East Suffolk Council. Examination of the Suffolk Coastal Local Plan

Inspector: Philip Lewis BA(Hons) MA MRTPi

Programme Officer: Annette Feeney
Tel: 07775 771026, email: Annette.feeney@eastsuffolk.gov.uk

_________________________________________________________

Agenda

Hearing Day 7: Tuesday 17 September

Matter 3 – Area Specific Strategies – Development Allocations.

To take place between 9.30 - 1100

Group 1 – sites 12.69 Westleton, 12.70 Westleton, 12.48 Darsham, 12.49 Darsham

Policy SCLP12.69: Land West of the B1125, Westleton

3.99 In the context of the proposed community led housing schemes, is the scale of development proposed at Westleton justified?

3.100 Is the provision of dwellings designed to meet the needs of the older population justified and would the Policy be effective in this regard?

3.101 What are the implications for the deliverability or developability of the site given the stated treatment limitations at the Westerton Water Recycling Centre?

3.102 Would criterion e) be effective in safeguarding the characteristics of Westleton Common County Wildlife Site?

3.103 Is there any reason that the proposed allocation would not be deliverable or developable as per the definitions in the Framework?

Policy SCLP12.70: Land at Cherry Lee, Darsham Road, Westleton

3.104 What are the implications for the deliverability or developability of the site given the stated treatment limitations at the Westerton Water Recycling Centre?

3.105 Is there any reason that the proposed allocation would not be deliverable or developable as per the definitions in the Framework?

Policy SCLP12.48: Land to the South of Darsham Station, Darsham

3.59 Is the Policy justified in dealing with the whole site area as mixed use, when the built development, except for access, would be provided in the north of the site?
3.60 Is the site located where it would enhance or maintain the vitality of the village or local communities?

3.61 Is the second sentence of paragraph 12.512 clear?

**Policy SCLP12.49: Land North of the Street, Darsham**

3.62 Is access via the Millfields development as set out in criterion a) deliverable and justified?

3.63 Paragraph 12.529 is inconsistent with Policy SCLP12.49 in respect of the number of dwellings anticipated.

Hopkins Homes/AR Planning (12.49)
Darsham PC (12.49/12.48)
Westleton PC (12.69)
Mr North & Mr Spaul/Evolution Planning (12.70)
Winter & Son/Savills (12.69)

**Group 2 – sites 12.50 Dennington, 12.60 Peasenhall**

**Policy SCLP12.50: Land off Laxfield Road, Dennington**

3.64 Is the provision of approximately 50 dwellings at the site justified given the size of the site and the proposed policy requirements?

3.65 Is the provision of dwellings designed to meet the needs of the older population justified?

3.66 Is the provision for specified areas for future school expansion and drop off point and new early years setting justified and if so, should they be specifically identified/safeguarded on the Policies Map?

**Policy SCLP12.60 Land Adjacent to Farthings, Sibton Road, Peasenhall**

3.80 Is the allocation of land for housing within an area of Flood Zone 2 justified in terms of the sequential test?

Hopkins Homes/AR Planning (12.50)
Mr Rowing (12.60)
Peasenhall PC (12.60)
Mr Earle (12.60)
Dennington PC (12.50)
Mr Denton (12.50)
To take place between 11.15 - 1300

Group 3 – sites 12.44 Benhall, 12.54 Kettleburgh, 12.56 Knodishall, 12.47 Charsfield, 12.59 Otley

Policy SCLP12.44: Land South of Forge Close between Main Road and Ayden, Benhall

3.52 Is the Policy justified in allocating land for about 50 dwellings given the size of the village and existing housing commitments?

Policy SCLP12.54: Land North of the Street, Kettleburgh

3.72 Is the provision of approximately 16 dwellings on the site justified given the character and appearance of the area?

3.73 If the capacity of the site is less than that stated, should the criterion in regard to affordable housing be qualified given the requirements of Policy SCLP5.10 that contributions would be sought for schemes of 10 units or more?

Policy SCLP12.56: Land at School Road, Knodishall

3.75 What are the implications for the deliverability or developability of the site given the stated treatment limitations at the Benhall Water Recycling Centre?

Policy SCLP12.47: Land behind 15 St Peters Close, Charsfield

3.56 Would the Policy be effective in conserving the significance of the Grade I listed St Peters Church?

3.57 Is it justified that the Policy does not require a biodiversity survey and appropriate mitigation measures?

3.58 Can safe and suitable access to the site be achieved for all users?

Policy SCLP12.59: Land adjacent to Swiss Farm, Otley

3.77 Notwithstanding paragraph 12.659 and the reference to policy SCLP11.2, the proposed allocation boundary appears to bisect farm buildings, with other buildings and structures adjacent. Is the Policy justified in not addressing the future of these structures given the uncertainty they present for the living conditions of future occupiers of any dwellings at the site, or on the continued use of the adjacent land for agricultural purposes?

3.78 Is the Policy justified in not requiring a contaminated land survey given the previous use of the site?
In the context of the requirements for a transport statement particularly addressing the B1078/B1079 junction, can the site be considered to be deliverable or developable?

Benhall & Stenfield PC (12.44)
Kettleburgh PC (12.54)
Hopkins Homes/AR Planning (12.54)

**Group 4 – sites 12.72 Wintesham, 12.67 Tuddenham, 12.52 Grundisburgh**

**Policy SCLP72: Land at Street Farm, Witnesham (Bridge)**

3.106 Is the allocation of land for housing including an area of Flood Zone 3 justified in terms of the sequential test?

3.107 The proposed allocation boundary appears to exclude certain farm buildings. Is the Policy justified in not addressing the future of these structures given the uncertainty they present for the living conditions of future occupiers of any dwellings at the site, or on the continued use of the adjacent land for agricultural purposes?

**Policy SCLP12.67: Land off Keightley Way, Tuddenham**

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

**Policy SCLP12.52: Land to the West of Chapel Road, Grundisburgh**

3.69 Would the proposed access via Chapel Road and the wider village road network achieve safe and suitable access for all users? Is the Policy sufficiently clear as to how a decision maker should react to a development proposal in this regard? In terms of vehicular and pedestrian access and the requirement for any off site works, is the site deliverable or developable as per the Framework definitions?

3.70 Is the requirement for the provision of on-site public open space justified?

3.71 Is the provision of dwellings designed to meet the needs of the older population justified?

Swilliland & Witnesham PC (12.72)
Mr Ward (12.67)
Mr Keating (12.52)
Tuddenham St Martin PC (12.67)
Mr Plant (12.52)
Mr Brightwell (12.67)
Grundisburgh & Culpho PC (12.52)
Hopkins Homes/AR Planning (12.52)
To take place between 1400 - 1700

**Group 5 – sites 12.46 Campsea Ashe, 12.62 Rendlesham, 12.63 Rendlesham, 12.64 Shottisham, 12.51 Eyke, 12.58 Orford, 12.61 Pettistree**

**Policy SCLP12.46: Land to the South of Station Road, Campsea Ashe**

3.53 Would the Policy be effective in conserving the significance of the Listed Buildings near the site?

3.54 Is the site located where it would enhance or maintain the vitality of the village or local communities?

3.55 Should paragraph 12.495 refer to Wickham Market railway station?

**Policy SCLP12.62: Land West of Garden Square Rendlesham**

3.85 Would criterion a) be effective in safeguarding the operation of the Rendlesham Water Recycling Centre and provide adequate living conditions for future residents of the site?

3.86 Is the figure of approximately 50 dwellings at the site justified?

**Policy SCLP12.63: Land East of Redwald Road, Rendlesham**

3.87 Where is the evidence that the Policy has been subject to Habitats Regulations Assessment screening?

**Policy SCLP12.64: Land opposite The Sorrel House, The Street, Shottisham**

3.88 Given the stated stance of the shareholders of the Sorrel House in representations, is the site deliverable or developable within the plan period?

3.89 Where is the evidence that the Policy has been subject to Habitats Regulations Assessment screening?

**Policy SCLP12.51: Land to the South of Eyke CoE Primary School and East of the Street, Eyke**

3.67 Is the provision of dwellings designed to meet the needs of the older population justified and would the Policy be effective in this regard?

3.68 Is the provision for specified areas for future school expansion and drop off point and new early years setting justified and if so, should they be specifically identified/safeguarded on the Policies Map?
Policy SCLP12.58: Land North of Mill Close, Orford

3.76 Is the Policy in seeking a contribution towards affordable housing justified in the context of Policy SCLP5.10?

Policy SCLP12.61: Land between High Street and Chapel Lane, Pettistree (Adjoining Wickham Market)

3.81 Is the provision of dwellings designed to meet the needs of the older population justified and would the Policy be effective in this regard?

3.82 Is the provision for the specified area of land for new early years setting justified and if so, should it be specifically identified/safeguarded on the Policies Map?

3.83 Would the development criteria be effective in providing a ‘soft gateway’ to Wickham Market or maintaining the separation of Wickham Market and Pettistree?

3.84 What are the implications for the deliverability or developability of the site given the stated treatment limitations at the Wickham Market Water Recycling Centre?

Wickham Market PC (12.61)
Ms Fear (12.46)
Capital Community/Parker Planning (12.62)
Mr Thompson (12.46)
Mr Donnelly (12.58)
Christchurch/Richard Brown (12.63)
Pettistree PC (12.61)
Eyke PC (12.51)
Mr Cook (12.61)
Mr Robinson (12.51)
Mr Murray (12.64)
Mr Kay (12.64)
Hopkins Homes/AR Planning (12.61)

Group 6 – sites 12.55 Kirton, 12.65 Trimley St Martin, 12.66 Trimley St Martin

Policy SCLP12.55: Land to the rear of 31-37 Bucklesham Road, Kirton

3.74 What are the implications for the deliverability or developability of the site given the stated treatment limitations at the Kirton Water Recycling Centre?

Policy SCLP12.65: Land off Howlett Way, Trimley St Martin

3.90 Paragraph 12.740. Is the site allocated in Felixstowe Peninsula Area Action Plan?
3.91 Where is the evidence that the Policy has been subject to Habitats Regulations Assessment screening?

**Policy SCLP12.66: Land adjacent to Reeve Lodge, High Road, Trimley St Martin**

3.92 Is the site boundary as defined justified in regard to the rear of properties on High Road?

3.93 Is the provision of dwellings designed to meet the needs of the older population justified and would the Policy be effective in this regard?

3.94 Is the provision for specified areas for future school expansion and drop off point and new early years setting justified and if so, should they be specifically identified/safeguarded on the Policies Map?

3.95 What are the implications for the deliverability or developability of the site given the stated treatment limitations at the Kirton Water Recycling Centre?

3.96 What is the purpose of criterion j) and would it be effective?

3.97 Where is the evidence that the Policy has been subject to Habitats Regulations Assessment screening?