow up with this Email advising you of the situation.

Should you need any further information at this stage please contact me.

Regards.

John Mottershead  
DPE greater anglia  
07767672331

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