

Representation from Cllr Wendy Turner(Ward Member)

Harvey's Garden Centre Application - DC/20/00585

As I'm not able to attend this committee meeting I would like to submit this letter in opposition to the planning application cited above. Please accept my apologies for my absence.

I called this application to committee because the proposed development falls outside of the BUAB (Built up Area Boundary) and beyond the settlement boundary as defined in the Thurston Neighbourhood Development Plan. The NDP states that "*new development in the Thurston parish shall be focused within the settlement boundary of Thurston*". This is particularly relevant as Thurston has 1,200 planning permissions already granted, with the majority of them in the core of the village. There is minimal public transport available, and the proposed development is situated on a winding road with no pedestrian or cycle ways into the centre of the village. Therefore, this application runs contrary to the NPPF section 9 (Promoting sustainable transport) point 103 states "*development should be focused on locations which are or can be made sustainable through limiting the need to travel*". As a resident of Thurston I can assure the committee that this road is unsuitable for walking and cycling due to it being narrow and winding and there are no street lights. This makes the likelihood of residents walking or cycling to the centre of the village even less likely and in consequence transport will be by private vehicle, directly contradicting the NPPF's policy of "*moving to a low carbon economy*".

Precedent for refusal of this development has been set by the refusal of planning application DC/19/05113 for the reasons cited in asking for refusal of this application. "*Mid Suffolk District Council as Local Planning Authority, hereby give notice that PLANNING PERMISSION HAS BEEN REFUSED for the development proposed in the application in accordance with the particulars and plans listed in section A for the following reasons: 1. The application site is located within the countryside, outside the defined settlement boundary of Thurston, where new housing is restricted in accordance with the provisions of Policy H7 of the Local Plan, the National Planning Policy Framework ('the Framework') and The Thurston Neighbourhood Plan. The proposed development does not accord with the policies of these documents in that the proposed dwellings would not constitute one of the exceptions to the restrictions on new housing in the countryside as detailed in Policy H10 of the Local Plan or paragraph 78 & 79 of the Framework. Accordingly, the provision of two new dwellings in this countryside location where, in the interests of protecting the existing*

intrinsic character of the countryside, there is strict control over new housing proposals and in a location away from essential facilities which would involve reliance on the private motor car, is, therefore, contrary to the sustainability objectives of Policies FC1 and FC1.1 of the Mid Suffolk Core Strategy Focused Review (December 2012) and the Framework (paragraphs 7, 8, 11, 78 & 79). On this basis the development would be contrary to Policies GP1, H7 & H15 of the Mid Suffolk Local Plan 1998 and Policy CS1, CS2 & CS5 of the Mid Suffolk LDF Core Strategy 2008, the Thurston Neighbourhood Plan and the National Planning Policy Framework” .

Thurston has a need for affordable housing and not more large executive houses on the outskirts of the village.

I would urge the committee to give full consideration to these reasons and to be consistent in giving the NDP due weight and to refuse this application.

Please find attached the second more detailed member referral form which is not in the committee papers at present.

Yours Sincerely,

Cllr Wendy Turner
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Ward of Thurston

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