



## Saxmundham Town Council

All Members of the **Planning and Development Control Committee** are summoned to attend a meeting on

**Wednesday 19<sup>th</sup> October 2021 at 11 am in the Town House, Saxmundham.**

- 1) Apologies for Absence**  
To receive apologies for absence.
- 2) Pecuniary/Non-Pecuniary Interests**  
Councillors to declare any Pecuniary or Non-Pecuniary Interests and Consideration of any requests for dispensation. Notwithstanding this item, Members may subsequently declare an interest at any point in the meeting.
- 3) Minutes of the Previous Meeting**  
To receive and approve the minutes of the meeting held 15<sup>th</sup> September 2021.
- 4) Open Forum**  
To invite the public to comment on any item on the agenda. The public may not join in the meeting itself.

**5) To consider the following planning applications**

Planning ref	Application date	Response deadline	Applicant name and site address	Proposal
DC/21/4115/LBC and DC/21/4114/FUL	29 Sept 21	20 Oct 21	46 High St, IP17 1AB	1 <sup>st</sup> floor conversion of former part of shop to residential dwelling and former ground floor storeroom to workshop.

- 6) To note any recent decisions on planning applications by East Suffolk Council.**
- 7) To discuss the search areas for the proposed Nautilus Interconnector Converter Station Site which include a site close to Saxmundham on the B1119 Leiston Road.**
- 8) To note the Hopkins Estate Consultation Report.**
- 9) Date and time of next meeting.**

**J. Morcom** **Date: 14<sup>th</sup> October 2021**  
**Assistant Clerk to Saxmundham Town Council** Tel: 01728 604595 Email: [assistanttownclerk@saxmundham-tc.gov.uk](mailto:assistanttownclerk@saxmundham-tc.gov.uk)





# Saxmundham Town Council

## Minutes of the Meeting of the Planning & Development Control Committee 6.00 PM 15<sup>th</sup> September 2021 in the Market Hall

### Councillors:

Cllr. John Fisher (Chair)      Cllr. Roger Hedley-Lewis  
Cllr Nigel Hiley                      Cllr Charlotte Hawkins

**Also Present:** Jenny Morcom,(Assistant Town Clerk (ATC)).

**66/21PD**      Apologies for absence  
There were no apologies for absence.

**67/21PD**      Pecuniary/Non-Pecuniary Interests  
None declared.

**68/21PD**      Minutes of the meeting held 25<sup>th</sup> August 2021  
**It was unanimously RESOLVED to approve the minutes of the meeting held on 25<sup>th</sup> August 2021.** The minutes were signed by the Chair.

**69/21PD**      Open Forum  
No members of the public had joined the meeting.

**70/21PD**      Planning Applications  
  
DC/21/4181/FUL    91 Lincoln Ave, Saxmundham, IP17 1BY    Two Storey rear side extension  
**It was unanimously RESOLVED that there were no objections to the application.**

### **71/21PD**      Recent Planning Decisions.

#### **The Committee noted the following decisions:**

DC/21/3252/FUL and DC/21/3253/LBC (listed building consent)	Hurts Hall, South Entrance, IP17 1ER	Erection of a single storey tennis pavilion	P and D 21 July 2021  30/7/2021	<b>permitted</b>
			STC does not wish to object to the application it would like the following to be noted:	
			<ul style="list-style-type: none"><li>• We are concerned about the number of trees to be removed.</li><li>• We note that the Pavilion will be visible from the Layers on the approach road to Saxmundham.</li></ul>	
DC/21/3319/LBC	11 Albion St, IP17 1BN	Paint exterior of brick built outbuilding and rear of 1970s extension.	P and D 4 <sup>th</sup> Aug 2021  5 Aug 2021 – STC supports the application.	<b>permitted</b>

Signed \_\_\_\_\_ Date \_\_\_\_\_

**72/PD21 Next Agenda**

The Hopkins Estate consultation report will be on the agenda for the next meeting of the Planning committee

**Provisional dates for the next meetings of the Planning and Development Control Committee are**

- **Wednesday 29<sup>th</sup> September 2021**
- **13<sup>th</sup> October 2021**

**Meetings begin at 6pm and are held in the Market Hall**

**The meeting closed at 6.15 p.m.**

**Jennifer Morcom, Assistant Clerk to Saxmundham Town Council  
The Town House, Station Approach  
Saxmundham, IP17 1BW**

Signed \_\_\_\_\_ Date \_\_\_\_\_



Application for Planning Permission and listed building consent for alterations,  
extension or demolition of a listed building.  
Town and Country Planning Act 1990  
Planning (Listed Buildings and Conservation Areas) Act 1990

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Site Address**

Number	46
Suffix	
Property name	rear of 46
Address line 1	High Street
Address line 2	
Address line 3	
Town/city	Saxmundham
Postcode	IP17 1AB
Description of site location must be completed if postcode is not known:	
Easting (x)	638669
Northing (y)	263244
Description	

**2. Applicant Details**

Title	
First name	mark
Surname	polley
Company name	Eidson and Pastor (partnership)
Address line 1	rear of 46 High Street
Address line 2	St. Peters Street
Address line 3	
Town/city	Colchester

## 2. Applicant Details

Country

United Kingdom

Postcode

CO1 1EW

Are you an agent acting on behalf of the applicant?

Yes  No

Primary number

Secondary number

Fax number

Email address

## 3. Agent Details

Title

Mr

First name

Polley

Surname

M P Associates

Company name

MP Associates

Address line 1

5 Newgate Terrace

Address line 2

St. Peters Street

Address line 3

Town/city

Colchester

Country

United Kingdom

Postcode

CO1 1EW

Primary number

Secondary number

Fax number

Email

## 4. Description of the Proposal

Please note in regard to:

- Fire Statements - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- Permission In Principle - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timescales. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s).

Proposed first floor conversion of former part shop to 1 x residential dwelling (flat) and former ground floor storeroom area to 1 x workshop

Has the development or work already been started without consent?

Yes  No

### 5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know  
 Grade I  
 Grade II\*  
 Grade II

Is it an ecclesiastical building?

- Don't know  Yes  No

### 6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes  No

### 7. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes  No

### 8. Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes  No

If Yes, do the proposed works include

- a) works to the interior of the building?  Yes  No  
b) works to the exterior of the building?  Yes  No  
c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?  Yes  No  
d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?  Yes  No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Please refer to all drawings and documents ( in particular "works to existing external materials/finishes) forming part of this application.

### 9. Materials

Does the proposed development require any materials to be used?

- Yes  No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
External Walls	face brickwork and timber cladding	making good to match existing
Roof covering	interlocking clay pantile and natural slate	making good to match existing
Windows	timber	new windows as Drawing No. 21 (include velux roof window detail)
External Doors	timber(glazed)	new doors as per Drawing No. 21
Internal Walls	none	new timber studwork partitions
Ceilings	plasterboard skim coated	make good to match existing
Other external staircase	timber external staircase	New metal external staircase as per Drawing No.22

### 9. Materials

Are you submitting additional information on submitted plans, drawings or a design and access statement?  Yes  No

If Yes, please state references for the plans, drawings and/or design and access statement

All drawings and documentation

### 10. Site Area

What is the measurement of the site area?   
(numeric characters only).

Unit

### 11. Existing Use

Please describe the current use of the site

Mixed use consisting of retail shop, residential units, storage and outbuildings

Is the site currently vacant?  Yes  No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated  Yes  No

Land where contamination is suspected for all or part of the site  Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination  Yes  No

### 12. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?  Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No

Are there any new public roads to be provided within the site?  Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?  Yes  No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?  Yes  No

### 13. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?  Yes  No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	4	4
Cycle spaces	0	4	4

### 14. Foul Sewage

Please state how foul sewage is to be disposed of:



#### 14. Foul Sewage

- Mains Sewer  
 Septic Tank  
 Package Treatment plant  
 Cess Pit  
 Other  
 Unknown

Are you proposing to connect to the existing drainage system?

Yes  No  Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

All new foulwater drainage is to be connected to the existing soil and vent waste pipe as shown on Drawing No.20. No new underground foulwater drainage works are required.

#### 15. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

Yes  No

**If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.**

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes  No

Will the proposal increase the flood risk elsewhere?

Yes  No

**How will surface water be disposed of?**

- Sustainable drainage system  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

#### 16. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes  No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

#### 17. Biodiversity and Geological Conservation

**Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?**

**To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.**

a) Protected and priority species:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features:

### 17. Biodiversity and Geological Conservation

- Yes, on the development site
  - Yes, on land adjacent to or near the proposed development
  - No
- c) Features of geological conservation importance:
- Yes, on the development site
  - Yes, on land adjacent to or near the proposed development
  - No

### 18. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes  No

If Yes, please provide details:

Residential and a very small amount of commercial (shop) waste will be collected as per current arrangements which serve both existing residential and commercial properties on site.

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes  No

If Yes, please provide details:

As per existing arrangements

### 19. Residential/Dwelling Units

**Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.**

Does your proposal include the gain, loss or change of use of residential units?

Yes  No

Please select the proposed housing categories that are relevant to your proposal.

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

Market Housing - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Flats/Maisonettes	1	0	0	0	0	1
Total	1	0	0	0	0	1

Please select the existing housing categories that are relevant to your proposal.

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Total proposed residential units

1

Total existing residential units

0

Total net gain or loss of residential units

1

## 20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
 Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes  No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
B2 - General industrial	37	37	37	0
A1 - Shops Total floorspace	40	40	0	-40
Other ground floor storage area (formerly associated with shop)	37	37	0	-37
<b>Total</b>	<b>114</b>	<b>114</b>	<b>37</b>	<b>-77</b>

### A1 - Shops Net Tradable Area

Existing gross internal floorspace (square metres) 0.0

Gross internal floorspace to be lost by change of use or demolition (square metres) 0.0

Total gross new internal floorspace proposed (including changes of use) (square metres) 0.0

Net additional gross internal floorspace following development (square metres) 0

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

## 21. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?  Yes  No

### Existing Employees

Please complete the following information regarding existing employees:

Full-time	<input type="text" value="0"/>
Part-time	<input type="text" value="0"/>
Total full-time equivalent	<input type="text" value="0.00"/>

### Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time	<input type="text"/>
Part-time	<input type="text"/>
Total full-time equivalent	<input type="text"/>

## 22. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes  No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

If you do not know the hours of opening, select the Use Class and tick 'Unknown' in the popup box.

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
B2 - General industrial	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X

## 23. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes  No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Light industrial workshop (with associated small office) use only

Is the proposal for a waste management development?

Yes  No

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website**

## 24. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes  No

## 25. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes  No

## 26. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## 27. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

## 28. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

### 28. Authority Employee/Member

It is an important principle of decision-making that the process is open and transparent.

Yes  No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

### 29. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant  
 The agent

Title

Mr

First name

Mark Polley

Surname

MP Associates

Declaration date

01/09/2021

Declaration made

### 30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

01/09/2021



**MP Associates**  
**5 Newgate Terrace**  
**St Peters Street**  
**Colchester**  
**CO1 1EW**

**DESIGN AND ACCESS STATEMENT**

Proposed Conversion and Alterations

to

“The Store (rear of)”  
46 High Street  
Saxmundham  
Suffolk  
IP17 1AB

## **Introduction:**

1. This Design and Access Statement incorporating a Heritage Statement has been prepared by MP Associates and has been written to meet the minimum requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).
2. This document should be read in conjunction with all drawings and other documents forming part of this same planning application.
3. These proposals are similar to a previously approved planning application (references DC/17/1498/LBC and DC/17/1497/FUL) approved in March 2018 (now expired).
4. The general proposals are as follows:  
Conversion of former first floor shop area to rear to a single one bedroom apartment  
Conversion of former ground floor storage area to rear of shop to commercial use (B2)

## **Site History and Historic Significance:**

5. The current building is Grade II listed and further information is presented in the heritage statement forming part of this application.
6. The application site is located 11<sup>th</sup> the rear of 46 High Street, Saxmundham.
7. It is accessed from the High Street.
8. The site is within the Saxmundham conservation area as defined on the Local Plan.
9. There are several listed buildings in the area of various periods, designs and storeys.
10. There is an external parking area the existing building(s) and the application site area.

## **Proposals:**

11. There are two elements to the proposals as headlined above.
12. The first element is the conversion of a first-floor former shop area into a single bedroom apartment.



13. The second element is the conversion of a ground-floor storage area (formerly associated with the shop) into a workshop/light industrial (B2) use area.
14. All layout and elevational details can be seen on the drawings forming part of this application.
15. The application documentation also includes existing photographs and other information to assist in determination.

**Dimensions:**

16. The proposed conversions are to be carried out within the envelope of the existing structure(s).
17. The replacement external staircase occupies the exact same footprint as existing.

**Layout:**

18. The internal layout of both the residential element and the commercial element can be seen on the drawings.
19. The external layout remains as existing

**Scale:**

20. As stated above the existing envelope (scale/height) of the current structures is retained throughout.

**Materials:**

21. All new external materials shall match existing and this is all covered in a separate documents forming part of this application.
22. The replacement external staircase shall be metal as per drawing No.22 forming part of this application.
23. The new windows and doors shall be as per Drawing No. 21 forming part of this application.

**Landscaping:**

24. No significant landscaping works are proposed at this time.

**Access:**

25. Access to the site will be as currently exists for both pedestrian and vehicles.

**Environment:**

26. It is intended that the conversion works will be insulated to a high standard and meet the minimum requirements of the building regulations, where possible.

**Consultation:**

27. There has been no consultation since this application is similar (reduced scope) to a previously approved application and there have been no relevant planning policy amendments in the interim.

**Inclusive Access:**

28. The immediate development site is approximately level so there are no issues of gradients.

29. There are Statutory requirements placed on Local Authorities regarding access facilities for disabled people under the provisions of the Chronically Sick and Disabled Persons Act 1970 and the Town and Country Planning Act 1990. All relevant requirements will be addressed under the building regulations.

30. These statutory requirements are amplified by part M of the Building Regulations which require provision of access and facilities for disabled people in certain classes of new buildings and again this will be fully complied with.

**Access to the transport network:**

31. The site is located in a High Street and therefore access to the transport network is easily accessible.

**Car Provision:**

32. It is proposed that 4 spaces be provided in the locations as shown on the site layout plan.

33. There has been no highway consultancy.

**Conclusions:**

34. The proposed conversions will safeguard this heritage asset and form part of the evolution of built form on this site which has spanned several centuries.

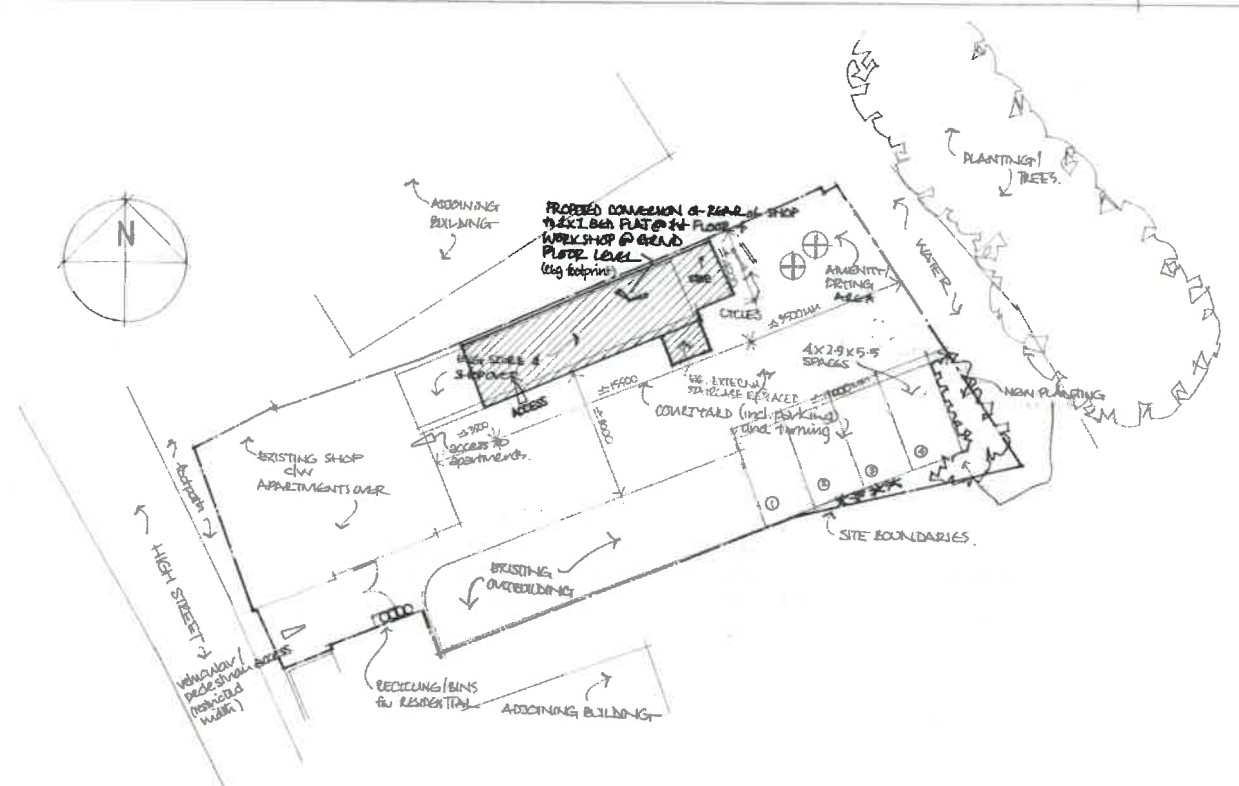
35. The favoured design approach was chosen following an appreciation of the significance of the Listed Building as a heritage asset and the consideration of a wide range of alternative design options. The submitted scheme is held to be in accord with Development Plan policies and aims to safeguard the historic environment.

36. It is therefore hoped that Planning Permission and Listed Building Consent can be issued in due course and in line with the previous consent as stated above.









SITE LAYOUT/BLOCK PLAN 1:200



SITE LOCATION PLAN 1:1250

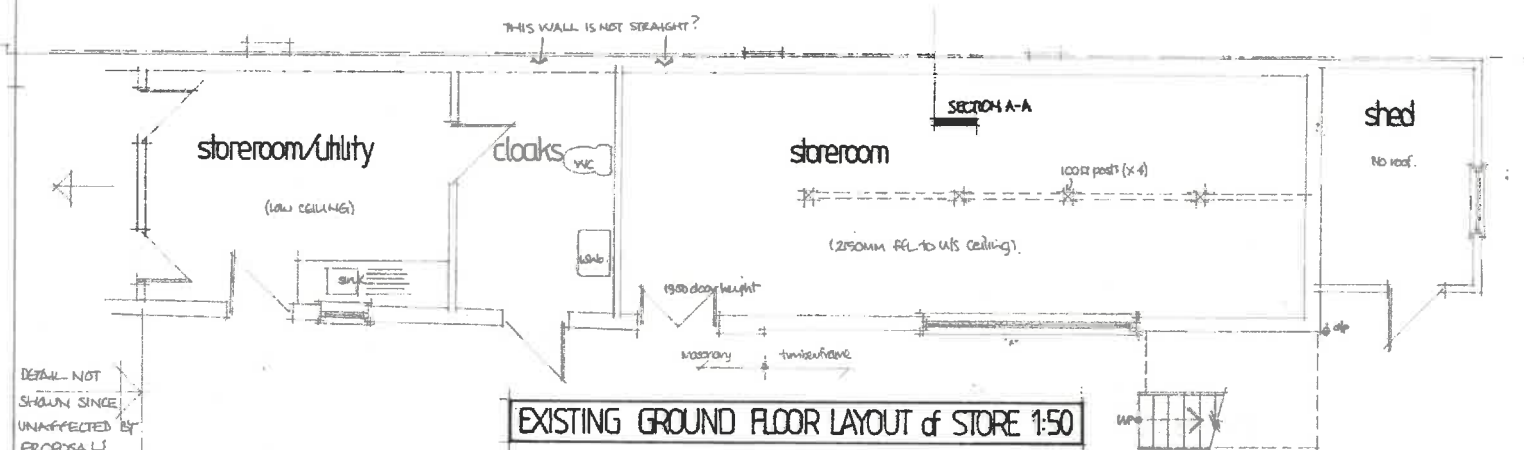
NOTES  
All dimensions must be checked on site and not scaled from this drawing.

scale bar:  
0 1 2 3 4 5 6 7 8 1:200 (metres)  
0 1 2 3 4 1:100 (m)  
0 1 2 1:50 (m)

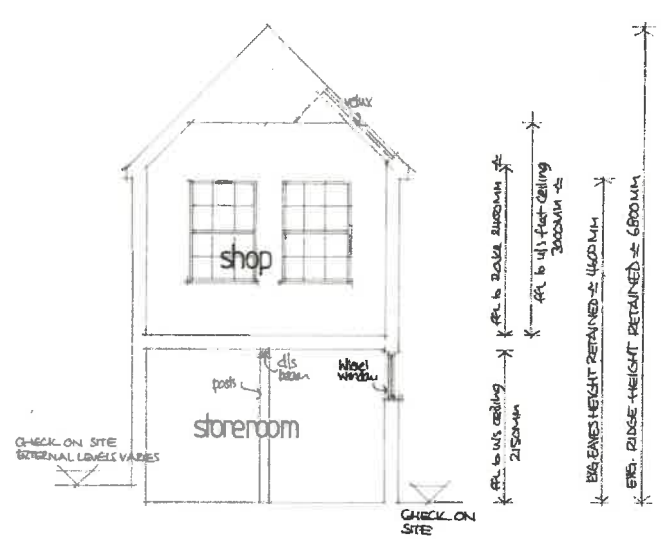
THIS SCALE BAR APPLIES TO ALL DRGS.

NOTES (applies to all drawings)

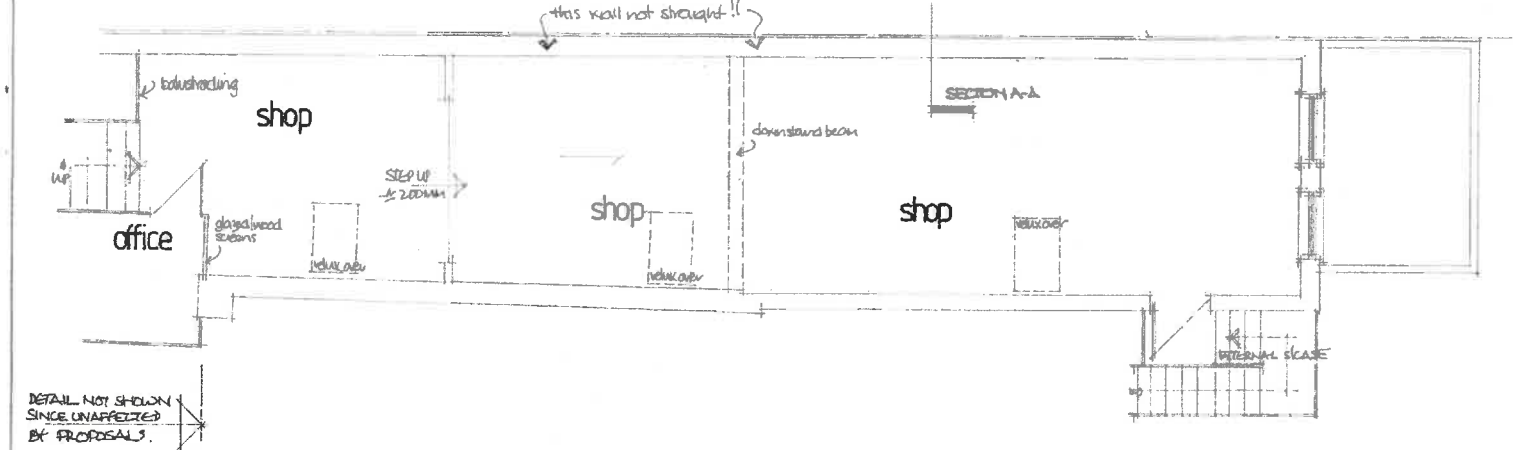
- WALL THICKNESSES (CONSTRUCTION ASSUMED) TO BE CHECKED ON SITE.
- ORIENTATION / RELATIONSHIP OF WALLS ASSUMED TO BE CHECKED ON SITE.
- PROPOSED ROOF CONSTRUCTION THICKNESSES ASSUMED TO BE CHECKED ON SITE.
- FLOOR LEVELS & ROOF PITCHES ASSUMED TO BE CHECKED ON SITE.
- ALL EXTERNAL LEVELS TO BE CHECKED ON SITE.



EXISTING GROUND FLOOR LAYOUT of STORE 1:50



SECTION A-A 1:50



EXISTING FIRST FLOOR LAYOUT of REAR of SHOP 1:50

C	JULY 21	As amended to many plan applications updated and amended.
B	MAR 11	client instructions updated + amended (planning)
A	FEB 17	updated + amended (planning)
	Date	Revisions applicable

mp associates  
mark polley co uk  
T: 01206 227300  
M: 07818 058981  
mark@markpolley.co.uk

Client  
**EIDSON PASTOR**

Job Title  
**PROPOSED CONVERSIONS AND ALTERATIONS TO "THE STORE", 46 HIGH STREET SAXMUNDHAM.**

Drawing Title  
**SURVEY AS EXISTING SITE LAYOUT SITE LOCATION**

Scale	VARIOUS
Date	MAY 16
Drawn by	MAP
Dwg. No.	01
Rev.	





**Item 6 – Recent East Suffolk Council Planning Decisions.**

Planning ref	Application date	Response deadline	Applicant name and site address	Proposal	STC response	ESC decision
DC/21/3089/FUL	5 July 2021	26 July 2021	21 Montagu Drive	Single storey rear extension	P and D on 21 July	<b>permitted</b>
DC/21/3564/FUL	30 July 2021	20 Aug 2021	70 Fairfield Rd, IP17 1BB	Single storey rear extension	P and D 11 Aug 2021 12/8/21 STC supports this application	<b>permitted</b>
DC/21/3677/FUL	5 Aug 2021	26 Aug 2021	Saxmundham Free School	New fence	P and D 11 Aug 2021 12/8/21 STC supports this application	<b>permitted</b>
DC/21/3625/FUL	9 Aug 2021	31 Aug 2021	32 Albion St, IP17 1BL	Single storey extension	P and D 25 Aug 2021 26/8/21 STC has no objection to this application	<b>permitted</b>







# Nautilus Interconnector

National Grid Ventures

Non-statutory consultation  
September 2021

nationalgrid



# Introducing Nautilus Interconnector

**At National Grid Ventures (NGV), we are bringing forward plans for Nautilus, a new multi-purpose Interconnector (MPI) that could supply enough electricity to power around 1.4 million UK homes.**

Nautilus could connect up to 1.4 gigawatts (GW) of offshore wind to the transmission systems of Great Britain and Belgium through a subsea electricity cable called an interconnector. The 1.4 GW interconnector could connect up to 2.8 GW of offshore wind, given the import and export capability of the high voltage direct current (HVDC) cable to two demand centers (Great Britain and Belgium). The project would include underground cabling works and onshore infrastructure, located in East Suffolk.

We are seeking feedback on Nautilus as part of its development process, including options for the onshore infrastructure – namely, a cable route, landfall and converter station search areas. These emerging options are detailed in this leaflet on page 7. For the purposes of the development process, Nautilus has been classified as a Nationally Significant Infrastructure Project (NSIP) by the Secretary of State for Business, Energy and Industrial Strategy (BEIS). That means that we will be following the Development Consent Order (DCO) process and the final decision-maker for the project will be the Secretary of State.

Our consultation starts on **14 September** and will run for six weeks, closing on **26 October**. Details of how you can get involved and provide your feedback are provided on page 10.



**Proposals for Nautilus are being developed by NGV and our partner in Belgium, Elia. Elia is the Belgian National Transmission System Operator (TSO).**

Elia and NGV have a track record of working together successfully during the development of Nemo Link. Operational since 2019, this interconnector connects the Belgium and Great Britain (GB) electricity networks providing both countries with access to electricity generation, improved grid reliability and access to cheaper electricity for consumers.

NGV is the competitive division of National Grid. It operates outside of National Grid's core regulated businesses in the UK and US where it develops and operates commercial energy projects, technologies and partnerships to make energy cleaner, more secure and more affordable for consumers.

There are three distinct electricity business entities under the umbrella of National Grid plc in the UK, as detailed in the diagram below, all with different roles and responsibilities. The separation between NGV, National Grid Electricity Transmission (NGET) and National GridESO stipulates that NGV is treated the same way as any other energy project promoter.

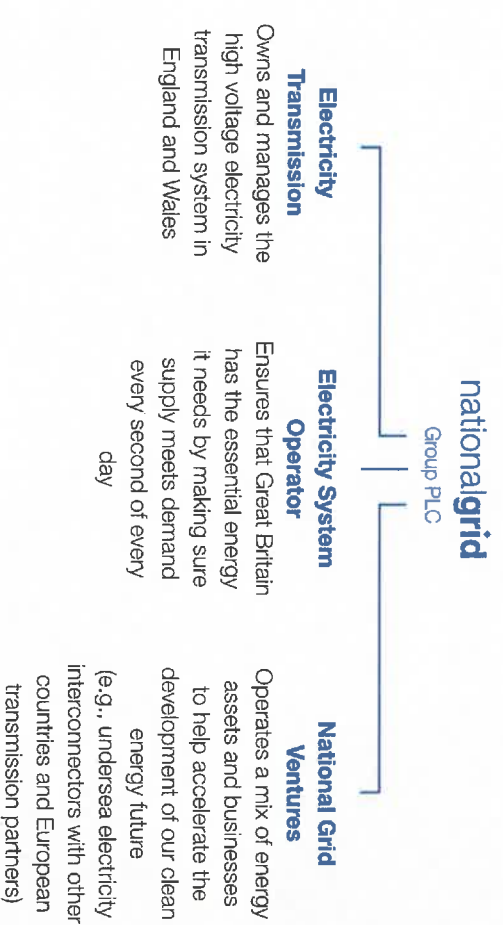


Figure 1: National Grid plc's electricity business entities in the UK

## Our vision for Nautilus

**Building upon our experience as a world leading developer and operator of interconnectors, we have been working closely with Elia, BEIS, Ofgem and numerous non-governmental organisations to develop the next generation of interconnector and wind connection technology – multi-purpose interconnectors (MPIs).**

MPIs are subsea electricity cables which travel between two countries connecting offshore wind farm/s to both markets.

This technology marks an evolution from point-to-point interconnection and radially connected wind.

By combining offshore wind generation with interconnector capacity between GB and Belgium, Nautilus will reduce the amount of infrastructure required both onshore and offshore. In doing so we will be able to reduce the impact on the affected community and environment as well as delivering a pathway towards a more integrated offshore network.

Since 2019 we have been engaging in the area with local councils, parish and town councils and community groups across East Suffolk to gain a better understanding of their interests and concerns. From this engagement it has been made clear that there is a need for greater coordination and cooperation between energy developers

in the region, in particular relating to connections to the electricity transmission network.

Developing Nautilus as a MPI rather than a traditional point-to-point interconnector is our first step in responding to this feedback. Going forward, throughout the consenting, development and construction process we intend to coordinate as far as possible with other developers in the area in order to best address the interests of the environment and local communities.

### As a MPI Nautilus will help to:

- Support the UK to achieve its 40 GW of offshore wind by 2030 and net zero by 2050 climate targets.
- Reduce impacts on coastal communities and the environment by avoiding the need for every project to have its own separate connection infrastructure.
- Support the transition towards a cleaner energy system by providing 2.8 GW of flexible capacity between the GB and Belgian networks.
- Increase security of supply by ensuring energy flows from where it is being generated to where it is needed most.
- Promote more affordable energy bills in the UK by providing access to the lowest priced energy available between GB and Belgium.

## What is Nautilus multi-purpose interconnector?

**The onshore infrastructure for a MPI is no different to that of a point-to-point interconnector. As shown in Figure 2, Nautilus would connect offshore wind farm/s to an offshore converter station, potentially linking clusters of wind farms into a single connection point, before transporting this electricity to the onshore transmission systems of two connected countries through a subsea electricity cable.**

These cables will come onshore at a point known as 'landfall' and will be buried underground. At the landfall very little will be visible once the works have been completed, although there may be some relatively small-scale equipment visible

above ground. A kiosk-type structure (similar to a telephone exchange) may be required at the landfall location to boost the signal for the subsea fibre optic communication system.

The cables will then be run underground connecting into an onshore converter station which will transform the electricity from high voltage direct current (HVDC) into high voltage alternating current (HVAC) so that it can be fed into the transmission network. From the converter station the cables will then again be buried underground before connecting to a NGET substation, which will provide access to the National Transmission System.

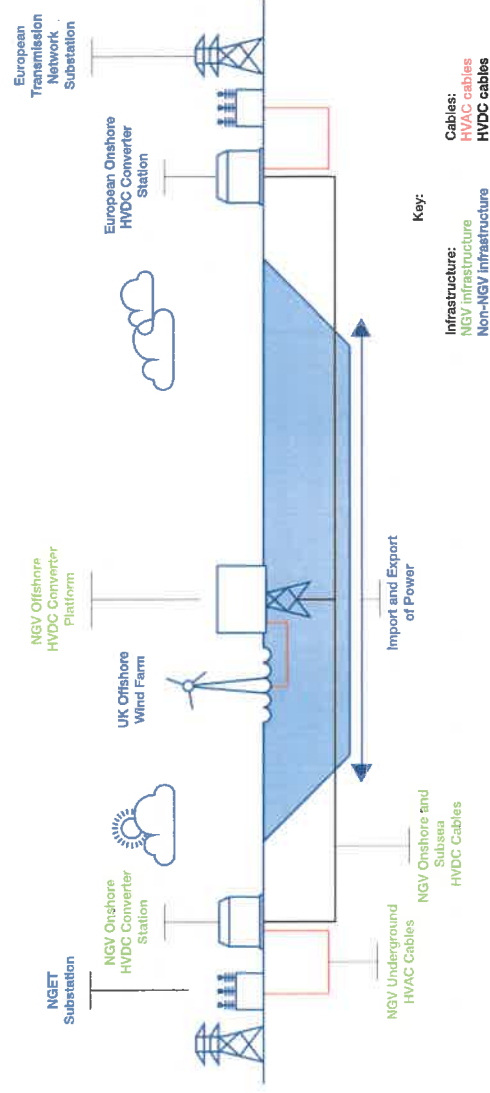


Figure 2: Indicative components of a MPI



# Nautilus onshore

**We began our site selection process with a desk-based initial site appraisal and have since been undertaking feasibility assessments on siting and routing options.**

We began with a search area for potential converter station sites within five kilometres (km) of the proposed NGET substation in Friston. This work has been based on the reasonable assumption of a potential connection location at the Friston NGET substation as proposed by ScottishPower Renewables (SPR).

We recognise that the Friston substation has not yet been consented. We participated in the DCO Examinations for East Anglia One North and East Anglia Two as an Interested Party and continue to monitor the outcome. Parallel to our

siting and routing work, we are continuing to consider the potential coordination opportunities associated with our connection area.

MRPs present the opportunity for coordination of multiple projects. For Nautilus this means both providing a connection opportunity for new offshore wind farm/s (integration) and exploring the ability to co-locate with projects to reduce potential impacts both onshore and offshore (collaboration). Currently, our work involves exploring different scenarios for potential coordination.

Alongside our technical and environmental assessments, your consultation feedback will be used to inform the feasibility of our options and inform our early project development process.

## Converter station search areas

We have identified five shortlisted converter station search areas. A typical footprint for a converter station site covers an area of five hectares (12 acres). This includes space for construction lay down areas as well as the converter station building. The converter station will have a height of up to 24 metres. The exact size and height will depend upon the specific proposals for mitigation and construction.

\* While Landfall E has not been discounted, it is heavily constrained from an onshore perspective and as such is not preferred. However, we need to consider this Landfall option from an offshore perspective in order to confirm that one or more of the Landfall options that have been identified are achievable.



Figure 3: Our siting and routing options

More detailed OS Maps will be available online and at our events

## Cable route options

We have undertaken an initial screening of constraints to identify possible cable corridors between the emerging landfall options and converter station search areas, and between the converter station search areas to the proposed National Grid substation in Friston.

## Landfall options

The landfall location is the point where our cables come ashore and typically requires a working area of two hectares during construction. The cables will be buried underground at the landfall site. We have identified five landfall location options within the search area.

## Nautilus offshore

As well as developing our onshore proposals we are also progressing feasibility assessments of the project in the marine environment. Offshore components for Nautilus will include:

- A submarine High Voltage Direct Current (HVDC) interconnector
- An offshore converter station platform

There are a number of factors which will influence the infrastructure required in the marine environment including ongoing discussions with the supply chain, technical assessment and discussions with offshore wind farm developers.

### Submarine HVDC interconnector

The interconnector will comprise of HVDC submarine cables. This will be installed between the two respective landfall locations in Belgium and East Suffolk and, where possible, will be buried within the seabed. Where it's not possible, it will be protected by non-burial protection such as the placement of rocks on top of the cable. Although the offshore interconnector route is yet to be defined, its total length between Belgium and East Suffolk will be approximately 200 km.

### Offshore converter station platform

Offshore wind farm/s will be connected to the interconnector via an offshore HVDC converter station platform/s. The design and configuration of the offshore HVDC converter station platform is still in its early stages. The approximate maximum dimensions for an offshore HVDC converter station are 110 metres in length and 80 metres wide, with a height of 45 metres.

If Nautilus connects more than one offshore wind farm then it may be necessary to have two separate offshore converter platforms in order to reduce the length of cabling connecting the offshore wind farms. This would be subject to further engagement with stakeholders and relevant offshore wind farms.

Our engagement with engineering specialists is ongoing as we continue to discuss and refine what the detailed infrastructure requirements are in the offshore marine environment.

The location of the offshore platform will be informed by the alignment of the interconnector cables and the proposed location of the wind farm schemes.

## Tomorrow: offshore wind and interconnectors in harmony

MPIs enable offshore wind and interconnection to work together as a combined asset.



Wind farm/s connect to these offshore converter stations, potentially linking clusters of wind farms into a single connection point.

Converter stations on land (one at each end of the connection) transform direct current into alternating current so that it can be fed into the high-voltage grid.

An offshore converter station transforms the alternating current into direct current, enabling it to pass through the HVDC cable.

# Our consultation

Our consultation starts on **Tuesday 14 September** and will run for six weeks, closing on **Tuesday 26 October**. Our communication lines will still be open following this period and there will be more opportunities to comment on our proposals once these have been refined.

This consultation and our local information events are an important part of our pre-application consultation. Understanding what issues are most important for the local community is key, and the feedback gathered at these events will help us to shape our proposal going forward.



## Community drop-in sessions

We are planning to hold public events at different locations across our consultation area. These events will complement our online consultation process and be a direct opportunity for you to view our plans, discuss them with members of the project team, and provide feedback on them.

### Details of the local information events can be found below:

- Tuesday 28 September** - 4pm to 8pm - Leiston Community Centre, King George's Avenue, Leiston, Suffolk, IP16 4JX
- Wednesday 29 September** - 10am to 2pm - Friston Village Hall, Church Road, Friston, Suffolk, IP17 1PU
- Thursday 30 September** - 4pm to 8pm - Thorpeness Pavilion, Thorpe Road, Thorpeness, Suffolk, IP16 4FD
- Friday 1 October** - 10am to 2pm – Saxmundham Market Hall, High St, Saxmundham IP17 1AF

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## Community webinar events

We will also be holding community webinar events during our consultation period. They will be available to join by video call or by phone, for an opportunity to hear more from the project team and ask any questions you may have.

- **Thursday 7 October 2021** from 10am to 12pm
- **Tuesday 12 October 2021** from 6pm to 8pm

A detailed step-by-step guide for how to access our community webinars, along with webinar links and telephone dial-in details is available on our website: [nationalgrid.com/group/about-us/what-we-do/interconnectors-connecting-cleaner-future/nautilus-interconnector](http://nationalgrid.com/group/about-us/what-we-do/interconnectors-connecting-cleaner-future/nautilus-interconnector)



## Virtual exhibition

For anyone unable to attend our consultation events, we have created a virtual version which is accessible through our project website and contains the same information: [nationalgrid.com/group/about-us/what-we-do/interconnectors-connecting-cleaner-future/nautilus-interconnector](http://nationalgrid.com/group/about-us/what-we-do/interconnectors-connecting-cleaner-future/nautilus-interconnector)



## Have your say

You can access our consultation material and provide your views in the following ways:

- In person by attending one of our events
- Online via our project website
- By post by writing a letter or completing one of our feedback forms and posting it back to us free of charge to our Freepost address on the back page of this leaflet
- You can also email us, call us or write to us using the details on the back page of this leaflet

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# Contact us

Please don't hesitate to get in touch if you would like to find out more information about Nautilus Interconnector.

You can contact a member of our Community Relations Team to find out more by using the details below.



**Write to us at:**  
Freeport Nautilus Interconnector



**Email us at:**  
[info@nautilusinterconnector.com](mailto:info@nautilusinterconnector.com)



**Call our Freephone information line:**  
08081 699 822



**Visit our website at:**  
[www.nationalgrid.com/group/about-us/what-we-do/interconnectors-connecting-cleaner-future/nautilus-interconnector](http://www.nationalgrid.com/group/about-us/what-we-do/interconnectors-connecting-cleaner-future/nautilus-interconnector)

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