

Old Newton with Dagworth and Gipping Parish Council

Re Babergh and Mid Suffolk Joint Local Plan.

The Parish Council met on 17th December 2020 and discussed the proposed plan and village boundary maps.

Old Newton is now identified as a Hinterland Village, whilst Old Newton-Church is classified separately as a Hamlet Village. Old Newton consists of primarily 19th and 20th century residential development slowly increasing in size.

The new plan contains 3 LS01 sites;

1. Land west of Finningham Road with O.P.P. for 47 dwellings already approved.
2. Land south of Church Road and east of Stowmarket Road now also with O.P.P. for 64 dwellings. This has more than doubled the previously agreed site, and over half of this area is outside the previously agreed settlement boundary.
3. A smaller parcel of land also south of Church Road but east of site 2 above. This site has no O.P.P.

Councillors were unhappy that as one of the 43 Hinterland Villages in Mid Suffolk, they should expect to allow for only 20-30 new dwellings, so 111 dwellings represent a very substantial and unfair proportion for such a village. As such we respectfully request that the smaller site 3 above, which didn't used to be within the settlement boundary, be removed from the revised settlement boundary.

It was also pointed out that this site was inappropriate for development for additional reasons;

1. It is adjacent to two listed buildings as well as the unlisted Burnham Barn, probably one of the oldest clay lump barns in the county.
2. Highways access would be very difficult being on the inside of a bend on a non-white lined road.

3. The site has never to anyone's knowledge been used for any farming other than grazing.

4. Planning permission was refused by M.S.D.C. in 2017 (0479/17), again in 2018 (17/05683) and in 2019 (19/02878) for a similar size site just to the north-east, (meadow north of Oak House), and further on appeal to the Planning Inspectorate (APP/W3520/W/18/3198700) in 2019 because "of the harm to the setting of the grade 2 listed Ashburnham Cottages and poor highways access", Burnham Cottages and Ashburnham cottages are similar in nature and setting, both being pairs of semi-detached farm cottages and as such we feel should be afforded similar protection.

Councillors also noted that a site west of the football club, off Cross Green, which was previously agreed for development and within our settlement boundary, has now been removed from it. Councillors agreed that this would be a far more logical site for development as;

1. It is more central to the village.
2. It has no close listed buildings.
3. It is slightly larger.
4. An access road and therefore all main services already exist.

We trust that Council will give this due consideration and one of our Councillors will attend the discussion.