

**Planning Application No: DC/18/01945**

**Proposal: Full Planning Application - Severance of part of rear garden and erection of 3 No. single storey dwellings and associated garages and landscaping with amended vehicular access to the highway**

**Location: Land to the rear of Long Acre, Hadleigh Road, Holton St Mary CO7 6NS**

Following consultation with the village residents, the Parish Council of Holton St Mary objects to the application for outline planning permission reference DC/18/01945 for the following reasons:

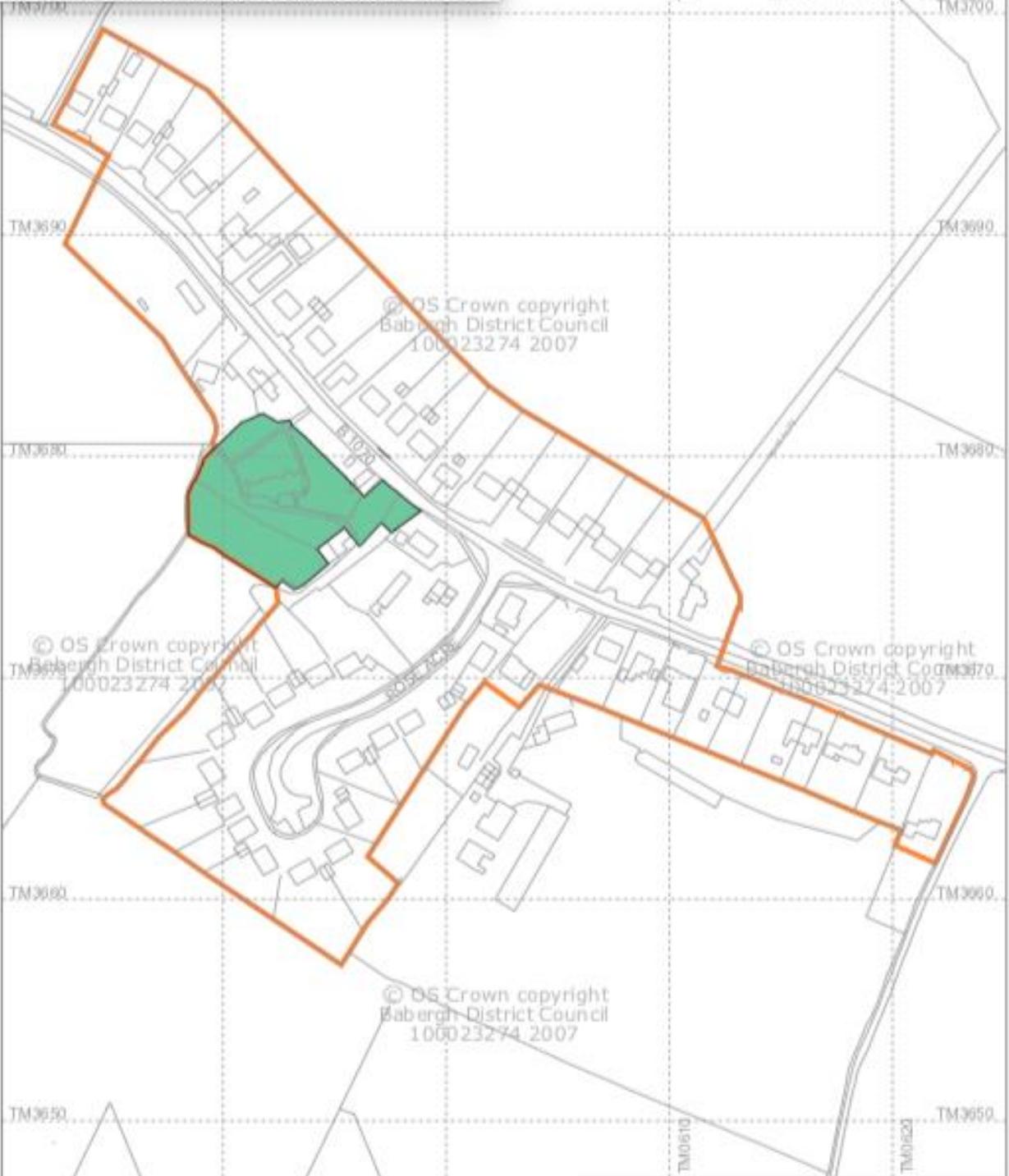
1. **Land is outside the Local Plan settlement boundary, and contravenes the objectives set out in the Local Strategic Plan and Local Development Plan -**
  - a. There is no credible justification for the proposed site to be an exception site. It is outside the currently approved village boundary. The proposed site does not meet the current Babergh criteria for development. ( See map)
  - b. Site is not 'previously developed/brownfield site: This is defined in the National Planning Policy Framework as; *"Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. **This excludes:** land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; **land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time."***
  - c. The number of houses (3) proposed in the application is disproportionate for the size of the site. Reference core strategy numbers 12-15. Also Objective 6: Protect / conserve and enhance: local character; built, natural and historic environment including archaeology, biodiversity, landscape, townscape; **shape & scale of communities;** the quality and character of the countryside; and treasured views of the district
2. **Highways Issues** – Holton St Mary is already experiencing severe deterioration of the road surface through the village due to the high level of traffic already using the road. Adding to this would not be desirable. It is recognised by Suffolk Highways and Highways England that the Four Sisters junction with the A12 is substandard and the increased use of the B1070 means it is increasingly busy and by obvious extrapolation, dangerous.
3. **Proximity and Impact on Heritage Asset**
  - a. The proposed development is located within line of sight of Squirrels Hall, a building and setting of which are a listed Heritage asset.
4. **Infrastructure** –

- a. Under Babergh Council's core strategy, Holton St Mary is an 'unsustainable Hinterland village' (DC Local Plan 2011-2031). As such, your own Policy is not to introduce housing developments where there is insufficient infrastructure or economy in close proximity. Under the existing Babergh core strategy and draft Joint Local plan, the proposed development does not meet the criteria for development.
- b. Many of the homes in Holton St Mary are connected to a local mains drainage system, adopted by Anglian Water. Anglian water is aware of a number of instances of reflux sewerage in people's homes at the east end of the Village, suggesting capacity issues. The Meadow View development of houses of equal distance from the main sewer was refused connection. Under the proposed scheme, there is no land available for provision of alternative foul water disposal. And nowhere for drains to be routed other than under the non-load bearing proposed roadway
- c. In addition, there is already pressure on other local services and infrastructure; schools, Doctors' surgeries, and transportation. The bus service through the village now is timed to serve commuters with only the Hadleigh Community Service between Hadleigh and Manningtree Station; stopping at 06.00/06.40, returning between 18.00 and 19.00, not catering for shopping trips for elderly residents. Footways are in places not wide enough to pass safely (18 inches) and are in poor condition, especially if the target market is less able-bodied elderly down-sizers. it is impossible to push pram / buggy /wheelchair from one end of village to other on footway.

The Parish Council has concluded that this is inappropriate development on undesignated land and we wish to register our objection to the proposal.

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# Holton St Mary



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