

Item No: 16 Reference: B/07/01762/FUL  
Parish: SUDBURY  
Location: Land South of Priory Stadium, Priory Walk, Sudbury.  
Proposal: Construction of footbridge over drain.  
Applicant: Knight Developments Limited  
Case Officer: Ben Woolnough Date for Determination: 22 December 2007

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**This application is reported to Development Committee as the proposal is partially sited on land owned by the District Council.**

#### THE SITE

1. The site is on the southern boundary of the Priory Stadium development and to the edge of the Sudbury Railway walk. It is sited 30 metres East of the River Stour.

#### THE PROPOSAL

2. The proposal is for a 21 metre long galvanised steel bridge to provide a footpath and cycle link between the new development and the railway walk. The bridge is proposed to traverse the southern drain adjacent to the footpath.

#### RELEVANT HISTORY

3. 1999 – Outline planning permission for the Priory Stadium residential development – B/99/00512/OUT
4. 2001 – Submission of details under B/99/00512/OUT – B/01/02018/RES

#### NATIONAL GUIDANCE

5. PPSI – Delivering Sustainable Development.

#### PLANNING POLICIES

The following Development Plan policies are applicable to the proposal:

6. Babergh Local Plan Alteration No. 2 (2006) - Policy CN01

**This report only includes policy references. For further details please see Page 4.**

## OBSERVATIONS

7. TC – No Objection – The bridge should be painted a sympathetic colour.
8. LHA – No Objection subject to conditions.
9. EA – No Objection.

## REPRESENTATIONS

10. None.

## PLANNING CONSIDERATIONS

11. The relevant policy in this case is CN01, which provides that planning permission may be granted to development of an appropriate scale, form and relationship with the nature of adjacent development and the surrounding environment.
12. The main consideration in this case is the impact of the proposal on the character of the landscape and countryside. The proposed bridge, being of a simple design is acceptable in its proposed location and a beneficial introduction to both the railway walk and the priority stadium development. It gives rise to no particular issues and, subject to the application of a suitable finish, is acceptable.

## REASON FOR APPROVAL

The proposal is considered to be in accordance with policy CN01 of the Babergh Local Plan Alteration No. 2 (2006) by reason of its scale, design and materials in relationship to the surrounding environment. The proposal is not considered to be of detriment to the countryside or the landscape of the railway walk.

## RECOMMENDATION

Grant planning permission subject to conditions:

- Details of finish to be applied to the bridge.
- Submission of full design and construction details for agreement with the LHA.

## DECISION

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