

DC/18/03147 – Land off Old Station Road and Glebe Way, Mendlesham

Summary of discussions between Applicant and Mendlesham Neighbourhood Plan Group following deferral by Committee on 16th October 2019.

Meeting held on the 29th October 2019 between the applicants and their agent and members of the Mendlesham Neighbourhood Planning Group.

The purpose of the meeting was to further consider the development in context with the village of Mendlesham.

Made clear that members of the NPG were not attending as representatives of Mendlesham Parish Council.

Purpose of discussion was for NPG members to discuss possible approaches that could be taken and not to provide design solutions for the applicants.

Matters discussed:

- Design background and challenges;
- Removal of access via Glebe way (as originally proposed);
- NPG Traffic assessment, concerns with regards traffic volume and types traveling via Conservation Area, need to mitigate and desire to reduce traffic;
- Revised Neighbourhood Plan suggests preference for future developments to be at the south side of the village, subject to agreed mitigation;
- Site flood and drainage issues;
- Requirement for sensitivity in relation to nearby Listed building (Elms Farm);
- Need to provide good screening of development to this edge of the village;
- Potential increasing in size of site and amount of development, should targets change or to meet local infrastructure requirements;
- Affordable housing need and requirements;
- Possible highway access approaches via: Old Station Road; Glebe Way; Oak Farm Lane; and Church Road;
- Applicants desire to work with NPG to investigate opportunities to increase access to the site and reduce traffic going through the Conservation Area, however, concern that this may be difficult to achieve and may not be viable;
- Discussion with regards housing need and allocations in emerging JLP for Mendlesham;
- Applicants consider current proposal in line with Adopted Neighbourhood Plan and that current proposal would not hinder future development;
- Applicants to explore options further with highways, architects and advisers to see if other viable options could be achieved;

- Further meeting to advise NPG further considered.

Meeting held on the 3rd January 2020 between the applicants and members of the Mendlesham Neighbourhood Planning Group.

Matters discussed:

- Three options with regards highways access and mitigation of effects on Conservation Area discussed:
 - o 1 - Roundabout and site access via path adjacent to pumping station;
 - o 2 - Junction and site access via path adjacent to pumping station;
 - o 3 - Access via Glebe Way.
- Reported that SCC-Highway preference is for option 1, with option 3 considered the worst solution;
- Applicants consider option 1 too expensive;
- Option 2 considered best potentially deliverable option;
- Advice to be sought regarding how second site access and which option could be conditioned should the current outline application be approved;
- Need to confirm land within applicant's control also;
- Viability of providing second site access also to be considered;
- NPG desire to secure second access for future, as part of current application.

Meeting held on the 13th January 2020 between the applicants and members of the Mendlesham Neighbourhood Planning Group.

Matters discussed:

- Reported that SCC-Highways preferred mini roundabout option for potential second access and that there was some flexibility regarding the size – room for negotiations and consideration of cost;
- Access via Glebe Way was not preferred due to detrimental amenity impact for local residents;
- Reported that roundabout option favoured over straight junction lines as highways consider this would encourage speeding traffic;
- Non-preclusion condition as part of the current planning application advised against by SCC-Highways – potential planning obligation requirements in this respect also considered and considerable cost concluded;
- Applicants encouraged to explore how current heritage concerns could be mitigated.

Details of distance between Listed Elms Farmhouse and Existing and proposed developments

- Distance between Elms Farmhouse and existing Glebe Way estate dwellings = 85 metres;
- Distance between Elms Farmhouse and nearest proposed dwelling, as shown on indicative layout = 58 metres.