

Drift House
13 Outney Road
Bungay
Suffolk
NR35 1DZ
23rd July 2020

Dear Mr. Oliver,

Your reference APP/X3540/W/20/3250664

In my capacity as Chair of the Bungay Neighbourhood Development Planning Group (BNDPG), I write to support the refusal of development of land off Pilgrims Way, Bungay, Suffolk by Halsbury Homes Ltd. (East Suffolk Council reference DC/18/4104/OUT).

Development of this land (an ex allotment site) has been refused several times by both local and district councils, the first in late 1992 and the last in late 2019. The reasons for refusals include the following: the land floods, loss of public open and amenity space, poor access and the development conflicts with current strategic growth for Bungay.

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. Hence, Bungay has plenty of development land without the need to develop this plot. The BNDPG has a report on the housing needs for Bungay and it is expected the current development plans will satisfy the future needs of Bungay. The BNDPG did not consider the land off Pilgrims Way as suitable for development for the reasons given in the second paragraph of this letter. Similarly, East Suffolk Council did not include this land for development in the Waveney Local Plan.

However, we emphasise Bungay does not have enough open and 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 by 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.

The access to this proposed development is also a major concern because the development will be built off 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 to the congested roads.

Residents of Bungay are used to flooding of the local environment because Bungay is surrounded by the River Waveney. Flooding of the local area, which usually occurs during the winter and spring is curtailed in flood plains. The noticeable changes in climatic conditions with heavy rain has become more frequent in recent years with the consequent rise in flooding issues. The properties in Pilgrims Way were required to be built approximately 40 cm. above ground level to negate flooding of the properties. Therefore, additional development on the surrounding flood plain will increase the risk of flooding to current properties and any new development. Although this land is designated in the Waveney Plan as Flood risk 2, it borders an area of Flood risk 3, increasing the likelihood of flooding in adjacent housing developments.

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

Yours sincerely

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

John Adams