

LEVINGTON AND STRATTON HALL PARISH COUNCIL PLANNING MEETING

COUNCILLORS' AIDE MEMOIRE for Thursday 10th August 2023

Outline Planning Application – Amendments

DC/23/1138/OUT | Phased development comprising 18 x No. dwellings (including 6 affordables and up to 6 self-build) with garaging and parking, accesses and landscaping | Red House Farm Bridge Road Levington Suffolk IP10 OLZ

Village Forum

An opportunity for residents to give comments on any issues on the agenda (as per Standing Orders maximum 15 minutes unless otherwise directed by the Chairman; a member of the public shall not speak for more than 3 minutes).

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- Apologies for Absence
 - Amendments
 - Entrances into the development have been reduced from three down to two, however this does not alter the other Highways issues raised at the previous meeting, dangerous bend, increase in traffic, refuse collection and lights shining in opposite houses.
 - Letter from Ben Winton at Transport Planning to Andrew Martin in the Suffolk Highways states – there are concerns over pedestrian connectivity to and from the site from the outside highway. A holding objection shall be maintained by the highway authority. Details of a new footway would need to be provided. There are additional points which include the vehicular access for plot 11 cross over part of the footpath, the position of it also limits inter visibility between vehicles and pedestrians which could result in conflicts between vehicles and pedestrians. Also Ben has asked what means are going to be installed next to the parking spaces at the Northern end of the site to prevent vehicles running over the adjacent footpath.
 - The Self Build element has been removed from the original plans, this can be altered again if outline planning permission is granted.
 - Many residents have once again submitted their objections to the Red House Farm development highlighting the original concerns.

Housing

This Local Plan sets a housing requirement of 542 dwellings per annum over the period 2018 – 2036 (9,756 in total). As at 31st March 2018, 6,998 dwellings are already under construction, permitted or allocated, and, with a contingency applied to allow flexibility, the policies and allocations in this plan seek to ensure that this requirement is met. The residual need to be met is 2,758 dwellings (before a contingency is applied).

72% of the housing requirement target met by 31st March 2018

Policy SCLP5.2: Housing Development in Small Villages

Residential development will be permitted within defined Settlement Boundaries where it is:

- a) A small group of dwellings of a scale appropriate to the size, location, and character of the village; or
- b) Infill development (in accordance with Policy SCLP5.7).

Residential development will be permitted on Exception Sites adjacent or well related to defined Settlement Boundaries in accordance with Policy SCLP5.11. provision, which will serve the needs of residents within the village.

Policy SCLP10.4: Landscape Character

Proposals for development should be informed by, and sympathetic to, the special qualities and features as described in the Suffolk Coastal Landscape Character Assessment (2018), the Settlement Sensitivity Assessment (2018), or successor and updated landscape evidence.

Development proposals will be expected to demonstrate their location, scale, form, design and materials will protect and enhance:

- a) The special qualities and features of the area.
- b) The visual relationship and environment around settlements and their landscape settings.
- c) Distinctive landscape elements including but not limited to watercourses, commons, woodland trees, hedgerows and field boundaries, and their function as ecological corridors.
- d) Visually sensitive skylines, seascapes, river valleys and significant views towards key landscapes and cultural features.
- e) The growing network of green infrastructure supporting health, wellbeing and social interaction.

Development will not be permitted where it will have a significant adverse impact on rural river valleys, historic park and gardens, coastal, estuary, heathland and other very sensitive landscapes. Proposals for development will be required to secure the preservation and appropriate restoration or enhancement

of natural, historic or man-made features across the plan area as identified in the Landscape Character Assessment, Settlement Sensitivity Assessment and successor landscape evidence.

Development will not be permitted where it would have a significant adverse impact on the natural beauty and special qualities of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, that cannot be adequately mitigated. Development within the Area of Outstanding Natural Beauty, or within its setting, will be informed by landscape and visual impact assessment to assess and identify potential impacts and to identify suitable measures to avoid or mitigate these impacts. Planning permission for major development in the Area of Outstanding Natural Beauty will be refused other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest, subject to the considerations set out in the National Planning Policy Framework.

Proposals should include measures that enable a scheme to be well integrated into the landscape and enhance connectivity to the surrounding green infrastructure and Public Rights of Way network. Development proposals which have the potential to impact upon the Area of Outstanding Natural Beauty or other sensitive landscapes should be informed by landscape appraisal, landscape and visual impact assessment and landscape mitigation.

Proposals for development should protect and enhance the tranquillity and dark skies across the plan area. Exterior lighting in development should be appropriate and sensitive to protecting the intrinsic darkness of rural and tranquil estuary, heathland, and river valley landscape character.

1: aware of Local Plan, planning policies, and site-specific allocations - site reference SCLP 12.56

2: Built Environment

- Based on continuation of linear development along Bridge Road but immediately opposite a stylish radial development from the 1950s RHW
- The village has a low-density housing; the proposal is for high density.
- The proposed development represents an 18.9% increase in the number of dwellings within the Settlement Boundary
- The self-build element of the application, if successful, would extend the development period of the site.
- The proposed development of this site would be contrary to the built environment of the village.

3: Natural Environment

- Noted proposed development site is not in AONB but a high density housing development would be immediately on the boundary. The hinterland to the AONB should have sparse developments leading away from it.
- The existing natural mixed hedgerow has been decimated by the applicant/landowner in advance of the submission of the application. This should be allowed to regrow and/or supplemented with natural species where there may have been too much damage.

- ESC (SCDC) unilaterally extended our Settlement Boundary into the countryside/natural environment. This is unwelcome by the PC. Should this application be approved in some way in the future, there should be no further expansion of our Settlement Boundary.
- This encroachment into the natural environment is not supported.

4: Highways

- The application relies on 3 separate road access points from the narrow Bridge Road. Although mention is made of these being within the 30mph limit, but only just, it omits to mention they are very close to a dangerous blind bend. The PC had previously been in contact with SCC Highways who agreed it was dangerous and painted white lines.
- We do not consider on-site parking provision is sufficient and, if this proves so, there is no alternative parking.
- Concern is expressed about additional vehicles regularly travelling in and out of the village where the roads are regularly used by pedestrians and horse riders (there are many livery business' nearby)
- It is considered that access and egress from the site is dangerous

5. Settlement Hierarchy

- Levington is classified as a small village due to the lack of facilities and public transport which will result in additional journeys in private vehicles should there be more residents.
- Local schools are far distant and full
- The village is fully sustainable as it is
- It is inappropriate for such a development in this village

6. Public Facilities

- Existing problems with mains water supply
- Existing problems with sewerage system
- Existing problems with surface water drainage
- No additional demand should be placed on these facilities.
- Anglian Water need further information before giving a response. There would need to be assurances that:

1 There is an adequate water supply.

2. Replacement of the fragile and continually failing water main.

3. Assurance that the sewerage system has sufficient capacity to cope with 40+ more people – mains and sewerage plant – The village has had continuing concerns about the latter.

6.Light Pollution

- The village has only two streetlights; one in public ownership and one in private ownership.
- No additional lighting which would create light pollution.

7.Developer Financial Contributions

- There is no clarification from the developer on what their contribution is as per Section 106 and environmental protection contribution.
- Clarity is required on how these will be spent and the clear benefit to the local environment and village.

There have been many comments from residents against the development, however the application is within the East Suffolk Building Plan. Please go to East Suffolk Planning Portal for individual comments.

Consultee comments that require attention from the developer: these include:

Archaeological Report - Investigation of the site prior to work commencing.

ESC Housing – Please note at least 40% of all dwellings should meet the building regulations M4(2) wheelchair accessible standards, both for market and affordable homes as per the former Suffolk Coastal Local Plan. These could include a range of bungalows; ground floor flats or houses as delivered to M4(2) or M4(3) as per housing need.

<http://publicaccessdocuments.eastsuffolk.gov.uk/NorthgatePublicDocs/01803537.pdf>

Natural England – Advice given in line with National Planning Policy Framework

<http://publicaccessdocuments.eastsuffolk.gov.uk/NorthgatePublicDocs/01804679.pdf>

Summary of S106 infrastructure requirements:

Service Requirement Capital Contribution

CIL Education – Primary School @£18,187 per place £72,748

CIL Sixth Form @£25,253 per place 25,253

CIL Libraries @£216 per dwelling £3,888

CIL Waste @£126 per dwelling £2,268

CIL Early Years @£18,187 per place £36,374 S106 Education –

Secondary (new) @£26,366 per place £79,098

S106 Highways TBC

S106 Monitoring fee (per trigger point) £476

Environmental Protection

<http://publicaccessdocuments.eastsuffolk.gov.uk/NorthgatePublicDocs/01803987.pdf>

<http://publicaccessdocuments.eastsuffolk.gov.uk/NorthgatePublicDocs/01804680.pdf>

Building Control

<http://publicaccessdocuments.eastsuffolk.gov.uk/NorthgatePublicDocs/01803142.pdf>

East Suffolk Council are still waiting for responses from the following departments:

Waste Management

East Suffolk Private Sector Housing

SCC Highways Department

East Suffolk Ecology

SCC Highways Department

Disability Forum

Environment Agency – Drainage Suffolk Police Design Out Crime Officer

Network Rail

SCC Cycling Officer

SCC Flooding Authority

East Suffolk Economic Development

East Suffolk Landscape Team

East Suffolk Design and Conservation

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