



Mr Jack Wilkinson
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Bury Road
Stowmarket
Suffolk
IP14 1JA

Refusal of Outline Planning Permission

Town And Country Planning Act 1990

The Town and Country Planning (Development Management Procedure) (England) Order 2015

Our reference	DC/23/2930/OUT
Date valid	24 July 2023
Site	Land South Of , Felixstowe Road, Stratton Hall
Parish	Stratton Hall
Proposal	Outline Application (Some Matters Reserved) - Construction of lorry park comprising up to 70 no. lorry parking spaces inclusive of ancillary office, driver's building, staff parking, landscaping and associated CCTV and lighting apparatus (with access and layout)

East Suffolk Council as local planning authority hereby **refuse** to permit the development proposed in your application and plan(s) attached thereto.

The reason for the decision to refuse permission is:

1. The proposed Lorry Park is located on land outside of a designated settlement boundary, and it is not within an established existing employment area nor on land allocated for the proposed use. In terms of the spatial strategy, the proposal therefore represents a departure from the Development Plan.

Development of the site will see an undeveloped field, of ecological value, transformed into a heavily engineered, floodlit and active Lorry Park causing local scale harm to valuable on-site habitat that cannot be fully mitigated. The development of this land will give rise to a coalescence between existing settlements, seeing the loss of openness on the south side of Felixstowe Road. This urbanising effect will cause localised harm to the character and

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appearance of the site in its rural context, contrary to the landscape character objectives of the Development Plan. The activity, noise and general disturbance arising from this round-the-clock use will erode the environmental quality of the local area.

For these reasons, the proposed development is contrary to the Development Plan. Whilst the need for such Lorry Parking facilities is noted, this site is the incorrect location to meet this need due to the harms identified and the resultant conflict with East Suffolk (Suffolk Coastal) Local Plan policies SCLP10.1 (Biodiversity & Geodiversity), SCLP10.3 (Environmental Quality), SCLP10.4 (Landscape Character) and SCLP10.5 (Settlement Coalescence). Benefits accruing from the development are noted but not collectively of sufficient weight to overcome the conflict with the Development Plan.

Notes

1. The local planning authority has identified matters of concern with the proposal and the report clearly sets out why the development fails to comply with the adopted development plan. The report also explains why the proposal is contrary to the objectives of the National Planning Policy Framework and local plan to deliver sustainable development.
2. The following drawings and documents were submitted to the Local Planning Authority by the applicant/their agent for consideration during the course of the planning application:
 - Drawing AS1826-01 (Topographical Survey) produced by Alpha Surveys received 24 July 2023
 - Drawing AS1826-02 (Topographical Survey) produced by Alpha Surveys received 24 July 2023
 - Drawing 5795-0500 Revision P01 (Site Section) received 24 July 2023
 - Drawing 5795-0104 Revision P02 (Connectivity Plan) received 24 July 2023
 - Drawing 18340/T/01-01 (Topographical Survey) produced by EDI Surveys received 24 July 2023
 - Level 1 Screening Study Flood Risk Assessment produced by JPC Environmental Services received 24 July 2023
 - Drawing 5795-0102 Revision P03 (Site Plan as existing) received 24 July 2023
 - Preliminary Ecological Assessment produced by Eco Planning Ltd received 24 July 2023
 - Phase 1 Contaminated Land Assessment produced by Oakridge Environmental Services Limited received 24 July 2023
 - Application form received 24 July 2023
 - Drawing 5795-0103 Revision P03 (Site Access Plan) received 24 July 2023 (Superseded)
 - Drawing 5795-0101 Revision P06 (Site Plan as Proposed) received 24 July 2023 (Superseded)
 - Truck Parking Enquiries list produced by Penn Commercial received 24 July 2023
 - Transport Assessment produced by RPS group received 24 July 2023
 - Stage 1 Road Safety Audit Designers Response produced by RPS Group received 24 July 2023
 - Stage 1 Road Safety Audit report produced by Capital Road Safety received 24 July 2023
 - Future development to ensure we continue to meet your needs best report produced by Hutchinson Ports Port of Felixstowe received 24 July 2023
 - Planning Statement produced by Wilkinson Planning received 24 July 2023
 - Major Industrial Developments report produced by Penn Commercial received 24 July 2023
 - Felixstowe Road Lorry Park Insight Report produced by Penn Commercial received 24 July 2023

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- Overnight Parking and Facilities Reform Proposals from RHA received 24 July 2023
- National Survey of Lorry Parking produced by AECOM and Department for Transport received 24 July 2023
- Planning Newsletter produced by Department for Levelling Up, Housing and Communities received 24 July 2023
- Drawing 5795-0100 Revision P02 (Site Location Plan) received 24 July 2023
- House of Commons Transport Committee Road Freight supply chain First report of Session 2022-23 received 24 July 2023 and 10 August 2023
- National Survey of lorry parking 2022 - Part one - report for the March 2022 national overnight audit produced by AECOM received 14 August 2023
- Archaeological Desk-Based Assessment produced by Orion received 14 September 2023
- Drawing 23.5429.01 (Landscape Strategy) received 14 December 2023
- Response to Highways Comments reference produced by RPS Group received 25 October 2023 and 14 December 2023
- copy of Court of Appeal decision notice - R. (on the application of Willian Corbett) and The Cornwall Council and Stephen Tavener received 14 December 2023
- Landscape Appraisal produced by Andrew Hastings Landscape Consultants Ltd received 14 December 2023
- Reptile and Badger Presence/Absence Survey produced by Eco Planning UK received 14 December 2023
- Ecology Appendix 4 Species spreadsheet received 14 December 2023
- Landscape Appraisal produced by Andrew Hastings Landscape Consultants Ltd received 15 December 2023
- Reptile and Badger Presence/Absence Survey produced by Eco Planning UK received 16 January 2024
- Ecology Appendix 4 Species spreadsheet received 16 January 2024
- National Survey of lorry parking 2022 - Part 2 produced by AECOM received 1 February 2024
- Sequential Test and Policy Assessment produced by Wilkinson Planning received 16 February 2024
- EIA Screening Assessment produced by Wilkinson Planning received 16 February 2024
- EIA Screening Assessment Appendix A received 16 February 2024
- Drainage Strategy produced by JPC Environmental Services received 4 March 2024
- Marketing Appraisal produced by Penn Commercial received 15 March 2024
- Archaeological Evaluation produced by Cotswold Archaeology received 19 March 2024
- Ecological Response produced by Eco Planning Ltd received 19 March 2024
 - Appendix 1 - ESC Ecology Comments received 19 March 2024
 - Appendix 2 - Badger and Reptile Report produced by Eco Planning UK received 19 March 2024
 - Appendix 3 - Suffolk Wildlife Trust Comments received 19 March 2024
 - Appendix 4A - Spreadsheet containing details of County Wildlife Sites received 19 March 2024
 - Appendix 4B - Spreadsheet containing details of Schedule 4 records received 19 March 2024
 - Appendix 4C - Spreadsheet containing details of Protected Species received 22 March 2024
 - Appendix 4D Search Area (Map from Suffolk Biodiversity Information Service) received 22 March 2024
- Environmental Statement Volume I - Main Report received 5 November 2024
- Environmental Statement Volume II - Traffic and Transport received 5 November 2024
- Environmental Statement Volume III - Non-Technical Summary received 5 November 2024

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- Drawing 5795-0101 Revision P04 (Site Access Plan) received 8 January 2025
 - Drawing 5795-0101 Revision P08 (Site Plan as Proposed - with tracking diagrams) received 8 January 2025
 - Drawing 5795-0101 Revision P09 (Site Plan as Proposed - in colour) received 12 June 2025
 - Lighting Design Strategy for Biodiversity received 7 October 2025
 - BNG Calculation Metric Worksheet received 7 October 2025
 - Biodiversity Net Gain Baseline Report received 7 October 2025
 - Reptile Mitigation Strategy produced by Abrehart Ecology Ltd received 7 October 2025
 - Landscape Ecological Enhancement Strategy for Protected & Priority Species produced by Abrehart Ecology Ltd received 7 October 2025
 - Construction Environmental Management Plan produced by Abrehart Ecology Ltd received 7 October 2025
- and
- Planning Statement Addendum produced by Wilkinson Planning received 16 December 2025

Consideration was also given to the Screening Direction issued by the Secretary of State, received 2 August 2024, and the screening opinion & associated matrix produced by the Local Planning Authority 9 April 2024.

Yours sincerely,



Ben Woolnough MRTPI | Head of Planning and Building Control
East Suffolk Council

Date: 27 February 2026

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Please note the content of the following pages in respect of the community infrastructure levy which may affect your development, Building Regulations and appeals against decisions.

Community Infrastructure Levy

East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended). For more information and CIL forms please see:

[About the Community Infrastructure Levy | Community Infrastructure Levy | Planning Portal](#)

[Community Infrastructure Levy \(CIL\) » East Suffolk Council](#)

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday let of any size or convenience retail, your development may be liable to pay CIL and you must submit a CIL Form 1 (CIL Questions) and CIL Form 2 (Assumption of Liability) as soon as possible to CIL@eastsoffolk.gov.uk

A CIL commencement Notice (CIL Form 6) must be submitted at least 24 hours prior to the commencement date. The consequences of not submitting CIL Forms can result in the loss of payment by instalments, surcharges and other CIL enforcement action.

Building Regulations

Most work, including change of use, has to comply with Building Regulations. Have you made an application or given notice before work is commenced?

Appeals to the Secretary of State

Notification to be sent to an applicant when a local planning authority refuse planning permission or grant it subject to conditions

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under;
Planning applications: Section 78 Town & Country Planning Act 1990.
Listed Building applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990.
Advertisement applications: Section 78, Town and Country Planning Act 1990 Regulation 15, Town & Country Planning (Control of Advertisements) Regulations 2007.

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- Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice.
- If an enforcement notice has been/is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- Appeals should be made online via [Appeal a planning decision](#). If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.
Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at [Make an appeal to the Planning Inspectorate and associated guidance](#).
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

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