

Report of the special information meeting on the Suffolk Coastal First Draft Local Plan, including 1.54ha of land off Keightley Way Tuddenham allocated by the District Council for development of approximately 35 dwellings.

Prior to the meeting the following papers were handed out to members of the public present:

- A copy of the presentation to be given by Mrs Ellinor
- A copy of the pages 323 and 324 of the Local Plan First Draft document (specific to the land off Keightley Way)
- A copy of the District Council information page on how to get involved with the consultation (including timeline, locations where to find out more information and how to submit comments).

The meeting was held on 21st August 2018 and commenced at 7.35pm at the village hall.

Present: Mr W Pipe, Mr H Brightwell, Mr D Lugo, Mr Hodge, Mrs J Ellinor & Mrs C Frost (Clerk). 30 to 40 members of public present.

- 1. Chairman's Welcome and Apologies.** Mr Pipe welcomed everyone present to the meeting. Apologies were received from Mr Beckett, Ms Procter and Mr Whiting (District Councillor).
- 2. To receive declarations of interest.** Mr Pipe declared an interest in the sole item to be discussed so handed over the remainder of the meeting to Mr Brightwell.
- 3. Presentation from the Parish Council following attendance at a briefing session with the District Council on the First Draft Local Plan.**

Mr Brightwell explained that the First Draft Local Plan consultation would be used to set the strategy for the District and village. This meeting was to provide information received following 3 Parish Councillors having attended the briefing session held 14th August 2018 by the District Council on the First Draft Local Plan. It was also to obtain views on the consultation from residents.

Mrs Ellinor would give the presentation on behalf of the Parish Council.

Mrs Ellinor gave the presentation, a copy of which follows this report, and gave an overview of the briefing session attended by Mr Brightwell, Mrs Ellinor and Ms Procter. Mrs Ellinor reported that the land in question in Tuddenham was at allocation only at this stage, and not yet at the planning stage. Mrs Ellinor then read to the public an email received from the owner of the land as follows:

The land was submitted following call for sites from Suffolk Coastal District Council. There is currently no proposal submitted for this site, and the figure of 35 houses allocated by Suffolk Coastal is presumably a calculation based on their perception of an appropriate density on the area involved. Whilst we will be considering the options for the land, we welcome input from the community as we seek to take this project forward.

- 4. Public Forum.** Mr Brightwell then invited members of the public to put forward their views.

The major concern, which was reiterated in various ways, related to inadequate highway provision, although other concerns were also raised. The views put forward included:

This allocation would result in more than 200 movements of traffic on Keightley Way and Westerfield Lane when built (both roads already difficult to manoeuvre at times). This was not a practical solution to the need to build new homes. There would also be negative highway implications from building traffic during site development. It was acknowledged the government needed new housing provision but alternative sites to this one should be sought. An example was given of the plot of land located by the old police house on the main road entering the village from Ipswich, especially in view of it having better access to the main highway. Any development on this plot of land, which for instance also backed on to the village hall boundary, could also be used as an opportunity to include the provision of a new village hall for the community, with a reduced number of homes in the region of 10 dwellings, which would be more in keeping with the village character. It was reported by a member of public that sites for allocation could be nominated to the District Council by a third party, not just by the landowner and it was the intention of a resident to nominate an alternative site to the one already allocated.

Concern was raised that any eventual development on the land at Keightley Way would result in expensive 4 and 5 bedroom homes, built closely together in order to make the site viable for developers.

Concern was raised that the land allocated at Keightley Way would only be serviced by a single track road which was not gritted by the Highways Dept. in winter, making it completely inadequate.

Did the housing provision need to come from Tuddenham?

Concern was additionally raised that the existing highway infrastructure would not be able to cope with the direct and indirect traffic associated with the Keightley Way allocation.

The figure of 35 dwellings was disproportionate with the number of homes currently in the village and the character of the village would change as a result.

Concern was raised that the decision had already been made by the District Council for the allocated dwellings at Keightley Way.

Such a high number of additional homes would exacerbate the problem already being experienced in the village of children often failing to gain access to the catchment high school, due to the village being on the outskirts of the catchment area.

The limited bus service (none provided of an evening or on Sunday) already meant older villagers were more inclined to move away from the village, as it was felt necessary to have the use of a car. There did not seem to be any evidence of an improved bus service, or other infrastructure improvements in the Draft Local Plan.

There was a consensus of opinion from those present that the proposed number of dwellings on the site was excessive and would alter the character of the village, and that additional or alternative sites which had access to the main road and for a smaller number of dwellings would be looked upon more favourably.

Mr Brightwell and Mrs Ellinor reiterated the need for residents to submit their comments on this consultation to the District Council and that the deadline for comments was 14th September 2018.

The meeting closed at 9pm.

Mrs C Frost
Parish Clerk. Tuddenham St Martin

Suffolk Coastal Local Plan – First draft consultation.
20th July to 14th September 2018.

Timeline

July 2013 - SCDC Local Plan

April 2016 – Tuddenham Village Review

June 2017- SCDC Parish Councillors Workshop

Sept 2017 – Call for land

July 2018 – Draft Suffolk Coastal Revised Local Plan published

Sept 2018 – End of consultation

Jan 2019 – Revised Local Plan to be adopted

2013 Local Plan

The Settlement Hierarchy for development included 6 categories:

1. Major Centres
2. Towns
3. Key Service Centre
4. Local Service Centres
5. Other villages
6. Countryside

Tuddenham was classified Other Village – no additional houses.

Village Review - Housing

Generally residents were in favour of some development provided it:

1. Included required mix of housing – no more large Exec. Houses
2. Provided ample parking – for residents & visitors
3. Was limited to a modest number of additional homes – roads cannot cope with additional large number of houses

SCDC Workshop for Parish Councillors

- Most Councillors from Other Villages felt restrictions were too fierce
- Communities need to be dynamic not stagnant
- Homes needed to meet local needs – diverse housing mix
- Preferably including green space
- Minimum 2 parking spaces per property

Call for Sites

Two sites put forward by landowners :

1. Land off Keightley Way
2. Land adjacent to Hilltop, Westerfield Lane

SCDC did not decline either site but they chose Keightley Way as the preferred development site.

Revised Local Plan

Major change is the reduction of categories in the Settlement Hierarchy from 6 to 5. These are now:

1. Major Centres
2. Market Towns
3. Large Villages
4. Small Villages
5. Countryside

Tuddenham is now classified as Small Village

Small Village Development

Housing development will be permitted within the Settlement boundary where it is:

a) A small group of dwellings of a scale appropriate to the site location and character of the village

or

b) Infill development (in accordance with SCLP5,7)

Note: Housing mix in any new development should be in line with SCLP 5-8

Neighbouring Small Villages

To put this proposal into perspective compared with overall development in SCDC district and , more relevantly with neighbouring villages please see the following :

Location	2016	Increase.	%
SCDC	61,157.	12,195.	19.94
Tuddenham	176	37.	17.6
Westerfield	191	91.	47.6
Witnessham	340.	75.	22.0