

Clopton Parish Council objection - Planning application DC/20/5052/OUT

Land North Of Snipe Farm Road Clopton Suffolk IP13 6SQ

Outline Application (All Matters Reserved) - Erection of 2no. dwellings with cart lodges

During the Clopton Parish Council meeting 7th January 2021 all councilors present were in objection to this application. Clopton Parish Council would like to object based on the following multiple points:

The proposed site includes a large ancient pond that can be seen on maps going back to the 1800's. This application for the development of two dwellings with cart lodges, associated driveway and parking would clearly require the infilling of that pond. The parish council objects strongly to the destruction of a piece of natural habitat which could be classed as Priority Habitat under the Natural Environment and Rural Communities (NERC) Act 2006.

The infilling of this pond is also a concern from a flooding perspective, surface water from the road and flow from the local ditch network feed into the pond. Temporary surface water flooding on the road adjacent to the proposed site is a regular feature already, following moderate to heavy rain.

Local residents have reported that the whole of the area is often waterlogged, the water table is extremely close to the surface and land is prone to standing surface water during wet periods.

The application form and certificate states in section 12 that the surface water will be disposed of by mains sewerage. This is inaccurate there is no mains sewerage in Clopton.

In the previous application DC/18/4163/OUT there was a written holding objection from Mr. Williams of Flood & Water Management Growth, Highways & Infrastructure in relation to concerns of the infilling of the pond and surface water issues. These issues are still the case.

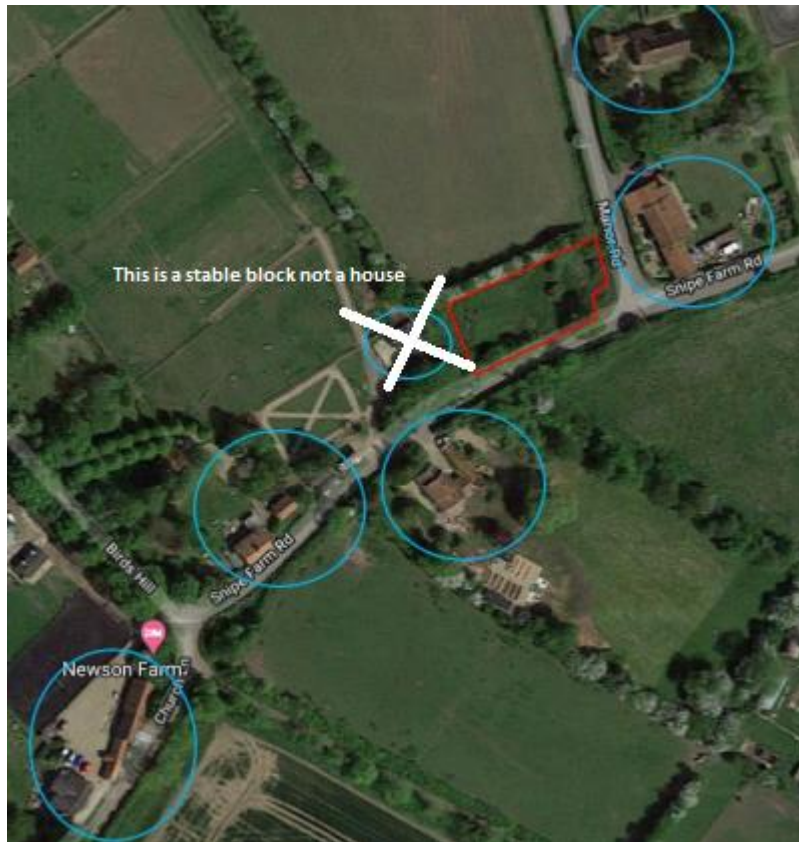
Following the information on the East Suffolk Councils local plan the site in question is not located within the settlement boundary for Clopton, therefore the proposal is located in countryside and countryside policies of restraint will apply. Clopton Parish Council do not believe that this site satisfies any of the criteria in the local plan for development within countryside. The proposal asserts that the site falls within a cluster, however Clopton Parish Council do not believe that the criteria for a cluster is met by this site.

The dwellings highlighted in the aerial photograph on the application are not close together and are interspersed by fields/open land, which goes against the definition of a cluster. The proposed site is not located adjacent to existing development on two sides.

It is very important to note that the applicant has incorrectly identified in their aerial photograph, in section 6.2 of the application statement, that a building to the west of the site is a dwelling. It is not a dwelling it is stabling and that stabling is separated from the owner's house and garden by open space. That this is stabling is confirmed in the applicants own application statement section 2.1 as follows:

"2.1 The site is located to the north of Snipe Road. To the east of the site, across from the public highway (Manor Road) is the property known as Manor Farm Barn and to the west of the site is a stable block used for the horses owned by the dwelling further to the East."

See below for visual representation of that error.



The additional traffic that these two dwellings would create is not welcome in the local area. The Parish Council have been made aware of a local residents group in the Birds Hill area who express concerns over the volume and speed of the traffic already experienced on Birds Hill which is a single lane by road with passing places. Snipe Farm Road, also largely single lane, has similar traffic concerns. Additional dwellings and their associated vehicles would increase these issues.

The applicant has suggested in section 6.6 of their application statement that there is the option of sustainable transport based on the bus stop 0.6 miles away at the bottom of Birds Hill. The timetable was reduced during autumn 2020 to such an extent that although there is a 40 minute bus journey that travels to the local town of Woodbridge from Clopton the return bus service for that route is not until the next day. Buses to Ipswich are available however there is not a regular service throughout the day. Given that Clopton has no shop, post office or pub the use of cars would be essential. The inadequate bus service was raised in the November 2020 Clopton Parish Council meeting and Suffolk County council have confirmed that no additional services are planned for the foreseeable future.

In the planning statement section 6.7 there is a diagram showing a walking/cycling route to the commercial park, this route in fact crosses private land and is therefore not viable.