

Capel St Mary

Clerk: Mrs Julie Lawes

Tel Fax: 01473 314103

e mail: capel.parishclerk@btinternet.com



Parish Council

Chairman: Mrs Christine Matthews

Tel: 01473 310190

web site: capelstmary.onesuffolk.net

27a The Street, Capel St Mary, Ipswich IP9 2EE

Gemma Pannell
Babergh District Council
Corks Lane
Hadleigh
Ipswich
IP7 6SJ

Wednesday 14th December 2016

B/16/01458/OUT Persimmon Homes Development Land East of Longfield Road, Capel St Mary

Application for outline planning permission for a residential development for up to 150 no. dwellings with highway access off Little Tufts

Capel St Mary Parish Council Recommendation to Babergh District Council

Following an Extraordinary Meeting on 13th December 2016 the Capel St. Mary Parish Council recommended **REFUSAL** of this application. This follows extensive local consultation with residents.

The principal reasons for this decision are as follows and where appropriate we have highlighted in bold relevant sections of **Babergh Local Plan 2011-2031**.

LOCATION. Rural Housing and Core Strategy Policy CS11 Supplementary Planning Document July 2014 Para. 9 states that '*In considering the suitability of sites for development under CS11 the Council will have regard to the sequential approach. In the context of CS11 this means: In the first instance considering whether there are other available, suitable and deliverable sites within the built-up area of the village. If no suitable sites are available within the built-up area, then the next preferred location is sites which adjoin the built-up area of the village*'. The Strategic Housing Land Allocation identifies several sites around Capel St. Mary which are currently being considered for development and these should be considered as part of this sequential process, but we are not aware that this has been done. In our view it is not helpful to consider these potential developments on a piecemeal basis. **Rural Housing and Core Strategy Policy CS11 Supplementary Planning Document July 2014 Para. 11** states that '*The cumulative impact (of developments) should include existing commitments and other proposals in the same village and existing commitments and other proposals in the cluster where they are likely to have a wider impact for example in terms of traffic generation capacity of schools and health services*'. There is a real need for a strategic overview of how Capel is to be developed, in accordance with **Policy CS15 Implementing Sustainable Development in Babergh Para iv**).

INFRASTRUCTURE. The Parish Council had envisaged a fair share of 1050 homes along with other Core and Hinterland villages (**Babergh Local Plan 2011-2031 CS3 Strategy for Growth and Development**). It seems that this no longer applies. Whilst we accept that we must bear a proportionate amount of new housing the developments planned, if approved, would be disproportionate. **Rural Housing and Core Strategy**

Policy CS11 Supplementary Planning Document July 2014 Para. 12 states that ‘A key part of CS11 is that proposal should meet locally identified need’. In April 2016 Capel St Mary Parish Council completed a Housing Needs Survey in conjunction with Babergh District Council Planning Dept. the conclusion of which was that Capel needed about 100 new homes. Other development proposals, including this one, could total some 400 homes or more and if the cumulative impact of developments in local villages e.g. East Bergholt are taken into account the situation is far worse. **Rural Housing and Core Strategy Policy CS11 Para. 10** states that ‘Proposals for both core and hinterland villages will need to demonstrate that the development can be accommodated without adversely affecting the character of the village and that the services, facilities and infrastructure have the capacity to accommodate it or will be enhanced to accommodate it. Where enhancements to facilities and services are required the impact that this will have on the viability of the proposal will be taken into account’. We believe that the scale of development currently envisaged contravenes this in that the character of the village will be adversely affected and a range of local services will be unable to cope. Provision of CIL funding at the levels envisaged will not be adequate to address the problems. We believe that there is a need for a complete review of the village infrastructure – roads, services, schools, open spaces and recreation – before any developments like this are approved. This review should also encompass the A12 which is already congested and dangerous, and will become more so.

PUBLIC CONSULTATION

Rural Housing and Core Strategy Policy CS11 Supplementary Planning Document July 2014 Para. 18 states that ‘The Council will require developers and landowners to carry out local consultation on their proposals before an application is submitted. In this respect developers and site promoters should engage with local communities before proposals are formulated in any detail using recognised community engagement techniques’. The Parish Council feel that public consultation was totally inadequate, in fact a complete shambles. An open drop-in event was Planned by Persimmon Homes for Wednesday 13th July 2016 and the Parish Council placed details on its notice boards, web site and Facebook pages. Persimmon planned a leaflet drop to all homes in the village on Friday 1st July. When it became evident to the Parish Council on Friday 8th July that leaflets had not been delivered the Parish Council Chair spoke to Grant Heal at Persimmon, and was informed that the distributor had advised that a delivery had been made. Following further representations, the Parish Council were advised that the leaflet drop would take place on the morning of 12th July. However, the map provided by Persimmon showed that only part of the village would be included and this was queried by the Parish Council. A letter was sent electronically on 12th July (the day before the consultation) to Grant Heal at Persimmon stating that based on local knowledge not one household in the village has received a leaflet informing residents of this event. Grant Heal of Persimmon emailed the Parish Council on 13th July confirming that the leaflet drop had been completed on the afternoon of 12th July and listed the streets involved. This did not include Longfield Road, Little Tufts or The Pightle! **The map provided to the delivery company did not include those roads or properties nearest the development in the blue lined area!** As some residents of Little Tufts were incensed that they were not consulted they asked Persimmon for a further meeting and this was held on 17th August. This was attended by other nearby residents who had been missed from the leaflet drop. **Overall public consultation was a total shambles!**

SUITABILITY OF SITE

Summary of Sites 2011: The Parish Council do not consider this site to be suitable for development. It should be noted that in 2011 Babergh District Council’s *Summary of Sites for Development* stated, after detailed analysis, that the site was not suitable for

residential development because 'Suffolk County Council identified significant access constraints The site is not considered potentially suitable for residential development as a result of access constraints The site is not included (in yield calculations) as the site is not considered potentially suitable for residential development. Since 2011 nothing has changed and in fact the situation has deteriorated due to the increasing use of cars since that time.

Site Access: The proposed two-way access to this site is via an existing Close, Little Tufts. It is totally unacceptable for a small cul-de-sac to be opened to the number of vehicle movements anticipated from a 150 homes development. Use of this Close for access would cause considerable parking and access problems for local residents. The junction of Little Tufts with Longfield Road is very close to the junction of Longfield Road with Thorney Road (a bus route through the village). This area is unable to deal with the likely traffic congestion and create dangerous traffic build up. The road near junction has itself been the subject of investigations by Highways Department due to parking problems caused by the local dental surgery. Little attempt seems to have been made by Persimmon Homes to investigate or develop alternative access to this development. An existing farm track and public footpath (Butchers Lane) have been suggested as providing emergency access, possibly with locking posts to prevent public access. This too is totally unacceptable.

Agricultural Access:

The Agricultural land that remains, not forming part of this proposed development, will cease to be viable. This land will be accessed by the farmer via Butchers Lane and through the residential estate roads, and thence into the fields via gated exits at the end of two roads. It is in our view totally unacceptable to allow large agricultural machinery to pass through Butchers Lane, an existing PROW that will provide greater pedestrian access should this development go ahead. It is clear from the plans that the two roads that end at gated exits are likely to be extended into the fields to form Phase 2 of this development at a later stage, creating even more access and traffic flow problems. Persimmon Homes have not denied this possibility.

Surface Water Flooding: Capel St. Mary Parish Council shares the concerns both of local residents and Suffolk County Council Flood and Water Management Planning Dept. about the risk of flooding posed by inadequate proposed measures and that the applicant needs to do more to demonstrate how they have arrived at their proposed solutions.

SUMMARY: In conclusion Capel St. Mary Parish Council recommends **REFUSAL** of this application for outline planning permission, as the site and access arrangements are totally unsuitable. The proposed development does not in our view fully comply with various requirements set out in **Babergh Local Plan 2011-2031** and **Supplementary Planning Document July 2014**.

Yours sincerely

J. Lawes

Mrs J Lawes
Clerk to Capel St Mary Parish Council