**Reserved Matters Application reference DC/20/04953**

Wortham and Burgate Parish Council object to Reserved Matters Application DC/20/04943 on the following grounds: -

* Access to the highway reference Policy T10 of Mid Suffolk Local Plan 1998; A change in circumstance has occurred since the original outline permission for development was granted which has resulted in increased traffic density. The two properties that share the narrow site access are currently being used as holiday lets which offer accommodation in total of eight bedrooms. Through the summer of 2020 this has resulted in significant traffic congestion – vehicles parking on the public highway close to a bend and junction in the roadway; congestion as traffic entered and left the site. The addition of another property with its associated vehicular movement will exacerbate this issue.
* Site coverage, parking provision and site access reference Policy H13 and T10 of Mid Suffolk Local Plan 1998. The design and scale of the proposed dwelling in particular does not complement the scale, form and materials of the traditional buildings in the area; the minimal remaining green space post development is out of character with its rural surroundings; the access to the adjacent highway is congested; car parking provision appears to be questionable and potentially over the klargester. In addition, provision for the manoeuvring of vehicles at this proposed 3, possibly 4, bedroom dwelling appears very tight on this cramped site.
* Design and form of the proposed development does not appear to conform to the Mid Suffolk LDF Core Strategy 2008 and the National Planning Policy Framework noting good design principles.