

OTLEY PARISH COUNCIL

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Andrea McMillan
Principal Planner
Planning Policy and Delivery
Suffolk Coastal & Waveney District Councils
East Suffolk House
Station Road
Melton
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Dear Andrea

Re: First Draft Policy SCLP12.59 Land adjacent to Swiss Farm Otley.

Thank you for your email regarding the undertaking of the Local Plan Review and the progress update informing the Parish Council of an early notification that a new site allocation is being proposed in our community. We have reviewed the First Draft of the Local Plan and note the proposed site allocation being site reference 771 (part), Land adjacent to Swiss Farm Cottage, Otley.

Although this outcome is not what the Parish Council were hoping for we acknowledge that you have considered what the village wanted in principle. The village did not want site SCLP 12.55 or site SCLP 12.54 and you have agreed this proposal has been withdrawn. The Parish Council can support the suggestion of SCLP12.59 based on information gained from our public consultation which highlighted residents were keen for future development to be in a central location and close to the range of amenities Otley has to offer. Also residents felt development should be on "brownfield" sites where possible and this criteria is met with your preferred site choice.

The Parish Council undertook an extensive consultation with the residents of the village and this resulted in the Parish Council submitting their reasons for choosing the 'Alternative Suggested Site' - Land on Chapel Road owned by the Soames family and the Ling family. We also put forward a second possibility of a combination of three smaller sites -site 98, site 1051, site 1001 (referencing taken from Issues and Options for the Suffolk Coastal Local Plan 2015), which were supported by the village consultation.

Both of these proposals have been rejected in the First Draft and we need to feedback your proposal to the residents of the village. We would therefore be grateful to receive your reasoning for rejecting these proposals and adopting your preferred option.

With regard to the preferred site the Parish Council believe that the figure of 60 houses suggested for SCLP12.59 is a disproportionately high housing density in comparison to other sites listed in the First Draft. The number of houses per hectare is inconsistent. We would be grateful for your explanation for how site SCLP12.59 has derived a figure of 60 houses? As previously mentioned in correspondence (dated 14/09/18), the Parish Council remain in favour of a proposal of 40 houses in addition to the current permitted planning application of 35 houses (site 318a SHLAA 2015). We feel that this will provide more than our fair share of new housing.

The Parish Council are in agreement with the proposed policy setting for site SCLP 12.59. However we request additional policies. We would like to include the following:

- The current public footpath on the south western boundary is to be retained.
- The current hedging and tree line on the south western boundary (which is also rear garden boundary to houses on Little Meadow Drive) is to be retained.
- The hedging line to the south western boundary is to be enhanced to ensure there is comprehensive landscape screening for adjacent houses.
- The housing mix is to include the provision of smaller open market housing.
- The design and layout should enhance the character of the site and surrounding landscape through high quality design including planting schemes and boundary treatments and be sympathetic to the setting within the centre of the village
- The design to include the provision of 2 or 3 bedroom housing opposed to larger houses.
- Provision to provide a contribution towards improvement of recreational facilities within the village under policy SCLP 8.2
- Provision of traffic calming measures within the village.

We trust that you feel that our comments are constructive and we hope will be taken into consideration in finalising the site allocation and policy. If you would like any clarification or would like to discuss the details with us please do contact me or the Parish Clerk.

Yours sincerely,

Mrs I Lincoln
Vice Chair
On behalf of Otley Parish Council.