

13th June, 2008

Mr P Isbell
Professional Lead Officer
Planning Services
Environment and Planning
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk IP6 8DL

Dear Mr Isbell

Planning Applications 1897/08 – Elmside Farm House, Finningham Road, Walsham-le-Willows – Erection of 21 dwellings together with associated vehicular access works, garages, parking, landscaping and ancillary works

1. The Suffolk Preservation Society (the Society) are pleased to be able to submit the following representations aimed at assisting the LPA in its determination of the above application. It would ask they are conveyed to Members of the appropriate committee for consideration.
2. The Society has commented on other similar applications on the site and it would draw the LPA's attention to them. They are attached in case they are not to hand.
3. The Society notes the commitment to the provision of affordable housing on the site which it applauds. However, given the acute shortfall of affordable housing in the district, amounting to 362 units per annum, as detailed in paragraph 3.64 of the Councils LDF, LDD Core Strategy Submission document, (dated October, 2007) the Society formally requests that the LPA consider a requirement for 50% affordable housing provision in the scheme. This should be viable given the nature of the site and type of units proposed.

4. The main concern about the design, which is not at all addressed in the applicant's Design and Access Statement (DAS), is the impact of addressing the highway requirements of the Highway Authority on the layout. The whole scheme is fundamentally let down by the highway layout with its dominance of roadway. It makes a total nonsense of the pastiche design approach to the houses. It is essential if the proposal is to go forward in this form this issue is addressed.

5. The plan in the DAS showing the various finishes to the roof, walls and plinth of the houses is highly colourful. It demonstrates quite clearly and vividly the total lack of harmony in the design of the individual houses. Not every aspect of the houses has to be different. Without some harmony the scheme will appear disjointed. This aspect needs further thought and consideration.

6. The Society hopes the points it raises in 3, 4 and 5 above are addressed by the applicant before the application is determined. It would specifically ask to be consulted on any amended plans and to be informed of the decision made on the application by the LPA.

Yours sincerely,

Richard Ward DipTP MRTPI
Director
Cc Clare and Douglas Evans
Cc Walsham-le-Willows Parish Council
Cc Sir Michael Lord MP