



## LAVENHAM PARISH COUNCIL

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24<sup>th</sup> May 2016

Dear Mr Isbell

**B/16/00437 Land off Norman Way, Lavenham**  
**Outline Application – Erection of up to 25 residential dwellings (all matters reserved except means of access)**

Lavenham Parish Council has agreed to support the development off Norman Way, referenced above. Some areas of principle, however, need to be addressed in any planning permission that may be considered and subsequently granted.

The proposal is largely in line with the Lavenham Neighbourhood Development Plan (LNDP) and this has now been endorsed, subject to some amendment, by the Independent Examiner engaged by Babergh District Council. The revised Plan is scheduled to go before the Babergh Strategy Committee on the 9th June.

The main areas of concern relate to; the number of dwellings planned, the means of Highway access, the school provision and the ability of the existing village surface water and foul water systems to cope with any new development.

The LNDP recommends an upper limit of 24 dwellings for each development site and the Independent Examiner, Janet Cheesley BA (Hons), Dip TP, MRTPI, endorsed this stance in her report. The proposition for the application is for 'Erection of up to 25 residential dwellings', therefore 24 fits therein. With so much evidence that an upper limit of 24 dwellings is relevant to Lavenham, it suits no purpose to agree an alternative. The existing ratio of 1, 2, 3 and 4 bedroom dwellings and the proposed level of affordable housing should prevail.

The sightline from the direction of Bury St Edmunds is poor and access onto the highway is aggravated by traffic exceeding the speed limit. Mr Steve Griss, Traffic Management Officer, suggests the removal of vegetation to improve vision. However, this does not address the excessive speed of traffic and traffic calming measures, which also need to be considered.

Similar issues arise at the Preston Road junction with the Lavenham High Street, which is diagonally opposite to Norman Way.

The LNDP draws attention to the primary school provision in the village and the need for this to be addressed. To provide additional housing without adequate primary schooling being available would be counter-productive. Therefore the development of both this proposal and new schooling should go hand in hand.

Certain planning matters are reserved at this time. One major concern relates to the ability, in practice, for Anglian Water to manage both the surface water and foul water drainage from any further development in Lavenham. In this particular case it is proposed that surface drainage water will follow the existing course via an open ditch, which already floods at peak times. The foul water system is centred on a pump housed in Weavers Close where Anglian Water engineers are repeatedly called out. Flooding to the Lower Road is a regular occurrence and on occasions has been a mixture of drainage and foul water. Anglian Water must give substantive undertakings that they can manage these issues.

Other representations from the likes of Suffolk Archaeology and the Flood and Water Engineers and others should be noted, as they address the need for further work to be undertaken before any works transpire.

A couple of minor points arise on the application; Q24 for instance.

A further point relates to the proposed allotments and the plan to allow vehicular access across the Railway Walk to the area of the allotments; parking should be provided on the main site and not across the Lavenham Walk, which is currently vehicle free and pedestrian friendly. Completion of the amenity area should be part of the signing off process.

Moreover, it should be noted that the land designated for allotments may be contaminated by builder's waste and Japanese Knotweed.

Yours sincerely

Jane Bellward  
Clerk to Lavenham Parish Council