**WORTHAM AND BURGATE PARISH COUNCIL**

DC/20/01214: Submission of details under Outline Planning Permission DC/18/03677 - Access, Appearance, Landscaping, Layout and Scale for erection 1no. dwelling, White House Rectory Road Wortham Diss Suffolk IP22

This application replaces 19/05310 which was withdrawn. The application remains incomplete and misleading. It is not possible to comment objectively on the impact of the structure on its surroundings as the Planning Authority has not published the submitted 3D images in spite of requests to do so. The Parish Council reserves its position on this point and may comment further. The drawings and layout plan show a building that will dominate and almost fill the small site and leave little or no space for vehicle turning. The planning statement says that vehicles will reverse into parking spaces at the White House in order to exit facing forwards. This is not satisfactory and potentially dangerous. The site is very close to other dwellings, some of them listed. This application of details remains very different to the approved outline application (DC 18/03677) in scale, scope, layout and design even though the applicant has attempted to accommodate points raised by objectors.

Wortham and Burgate Parish Council continues to **strongly object** to this application for the following reasons:

1. The cramped design, high density layout and dominance of the proposed development is out of character with this Special Landscape Area. The design statement says that provision will be made for disabled users but the plans show no ramps or disabled facilities, eg no downstairs bedroom or disabled bathroom. The Parish Council contends that this conflicts with Planning Policy GP1 concerning design and layout and the NPPF which covers, inter alia, the preservation of the character and appearance of an area and securing well designed, attractive places;
2. The proposed development is a backfill development (contrary to a primary principle of the Wortham Village Design statement) which lies outside the village development boundary and will continue to do so if the draft Joint Local Plan is adopted. The sentiments of the JLP and all relevant planning policies are meant to be taken into consideration when assessing the application. The Parish Council contends that this is in conflict with Policy H7 on protecting the existing character and appearance of the countryside and Policy H13 on Design and Layout as it is not of a scale or density appropriate to its surroundings, which will lead to overlooking and loss of privacy and light;
3. The development is near a number of historic buildings including three listed buildings with two listed (thatched) buildings being potentially directly overlooked by the development. Access to the development is only a few meters away from a road junction and close to Wortham Ling, a SSSI. The development will be visible from the road, Angles Way and other properties. The Parish Council contends that this conflicts with Policy HB1 concerning protecting the character and appearance of historic buildings and H15 which aims to ensure developments reflect local characteristics;
4. The proposed development will result in loss of sunlight and reduce the privacy for nearby properties. The scale of the proposal will undoubtedly lead to disturbance, noise and light pollution for neighbours. The Parish Council contends that this conflicts with Policy H13;
5. Adequate parking is totally contingent on reduced parking at the combined developments (White House/Fox Cottage). The cramped site has inadequate manoeuvring space which will lead to vehicles (including emergency and service vehicles) reversing down the access road to exit, potentially leading to permanent on street parking. (NB It is not clear from the submitted documents how it is intended to raise vehicles the necessary 1m from the plot to the driveway.) This conflicts in part with Policy T9 on parking standards and Policy T10 and H13 concerning parking and safe access to and egress from the site;
6. The plans do not indicate the location of any waste processing plant, soakaways or oil storage. The cramped site appears inadequate to comply with relevant environmental and planning regulations;
7. The removal of substantial volumes of earth to lower the site is highly likely to have a profound impact on trees close to the development, particularly the one in the SW corner of the plot. The property will also be surrounded on three sides by fencing, walls and hedging in excess of 10ft high resulting in a dark and confined living space which does not reflect the open aspect of properties in this Special Landscape Area. This conflicts with Policy FC1 (enhancing and conserving the character of different parts of the district) and CS5 (maintain/enhance the environment);
8. The Planning Department has previously acknowledged that this development is contrary to the District’s Development Plan and that it is a site defined as countryside. A development here is contrary to Policy CS2 relating to developments in the countryside restricting development to, eg, the re-use of buildings and replacement dwellings, and Policy CS1 which the Parish Council submits means that developments outside the boundary are inappropriate for a secondary village (ie Wortham);
9. Wortham is designated a Hinterland village in the draft Joint Local Plan and does not need another high cost development in a crammed backfill location that would upset the ambiance and nature of the village and put additional strain on already stretched infrastructure. Local demand is for low cost affordable housing, as Parish Council surveys have consistently shown. This conflicts with the NPPF (meeting the development needs of the area) and the principle of ‘sustainable development’;
10. The Parish Council notes that a number of cases similar to this one have been rejected by the Planning Authority in the recent past. These decisions have been upheld by the Planning Inspectorate on appeal;
11. The Parish Council also notes that, under the NPPF, existing Policies are not deemed out of date because they were created before the NPPF came into operation but should be considered in line with their consistency with the Framework.

Wortham and Burgate Parish Council

April 2020