

BRANDESTON PARISH COUNCIL

Clerk: Mary Mitson-Woods 01728 684026 parish.clerk@brandeston.net

RESPONSE TO THE SUFFOLK COASTAL FIRST DRAFT LOCAL PLAN

Policy SCLP12.40: Land at The Street and Mill Lane, Brandeston

Date of response: 13th September 2018

INTRODUCTION

Brandeston Parish Council wishes to object to an element of SCDC's First Draft Local Plan, concerning Land at The Street and Mill Lane Brandeston (SCLP12.40). We also request that the settlement boundary is not extended to include this land but remains in its existing position.

The Parish Council has carefully consulted villagers by correspondence and during a Parish Meeting in August 2018, attended by over 100 people. A substantial majority of parishioners do not want this land to be developed and this was confirmed by a vote. This view was supported by our district councillor, Councillor Hudson, who was present at the meeting.

Councillor Fryatt was also present and stressed that the Local Plan was a proper consultation and that the views of the community were important. He told the meeting that the 30 houses proposed by SCLP 12.40 would not be needed because SCDC already had sufficient development opportunities elsewhere in the county and therefore development in Brandeston would not be forced upon us. It was therefore up to us as a village to decide what it wants.

The piece of land in question is an attractive open space at the start of the main built-up part of the village. It is not in the Conservation Area but borders the Conservation Area along its southern edge. Development of this land would adversely affect the setting of Red House Farm and other historic properties in The Street. It would affect the transition from countryside to village which is important in maintaining the rural appearance of villages. It is also unlikely that development could be linear in keeping with the rest of the village because of inevitable access problems. The land is outside the existing settlement boundary and parishioners have expressed in our Parish Plan of 2008 and at our recent Parish Meeting that they do not want the boundary to be changed.

We note your assessment of the site in the Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018) and see there are several amber issues relating to this land. From a local perspective we would like to emphasise some of these and respectfully suggest they should be re-categorized to red.

Access to Site

Access would be onto a narrow road on a bend with significantly restricted line of sight to the west which would be further hampered by two mature oak trees. Visibility splays have been suggested but this would give an urban appearance which would be undesirable at the entrance to the village and adjoining Conservation Area. Access would therefore be either dangerous or visually unacceptable.

Utilities Capacity

Broadband speed is unacceptable in the village at present, some areas being as slow as 2mbps download speed; we are still reliant upon copper as we await connection to fibre. There are issues with sewage and drainage at the Kettleburgh pumping station.

Utilities Infrastructure

Power lines run across the site as mentioned earlier in your document.

Flood Risk

The field has poor drainage although it is at present laid to grass. A neighbouring house has been flooded during heavy rain and a significant amount of water often runs down Mill Lane. The old ditch system taking water from the land has been filled in over the years. More hard surfaces associated with development will exacerbate the problem.

Landscape and Townscape

We reiterate the points above and wish to preserve the rural aspect of the landscape of our village.

Biodiversity

As your document states there are BAP species on the site.

Open Space

This is an open space that is valued for its appearance at the entrance to the village. The owner allows recreational access to the land.

Transport and Roads

The village has only a rudimentary bus service. Concern has been expressed about the potential increase in traffic through neighbouring villages resulting from traffic going to and from Brandeston. There is no footpath from the junction at Mill Lane to the proposed site.

Wider Community

Easton Primary School and Thomas Mills School are already at capacity. Local services, including healthcare at Framlingham and Wickham Market will struggle to cope with the increase in population. We understand from Councillor Hudson that new houses in Framlingham are not selling well which suggests there is little need for extra housing in the area.

CONCLUSION

Brandeston Parish Council urges that these points be considered and that the First Draft Local Plan will be changed to remove SCLP12.40; further that the proposed change to the Settlement Boundary will be rejected. We also assume that the other sites detailed in the Help Shape the Future of the District document that were rejected, will not be reconsidered.

Brandeston is not against all development per se but we feel that this site is not suitable and the number of houses proposed would have a significant detrimental effect on the village. We would consider gradual, small scale development according to need and in keeping with the current village layout and appearance.

Signed (on behalf of Brandeston Parish Council):



Dated: 14.09.18

END