

**Grundisburgh & Culpho Parish Council**  
**Minutes of an Extraordinary Meeting of the Council held on Thursday 9<sup>th</sup> August, 2018**  
**in Grundisburgh Village Hall**

NOTICES had been posted according with regulations.

**Present:** - Messrs. S Barnett (in the Chair), G.Caryer, J.Dunnett, D.Higgins, J.Lapsley, P.Kendall, Mr.R.Youngman, Mrs M Bean, Mrs.A.Willetts, District Councillor A.Fryatt and 55 members of the public.

**1. Apologies for absence** Mr.W.Barber, Mr.M.Hough, Mr & Mrs.Garnham, Mrs.J.Bignell

**2. To receive members declarations of interest.** No interests were declared.

**3. Public Open Forum – relating to item 4** Mrs.Willetts proposed seconded by Mr.Barnett, to unanimous approval, that the formal meeting be temporarily suspended and members of the public invited to address the meeting.

Mrs.Willetts explained that the Draft Local Plan has been published by Suffolk Coastal District Council for consultation until 5.00pm on 14<sup>th</sup> September, 2018. It contains planning policies and site allocations which, when eventually approved by a government inspector, will be used to determine planning applications in the area till 2036. It sets out the level of growth which needs to be planned for, identifies where that growth should be located and how it should be delivered.

Drop in Sessions have been organised by the District Council and several Grundisburgh residents attended a session held last Monday at East Suffolk House. If other residents would like to attend one of these sessions to talk to planners the next session in the area is next Thursday 16<sup>th</sup> August at Rushmere Village Hall in Humber Doucy Lane 4.00pm - 7:30pm.

In Autumn 2017 Potential land for Development in Grundisburgh was produced by the District Council. Two of the sites were identified as potentially suitable in the draft Strategic Housing and Employment Land Availability Assessment SHELAA; . Site 560 Land to the East of Woodbridge Road, and site 351 Land West of Chapel Road. The Parish Council considered both sites to be unsuitable and unnecessary.

Site 1119/SCLP12.48 Land to the west of Ipswich Road was submitted later by the owner when the District Council asked for more sites.

The Parish Council's Planning Sub-Committee has agreed to defend the existing village boundary. Mrs.Willetts informed District Council Planners when she met them with District Councillor Tony Fryatt.

The Planning Sub Committee recommends that the Parish Council rejects Site 1119/SCLP12.48 Land to the west of Ipswich Road for inclusion within the village physical limits boundary and rejects all the other sites in the SHELAA.

Members of the public raised the following issues

- Representations to the District Council must be valid and demonstrate deviance from the Local Plan.
- Grundisburgh's settlement boundaries need protecting.
- Village facilities have been reduced over the years. Can they cope with additional houses ?
- Water meadows should be protected.
- Categorisation of villages in Suffolk Coastal had changed. Grundisburgh was classified as a "Key Services Centre". Under the new classification is now known as a "Large Village".
- The District Council has to adopt the Local Plan by May 2019; the date when Suffolk Coastal and Waveney District Councils amalgamate to become East Suffolk District Council.
- 45 new homes had been erected in Grundisburgh since 2010
- Grundisburgh has an excellent mix of all types of housing. Of the 657 dwellings in Grundisburgh 20% are Housing Association rented or shared equity and a third of those are reserved for local people. Of the 657 dwellings in Grundisburgh 13 are flats and 251 are bungalows. So, 40% of the housing stock are bungalows and flats.
- Traffic and parking problems in Grundisburgh will be worsened by additional houses.
- 10,900 new homes in Suffolk Coastal are targeted to be built by 2036. Land for most of these has been allocated.
- A Neighbourhood Plan for Grundisburgh & Culpho was advocated. It was pointed out that a Plan had to conform to District Council policies.
- Can existing utilities cope with more houses ?
- More houses suitable for first time buyers and for the older generation who wanted to down-size are needed.

#### **4. To discuss the Suffolk Coastal Local Plan – First Draft and, in particular, the inclusion of land off the Ipswich Road for housing development and to formulate the Parish Council’s response to Suffolk Coastal District Council**

After further discussion and noting comments made by residents in the Public Open Session Mrs.Willetts proposed seconded by Mr.Barnett that the council oppose the allocation of any land for residential development and inclusion within the designated Physical Limits Boundary of Grundisburgh and that the following report from Mrs.Willetts be the basis on which the Parish Council will make its objections to the Planning Authority.

##### Response to Draft Local Plan.

It was agreed at an extraordinary meeting of Grundisburgh & Culpho Parish Council held on the 9<sup>th</sup> August 2018 that the council would oppose

- a) the allocation of any land for residential development
- b) any extension of the existing Physical Limits Boundary of the village.

Site identified as 1119/SCLP12.48 is grade 3 agricultural land. It is in open countryside, open on 4 sides. Any and all building on the site would be intrusive ribbon development in the countryside. Elm Tree Farm Lane is a very effective boundary between the built up area of the village and the open countryside. On the northern side of the lane, after the enabling development at Felgate Way, there are 2 cottages and farm buildings before Gull Lane. On the southern side there is farmland, open countryside.

In the Alison Farmer Associates Suffolk Coastal Landscape Character Assessment Final Report ( Alison Farmer Report) Page 130 it states

*N2 Culpho and Westerfield Rolling Farmland Location Elevated farmland on either side of the Fynn Valley, and south-east of the Lark Valley. It comprises the parishes of Westerfield and Rushmere on the NW fringe of Ipswich, sweeping north and east to Witnesham, Swilland, Culpho and Grundisburgh*

##### *Special Qualities and Features*

- *This area is important as the rural setting to the northern edge of Ipswich and as setting to a number of villages. The visual experience is one of variety from longer views over open arable land, with a lightly wooded feel, to contained views where hedged roads and lanes offer intimacy.*

- *Oak trees at intervals along lanes and field boundaries are very distinctive.*

- *There is a small area of parkland on the edge of the character area south of Grundisburgh associated with Grundisburgh Hall.*

- *Ancient woodland is found at Culpho and Lux Woods.*

- *Plan future expansion of any villages carefully to retain character and settlement patterns.*

When looking at a map of Grundisburgh the curve formed by Ipswich Road and Woodbridge Road is the most obvious feature.

In The East Suffolk County Council Policy Statement Planning Proposals & Conservation Area Appraisal April 1972 Grundisburgh.(ESCCPSPP) Stated that *It is considered desirable that no further development should be allowed north of the village centre, east of the Woodbridge Road, or west of Ipswich Road, but that all future development in Grundisburgh should be contained within the long curve made by the Ipswich and Woodbridge Roads.*

No new development has taken place north of the village centre or east of Woodbridge Road. All the development that has taken place in the village west of Ipswich Road since 1972 has been on exception sites, Ablitts Meadow a site identified by the PC as suitable for low cost housing on an available site adjacent to Physical Limits Boundary.

The New Village Hall site Felgate Way was an enabling development. The Parish Council supported a proposal by the owner of Top Field to give the village an area of land and a sum of money to build a New Village Hall on condition that 24 dwellings could be built. 8 of which were for rent to local people.

The need for a new Village Hall had been flagged up

In that 1972 plan (*The village hall stands on a restricted site with limited car parking facilities*) Grundisburgh Culpho & Burgh Village Appraisal 1984 and the Parish Plan 2006.

All new residential development, other than single replacement dwellings, have been sited within the curve formed by Ipswich Road and Woodbridge Road.

Only 1 and 2 Gurdon Road can be seen from the main road through the village.

The later extension to the Gurdon Road development can only be glimpsed between the trees and hedgerow across an area of open space, from Woodbridge Road.

The Alice Driver Road development likewise can only be seen by turning into the road itself. The new development has been contained so that the historic centre and conservation area are dominant features of the village which remain in the mind of residents and visitors alike.

In the Alison Farmer Report Page 40 it states that *Grundisburgh is the key focus in the valley and is a large bustling village arranged around its large central Green. Bounded by the church and school to the north, the Green is the main open space in the village and has a small river flowing through it, spanned by two fords and*

two bridges. Despite some extensive 20th century additions, the village retains a very attractive and traditional appearance and atmosphere, as reasonably good relationships to green space have been maintained next to new development in this area. The green spaces of the valley floor, and the spacious, treed grounds of large properties provide a distinctive approach to the village on its north and east sides.

Most of Suffolk's vernacular materials are found in the area, a wealth of traditional forms are found in Grundisburgh. The older houses are timber framed and rendered and the Victorian cottages are built of 'Suffolk Red' or 'Suffolk White' brick, many of them now painted over. Roofs are slate, tile or thatch.'

Grundisburgh was allocated no residential development in the last Local Plan.

Since 2010 45 properties have been built on windfall sites.

There are several sites within the existing physical limits boundary with a presumption in favour of development which could become available for residential development, as has happened in the last eight years. The valuable historic village centre can not be expanded to accommodate the number of vehicles and people who wish to use it now. More residential development would put more pressure on the heart of the village and does not mean facilities would be supported in fact history shows quite the opposite.

Grundisburgh is now classified as Large Village reflecting the range of services available.

Primary school, convenience store, village hall, church, doctors surgery, post office, pub, pre-school, mobile library, playing field, children's play area, allotments and bus stop.

However in 1980 there were 4 stores, a butchers shop, 2 pubs, a hairdressers and a garage /petrol station and well as the other services. More than 200 properties have been built since then. There is now a convenience store, one pub and a coffee shop.

In Topic Paper Settlement Hierarchy Appendix 1 Settlement Scoring, Grundisburgh has a score of 19 points for facilities. All Large villages with a score of 20 or less have much lower populations than Grundisburgh most only half the size. Logically those villages could benefit from a modest increase in housing and population which might increase their sustainability.

The mix of properties is important. The balance between size and tenure of properties is vital. Grundisburgh is unusual in the district in that, thanks to the hard work of the Parish Council, there is a reasonable mix of housing types and tenure.

Of the 657 dwellings in Grundisburgh 20% are Housing Association rented or shared equity, a third of those are reserved for local people.

Of the 657 dwellings in Grundisburgh 13 are flats and 251 are bungalows. So 40% of the housing stock are bungalows and flats.

Residents and Parish Council alike are concerned about the infrastructure. When it rains water pours down the main street and recently the manhole cover at the junction with Meeting Lane has risen and moved causing a trip hazard as well as flood water. The stream across the Green silts up more regularly since the residential building at Alice Driver Road and Felgate Way. The drains running through the parking area of the existing village hall and down through the back gardens of the properties on Rose Hill and The Street are problematic. Recently power cuts have been experienced more frequently and internet connection is very slow.

Grundisburgh is unusual in that it has an historic centre. It has very little ribbon development. The Parish Council has a duty to residents to try to preserve the '*very attractive and traditional appearance and atmosphere*' recognised in Alison Farmers Landscape report. No new development should be scheduled for Grundisburgh in the new Draft Local Plan. The Village has a balanced mix of housing types and tenure, thanks to the hard work of the Parish Council.

Elm Tree Farm Lane is a very effective boundary between the built up area of the village and the open countryside.

Site 1119

is Grade 3 agricultural land

it is open on all 4 sides

any residential development on the site would STICK OUT LIKE A SORE THUMB in the countryside.

New development is not necessary in Grundisburgh to maintain or improve services. There are 40 organisations in the village ranging from Baby Café, Toddler Group, scouts and guides, youth club to history society, luncheon club, bridge club and a local quarterly newspaper serving 18 villages.

The village centre though recognised for its *traditional appearance and atmosphere* has kept pace with innovation. A listed Victorian school converted into flats for the elderly, the listed church dating back to C13 with photo voltaic cells on the roof, the village green with stream running through the middle, the convenience store now with post office, the coffee shop/emporium, the pub/restaurant with bowls club at the rear are the envy of many villages in Suffolk Coastal.