

REYDON PC PLANNING COMMITTEE
REPORT TO PARISH COUNCIL DECEMBER 2021

1. Planning Applications:

- DC/21/5151/FUL: Alterations and additions, thermal upgrading and green energy provisions, 70 Halesworth Road (expiry date 10 Dec)
This is a large extension but in a large plot and alongside other big houses. It looks well designed and contains environmental improvements.

PC to Recommend approval.

- DC/21/5013/FUL: First floor rear extension, 7 Windsor Road (expiry date 8 Dec)
PC to Recommend approval

- DC/21/2673/FUL: Construction of two new dwellings on land adjacent to 30 Wangford Road (expiry date 13 Dec) *The PC has already commented on this application but a revised plan has been submitted. This barely alters anything significant from the plan previously submitted.*

PC to respond as follows:

Reydon PC does not consider that the revisions address our concerns raised in our original response. The size of dwellings is too large for the plot and the houses will have an overbearing impact on the neighbours. We still request that the ridge height of House A the footprint of House B are reduced to mitigate this unacceptable impact. If this application is approved as it stands or in a modified form, we expect that the provisions of the Reydon NP will be applied in full, including the Principal Residence Policy RNP4 and the Design Principles RNP10.

2. Business Left from November:

- **Consultations on Supplementary Planning Documents**
- **Affordable Housing**
- **Sustainable Construction**

Both these lengthy consultation documents seek to update current ESC policy and bring together those currently inherited from Waveney and Suffolk Coastal. In general, there is much to commend here, not least a requirement that affordable housing should enjoy the same design and quality as market housing in new developments and good environmental requirements in new buildings.

As agreed by the PC in November, the Planning Committee has responded to these consultations on line on the basis of the comments above. (Cllr Taylor on Sustainable Construction and Cllr O'Hear on Affordable Housing)

- **ESC Consultation on Draft Cycling and Walking Strategy**

East Suffolk Council have launched a consultation on a draft Cycling and Walking Strategy. We have until 10th January 2022 to respond. The purpose of the strategy is to identify infrastructure improvement opportunities across East Suffolk. The strategy identifies Key Corridors; Leisure Routes; Local Plan Site Allocations(Recommendations) and Community based proposals (Recommendations).

This is a significant consultation as our Vision and Strategic Priorities proposals include cycling and walking infrastructure improvement proposals. The Neighbourhood Plan allows for priority use of CIL to support this. We need to ensure our views are sent ESC, and that we pursue any opportunities offered by the strategy, such as Community Based Proposals.

PC has agreed to receive a full report in December which will propose key issues for our response to the consultations and suggestions for follow up actions by the PC, such as a community proposal for safe cycle route(s) in the village.

Unfortunately, the Planning Committee has not yet been able to consider this in detail so no report is available. However, the consultation runs into January and it is hoped we can respond by then and bring proposals for follow-up action to the PC in January. Cllr Cracknell has been asked to lead on this.

- **ESC Consultation on draft Charging Schedule and Instalment Policy for CIL**

This has opened and may contain items of relevance/significance to Reydon. **The PC agreed that the Planning Committee will bring any such issues to the PC in December.**

As above, the Planning committee has not yet completed this work. Cllr O’Hear will undertake the review of the proposals and report to the PC in January if appropriate. **The PC is asked to authorise the Planning Committee to make a response to the consultation if/as appropriate by the deadline which is in January and to agree to receive a report in January on any issues of significance to Reydon.**

3. St Felix Housing Development Proposals

Members of the PC are due to attend the consultation meeting on 15th January arranged by Hill Residential, the proposed developers. The PC will then have a chance to discuss the plans when it meets on 16th. The Planning Committee has identified a number of key issues to explore during this consultation. These include:

- a. **Access:** the flyer from the developer states that access has already been determined in the Outline Approval decision from the Planning Authority. However, serious concerns remain. There is a need for a traffic calming measure at the point of entry to Halesworth Road and the PC has argued for a roundabout. The access arrangements for the new playing fields and

other community use facilities are unsatisfactory. What is required is a comprehensive plan for access to the housing, the school, the community use facilities and the existing housing developments. Will the developer consider this and propose a safe access scheme to the Halesworth Road for these facilities in line with Reydon Neighbourhood Plan Policy RNP 7? In addition, the Neighbourhood Plan requires provision from new developments for Safe Walking and Cycling (Policy RNP 9). Will the developer make such provision, eg by contributing to the establishment of a cycle route along the Halesworth Road?

- b. **Affordable Housing:** We note that the proposal is to include 35% affordable housing as required by the Outline Consent. The current Local Plan, however, requires 40% - will the developer agree to this? Under our Neighbourhood Plan, the tenure mix of affordable housing is for shared ownership and affordable rented housing only (Policy RNP1) – will the developer agree to this? And what kind of housing is to be developed as affordable? The current Local Plan requires new affordable housing will be the same in quality and design as market housing – how will this be achieved? At 80% of market rents, affordable rented housing will be out of the reach of most people living and working locally – what plans are there to ensure that new affordable housing is truly accessible to the community?
- c. **Density:** We note that the proposals now include only 55 new dwellings as opposed to the 69 agreed in the Outline Consent. This suggests an up-market development of executive style houses. How will the provisions of the current Local Plan for a balanced Housing Mix (Policy WLP8.1) be met? This policy is strongly supported by the PC and we are required by our Neighbourhood Plan to act in support of it (RPC Action 2).
- d. **Principal Residence Policy and Design Principles:** Our Neighbourhood Plan requires all new housing to be occupied as Principal residences (Policy RNP 4). Will the developer agree to this even though it is not required by the Outline Consent? Our Neighbourhood Plan also sets out Design Principles (Policy RNP10) which include provision for energy efficiency and preservation of habitats etc. Will the developer follow these requirements?
- e. **County Wildlife Site:** We note that there appear to be intentions to retain many existing trees and plant new ones and to leave much of the gorse areas around the site which are an important part of the County Wildlife Site. However, the Playing Field proposals contain management plans for the CWS that will damage much of its importance as habitat for birds and other wildlife. The Outline Consent included provision for engagement of local stakeholders in developing plans for management of the CWS and mitigation of the detrimental effects of the developments. This has not happened. Will the developer now work with the school to ensure that it

does and that a locally supported scheme for the management of the CWS can be achieved?

Philip O'Hear, 9 December 2021