

Dear Councillor,

Planning Application DC/19/05741

I wish to formally object to the above Planning Application for 21 houses and a shop in Stradbroke Road, Fressingfield. You will be aware, I am sure, of most of the arguments against this development but I would, nevertheless, wish to remind you of them and, as a retired Headmaster, emphasise the case against on the grounds of child safety.

Let me begin with this last matter before moving on to those which are highlighted in Vincent Pearce's report. School Lane, until recently, was a cul-de-sac with significant congestion in the mornings and evenings but generally with slow moving traffic. A recent planning decision turned the cul-de-sac into a through road giving access to a new housing development and Baptist Chapel thus producing a greater density of faster moving traffic. The situation, if this plan is approved, of a new village shop across the main road from the entrance to School Lane can only create further potential danger to very young and young children leaving school who are likely to head for this obvious source of bounty at great speed and with little thought for their own safety.

On more familiar territory the following points are made in opposing strongly this application.

1) In March 2020 our Neighbourhood Development Plan was approved and formally adopted. It is worth noting that both the Examiner and MSDC complimented the Parish Council on the production of a very good Plan. Irrespective of the state of the Local Joint Plan the NDP carries significant and important weight in determining the outcome of this application (In the case of the rejection of the recent appeal against the refusal to allow further building in Post Mill Lane, Fressingfield, MSDC took counsel's advice on the importance to be given to an agreed NDP in the absence of an up-to-date JLP. As a result of that advice the Planning Officers changed their recommendation from in favour of the appeal to against thus confirming that the learned advice received was that, in its own right, an adopted and up-to-date NDP carried great weight).

This importance was further confirmed through a question put to the Housing Minister in the House of Lords whose clear response was 'that an agreed and up-to-date NDP carried great weight in planning decisions irrespective of the status of the JLP.

The Fressingfield NDP allows for 60 new builds between now and 2036. 53 of these have already been agreed and include sufficient affordable housing to meet, indeed exceed, current demand.

Our NDP does NOT identify this Stradbroke Road site as one for building but DOES place it outside the agreed settlement boundary. The EXAMINER, signing off the NDP, '**did not deem it necessary to include ANY additional sites beyond those recognised in the plan**'.

- 2) MSDC can show a 5 plus year housing supply and so the tilted balance argument is rendered irrelevant.
- 3) Your emerging JLP downgrades Fressingfield from a Primary to an Hinterland village thus requiring even less housing development.
- 4) With 53 house builds agreed in Fressingfield and the 80 agreed, locally in Weybread the sustainability of the local Infant/Primary School is assured, indeed more classrooms may well be needed to accommodate the significant number of additional pupils generated by this growth.
- 5) There are no more than 50 f/t equivalent employment opportunities in the village and half of these (teachers, doctors and nurses) are graduate trained. More housing will produce therefore a greater carbon footprint through residents having to travel further to work, something which Central and Local Government policies are set against.
- 6) The village has no public transport facility (the last bus service has gone) and we are many miles from the nearest station and main traffic corridors.
- 7) A new shop away from the centre of the village may well reduce congestion in New Street but this will be more than countered by increased pedestrian movements around the dangerous Jubilee Corner to reach the outlying shop in Stradbroke Road.
- 8) 3 years ago Vincent Price, John Castro, Chairman of SAFE and I met 4 representatives of Anglia Water to discuss the problem of regular sewage egress onto public roads and into the beck. The AW reps admitted there was a major problem (as does the CEO of AW) but stated they could not solve it. Unbelievably AW is still stating in their official response to this planning application that they have no problem with disposing of additional sewage!! What they fail to acknowledge(**and this is outrageous!**) is that surface water connections to their sewer built up over the years, at times of high precipitation, overflow the sewage system and this gives rise to sewage egress. **To compound matters AW charges households to discharge this surplus water into their sewer so causing the overflows of raw sewage. It really is time AW faced up to its responsibilities(!) and sorted this dreadful matter out.** Until it does no further building should be considered in Fressingfield.

Quote from MSDC ' Not right to expect residents to live in an expanding village where the contents of their loos end up in the street and the local water course. **Please refuse this application.** Thank you for taking the time to read my letter.
John Kelsall, Hill View House, Laxfield Road. Fressingfield.IP21 5PY. V Chair.SAFE