

SPS Bulletin
December 2019/ January 2020



The following is a summary of the key areas of work that the SPS professional staff has been focussed on. Our representations can be read, in full, by selecting the town/village name.

Key involvements:

[East Anglia 1\(N\)](#) and [East Anglia 2](#) **off shore windfarms.** Scottish Power Renewables has submitted its Development Consent Order application for 2 new windfarms off the Suffolk coast. SPS is concerned over the on-shore impacts of the infrastructure required to support these including the vast substations at Friston and the 7km cable route through the AONB. We have submitted our Relevant Representation, which sets out our main areas of concern, to register as an Interested Party and be involved in the public inquiry later in the year.

[Hadleigh](#) – **Redevelopment of Partridges building.** SPS has commented on proposals to redevelop the Partridges shop in the centre of Hadleigh High Street. The proposals include the demolition of all post 1980's elements of the site to the rear and replacement with flats, retail and office units. The listed element of the site which include the High Street block is to be split into 3 retail units. SPS has broadly welcomed the scheme but has raised concerns regarding the height of the secondary street elevation and some of the proposed materials.



[Debenham](#) – **295 dwellings on Gracechurch Street.** SPS has once again raised strong objections to this Taylor Wimpey application which is essentially unchanged from a previous application which was refused last year. Our concerns relate to the landscape impact and also the impact of a significant increase of traffic on a narrow street in the historic core of the village. It is notable that since the previous application was considered, the Debenham Neighbourhood Plan, which clearly indicates that the community favours alternative sites in the village, has been adopted.

[Southwold](#) - **Police Station site** – SPS has supported Southwold Town Council's concerns regarding an outline application to redevelop this brownfield site for housing. The site is in a prominent gateway location in the town and is adjacent to the fire station site which is also

expected to come forward for housing in the near future. The Town Council had hoped that a masterplan for the whole site could be pursued. Whilst acknowledging that each application has to be considered on its own merits, and supporting the reuse of a brownfield site, SPS has raised concerns regarding the outline nature of the application and has emphasised the need for high quality design and a strong street elevation in this sensitive location.

Hadleigh - new dwelling in conservation area. An amended scheme for a single, large dwelling at the heart of the conservation area has been submitted following the refusal of a previous application. SPS has joined Historic England in again urging for this highly sensitive site which is surrounded by a concentration of heritage assets including the parish church, the Deanery Tower, the Guildhall, the Deanery and Hadleigh Hall, to be retained as an open space to safeguard the character of the area.

Fressingfield – 3 sites for housing. SPS has objected to three applications for separate sites in Fressingfield which have all had previous applications for housing refused. Despite a reduction in the overall number of dwellings, at a combined total of over 60 new dwellings, SPS considers that the proposals remain disproportionate, relative to the level of growth allocated and planned for in the emerging Neighbourhood Plan. The Fressingfield Neighbourhood Plan is at an advanced stage, about to be taken to referendum, and SPS considers that to approve these applications would seriously undermine the neighbourhood planning process.

Mendlesham – 28 dwellings – SPS has submitted an objection to this application due to the scale of the development and its impact on the setting of a highly graded designated heritage asset, the grade II* listed farmhouse, Elm Farm. Furthermore the scheme is contrary to the policies within the adopted Mendlesham Neighbourhood Plan.

Shadingfield – 3 Poultry Sheds measuring 6761m². SPS raised concerns that the submission lacked full and detailed environmental information on which to assess the heritage, landscape and visual impacts of this large-scale agricultural development and called for this to be provided. This has now been uploaded onto the system.

Also: Aldeburgh, single dwelling Wentworth Road; Stowmarket, demolition of redundant school; Haughley, reserved matters for 98 houses; Bramford, amended application for 115 dwellings;

Outcomes:

Harkstead – SPS had objected to an application for 6 dwellings on the edge of Harkstead and the Suffolk Coasts and Heaths AONB due to the impact on important views of the AONB. The application has been withdrawn.

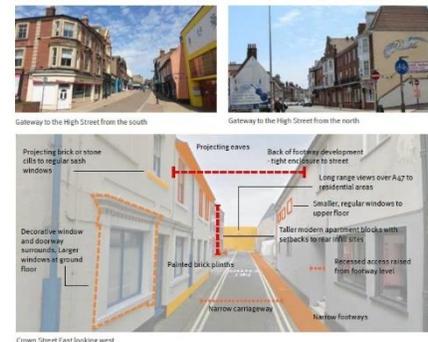
Elmswell, Mulberry Farm – SPS had objected to the conversion of a curtilage listed farm building into a dwelling and the erection of a new dwelling in this historically significant and highly sensitive site. We argued that the site is functionally related to Mulberry farmhouse and farmyard group, and is one of the few remaining areas of open undeveloped parcels of the Button Haugh Common, an undesignated heritage asset. The application has been refused.

Other Involvements:



National Design Audit – SPS attended the launch of the Housing Design Audit for England, sponsored by CPRE in partnership with Place Alliance. The report is an audit of over 140 housing developments built in England since 2007. It found that one in five of these developments should have been refused planning permission due to poor design that is contrary to National Planning Policy Framework advice. A further 54% shouldn't have been granted planning permission without significant improvements to their design. [Report available here.](#)

North Lowestoft Heritage Action Zone Supplementary Planning Document Public Consultation – SPS has responded to the consultation by welcoming the draft document's vision for the appreciation, conservation and regeneration of this unique historic townscape. Whilst contributing some detailed suggestions, our response supported the commitment to the care of Lowestoft's heritage which we hope will be fully realised by the council in all future decision making.



Media

New SPS website –our new website went live at the beginning of January. This has been designed to better demonstrate our work and key issues affecting Suffolk. It will also allow for booking of events online and payment of membership subscriptions. The new website can be accessed here – www.suffolksociety.org

East Anglian Daily Times Director's Column Dec 12th – [Here are our four hopes for the Suffolk Landscape from the new government](#)

East Anglian Daily Times Director's Column Jan 18th – [Onwards and upwards in this new decade](#)