

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

**Appeal Reference: APP/W3520/W/22/3299263**

#### DETAILS OF THE CASE

Appeal Reference

Appeal By

Site Address

#### SENDER DETAILS

Name

Address

Company/Group/Organisation Name

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence

Other

### YOUR COMMENTS ON THE CASE

Westhorpe Parish Council has unanimously objected to the above application in the past and do so to the subsequent appeal on the following basis.

It is apparent that the appeal is predominantly based upon the application of the definition in the NPPF of a sustainable development and meets the objectives of such a development, those being Economic, Environmental and Social and where the benefit outweighs the disbenefit.

We feel it fails to meet those objectives as follows.

#### 1) Economic

In Paragraph 33 the appeal states;

"the economic objective of sustainable development is met by new residents helping to sustain and improve the vitality and viability of local services in nearby Bacton".

The nearest boundary of Bacton is over 2 miles away ( 3.22 kilometres), there is no metalled footpath between Westhorpe and Bacton and very limited public transport. In excess of 400 properties have already been approved for building in Bacton ,some of which have already been completed. Westhorpe is a very small rural hamlet, with negligible facilities and we fail to see how the proposed 7 properties would benefit the economy or viability of any of the limited services Bacton has to offer.

#### 2) Environmental

In Paragraph 35 and 37 the appeal states that the NPPF's environmental objective has been met;

"the very short distance of a wide range of services in Bacton and the short distance of 250 metres to the bus stops in Westhorpe which run 3 services a day".

This statement is incorrect. We do not have three bus services a day, the service having been reduced earlier this year ( June/ July 22) to the present level of one each on a Thursday and Friday with no listed return. The future of the bus service has been one of much discussion in recent months and it is most likely that due to a lack of viability it will be terminated completely in the late Autumn. Irrespective of the lack of a bus service, Westhorpe's only Bus Stop is certainly far in excess of 250 metres from the proposed site ( 2 times that distance, closer to 3) .There being no nearby alternative within walking distance, there is complete reliance on the motor car and all the damage its increased use brings to the environment.

Additionally, recent development within Westhorpe has significantly increased flooding along both Church Road and The Street. Ditches, drainage gullies and nearby ponds are unable to cope with the present level of run off, the proposed development would only exacerbate the problem.

#### 3) Social

In Paragraph 34 the appeal states;

"the social objective of sustainable development is met by providing a range of family homes including 2 affordable homes".

Westhorpe is a very small rural hamlet with an eclectic mix of housing styles, none of which dominates to the extent that this application would be impacting greatly on the character of the hamlet. We understand that 'affordable homes' are a benefit in many circumstances, although their inclusion is not compulsory in developments of this size and given the lack of nearby facilities and limited public

transport the benefit of their inclusion is overstated.

The benefit of the inclusion of `affordable housing` is suggested to outweigh the disbenefit of the impact on the listed property, Street Farm, one of several listed properties in the area. We disagree entirely since the proposed development is for 7 properties, an increase of just below 10% on the Hamlets housing stock and of overriding impact of the setting of Street Farm.

We conclude that the appeal fails to meet the needs of the proposal to demonstrate meeting the three criteria ( Social, Economic and Environmentally) required to prove sustainability.

Additionally, we would, briefly, remind you of the following reasons to dismiss the appeal.

Past objections by Mid Suffolk District Council.

Mid Suffolk District Council now has a 9 year Land supply.

Inconsistencies and inaccuracy within those previous applications.

The number of local objectors, particularly those living opposite and their reasons for so doing.

The fact that this piece of land has at no time been agreed as within any village development boundary throughout the entire ( and now aborted) proposed J.L.P process and that given we have now reverted to our former position, pending further review is sited on ` countryside' which precludes any , other than very limited development.

We trust that you will agree with us and dismiss the appeal.

Should you require further clarification please do not hesitate to contact us.

Yours, Westhorpe Parish Council etc.