

Appeal reference: APP/X3540/W/21/3276252.

Inbox



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Wed, 3 Nov, 10:10 (3 days ago)

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Town and Country Planning Act 1990 – Appeal under Section 78

Appeal by

Mr M Copping

East Suffolk Council - ref. Ap/21/0048/REFUSE
Planning Application Reference - Summary DC/20/4555/FUL
Address - Land South of Low Road Hasketon Suffolk IP12 6JG
Proposal - The Erection of 3 no. new dwellings, and associated shared vehicular access and driveway.

Dear Sir/Madam,

Hasketon Parish Council has previously submitted its comments to East Suffolk Council planning department in respect of the above planning application recommending it be refused. The Parish Council wishes to reaffirm those comments and its recommendation in respect of that application and in relation to this appeal and makes the following additional comments for consideration in the appeal application: -

1. Environmental Considerations. The current climate concerns cannot be ignored at a local level and it is clear that the protection of natural habitats can play a significant part in contributing to the greater global need to reduce the impact of climate change, i.e. localised flooding etc. This development would destroy an important part of the local rural environment which is likely to impact on the immediate environment because of the sensitive position of this particular site i.e. natural drainage, wildlife and visual amenity of the surrounding area, in addition to increasing the demands on an already overburdened village road system.

Should the development be allowed the Parish Council requests that further design considerations are given to the environmental sustainability of the properties, i.e. energy conservation and other sustainable design features e.g. heat pumps etc.

2. Economic Considerations. There is no evidence to indicate how this development would bring any economic benefit to the village given the lack of any village amenities, i.e. schools, shops and employment opportunities.

3. Village Aesthetic and Social Considerations. The current village boundary has been determined to restrict and guard against 'urban sprawl' in this rural landscape. Hasketon is a small rural village which is its attraction and this development in this location will have a significant visual impact and there is no evidence to suggest it would bring any social benefit to the village.

The Parish Council disagrees with the Appeal assertion that the development would cause no demonstrable harm and considers the development is out of proportion to the

nature of Hasketon village and would jeopardise the established settlement boundaries and set a precedent for future oversized developments.

The Parish Council is mindful of SP29 where the Countryside should be sustained as an important asset and respectfully requests the Planning Inspectorate to also bear this in mind in reaching their decision.

The Parish Council also wishes to draw attention to item 11 of our previous submission to East Suffolk Council planning department regarding the Council's Development Management Policy in respect of housing clusters in Suffolk villages.

Hasketon Parish Council has a long track record of taking a positive approach to planning applications of all types within the village. However, in this instance the Parish Council remains implacably opposed to the development of land to the South of Low road.

David Keeble
Hasketon Parish Clerk
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Hasketon Parish Council response to planning Application DC/20/4555/FUL-Land South of Low Road, Hasketon.

Hasketon Parish Council are of the opinion that the comments submitted in respect of the previous application for this location, DC/20/2743/FUL, are still relevant to this application and are replicated below.

Traffic;

1. Hasketon village is a small rural settlement accessed by narrow roads, mostly single vehicle width and with no footpaths adjacent the highways. It has no schools, and the current County Council school transport policy requires children to walk, cycle or to be driven to the nearest schools in Woodbridge and Grundisburgh. The development shows 8 (amended to 6 under this application) parking places which present a relatively significant increase in vehicle use from this location and would constitute an increased risk. There is ongoing concern amongst residents because of traffic volume and speed through the village which the Parish Council is currently trying to address with Suffolk County Council highways department which this development is likely to exacerbate.

2. There is a very limited public transport service for the village which necessitates most households having at least one or two vehicles to access the nearest local services i.e. Woodbridge/Martlesham. This would appear to be contrary to the Council's environmental commitment to reduce car usage.

3. Low Road is a single-track road. It is the access road to the Turks Head Restaurant and Public House which has recently been granted planning consent for eight additional bedrooms. In addition, planning consents have also been granted near Rose Cottage (two properties) and Owls Cottage (single property). Also, the most recent large development in the village has been the 4 properties built on land adjacent the Turks Head. In view of these developments any further development on Low

Road is likely to be more significant as a result and detrimental to the wellbeing of existing residents of Low Road because of the increase traffic usage.

4. Construction traffic would create considerable problems due to the narrow roads and the lack of turning opportunities within Low road. The nature of Low road beyond the proposed development site is not suitable for vehicles large than cars. All construction traffic would be required to turn on site or reverse along Low road presenting further risks. On site manoeuvring is likely to also be problematic due to the drainage issues outlined below.

5. The existing semi-detached properties along Low road opposite the Turks Head have the benefit of a private service road which allows easier access to the Turks Head and adjacent properties. The proposed development requires access directly onto Low Road below the existing service road where Low road is single track, with high banks, hedgerows abounding the highway, no footpaths and just before a 90 degree bend where the road is prone to flooding.

6. The existing properties in Low road benefit from unrestricted vision where the service road exists. Beyond this the road is as stated in 5 above and the proposed development shows a single access point off this narrow section of Low road with parking for 8 vehicles. To provide adequate sight splays for the access would require removal of established hedgerows which are an important aspect of this rural highway.

7. Access for service vehicles i.e. bin lorries, emergency vehicles etc already presents problems on the villages narrow roads and this is likely to be problematic for the various reasons stated above.

8. There are limited employment opportunities locally and it is likely residents in any new development will be required to use a vehicle to access employment.

Visual Amenity

9. The Design of the proposed development, whilst being amended to a rendered exterior finish, is still not considered to be in keeping with the visual amenity of the immediate area. The scale of the development would cause undue harm to the character and appearance of the existing properties and have a detrimental visual impact on the surrounding landscape. particularly because of its location at the edge of the existing village boundary.

10. The development is outside the Physical Limits Boundary (Defined Limits) for the village which could set a precedent for any future development. This particular site provides a clear break between the edge of the existing village development and presents an important natural undisturbed green space and as such is an important area of natural open undeveloped landscape on the edge of the built environment.

11. The development appears to be contrary to the Council's Development Management Policy regarding housing clusters in Suffolk Coastal villages. The site lies outside the village defined area, in a rural landscape. It appears to be contrary to the Council's Housing Clusters

Policy in relation to infilling and ribbon development (DMP (DM4) pages 92/93). The Parish Council does not consider it meets the criteria for DM4 (minor infilling within clusters), nor SCLP5.4, as the site provides a clear break in the built environment as the existing housing becomes dispersed at the bottom of and around the bend of Low road.

12. A development in this location would increase both light and noise pollution in a situation where currently there is no street lighting and little impact from human intervention.

Water Management/Flood Risk.

13. Whilst the land is not identified as a flood plain, local knowledge provides that it is an important drainage area for both the natural springs rising on land opposite and surface water run off that collects in the bend area of Low road. The development site is known locally to be a wet meadow and provides drainage for both surface water runoff from Low road (both directions) and from the valley to the north of from Whitehouse Farm past Gull Farm. Any interference with this natural drainage mechanism is likely to impact on the area especially adjacent properties which already experience frequent flooding in winter and at times of high rainfall.

14. The development plans do not appear to show the permanent spring fed ditch down the west side of the site which also drains 200+ Hectares of agricultural land and carries significant water in heavy rain. There is no statement on how the ditch flow will be maintained and how this is consistent with the stated aim of planting a hedge and trees down the side of plot 4. This feature does not appear to be identified within the Ecology report.

15. The development appears to show no provision for disposal of sewage and surface water.

Natural Landscape.

16. Removal of the hedge to the front of the site would be contrary to the Councils current planning policy on protection of rural landscape character. It would also likely impact on the drainage aspect previously mentioned. The amended site access would require removal of a significant portion of the existing established natural hedgerow which would substantially affect the visual aspect of this rural highway and which is a significant feature of the rural landscape within this designated Special Landscape Area.

17. The development site is known locally to provide an important wildlife corridor with frequent sightings of deer, foxes and a variety of wetland birds i.e. heron, egret, ducks as well as Barn Owl and other diminishing species. Otters have been seen within the locality and there are substantial bodies of water within one mile of this site. This development would have a serious impact on this important wildlife corridor.

The Parish Council draw attention to section 8 of the Ecological report and in particular 8.20 to 8.23 and highlight the fact that this site should be considered in its context of the surrounding landscape and its proximity on the edge of the valley and its undisturbed nature.

Other.

18. The scale of this development and its proximity to the adjacent

property is likely to be intrusive and affect the privacy of the neighbouring property, directly overlooking the adjacent Lantern House property.

Additional comments:

The Parish Council does not consider the reduction from 4 dwellings to 3 in this application will have any significant impact on the concerns stated above.

In addition, it is considered the visual impact of the development will be greater as a result of the changes and particularly have a negative impact on the visual amenity of the surrounding predominantly rural landscape.

The impact on neighbouring properties will also be greater with significant loss of privacy for the adjacent property.

The development does not provide for affordable homes and the Parish Council considers it will have an overall negative impact on the village nature of Hasketon.

Parking facilities does not meet the Highways requirements for 4 bedroomed properties which will exacerbate the impact of points 1 to 8 above.

Contrary to the assertion in the summary of the application, the development will have access to the facilities of the village, it should be noted the village has a pub but no other facilities i.e. schools, shops and poor public transport.

The Parish Council consider it essential to maintain the settlement boundary on this aspect of the village in order to retain the small post enclosure settlement nature of Hasketon and so as to protect the rural quality of the village. It considers there are more appropriate sites for development within the village boundary.

The Parish Council strongly recommends this application be refused and request that the application should be considered by the full Planning Committee in view of the above factors and the strength of objections from residents.

David Keeble

Parish Clerk

Date 7th December 2020