

Nayland with Wissington Conservation Society

Registered Charity No.268104

Comment submitted to Babergh Mid Suffolk Planning Authority

Subject:FW: DC/17/04206

From: Mike Hunter

Sent: 24 September 2017

To: Melanie Corbishley

**Application Ref: DC/17/04206 - New Farm, Harpers Hill, Nayland With Wissington Nr Colchester CO6 4NT
Proposal: Outline Planning Permission (all matters reserved) - Erection of 9 dwellings.**

On behalf of the Nayland with Wissington Conservation Society I wish to make the following objections: -

1. The development would cause demonstrable harm to the intrinsic character and beauty of the Dedham Vale AONB. The NPPF affords the highest level of protection to such designations and it is clear when travelling in either direction along the A134 that this site, being located immediately adjacent to a trunk road, at the bottom of the valley, at a significant junction, is clearly visible. There is little in the way of existing vegetation to provide screening of views. Babergh District Council ("BDC") appear not to have consulted Essex County Council Place Services with regard to the impact on the AONB and this needs to be addressed as the development would not meet the environmental strand of sustainability as set out in the NPPF with regard to its harmful impact on the AONB.
2. In the BDC Draft Local Plan ("the Plan") currently out for consultation no land has been allocated for development in Nayland. This document was fully assessed and supported by background studies including a detailed report on landscape character in the AONB. It is assumed that Nayland was not deemed appropriate to cater for further development, for the impact on the landscape among other reasons. Therefore, this demonstrates that the site is not suitable for development and does not meet BDC's emerging local policy, or national planning policy.
3. Planning is about placing the right development in the right place. This is not the right place for this development as is evidenced by the Council's own emerging plan. It would lead to the extension of ribbon development, along a main road, outside the village envelope, adversely affecting the historic character of this very important conservation village, resulting in permanent, irreversible damage. It would adopt the appearance of a small housing estate placed outside the village, adjacent to an industrial estate, having no visual or physical context to the village. This would jar with the current rural character, and commercial nature of the existing industrial site that is an accepted form in the landscape with clearly defined boundaries. Whilst BDC may feel under pressure to restore its 5 year housing supply it should not be achieved at the expense of planning principles.
4. There is no pedestrian connectivity to the village and its services and the site is remote from these services, beyond a reasonable walking distance. There is the busy A134 to cross, at a dangerous cross roads where there is a history of accidents. The introduction of further pedestrian activity here, through the erection of housing that would encourage pedestrian access to the village, would endanger pedestrian safety.
5. The Suffolk County Council Highway department response is not yet visible on the web site but the aforementioned hazardous junction and multiple accidents will no doubt be registered with Suffolk Highways and will inform their response. The clear highway dangers and conflict between commercial/residential and pedestrian traffic are evident to local people who use the junction daily, and should attract an objection from the highway authority.
6. The current use for part of the site is for employment purposes (pursuant to planning permission B/14/00340). The loss of an opportunity to increase employment in this area should not be lightly surrendered. Furthermore the current application includes green field land, which lies outside the boundary of the land having the benefit of planning permission reference B/14/00340. Under both national and local policy such green field land is entitled to the highest level of protection.

In all the circumstances the Society requests that this application should be refused.

M. Hunter
Chairman,
Nayland with Wissington Conservation Society