

Drift House
13 Outney Road
Bungay
Suffolk
NR35 1DZ

14th May 2020

Dear ESC Planning Committee Member,

Your reference DC/18/4429/ARM and DC/18/5082/FUL

In my capacity as Chair of the Bungay Neighbourhood Development Planning Group (BNDPG) I wrote regarding the above applications on the 17th April 2020 (copy attached). The letter identified points of concern for the BNDPG and was sent to all members of the Planning Advisory Panel North Meeting. The planning Advisory Panel again deferred the applications. This is the second deferment for these sites as 'more information' is still required. The above applications continue to exceed the time for the plans to be approved, it is probably time to revisit these applications and request a complete new set of plans which are suitable for local needs.

Since writing to the planning committee in April I had an online meeting with Bungay Town Council and Philip Ridley. Our consultant has also been in contact with the agent representing the owner of the adjoining site to development area WLP5.2. During the on-line meeting I again stressed the BNDPG were in support of the extra dwellings planned for the future growth of Bungay. However, with the provided information from the planning portal and again reinforced over these last two weeks we see little evidence of 'joined up thinking/planning' for total development of the overall area and hence Bungay in general.

The BNDPG not only support the above two developments but also development of the adjoining site labelled 209 (First Draft Plan East Suffolk Appendix 5 land south of Mountbatten Road). Bungay has limited room for housing development and the current sketch masterplan for the referenced applications will lead to problems with future development with the adjoining landowner. The agent for this landowner has written 'that a condition is attached to an reserved matters consent, or incorporated within a legal agreement, which requires that the land in question is made available to facilitate access to the wider allocation in the Local Plan as and when the development on that

site comes forward. The BNDPG fully support this view. We have discussed inclusion of 209 into Bungay Neighbourhood Plan with East Suffolk planning department.

Again, the integrated plan for site WLP 5.2 has not been considered as a flood assessment is only for 150 homes not the eventual planned 400. Suffolk County Council have lodged a holding objection as they have concerns to conclusions made in the flood assessment. I do not see a response from the developer to overcome this holding objection.

I understand Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.)

Many matters can be considered as material considerations, and I would argue that the AECOM HNA report, requested by Bungay Town Council, is an up-to-date body of evidence on the housing need and mix for Bungay, produced by government-appointed specialist and independent consultants. The very late inclusion of a projected housing mix from the developer is at odds with the report from AECOM. The BNDPG is repeatedly told our report has not been publicly scrutinised but whilst our report is written by an informed public body who have been and assessed the housing need for Bungay we see no evidence on the housing mix identified by the developer. In a new housing mix Bungay needs less than 1% of greater than 3 bedroom properties.

In conclusion whilst in agreement with the development of the site we are disappointed that both the developer and the planners chose not to recognise the requirements of growth for Bungay.

Yours sincerely

A handwritten signature in black ink, appearing to read 'John Adams', written in a cursive style.

John Adams