

# MOULTON PARISH COUNCIL

## Planning Meeting to discuss the planning application to develop the Animal Health Trust/Lanwades Park site in Kentford

Date: Tuesday 5<sup>th</sup> August

Time: **6pm**

Location: Moulton Village Hall

**Everyone is welcome to attend the meeting as we would like to hear your views about the application. Representatives from the developer Lochailort will be at the meeting to present their proposals.**

The developer Lochailort has submitted two planning applications for a total of 860 new homes and other buildings including a community centre, a shop, a primary school, a residential care home, open and play space and woodland walks on Lanwades Park. Although it adjoins Kentford it is part of Moulton Parish.

The first application (DC/25/0623/FUL) is a full planning application to redevelop the former Animal Health Trust site and build 302 new homes following the demolition of all buildings except the John MacDougall visitors centre. It also includes plans to convert the former stable block into a community hub and to build a new shop as well as providing open space, woodland walks, cycle paths and bridleways on the site and play space. 57 affordable homes will also be provided.

The second application (DC/25/0624/HYB) is an outline planning application to build an additional 558 homes including 223 affordable homes on the paddocks between the Animal Health Trust site and School Road, a primary school and a 90 bed care home.

This application also proposes highways improvements including the provision of a shared cycleway to Bell junction, speed limit change with a signalised pedestrian crossing at Sir Graham Kirkham Avenue, contributions to improving Boy's Grave junction including a widened central waiting area, a contribution to improvements to Norwich Road and a new shared path along School Road from Moulton to the B1506 (subject to approval by Suffolk Highways).

More information about the application can be found on the West Suffolk Council website at <https://www.westsuffolk.gov.uk/planning/vieworcommentonplanningapplications.cfm?aud=resident> You can use the search facility quoting the application number to find both applications.



**Full application**

## Second outline application



### How to respond to this application

You can submit a response supporting or objecting to the application online or by emailing the Case Officer Peter White using the application number as the reference. The email address is [customer.services@westsuffolk.gov.uk](mailto:customer.services@westsuffolk.gov.uk)

If you would like to object, it is important to focus on what are known as *Material Considerations*. These include:

- Sustainability. Is the development in the right location? Is it close to shops, jobs, schools and social facilities which can be accessed without the need for a car, for example by walking, cycling or using public transport in the form of buses and trains?
- Will the development bring economic benefits such as the provision of jobs, providing housing to meet current and future housing needs and supporting local businesses?
- Will the development be environmentally sustainable? This includes minimising waste and pollution and building energy efficient homes?
- Highway safety and traffic. Considerations like parking, traffic generation, and impact on road infrastructure are relevant.
- Noise and other disturbances which will impact neighbouring properties.
- The design, layout, and materials particularly in relation to their impact on the surrounding environment.
- Impact on listed buildings and conservation areas. There are 3 listed buildings on the site – Landwades Hall, the stable block which will be converted into a community building and a pair of lodge cottages.
- Will the development have an impact on existing businesses such as Lanwades Hall and Lanwades Stud and not place unreasonable restrictions on them?
- Impact on trees and wildlife.
- Accessibility for disabled persons.
- Drainage and flood risk.
- National and local planning policies are also key material considerations.