This application is inappropriate in scale, scope, and setting. Its approval would cause permanent damage to Weybread's ecology, heritage, and quality of life.

8.1 NPPF Paragraph 174 – Biodiversity and Green Infrastructure

- The application proposes **widespread removal of mature trees, hedgerows and habitat corridors**, which contradicts the NPPF's requirement to:
    - "protect and enhance valued landscapes"
    - "maintain the character of the undeveloped coast"
    - "minimise impacts on and provide net gains for biodiversity"
- The bund wall trees, orchard, and hedgerows form critical links in Weybread's ecological network. Their removal is harmful and unnecessary.

NPPF Paragraph 180 – Protection of Habitats

- The proposal fails to avoid the loss of irreplaceable habitats and species-rich hedgerows, which include **healthy, mature ash trees** and **mature fruit trees** misrepresented as saplings.
- There is no meaningful biodiversity net gain or mitigation proposed.

NPPF Paragraph 131 – Trees and Visual Amenity

- Mature trees along the street and site boundary contribute significantly to local character, amenity, and tranquillity.
- Their loss, without sufficient justification or mitigation, **undermines community wellbeing and rural identity**.

NPPF Paragraph 195 & 199 – Heritage Assets

- Trees near **Grade II listed buildings** (e.g. Greystones Cottage) form part of their setting.
- Their removal impacts heritage significance, which should be preserved unless clearly justified — which this application fails to do.

NPPF Paragraph 159–169 – Flood Risk

- There is **no robust flood risk strategy**, and the proposal **ignores the cumulative impact of removing water-retentive green infrastructure**.
- Residents have experienced recent floods not addressed in the outdated 2019 flood data cited by the applicant.

8.2. Local Plan Policy LP14 – Landscape, Trees, Hedgerows and Biodiversity

- **LP14** supports the **protection of important landscape features**, such as hedgerows, mature trees, orchard remnants and green corridors.
- The proposal breaches LP14 by:

- Removing **hedgerows and trees outside the application boundary** (e.g. in the Southern and Western fields)
- Failing to **retain or enhance** ecological connectivity between Dale Pugh and the Waveney corridor
- Omitting **meaningful compensatory planting** or green infrastructure

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8.3. Other Material Planning Considerations

Flood Risk and Drainage

- The site lies on **impermeable clay soil** with complex local hydrology.
- Development would increase runoff and **worsen flood risks** to existing homes.
- **Natural buffers like the bund wall and tree lines mitigate flood impact**—their removal puts properties and infrastructure at risk.

Scale and Setting

- The proposal introduces a building of **industrial scale into a rural village**, contrary to principles of proportion and setting outlined in the NPPF.
- The development is **visually overbearing**, dominating small residential properties and village streetscapes.

Failure of the Arboricultural and Landscape Impact Assessment

- Inaccurate identification of trees (e.g. mislabelled mature apple trees as saplings).
- No proper **Landscape and Visual Impact Assessment** undertaken despite evident amenity harm.
- No qualified **environmental or biodiversity consultants** appear to have surveyed the site adequately. The bird survey results in the planning application in no way resembles that of residents using the Merlin Bird ID App when they walk around the site.

Public Amenity and Wellbeing

- **Trees and hedgerows along footpaths (FP14, FP16)** provide shade for wind, rain and sun, gives a sense of peace, beauty and the sound of bird song. Their removal reduces public enjoyment and community wellbeing and detracts from the visual amenity of the footpath.

Conclusion

- The application **fails to comply** with key sections of the **NPPF and LP14**, neglects material planning considerations, and underestimates the ecological and visual harm it would cause. The scale of tree and hedge loss, unjustified encroachment onto greenfield areas, and flood risks make this application fundamentally incompatible with national and local policy.
- **NPPF Paragraph 130** – Encourages developments that are visually attractive, sympathetic to local character, and that maintain a strong sense of place.

- **NPPF Paragraph 131** – Recognises that trees make an important contribution to the character and quality of rural and urban environments and should be retained wherever possible.
- **NPPF Paragraph 174** – Requires planning decisions to contribute to and enhance the natural and local environment, including protecting valued landscapes, minimising biodiversity loss, and maintaining ecosystem services.
- **NPPF Paragraph 179** – States that plans should protect and enhance biodiversity, including the protection and recovery of priority species and ecological networks.
- **NPPF Paragraph 180** – Advises against development resulting in the loss of irreplaceable habitats and requires mitigation for significant harm to biodiversity.
- The proposal fails to respect the landscape character identified in the Suffolk Landscape Character Assessment and contradicts the aims of LP14, which seeks to safeguard visual and ecological elements that define our rural setting, including trees, hedgerows, and historic boundaries.

We urge the planning authority to **protect what remains of our village's natural assets**, our most valued **visual amenities** our hedges and trees which can never be replaced as in their screening role or visual amenity roles in our live times. Ecologically, this land in Weybread is too sensitive a site to support such a Major Industrial Development. A disused airfield or military base would be far more suited for this type of development, where large-scale hedge and tree removal nearly 1km of hedging might not be necessary at all. **As Weybread Tree Warden I give this Objection and recommendation for Refusal of Planning Permission.**

Annex A: Walked Tree Survey of Weybread – With Recent Photographs

Overview This walked survey documents key trees and hedgerows around the proposed development site at Weybread, using reference codes from the Arboricultural Report and site plans. Each item includes location, species (where known), and a recommendation.

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1. Street Frontage (B1116)

- **H1** – Hedge with cherry plum growing over Victorian wall.
    - *Species*: Cherry plum, ornamental
    - *Condition*: Healthy
    - *Recommendation*: Retain and protect with TPO for visual amenity and historic setting
- **T1B / T2B / G1C** – Oak and birch trees along frontage
    - *Species*: Oak (x2), Silver Birch
    - *Condition*: Mature, screening function

- *Recommendation*: Retain and place under TPO; key to site screening and traffic calming

- **T3C / T4C / G2B** – Hornbeam and leylandii near Greystones Cottage (Grade II listed)
  - *Condition*: Some fire damage noted (post-application)
  - *Recommendation*: Assess damage urgently; retain where viable for heritage setting

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2. Rear Boundary to Cottages (South-East Edge)

- **T10C, TW11C, T12C, G13C, T13C, G15C, G12** – Cluster of ash and oak trees
  - *Condition*: Mature, forms key visual and acoustic buffer
  - *Recommendation*: Retain and TPO; essential to residential amenity and screening

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3. Church Road / FP16 Views

- **The Spong & Shiraz House boundary**
  - *Condition*: Mixed hedge and nut trees, layered screening
  - *Recommendation*: Retain for 'borrowed view' effect and ecological continuity



How mature trees effectively screen the site as seen from a public area. These trees are an irreplaceable visual amenity.

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4. Western Field / Bund Wall (FP14 Side)

- **G2B, G59(C)** – Laurel and leylandii screen along bund
    - *Condition*: Evergreen, full coverage
    - *Recommendation*: Retain; crucial for screening from FP14 as well as the Street



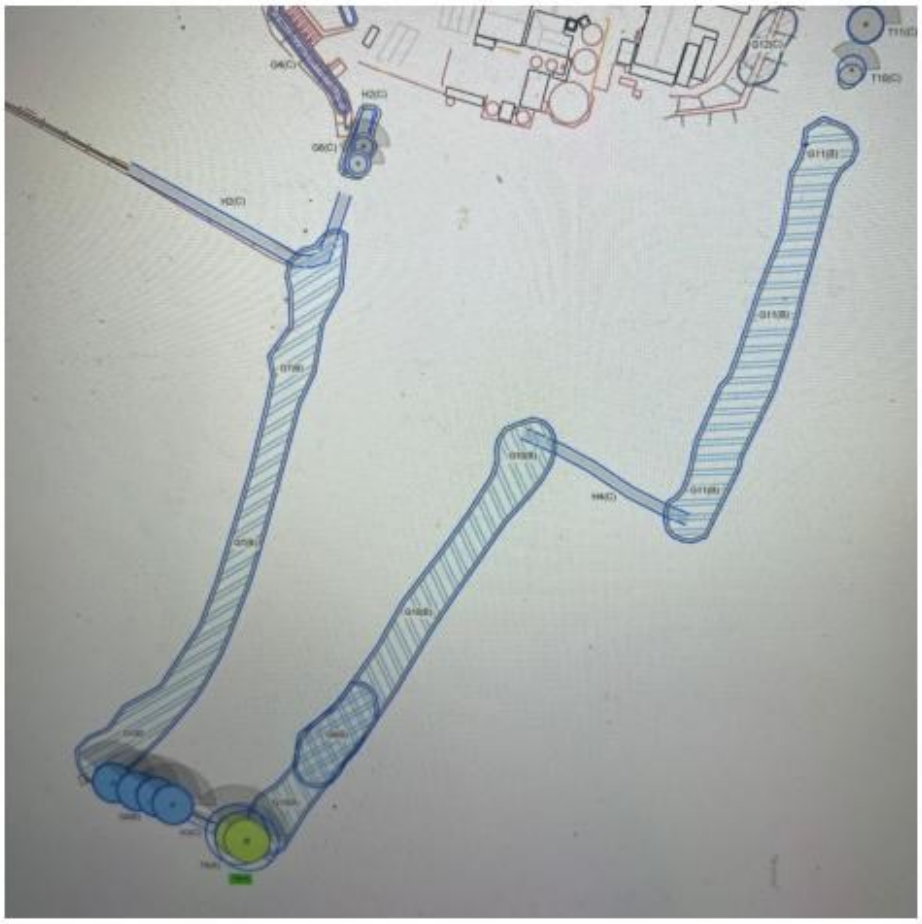
A row of 10 apple trees along the bund wall seen from FP14 (not 2 apple saplings as stated on the planning application)

- **Apple Trees (x10)** – Mature fruit trees along bund
  - *Condition*: Healthy, mature, fruit-bearing
  - *Recommendation*: Retain and TPO; misidentified in application as saplings
- **G4**, **G5**, **H2** – Ash and mixed hedge groups along bund edge
  - *Recommendation*: Retain with TPO to preserve corridor connectivity
- **Hedges around Western Field** – Ancient double hedgerow and ditch system
  - *Recommendation*: Retain all boundaries including the bund wall; key to habitat connectivity

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5. Southern Field (Outside Site Boundary)

- **G7–G10**, **HC3**, **HA4** – Hedge and tree groups marked for removal but outside red line of the development site
  - *Recommendation*: Prevent removal; outside permissible area and integral to habitat



Trees on the southern field drawn for removal. They are well away from the development site and removal is totally unjustified. Across the entire site only two trees are spared – those in green. Everything in blue is being removed.



Trees on the southern boundary of the south field. See the scale of the trees to be removed along here compared to a person. These are very well established trees.



The one edge of the south field. Everything in view would be removed. Note the mature ash overhanging the field



Another row of hedging to be removed. All of these hedges are visual amenities to the users of footpaths and provide a very rich habitat for wildlife.

6. Northern Perimeter (Opposite The Street)

- **G11B, H4, G10B** – Tree lines offering screening to northern neighbour *Recommendation*: Retain and protect and protect; essential for noise and light buffering for visual amenity and

preserve the street scene setting.

I urge planners and committee member to take their own walk around the site on footpath 16 and 14.

Please return to the conclusion and recommendations on page