

From: [Sue Carpendale \(Cllr\)](#)
To: [Peter Beer \(BDC Cllr\)](#); [Stephen Plumb \(Cllr\)](#); [Sue Ayres \(Cllr\)](#); [Melanie Barrett \(Cllr\)](#); [David Busby \(Cllr\)](#); [John Hinton \(Cllr\)](#); [Leigh Jamieson \(Cllr\)](#); [Zac Norman \(Cllr\)](#); [Adrian Osborne \(Cllr\)](#); [Lee Parker \(Cllr\)](#); [Alison Owen \(Cllr\)](#); [Mary McLaren \(Cllr\)](#)
Cc: [Bradly Heffer](#)
Subject: DC/19/02877 - Capel St Mary: 26th February 2020
Date: 24 February 2020 11:45:03

Dear Planning Committee Members

I regret that I shall be away and unable to attend your meeting on the 26th. However, I would appreciate your taking note of my comments below regarding the revised layout submitted for the Persimmon development which received outline planning permission some time ago, when our land supply was insufficient.

Most of my initial concerns remain. Key points, re-affirmed with this revised layout, include the following.

- The addition of area north of the build area on this site, identified as open space, does not lower the actual housing density or increase the open space requested within the built area; there is next to nothing within the site even though there is some provision on the peripheries.
- There is a failure to address the cramped layout, with an unacceptably high density of housing within the built area, distinctly out of keeping with the village.
- House and room sizes are unacceptably small in many instances, and, again, out of character with the rest of the village.
- There is a lack of response to SHMA and local Housing Needs which require more housing for an aging population – e.g. it lacks market sale bungalows, and there's a poor balance between 2- and 3-bedroom homes as starter homes, or homes for young families, as against the number of 4-bedroom properties which are already well supplied in the village.
- Parking provision within the site is inadequate – there are very few visitor spaces alongside roadways to add to single spaces per dwelling. Given the potential nature of the households moving in – e.g. two (or more) people working and needing cars, the narrow estate roads will quickly clog up, restricting access to refuse and delivery vehicles, detracting also from general amenity and visibility.
- It's become clear that the farmer – should he choose to continue farming – will have to use the estate road to get to the field beyond the site, taking large vehicles through the estate, muddying the road on his return. He would only have alternative access via someone else's land
- Butcher's Lane, shown as a narrow path to the south on the plan, is proposed as a footpath. It is under the remit of Suffolk County Council, who have authorised an archaeological dig on the site. This involves heavy machines to open trenches, on a field known to be very wet in winter. SCC were aware that the approach to the field, Butcher's Lane, would also be very wet and unsuitable for heavy vehicles. Local knowledge and observation leads to concerns about the proposed drainage provision on the whole of this site, but particularly around Butchers Lane. It is subject to frequent standing surface water. It's not evident that this has been sufficiently addressed in the drainage plan. High density development can only exacerbate this problem. Butchers Lane is presently very badly churned up merely from the equipment driven in for archaeological work.

- (I will forward separately photographs showing the impact of this activity to date, which also illustrate the nature of the ground.)
- It is unsafe to have, above ground, an unfenced SUDS basin, which will in fact be a pond or muddy breeding ground for flies for long periods. This can hardly be described as open amenity land; it will, in fact, be a hazard and a safety issue for children.
- The access to the site for construction will have to be through Little Tufts, a small, quiet close off Longfield Road. Heavy construction vehicles frequenting the site will be enormously disruptive for two years at least. It is essential that there is a strict management plan for the construction, and mitigation offered for the residents. Given the likely state of the site – e.g. its susceptibility to water-logging, I dread to imagine the impact on Little Tufts and its residents.
- There are no firm proposals and nothing agreed re play area and equipment.
- There must be lighting to all footways – this must be clarified.

With thanks.

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