|  |  |
| --- | --- |
| ***BLAXHALL PARISH COUNCIL*** |  |

**Chairman: Cllr Graham Bowles**

**Parish Clerk: Joanne Peters, Neutral Farm House, Mill Lane, Butley. IP12 3PA Tel: 01394 459400, E-Mail:** [blaxhallparishclerk@gmail.com](mailto:blaxhallparishclerk@gmail.com)

Planning Policy & Delivery Team

East Suffolk House

Station Road

Melton

Woodbridge

Suffolk

IP12 1RT

30th October 2017

Dear Sir/Madam,

**Re: Suffolk Coastal Local Plan Issues and Options Consultation**

Further to the correspondence received please find below the response to this consultation from Blaxhall Parish Council:-

**Corrections to the consultation document**

Page 929 – **Site 729 – Blaxhall Hall** - The Parish Council believe this site is incorrectly attributed to Little Glenham and should be attributed to Blaxhall.

**General Comments**

Blaxhall currently has a strategic housing target of zero additional homes. However, Blaxhall Parish Council is not against additional housing provided it is sympathetic in style and to scale.

The planning policy for Blaxhall is ‘Group’ meaning up to 5 houses.

Blaxhall Parish Council consider that developments of 1-2 well designed properties would be more in keeping with the character of Blaxhall, and that any high density housing estates would be highly unsuitable in what is a spread out village.

Blaxhall Parish Council discussed all of the six sites included within the consultation document at an extraordinary meeting and the following position was agreed.

There are two sites where the Parish Council are in favour of additional housing but on a significantly smaller scale that is currently being proposed (Sites 650 & 729). There is one site where the Parish Council are reluctantly in favour (Site 163), but they would not support this site ahead of the previous two sites mentioned.

Finally, there are three sites where the Parish Council are strongly opposed to any housing development (Sites 427, 649, 1090).

The sites below are listed in order of most to least suitable for additional housing:-

**Site Specific Comments**

**Site 650 – Mill Common, Blaxhall, IP12 2ED – Previous ref 3019b – 6 houses – 4 ways junction towards Snape**

Fourways (650) 6 units – This site was by far the Preferred Site voted by the Parish Council and the members of the public present at the recent Extraordinary meeting held. The site is on the main Snape Road, and not disrupting any views within the village. It was felt that six homes were too many, but maybe two or three could be acceptable. There was a discussion as to whether if developed the homes should be built in a line, or within a Crescent type Cul de Sac. It was agreed that Blaxhall Parish Council should take the initiative and put forward their own ideas. It was suggested two houses could go side by side, with more being sited within a Close. Some preferred a Close, and others side by side, but all present at the meeting were in favour of some development on this site. All agreed there should be screening from the road, and they may be set back a bit, and should be in keeping with others on the corner.

Blaxhall Parish Council are in favour of the above site to be developed providing the number of homes is scaled back to around 2-3 properties.

**Site 729 – Blaxhall Hall, Little Glenham, Land East of and fronting Hoo Lane, South of East Suffolk railway line, Blaxhall, IP13 0DP - 21 houses – previous ref 4104c.**

Blaxhall Hall – This site was discussed, and most were in favour of a scaled down set of Holiday Homes, as it felt the site is not really suitable for residential properties. The old farm buildings lend themselves more to holiday lets, as the road is tiny. Although a Brownfield Site, and scant detail of the type of buildings, it was felt that holiday homes would generate income and employment. It was therefore agreed that as this site is tucked away, it would be more suitable for holiday lets, but of a more dense nature and they would need to be scaled down.

Blaxhall Parish Council are in favour of development on this site provided the number of proposed homes is scaled back to around 10 properties.

**Site 163 - Land north of Ship Corner, opposite Rose Cottage, Blaxhall. Proposed use – not specified. Indicative number of houses – not specified.**

Land North of Ship Corner (163) - This site is currently a paddock, and on a road that often floods. It was felt that it may open up even more possibilities for development. This site joins a recent newly built house. It was agreed the Parish Council would need to ensure that the style of any development is in keeping with neighbouring properties. It was pointed out that the site had been turned down previously due to its proximity to a dangerous crossroads.

Blaxhall Parish Council are cautiously in favour of 1-2 properties being developed on this site. However, they would not support this site over site 650 or 729.

**Site 427 – Site South of Old Post Office Lane – previous ref 995 – 2014 – 10 houses**

Mill Common – Allotments (427) 10 units - It was felt that this was a contentious site, that allotments should not be built on, and that the site is in a highly prominent position within the village. 10 homes would completely alter the approach and look of Blaxhall. The Parish Council have been advised that allotments do not preclude building development. However, overall it was considered this site was not suitable for development. To this effect all members of the public and the Open Spaces Commons Trust agreed.

Blaxhall Parish Council are strongly opposed to any development on this site.

**Site 649 – Station Road, Blaxhall – previous ref 3019a – 6 houses – Land on left hand side towards Village Hall.**

Station Road (649) 6 Houses – It was strongly felt that the view on the approach to Blaxhall, would be totally spoilt if this site was to be developed. It was also largely felt that it may open up more building sites and therefore it was agreed this site was unsuitable due to the total alteration of the approach to the village.

Blaxhall Parish Council are strongly opposed to any development on this site.

**Site 1090 – Longfield Nursery, Rectory Road, Stone Common, Blaxhall – Previous ref 4777 – 2016 – 9 houses**

Longfield Nursery (1090) 9 units – There was general criticism on its position on a tiny, single track lane, in a small hamlet (Stone Common). The proposed development would be a 64% increase in the size of homes on Stone Common, and that there would be significant sewerage problems, as they all share a plant, and are not on mains. Any development would also be under pylons, and with very bad access. There were also concerns raised that the development may become a threat to the Motocross events, which historically, are a big part of the history of Blaxhall. All were in agreement that this is a very unsuitable site.

Blaxhall Parish Council are strongly opposed to any development on this site.

I trust that you will take the above comments into consideration.

Yours faithfully,

Joanne Peters

Clerk to Blaxhall Parish Council