Policy SCLP 12.29: South Saxmundham Garden Neighbourhood

This is a plan of two parts:

1) **Within Saxmundham boundary.**

3.35 This land allocation would not be suitable for 800 dwellings, probably an absolute maximum of 200 dwellings, which would exclude the area known as The Layers.

3.36 – 3.38 Shown as mixed use on the plan, but agreed to include The Layers as a country park with no dwellings thereon.

3.39 Should the land known as The Layers be allocated for dwellings then this would give rise to coalescence with Benhall village.

3.40 More dwellings will require the provision of more education facilities, the plan has insufficient detail for comment to be made.

3.41 – 3.42 Limited access to site from a dangerous junction with the A12, removes justification for this plan and is the main factor, which makes this site both not deliverable and developable.

3.43 Infrastructure shortcomings particularly the water supply shortage and sewage disposal problems need to be addressed before any part of this plan can proceed.

2) **Within Benhall boundary**

3.35 800 dwellings not achievable on this land

3.36 – 3.38 See below.

3.39 The policy would certainly give rise to coalescence with Benhall village.

3.40 No.

3.41 – 3.43 This land was sold to the current landowner by The Benhall Lodge Estate and was intended for agricultural use only, a covenant was applied. The land should never be built on for the following reasons:

   a) The cereal crops grown here require no additional irrigation and are an excellent source of produce, which is sustainable and valuable in the existing economic and future environment.

   b) The water table provides natural irrigation and the growing crops absorb all the water even during excessive rainfall which we have recently experienced.
c) Following harvest and without the growing crops to take up the water, the ditches start to run again and occasional flooding does occur at the lowest part of Kiln Lane, not helped by the surface water from the A12.

d) The building of dwellings on this land would create a large volume of surface water, which would eventually run down onto the lower part of Kiln Lane and create an overflow of the holding area, which is the redundant sand pit of the former Benhall brick works. Future climate changes will exacerbate this situation.

e) The sand pit eventually drains into the River Fromus, a river that at times runs with a strong current illustrated by a vehicle, a few years ago, whilst fording it between Benhall and Sternfield being swept down river.

f) The River Fromus has previously flooded and large stretches of the surrounding land in and around Saxmundham were affected. With climate change and rising sea levels flooding could occur on a more regular basis should the agricultural use of this land be removed and surface water from the development enter the drainage system.

In conclusion the plan may eventually be successfully implemented within the Saxmundham boundary, but falls short of being sound at the moment. The plan within the Benhall boundary is completely unsound and always will be.

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