

Consultee Comments for Planning Application DC/19/00973

Application Summary

Application Number: DC/19/00973

Address: Land To The East Of Heatherleigh East End Road Stonham Aspal Suffolk

Proposal: Outline Planning Application (some matters reserved) - Erection of 36 No. dwellings and associated garaging and parking (affordable housing elements to be agreed as per LPA policy).

Creation of vehicular access to highway and pedestrian pavement link to village and adjacent Stonham Barns (via Stonham Barns Section 106 agreed route).

Case Officer: Daniel Cameron

Consultee Details

Name: Mrs Alison Green

Address: Granary Cottage, Mill Green, Stonham Aspal Stowmarket, Suffolk IP14 6DA

Email: sapc.clerk@yahoo.co.uk

On Behalf Of: Stonham Aspal Parish Clerk

Comments

The members of Stonham Aspal Parish Council unanimously agreed to object to the planning application for 36 dwellings to the east of Heatherleigh, East End Road at their meeting on Tuesday 19th March 2019 on the grounds of:

Strength of public opinion against the development, the scale of the development and impact on the village as a whole, the ability of the social infrastructure and utilities to cope with the additional households, safety of access to the site, impact on the setting of listed buildings, impact on the character of East End Road and the suitability of the site classified as open countryside for development.

A number of East End Road residents attended the meeting and voiced strong opposition to the proposed development. This opposition was mirrored from residents in the wider Village.

Stonham Aspal currently consists of approximately 240 homes. A development of 36 houses would constitute a 15% increase in the number of households in the village. On top of this proposal, a further 15-20 houses have already been approved by MSDC planning. Overall the village would be looking at a 21-23% increase in households. This is completely untenable and would impact negatively on the whole personality of the village which is classified as a Secondary Village under the MSDC Local Plan.

East End Road itself is an idyllic, secluded road. There is no through traffic and the residents who chose to live there did so for its quiet rural location. For the newer residents searches before purchasing their properties will have rightly shown the proposed development site categorised as

open countryside with no suggestion of future development. Building on this site would unfairly erode these residents rightful expectations of a rural life style.

At least 4 of the properties that would be directly affected are listed buildings and such a development does not take into consideration the impact of the change in environment on their historic status, setting and relationship with the rural landscape.

Although the main entrance to the estate would be via the A1120 there are footpaths that would run into East End Road. These paths have previously been quiet country footpaths, however the potential increase foot traffic with the residents of 36, mainly large homes, would be unbearable for those residents close to the paths.

The noise and bustle created by 36 additional properties would seriously impact on the daily life of the residents of East End Road and destroy the ambiance of the whole rural setting. Residents described the impact of the development on their lifestyle choices as horrific, they feel it would ruin the entire feel of East End Road and that the scale of the development would impact on the entire identity of the village. The Parish Council agrees with these opinions and feels that the development would lead to an unacceptable impact on the existing residents chosen way of life.

As well as the impact on the lifestyle and nature of the village, there is much concern over the ability of the village infrastructure to cope with the additional housing. There is inadequate access to utilities in the area. Water pressure to East End Road is already very poor and there are no mains sewers near the proposed location. The social infrastructure is already stretched with doctors appointments often difficult to get and the school nearing full capacity (although children do come from out of catchment the increase in family homes would have a knock-on effect across the area).

The main access to the site would be via the A1120 on a stretch of road with a 60mph speed limit and no footpath. There is a proposed footpath in the area of the A1120, but this is still speculative as it is dependent on development of a site with only outline planning permission and is in any case on the opposite side of the road to the proposed development.

In addition to the impact on East End Road, the identity of the village as a whole and its ability of the infrastructure to cope with the additional properties the proposed site is not considered to be suitable. When possible sites for development were previously considered this was not one of the proposed locations. The site is classified as open countryside and has not previously been mooted for development.