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Case officer Jamie Behling

Burgh Parish Meeting

c/o Burgh Cottage

Burgh

Suffolk

IP13 6PT

4 October 2025

To whom it may concern

Response from Burgh Parish Meeting to the outline planning application DC/25/3431/OUT Haskerton Road, Burgh.

Following an Extraordinary Burgh Parish Meeting on 25 September 2025, these comments are being made, not by myself but are a reflection of the views of approximately 40 residents which is approximately 25% of the village population who attended the meeting or emailed their viewpoint to be included in the discussion.

It is the unanimous view of the Burgh Parish Meeting that there will be no benefit for existing residents if this proposed development were to go ahead. The same developer has a site at the other end of the village centre for three dwellings (granted in 2023) which has been left as a compound without any progress on construction. The lack of progress would suggest that there isn't the demand for dwellings of this scale in the village or the wider area or possibly the developer does not have the capacity to do so. Residents do not want a repeat here.

The application appears to be relying on Policy SCLP5.4 which allows in principle for limited additional housing in clusters in the countryside where there is a cluster of 5 or more dwellings and dwellings immediately adjacent to, and opposite the development site. We do not believe this site meets the 'two-sides test'.

Larkshayes has a particularly wide side garden extending from the crossroads along Haskerton Road which is bounded by an eight-foot (2.4m) high hedge at the side of the single-track road edge (there are no footways) extending for around 80m. We believe this is a significant visual gap which does not accord with the visual application of SCLP5.4. There is a further 'gap' formed by the 'Goose Yard' which is a triangular piece of land with is separate from the Larkshayes garden. The Goose Yard as its name implies was used until fairly recently for the keeping of Geese and is hedged on three sides with an entrance onto Haskerton Road. The Goose Yard is immediately adjacent to the proposed development site and has a road frontage 'gap' of approximately 40m. This extends the high hedge boundary on the north-east side of Haskerton Road to over 120m which is a significant 'gap' in the built environment. The Goose Yard extends back from the road by about 50m which is adjacent to the western boundary of the proposed development site.

Planning policy appears to suggest that the scale of future development should be similar in scale to adjacent dwellings. As already mentioned, the dwellings in the immediate area of the proposed site are modest, comprising semi-detached and detached cottages. The plot sizes are overly large compared with the prevailing plot pattern and the scale of the proposed dwellings (5 bedroom) are also out of scale with adjacent dwellings. Five-bedroom

dwellings are likely to result in multiple vehicles commensurate with the number of bedrooms and with the absence of village amenities will result in significant additional vehicle movements on single track roads and additional hazards on the village road network.

The Plot 1 driveway needs clear sightlines. The Goose Yard hedge blocks views and sightlines in the north-westerly direction and this is land outside of the developer's control. This would rely on an arrangement with a third-party landowner. The submission does not indicate that such permission has been granted and without it, safe access/egress cannot be demonstrated.

The unanimous view of the Burgh Parish Meeting is this application should be rejected as it:

- The application is poor and omits environmental considerations – trees, ponds, flooding etc in the application
- does not appear to meet the planning policy,
- is out of scale with the surrounding dwellings
- infrastructure is insufficient to support this development.

This should not be an officer decision and should be decided at planning committee where The Burgh Parish Meeting representative would wish to speak in opposition to the proposal.

Background

The village of Burgh is made up of a series of small cluster hamlets of mostly modest properties and isolated dwellings within the wider countryside. There are no facilities within the village – no shops, schools, pub or medical facilities and no bus route within the main village cluster. This is reflected in the Suffolk Coastal Local Plan which designates Burgh as countryside. Most of the roads within the village are narrow or single track and are designated and signed as quiet lanes by Suffolk County Council.

The location

The proposed site is located on the north-east side of Haskerton Road and is currently agricultural, arable land. The outlook is particularly attractive made up of views across rolling fields woods and Lea Cottage at the edge of the field which is a Grade II Listed thatched cottage. There is a further thatched cottage (Larkshayes) on the north-west side which is a non-designated heritage asset. On the south-west side of Haskerton Road there are 2 pairs of modest semi-detached cottages.

Environmental

The ecology report says there are no ponds withing 200m. This is untrue; there are three. There is a large pond within Larkshayes garden about 55m distant, a larger pond shown on the developers plan at Pond Cottage which is about 94m distant and a third in front of Lea Cottage and within the field that is 193m distant. Ponds raise the likelihood of protected species such as Great Crested Newts. This is not addressed in the submission.

The site itself is prone to flooding and there is usually surface water seen in most winters. The Government mapping shows a 1:1,000 annual chance of surface water flooding. This has not been addressed in the submission.

The plans show the removal of a number of mature frontage trees that are 40-50 years old. There is no tree survey or arboricultural impact assessment, tree protection plan or method statement to BS5837 included in the submission.

The submission appears to assume conversion of existing buildings when the scheme is new build on agricultural land. This needs to be corrected.

The planning context

It is understood that East Suffolk Council's current shortfall of allocated housing land could trigger a tilted balance in favour of approval which is very concerning, and we would like to understand why East Suffolk have not met its planning targets.

The application appears to be relying on Policy SCLP5.4 which allows in principle for limited additional housing in clusters in the countryside where there is a cluster of 5 or more dwellings and dwellings immediately adjacent to, and opposite the development site. We do not believe this site meets the 'two-sides test'.

Larkshayes has a particularly wide side garden extending from the crossroads along Haskerton Road which is bounded by an eight-foot (2.4m) high hedge at the side of the single-track road edge (there are no footways) extending for around 80m. We believe this is a significant visual gap which does not accord with the visual application of SCLP5.4.

In addition, there is a further 'gap' formed by the 'Goose Yard' which is a triangular piece of land with is separate from the Larkshayes garden. The Goose Yard as its name implies was used until fairly recently for the keeping of Geese and is hedged on three sides with an entrance onto Haskerton Road. The Goose Yard is immediately adjacent to the proposed development site and has a road frontage 'gap' of approximately 40m. This extends the high hedge boundary on the north-east side of Haskerton Road to over 120m which is a significant 'gap' in the built environment. The Goose Yard extends back from the road by about 50m which is adjacent to the western boundary of the proposed development site.

Scale and layout of the proposal

Planning policy appears to suggest that the scale of future development should be similar in scale to adjacent dwellings. As already mentioned, the dwellings in the immediate area of the proposed site are modest, comprising semi-detached and detached cottages.

The plot sizes are overly large compared with the prevailing plot pattern and the scale of the proposed dwellings (5 bedroom) are also out of scale with adjacent dwellings. Five bedroom dwellings are likely to result in multiple vehicles commensurate with the number of bedrooms and with the absence of village amenities will result in significant additional vehicle movements on single track roads and additional hazards on the village road network.

Access and visibility

The Plot 1 driveway needs clear sightlines. The Goose Yard hedge blocks views and sightlines in the north-westerly direction and this is land outside of the developer's control. This would rely on an arrangement with a third-party landowner. The submission does not indicate that such permission has been granted and without it, safe access/egress cannot be demonstrated.

Lorries are a particular problem in the village due to the narrowness of the lanes and sharp bends. The verges and banks are eroding with lorry overruns which is particularly noticeable on White Foot Lane and at Burgh Corner where lorries regularly get stuck trying to negotiate the 90-degree bend. The problem is acutely felt by the residents at Burgh Corner where lorries are unable to negotiate the narrow 90-degree bend and get stuck sometimes for hours at a time. This happens in spite of warning signs that the road is unsuitable for lorries.

The Parish Meeting are disappointed there is no traffic access and impact assessment provided with this application and believe this must be undertaken before the application is determined. Furthermore, if the development of this site were to proceed it is essential that a construction logistics management plan is agreed and put in place to control and mitigate the considerable additional site traffic. It is essential that no construction traffic comes through the village, and all construction vehicles are parked within the site confines at all times.

There is concern that the existing mains drainage system would not support additional dwellings on the existing system which is prone to regular blockages close to the development site. Burgh is reliant on local services in Grundisburgh. The primary school and surgery are understood to already be at capacity which means new families will have to travel further to obtain these services which means more traffic, more congestion and more pollution.

It was the unanimous view of the Burgh Parish Meeting that there will be no benefit for existing residents if this proposed development were to go ahead. The same developer has a site at the other end of the village centre for three dwellings (granted in 2023) which has been left as a compound without any progress on construction. The lack of progress would suggest that there isn't the demand for dwellings of this scale in the village or the wider area or possibly the developer does not have the capacity to do so. Residents do not want a repeat here.

There would be months/years of noise, additional traffic, congestion and risk to pedestrians during the construction phase and once the dwellings were occupied. We are too small a parish to have a parish council so any Community Infrastructure Levy (CIL) money would not come to Burgh but would be spent on infrastructure elsewhere.

In conclusion, this proposal, if allowed, will only result in a loss of farming land and a loss of countryside. It will have a negative impact on services, residents and road safety during and after construction. The only benefit if permission is granted will be for the landowner and developer both of whom live elsewhere. If permission is given, we would ask that a

condition that the land remain as farming land until such time as building work were to actually commence so as to avoid the situation of the other development site in the village which is unsightly and waste ground for the last two years.

The unanimous view of the Burgh Parish Meeting is this application should not be an officer decision and should be decided at planning committee where we would wish to speak in opposition to the proposal.

Yours faithfully

Alistair Turk
Chair Burgh Parish Meeting