

THURSTON PARISH COUNCIL

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SENT AS AN E-MAIL

Mr. P Isbell
Corporate Manager – Development Management
MSDC
131 High Street
Needham Market
IP6 8DL

6th June 2017

Dear Mr. Isbell,

Proposal: Planning Application 5070-16 – Outline Planning Permission sought for the erection of up to 200 homes (including 9 self-build plots), primary school site together with associated access, infrastructure, landscaping and amenity space (all matters reserved except for access) @ land at Norton Road

Case Officer: Dylan Jones

The Parish Council, having discussed further the amendments as submitted by the applicant along with drawings in May of this year have the following further comments to make:

The Parish Council, whilst it appreciates that some of the amendments have been in direct response to comments submitted on Mid Suffolk Planning Portal, still strongly objects to this proposal and considers that the proposal will not provide a sustainable development within the dimensions set out in the NPPF.

The additional following reasons should be considered alongside the Parish Council's original submission and form the basis for the continual objection:

- The site and surrounding area are within the countryside and therefore outside of any settlement boundary for Thurston as defined by Mid Suffolk's Local Plan and would result in the development of new dwellings that would be visually, physically and functionally isolated from the facilities and services offered by Thurston as a Key Service Centre.
- Whilst the Parish Council notes that the school site has been reconfigured in response to comments from Suffolk County Council, it still has concerns over pedestrian safety with regards to crossing points. It is noted that the proposed footpath only extends as far as the end of the land under the application submitted for land to the South of Norton Road and does not link up to the existing pathways.

- The Parish Council still considers that the application fails to take into account the current road infrastructure and the lack of pedestrian route-ways and cycle ways leading from the site to the amenities and the Secondary School within the village and as such would have a negative impact on road safety and therefore a detrimental impact on the amenities enjoyed by the surrounding area vis-à-vis traffic generation.
- The Parish Council does acknowledge that the amended plans have taken on board concerns over the potential impact 2 entrances near the Victoria Public House car park would have had and recognises that the western access to Norton Road has now been moved east wards away from the Meadow Lane junction. It does however still have concerns of the impact the increased traffic that this development will produce will have a detrimental impact on Norton Road and it is felt that insufficient detail has been given to ensure that, with reference to NPPF paragraph 32 'safe and suitable access can be achieved for all people.' The Parish Council feels that, in terms of safe and suitable access for all the suitability of two site entrances situated close to one another must still be questioned.
- The Parish Council also has concerns that, whilst the applicant might have responded to concerns from Meadow Lane residents with regards to the vehicle access for self-build plots onto Meadow Lane, the removal of access onto Meadow Lane for these plots will result in further pressure on the integration of traffic within the site and that in general, the traffic that will be generated will not be able to be accommodated on the existing road network at this juncture of the village.
- The Parish Council acknowledges that, in response to comments made by the Parish Council and the Mid Suffolk Housing Team, there is an increased provision of bungalows (26% of the total scheme) including affordable bungalows, as well as an increase in the number of 1 and 2 bedrooms and that market housing mix has been almost doubled. However, given the increase in such mix the Parish Council is concerned that the density is still inappropriate for a rural setting on the edge of the village and that little or no account has been made of the increased pressure the smaller units will place on the parking provision within the site.

Yours sincerely,

Victoria S Waples

V. S. Waples, BA(Hons), CiLCA
Clerk to the Council

