

Drift House
13 Outney Road
Bungay
Suffolk
NR35 1DZ
14th January 2021

Dear Sir,

Your reference DC/20/5144/OUT

In my capacity as Chair of the Bungay Neighbourhood Development Planning Group (BNDPG), I am writing, once again, to object to the development of land off Pilgrims Way, Bungay, Suffolk by Halsbury Homes Ltd. (East Suffolk Council reference DC/20/5144/OUT).

Development of this land (an ex-allotment site) is consistently and vigorously opposed by Bungay residents and has been refused several times by both local and district councils, the first objection in late 1992 and the last in 2020. The decision by East Suffolk Council in 2020 to refuse the development was upheld by the Planning Inspector.

The reasons for the refusals have not changed, if anything they have become stronger. Objections to the development and reasons for past refusal relate to the following: the land floods, the loss of public open and amenity space, poor access and the development conflicts with current strategic growth for Bungay.

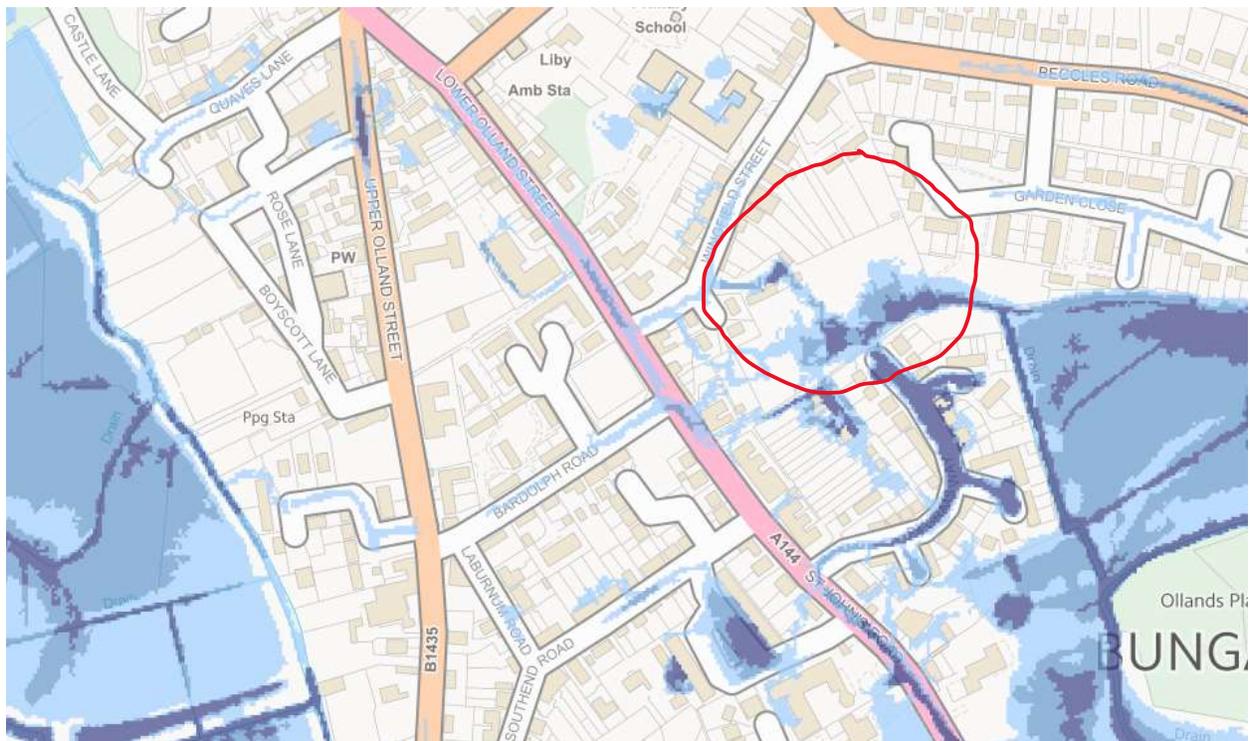
It must be time to call a halt to any application for the development of this land, as it is unsuitable for housing development. Halsbury Homes Ltd appear to believe in continuing to submit a planning application in the belief objections will 'disappear'.

Flood Risk

The proposed development site is at risk of flooding and any building on the site significantly increases the risk of flooding in the surrounding area, as there will be less permeable land for water to drain away. Residents of Bungay are used to flooding of the local environment because Bungay is surrounded by the River Waveney. In late December 2020 floods occurred in Bungay causing extensive damage to several properties. This level of flooding has not been seen for over 50 years in Bungay and there are frequent scientific reports that more extreme weather will become the 'norm'. The Environment Agency are reassessing flood management in this area. Reasons for

this flooding are still under investigation, will include an assessment of noticeable changes in climatic conditions and extreme prolonged heavy rainfall. The properties in Pilgrims Way were required to be built approximately 40 cm. above ground level to negate flooding of the properties. It is known that this piece of land is a flood risk. Therefore, additional development on the surrounding flood plain will increase the risk of flooding to current properties and any new development. Submission (in the document pack) by Suffolk County Council, Flood and Water Management Department have reviewed this application and have reservations. Figure 1 below is an image taken from the government flood risk web site (<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>). Figure 2 shows images taken in January 2021 and presented to the Bungay Town Council Planning Committee on January 14th, are included at the end of this letter showing flooding on this proposed development.

Figure 1: Image showing flood risk from surface water for the proposed development (in red).



Loss of amenity space

Bungay does not have enough open amenity space, and the town cannot afford to lose this land to houses in the middle of the town. Bungay currently has the lowest amount of allotment space per person in the Waveney District, and restoring this site to its

former use would go a long way in reaching the target as set out in the Open Space Needs Assessment, thus providing much needed allotments for the growing population.

This site is also an important part of Bungay's green corridor, and a vital link to the few remaining green spaces and public rights of way, which are enjoyed by both the community and wildlife. Removing these spaces will result in fragmentation of existing wildlife corridors and habitats throughout the town.

Access

The access to this proposed development is also a major concern because the development will be accessed off Wingfield Street, a narrow street, which was built before the advent of the motor car. The main entrance of a Primary School is in this street and obviously used by pupils and parents. An extra 40 dwellings in this area potentially gives rise to 100 extra cars on the congested roads.

Housing need and strategic development

The BNDPG supports development in Bungay as outlined in The Waveney Local Plan, adopted on 20 March 2019 by East Suffolk Council. The Bungay Neighbourhood Development Plan is currently with East Suffolk Council for assessment. An extra site, which is next to the development area identified in the Waveney Local Plan for the town has been suggested by the BNDPG. This extra-large site has the capacity to almost double the number of new properties identified by Waveney for Bungay. The BNDPG has a report on the housing needs for Bungay and it is expected the current development plans will more than satisfy the future needs of Bungay.

The BNDPG did not consider the land off Pilgrims Way as suitable for development for the reasons given above. Therefore, Bungay has plenty of development land without the need to develop this plot. Similarly, East Suffolk Council did not include this land for development in the Waveney Local Plan.

The BNDPG is not opposed to development of extra houses for the town. However, any new development must be in a suitable area. This development, in our view, is not suitable for Bungay.

Yours sincerely

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

John Adams

Figure 2: Images taken January 2021 showing flooding of proposed development site.

