



<b>PLANNING COMMITTEE SOUTH - UPDATE SHEET</b>
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<b>27 February 2024</b>
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**Item 6 – DC/22/3748/FUL – Residential Development for 25no. New Dwellings at land off Keightley Way, Tuddenham St. Martin**

- 4.3 Two additional letters of objection have been received. These are available in full on public access. The issues raised in these can be summarised as follows:
- Insufficient assessment of cumulative and compound effects on highways
  - Insufficient assessment of likely adverse effects from increase of traffic from this development on Quiet Lane, PRow and wider highway environment.
  - It is a National Cycle Subtrans route
  - In part, Quiet Lane is the connection for 2 disconnected PRow between Westerfield and Tuddenham footpaths.
  - This route is the nominated safe route to school for an accompanied child
  - The route is largely a de-restricted route with vehicles permitted to drive at 60 mph.
  
  - Poor access in relation to disability and equality. Those who have a disability, or the very elderly could never move into these houses and lead an independent life. One cannot access sustainable transport from the site because the route to the bus stops is unsafe and unsuitable, up a hill with no pavement or footpath and involves walking in the middle of road to avoid parked cars.
  - This does not meet National Policies in relation to disability and equality, or SCLP7.1: Sustainable Transport d)
  - This application and the report by Planners to Council does not appear to comply with Equality and Disability Act
  - The Playing field land belongs to the Parish. It is therefore the Parish Council and villagers that decide if and where any additional access points are created or allowed.
  - In creating more than one entry point to the playing fields, this will to lead to a more dangerous playing field for children escaping, fear of being abducted, providing an excuse for undesirable people to loiter on a thoroughfare, etc.

One additional letter has been received commenting on the Committee report. This sets out that paragraph 6.3 is misleading in setting out historic development within Tuddenham. According to Census data, between 1981 and 2011, dwellings in Tuddenham increased by 40 (135 to 175). They claim that this is a 30% increase mostly on the Ipswich side of 'The Hill'.

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**Item 7 – DC/22/2999/FUL - Utilise the existing land formally known as "The Hollies Sports Centre and Social Club" as home pitch locations for both youth and adult football. Creation of new vehicular access/parking and associated facilities at The Hollies, Straight Road, Foxhall, IP10 0FN**

One email has been received from Foxhall Parish Council commenting that one section of the Committee report is incorrect and misleading: *6.2 The main parcel of land, to the north, is still considered to be leisure use, as this was its last permitted use in relation to BT's recreational facility, albeit this would not have been for public use due to its ownership and it was last used as such some 10 years ago.* The email comments that planning permission was granted in 2014 for the houses on part of the site. This application was made several years after the Sports Club closed and the buildings had fallen into disrepair. Therefore, it is considered that 'some 20 years ago' would be more accurate and not give the incorrect impression that the Sports Club has been in use more recently than it actually has. It is requested that this is noted during the presentation.

**Item 8 – DC/23/4469/VOC - Variation of Condition No. 2, 8 and 12 of DC/20/2417/FUL - Demolition of existing dwelling and associated garage structure. Erection of replacement dwelling - To substitute amended plans to respond to elevational changes, remove leisure restriction on roof terrace and amend timeframe for implementation of landscaping at 32 Thoroughfare, Woodbridge, Suffolk, IP12 1AQ**

One additional letter of objection has been received from 6 Doric Place; this letter outlines disputes between the objector and applicant and accuracy of comments. The letter raises concern regarding noise transmission from the first-floor flat roof and notes that the distance between the flat roof and their bathroom window is 4.2m and creates overlooking into the bathroom and garden. The letter reiterates the appeal decision and the Town Council's comments.