

TUNSTALL PARISH COUNCIL

Mrs Judi Hallett (Clerk to the Parish Council)

Manor Farm, Hollesley,
Woodbridge, Suffolk IP12 3NB

28th October 2017

Planning Policy and Delivery Team
Suffolk Coastal District Council
East Suffolk House
Station Road,
Melton
Suffolk
IP12 1RT

Dear Planning Policy and Delivery Team,

Subject: Issues and Options Consultation 2017

With reference to the above consultation, Tunstall Parish Council have fully consulted the parish residents and we were delighted with the turnout to our recent public meeting on this subject. We would like to make the following observations:

Infrastructure and Vision

Although Tunstall PC and Tunstall residents fully accept the need for housing in the Country they feel that the infrastructure in the village does not lend itself to any further mass development. The current construction of 33 houses in Ashe Road will raise the village housing numbers by over 13%; a significant increase for such a small village.

Tunstall is also lacking in many facilities which result in residents having to drive for even a pint of milk. There is no school, no shop, a very infrequent bus service, no health facilities and one of the two public houses in the village will be permanently closed from 5th November. The village also has no mains gas, and very limited broadband. Our drainage is still in the dark ages. Roads flood every winter and people are still digging pits in fields to make soakaways. Houses have flooded in the past and trucks have been called out to pump away excess water. The ditches running down Orford Road are regularly overgrown with brambles and the people who own them live away for most of the time.

We are already gravely concerned about the impact of the Ashe Road development on the infrastructure, and drainage in particular, and feel it would be prudent to at least assess the impact of these houses before any further development is permitted.

In addition, we have severe concerns about the increased traffic at the busy Orford Road/School Road/Ashe Road/Woodbridge Road junction already. This is likely to increase when the new development on Ashe Road is completed and we feel that developments on sites 543, 546 and 464 will further aggravate this problem, driving even more traffic towards an already very dangerous crossroads on a bend.

Furthermore, roads such as School Road are used as a 'rat-run' through to the A12 (via Blaxhall) and in places they are just 11' wide (See pictures below).

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Heritage and Landscape

Further development of the area can only have a detrimental impact on the lives of local people as well as on the holiday trade that comes here for peace, quiet and tranquillity, please help us keep it this way.

One area of major concern for Tunstall is the volume of Surface Water Flooding we have experienced in recent years. A new flood scheme was installed in 2013/14 but since then it has not been maintained and the pipes and gullies are currently blocked. This situation is constantly being reported to SCC Highways but it is not rectified.

Existing Development

In addition to the 33 houses at Street Farm (currently under construction), other development permitted at Snape Maltings has resulted in an increase of over 70 dwellings for the parish of Tunstall; representing a 25% increase in house numbers.

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Potential Land for Development

It is noted that virtually all sites in Tunstall are identified (in the 'Initial Sustainability Appraisal Site Assessments' document) as having the following negative attributes:

- **Air quality** – Development likely to result in an increase in emissions through increases in associated traffic movements
- **Waste management** – Likely to result in an increase in waste production
- **Greenhouse gases** – Overall emissions in the District could rise as a result of an increase in development
- **Safeguard of the coast and estuaries** – Potential impact from increased recreational pressure on the estuary

All sites listed are also outside the physical limits boundary and a change of use from agriculture to housing would be detrimental to the rural character of Tunstall

In addition, we would like to offer the following comment on the 11 sites identified in the document for potential development in Tunstall:

Key to abbreviations:

- SLA = Special Landscape Area
- SWF = Surface Water Flooding
- FZ 3 = Flood Zone 3 (High Risk)
- FZ 2 = Flood Zone 2 (Medium Risk)
- FZ 1 = Flood Zone 1 (Low Risk)
- CWS = County Wildlife Site

Action Plan Site Number	Description of Site	Comments (from Tunstall Parish Council, Tunstall Residents and taken from the 'Initial Sustainability Appraisal Site Assessments' document – <i>shown in italics</i>)	'Suitable' or 'Unsuitable' for development (in the opinion of Tunstall Parish Council)
54	Land opposite Tunstall Hall, Snape Road	<ul style="list-style-type: none">• <i>Quality and local distinctiveness of Landscape – Site borders the AONB to the East</i>• This is already a well-used piece of road with many bends and sight lines would be restricted posing hazards to any entrance to a development• Access to this site would be very dangerous and there are no services in the area	Unsuitable

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108	Land adjacent to The Red House, Orford Road	<ul style="list-style-type: none"> • <i>Flooding – Area of SWF in the couth of the site</i> • <i>Area with assets of historical and archaeological importance – Site is within 20m of 2 Grade II listed buildings and also within the historic settlement core</i> • <i>Quality and local distinctiveness of Landscape – Site is within the AONB</i> • This is within the Suffolk Coast and Heaths AONB and outside the physical limits boundary for Tunstall. This boundary follows the historical pattern of development in Tunstall and developing this open countryside/agricultural site would have a major impact on the character and appearance of the surrounding area, village and AONB • Although this site is within the centre of the village access to it would be either opposite the junction of Snape Road and Orford Road (see pictures below) or would be on top of the 4-way junction in the centre of the village – where a pedestrian was recently hospitalised due to a HGV mounting the pavement 	Unsuitable
194	Land at and South of Grove End, Woodbridge Road	<ul style="list-style-type: none"> • <i>Area with assets of historical and archaeological importance – Site is within historic settlement core</i> • <i>Quality and local distinctiveness of Landscape – Site is within the AONB</i> • This is also within the AONB and outside the physical limits boundary and, as above, development would impact substantially • There are already houses and allotments on this site. • The designation of 'not specified' is unhelpful and further details of the applicant intensions would be needed for a fair assessment to take place 	Unsuitable
214	Land at site of former allotments, off Tunstall Green	<ul style="list-style-type: none"> • <i>Conservation of enhanced soil and mineral resources – Potential loss of high quality agricultural land</i> • There is no access through to this land – with the exception of site 54 • Any access to this site would have a detrimental effect on the residents of Tunstall Green 	Unsuitable
415	Land opposite Hall Garden Cottage	<ul style="list-style-type: none"> • Same as plot 54 	Unsuitable

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464	Plunketts Barns, Blaxhall Church Road, Tunstall	<ul style="list-style-type: none"> Area with assets of historical and archaeological importance – Site is within historic settlement core The roads in this area are very small (11' in some places) It is a single-track road, used heavily by farm traffic. Development in this area may bring improved drainage systems. However, school children will still have to walk this road to get bus without a path, and often have to leap out of way of traffic 	Unsuitable
543	Land North of School Road	<ul style="list-style-type: none"> Conservation of enhanced soil and mineral resources – Potential loss of high quality agricultural land This site has the same road issues as 464 and is also liable to regular flooding 	Unsuitable
546	Land West of Blaxhall Church Road	<ul style="list-style-type: none"> Conservation of enhanced soil and mineral resources – Potential loss of high quality agricultural land Area with assets of historical and archaeological importance – Eastern side of the site lies in the historic settlement core Development on this site would result in Tunstall creeping towards Blaxhall This area is where much of Tunstall's SWF goes Access on to the road will be very dangerous 	Unsuitable
727	South of Snape Maltings	<ul style="list-style-type: none"> Conservation of enhanced soil and mineral resources – Potential loss of high quality agricultural land Flooding – Eastern edge of the site is within FZ 2 and 3. Some SWF in these areas also Area with assets of historical and archaeological importance – Site is adjacent to Grade II listed buildings Quality and local distinctiveness of Landscape – Site is within the AONB and adjacent to conservation area We believe there is an error in the document and that this plot should not have been coloured yellow (housing). Should the plot be used for overflow parking for Snape Maltings we would have no argument 	Suitable for overflow parking for Snape Maltings

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728	Land to the East of Snape Maltings	<ul style="list-style-type: none">• <i>Conservation of enhanced soil and mineral resources – Potential loss of high quality agricultural land</i>• <i>Flooding – Site is covered in FZ 2 and 3a</i>• <i>Area with assets of historical and archaeological importance – Site is adjacent to Grade II listed buildings</i>• <i>Quality and local distinctiveness of Landscape – Site is within the AONB and heritage coast</i>• We believe there is an error in the document and that this plot should not have been coloured yellow (housing).• Low lying and liable to flooding• Very close to the river and this may destroy the special landscape	Unsuitable due to proximity to water
760	Land South of B1078	<ul style="list-style-type: none">• <i>Conservation of enhanced soil and mineral resources – Potential loss of high quality agricultural land</i>• Any linear development at this location would be totally unacceptable to the Parish• This is prime agricultural land and the physical limits of the village should not be pushed in such an unsustainable way.	Unsuitable

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- CWS = County Wildlife Site
- BAP = Biodiversity Action Plan

Photographs



Tractor and Lorry meet on the Orford Road/Snape Road junction.

This happens 3 or 4 times a day!

Flooding of School Road.

This is not a one-off but a regular occurrence



Congestion in School Road (two tractors trying to pass one another!)

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In conclusion

Tunstall has accepted the need for extra housing in the past and the village and Parish Council has not been obstructive to Suffolk Coastal's requirement to find locations for development. As a result, some 33 new dwellings are being constructed in the village. At recent meetings on planning issues, many residents have said that Tunstall has seen enough development recently and there is opposition to another round of new building.

Concerns range from the alteration in the character of the village by large development to the lack of infrastructure and services - there is no shop or post office, no pub in the village core, the police have reduced coverage of the village, public transport links are sparse and there is already heavy use of narrow roads by tractors and HGVs which is often commented on at Parish Council meetings.

While Tunstall is being asked to accommodate new development by higher councils, there is little evidence of those councils being prepared to renew existing infrastructure: for example, there have been repeated flooding episodes in the village for at least ten years and there have been no effective works carried out to solve the problems.

Finally, we would like to thank you for the opportunity to take part in this consultation and for the assistance your staff have offered us throughout the process.

Yours sincerely,

J Hallett

Mrs Judi Hallett

Clerk to Tunstall Parish Council

CC. County Councillor Andrew Reid,
District Councillor Ray Herring