

OBJECTION

Land South of Union Road Application

DC/20/01110 LAND TO THE SOUTH OF UNION ROAD, ONEHOUSE, SUFFOLK
Outline Planning Application. (Access to be considered) for the erection of up to
146no dwellings
including vehicular and pedestrian accesses, public open space, play space,
landscaping,
associated highways, drainage and utilities infrastructure

This is a Major application as in excess of 15 dwellings

“A development of any level on this site could not be integrated into the landscape successfully or mitigated against the impact to ecological benefits”

This application is wholly within the boundary of Onehouse, a hinterland village of Stowmarket.

In all of the Area Action Planning and beyond for many years, it has been recognised and agreed that in order for Onehouse to retain their village identity that there would be a significant visual space between the development of Stowmarket and Onehouse.

This development would eliminate this space, and erode the identity of Onehouse Village.

This additional application for 146 dwellings on top of the 240 dwelling already granted by the Hopkin Homes site (386) would appear to be far in excess that could be **considered reasonable for our or any other Hinterland village.**

We question the evidence of need for this development, especially in light of the current pandemic and financial hardship that the country will face for many years.

Detriment: As local residents we are acutely aware of the detriment to the local countryside, and the wellbeing of local residents there has been as a result of the continued development.

We have heard from ‘professionals’ protest at the non-impacts on **flooding** local roads and houses with the implementation of modern drainage techniques, we live with the results of these daily.

We have discovered that the Floods team at County who comment on applications only identify roads, houses that have been reported through their **on-line portal**. It would appear that most of the population have not been aware of this and as such actually flooding that has impacted the community over the years has gone

unreported. **The road closures of 4 times in 6 weeks** in December / January, and flooding of properties in Finborough Road have not been recorded.

The 'Floods' team have also suggested that these recent problems have only occurred through increased / excessive recent rainfall. However, these problems arise whenever there is any rainfall (to a greater or lesser degree) and remain for days following any rainfall as water continues to find it ways to the river bed.

We have also enquired about the **drainage models** that have been submitted for this application and the Hopkins Homes site. We now understand the drainage models submitted are examined, for their **soundness against design** but **not on their effectiveness on the actual soil type or specific site location** i.e. impact in combination with existing or other drainage systems being feed in to the local river, either in close proximity of further upstream developments that already increase the water levels.

The proposed drainage from this application would ultimately (even if delayed through a retention basin – which is questionably **a dangerous model** given the increased numbers of children they would be from this and the adjacent site.) be fed across into the River Ratt which is already struggling with the increase run off waters from the current development, causing road closures, and erosion of the local roads (Finborough Road and Star House Lane).

The impact to the environment of additional development – removal of vegetation (the natural water run-off absorption process), increased impenetrable surfaces (tarmac, concrete, brick etc.) would mean that rain water would again be forced to find its own way down the river valley towards the River Ratt. The water-run off has already increased, creating increased damage and devastation to local residents, this would be exasperated.

Submission of recent photographs detailing the impact of the additional water flow since commencement of the Hopkins Homes development, without additional impact of the proposed development.

A serious **Health and Safety** matter is also currently concerning the residents in the shape of the retention basins along the Union Road, as part of the design of the drainage solutions to the site. These ditches – far deeper than the ditches that were in place previously covered by vegetation so inaccessible to pedestrians – are open, deep and retain considerable amounts of water, some of which is sitting becoming stagnant for some time.

The water is not draining away from some of these basins (even after several days following no rainfall), creating deep open pools that pedestrians and cyclist could end up in.

Development of additional basins would increase the risks for accidental injuries to residents.

Nicky Willshire

Onehouse Parish- Chair