

Coddenham Parish Council



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Babergh and Mid Suffolk District Councils
Sustainable Communities / Planning
Endeavour House
8 Russell Road
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8 March 2021

Dear Ms Hale

Planning Application: DC/21/00487

After detailed examination and carefully considering the comments of parishioners, Coddenham Parish Council strongly OBJECT to the application and unanimously recommend that it be REFUSED planning permission.

Many local residents have submitted detailed objections to the planning authority and have copied their comments to the Parish Council and availed themselves of the opportunity to further express their views via an online appearance at a recent Planning Meeting.

The Parish Council wishes to completely endorse the comments put forward by parishioners and to record that their views entirely align in terms of all of the planning considerations raised including matters of noise, highway safety, public footpath access, the impact of the proposal on the sensitive and important landscape of the Gipping Valley, lack of any archaeological investigation, flood risk investigation and extreme concern at the anomalies and incorrect details and lack of information contained in the application.

The Parish Council wishes to record that it is surprised and concerned that the importance of highway matters have not, to date, been adequately recognised.

Firstly, the impact on the public footpath that crosses the application site has been completely ignored or dismissed. Other local amenity interests concerned with the Gipping Valley, and in particular public access to and through it, are currently proposing the provision of new infrastructure to facilitate easier and more attractive accessibility to the area. Disruption to any of the existing public footpath network would be a completely retrograde step. The County Council's response thus far to the unauthorised and unlawful blocking of the public footpath gives rise to serious concern irrespective of any anecdotal assessment by others of its use. To date, formal procedures by way of application proposing its closure or diversion of the public right of way, have not been attempted and it plainly appears would be likely to be seriously challenged.

Secondly, the increased traffic having to access and exit the site onto the Beacon Hill roundabout junction would be a serious mistake. It is clear that parishioners who use the adjacent roads daily are far more aware of the traffic issues and potential dangers associated with turning movements on and off the carriageway in close proximity to the main A14 / A140 slip road with vehicles approaching from the west often at extreme speed.

As regards noise issues, the main point of concern is the indisputable fact that the use will bring further intrusion closer to sensitive receptors, the adjacent cluster of dwellings at Pipp's Ford, leading to significant detriment to residential amenity.

The visual impact of the proposal will clearly be detrimental to both the recognised landscape quality of the area and to residential amenity; the setting of a nearby listed building is a point of duty for the Planning Authority to consider. The attempt at landscaping with wholly inappropriate non-native evergreen trees adds further to the intrusion.

The Parish Council is unimpressed with the applicants supporting pro-forma letters. In many cases the addresses of those signing the copies are from locations remote from the application site, indeed one from Ireland. It is particularly important to note that the letter(s) whilst supporting the need for a particular use, do not make specific comments on the suitability of the Pipp's Ford site nor offer any comments on any of the site specific matters described above, all of which are of overriding weight. It does not need to be on the application site and no compelling case is advanced by the applicants or their supporters. There is therefore, in this case, no site specific imperative for its location here.

The Parish Council's and shared parishioners concerns are strong and well founded and emanate from a desire to control and in some cases prevent inappropriate development in accordance with adopted National and Local policy, which in this case would lead to intrusive creeping urbanisation of an important tract of rural countryside recognised in its designation as a Special Landscape Area.

We urge the Planning Authority to refuse this application.

Yours sincerely

Mrs S Frankis

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Clerk & Proper Officer of Coddensham Parish Council