Hearing Statement from Tuddenham St Martin Parish Council on the Examination of the Suffolk Coastal Local Plan regarding:

Matter 3: Area Specific Strategies – Development Allocations

General Questions relevant to all proposed site allocations

- Is each site allocation and its criteria justified and appropriate in all aspects, having regard to the likely impacts of the development and potential constraints?

The proposed development under Policy SCLP12.67: Land of Keightley Way Tuddenham of 25 dwellings does not meet with the criteria of Policies SCLP5.2 and SCLP12.34. Policy SCLP5.2: Housing Development in Small Villages (page 83 of the Final Draft Plan / January 2019) states that ‘Residential development will be permitted within the defined Settlement Boundaries where it is: a) A small group of dwellings of a scale appropriate to the size, location and character of the village; or b) Infill development (in accordance with Policy SCLP5.7).’ Policy SCLP12.34: Strategy for the Rural Areas (page 294 of the Final Draft Plan / January 2019) states that ‘The strategy for rural areas seeks to deliver: c) The provision of new housing which contributes to providing a mix of housing choice in rural areas and helps to sustain rural communities, including through allocations in or well related to Large Villages and Small Villages’. The allocation of such a large development ‘of dwellings at a relatively high density for a village location’ (paragraph 12.774 on page 394 of the Final Draft Plan / January 2019) will substantially impact on such a small village, whereas the alternative sites put forward by the Parish Council would have less impact on the character of the village.

Policy SCLP12.67: Land off Keightley Way, Tuddenham

Question 3.98. In respect of access and potential effects on the wider highway network is the Policy justified?

The allocation of 25 dwellings in Policy SCLP12.67 is not justified as there are already highway and parking issues in the village. Access and the potential effects on the wider highway network have already been highlighted to the Council whilst the allocation of 25 homes would not trigger an assessment for sustainable transport as detailed in Policy SCLP7.1: Sustainable Transport (page 121 of the Final Draft Plan / January 2019). This states that a Travel Plan will be required for proposals for: i) Residential development of 80 or more dwellings. A reduction to 12 dwellings at the site however, as proposed by the alternatives put forward by the Parish Council would have less impact on the location.