

LINDSEY PARISH COUNCIL

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Growth & Sustainable Planning
Babergh District Council
Council Offices
Corks Lane
Hadleigh IP7 6SJ
Attention: Mr P Isbell, Professional Lead

19.08.2016

****BY EMAIL****

Dear Mr Isbell

Re: Planning Application - B/16/00955 - erection of detached eco dwelling @ Lodge Farm, Kersey Road, Lindsey, IP7 6QA

The Parish Council, having been asked to consider the above planning application, have no objections to make and would like to recommend that the application be considered for approval by Babergh District Council.

The Parish Council also felt that the proposed dwelling would have no detrimental impact on the visual amenities enjoyed by neighbouring properties nor would it have a detrimental impact on the character and appearance of the area. The application showed that by mirroring the contours of the land it neither impinged or impacted on the landscape form, biodiversity or on the green infrastructure of the surrounding area and that the scale and development of the new development was appropriate to the adjacent existing development along Kersey Road.

The Parish Council further felt that the proposed development demonstrates that it is accordance with Policy CS12 - 15 of the Babergh Core Strategy in that there is a clear link to the adoption of a sustainable approach to energy use and that the innovative design and use of natural resources and minimal dependence on fossil fuels will help to mitigate and adapt to climate change. By supporting this interesting and futuristic concept the Parish Council felt that the applicants had designed a dwelling that would respect the environment and would make the best use of natural resources. It was further felt that the design standards to be adopted would be a significant development for the village and was fully supported by the Parish Council.

Whilst considering the planning application, the Parish Council was mindful of the current status of Lindsey within Babergh District Council's Core Strategy and the spatial strategy for all new housing. It is acknowledged that although Lindsey is considered as countryside it still plays a greater role in providing support to larger settlements within its vicinity. Within the 'functional cluster' as identified in the settlement hierarchy Lindsey forms part of the 'functional group' of villages that supports the future prosperity of not only Bildeston but also Boxford and Hadleigh. It was considered that the proposal is in accordance with Paragraph 55 of the National Planning Policy Framework which states that in order to allow sustainable development within rural areas "housing should be located where it will enhance or maintain the vitality of rural communities". In this case the proposal would help maintain the vitality of the local rural services not only in Lindsey, but also in neighbouring Hinterland Villages of Chelsworth, Kersey and Monks Eleigh and nearby Edwardstone and would support the principles in Babergh & Mid Suffolk's challenge to Building a Sustainable Future in which growth in rural areas has been highlighted as one of the ways in which Babergh's population growth can be accommodated.

The Parish Council has and continues to be supportive of incremental growth within Lindsey and welcomes the opportunity to provide further accommodation to enable a family to remain within the community in which they grew up. The Council is also aware of a recent precedent for new housing development in Lindsey with regards to the granting of planning permission for the erection of a new dwellings at The Old Rectory, Lindsey Tye, The Wrens, Lindsey Tye and more recently on land adjacent to Birdsfield and at Lodge Farm itself - all of which the Parish Council fully supported.

It is further agreed that the Parish Council supports this application with reference to Paragraph 55 of the NPPF which also states that local planning authorities "should avoid new isolated homes in the countryside unless there are special circumstances". In this case the new dwelling would not be in an isolated location. It is situated next to a working farm and the applicant has a 'real' link with that farm being a direct relative of the owners and will be supporting her relatives and the local community. As such the Parish Council does not feel that this development is one of 'special circumstances' but that the need is exceptional and justified.

Yours sincerely,

Vicky

so signed for email purposes

Victoria Waples, BA(Hons); CiLCA
Clerk to the Parish Council

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