

**Sent:** Tuesday, November 18, 2014 9:26 AM

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**Subject:** PROPOSAL FOR MAJOR DEVELOPMENT AT MOORES LANE, EAST BERGHOLT

[For the attention of Jennifer Candler](#)

The Society is aware that no formal application for this proposed development has yet been made but we understand that you instigated a very superficial process of engagement with the village recently which unsurprisingly caused a great deal of alarm and we thought it would be appropriate to register our extreme concern even at this early stage.

I am accordingly attaching a note of our initial comments.

We will, of course, register our objections if the proposal does proceed to formal application.

David Eking  
Planning Secretary, Suffolk  
for The Dedham Vale Society

## **PROPOSED MAJOR DEVELOPMENT IN EAST BERGHOLT – INITIAL COMMENT BY THE DEDHAM VALE SOCIETY**

Although the precise site of this proposed development lies outside the Dedham Vale AONB it is immediately adjacent to it and, in the opinion of the Society even at the most cursory glance, would have a seriously deleterious effect on the important and historic village of East Bergholt.

Our fundamental objection is to the very large size of the proposal. It projects 144 dwellings with 430 bedrooms; allowing for double occupancy of one bedroom in the great majority this would result in an increase of at least 500 in the population of the village, almost 20%. While it is accepted that East Bergholt has a good range of services there is no evidence that a realistic assessment has been made to confirm that they are sufficient to meet the increased demand or that enhancements are proposed.

The presentation boards put forward by Bidwells are so seriously short on relevant detail that it is not easy to make constructive comment. For example there is no indication from what evidence the need for 50 so called “Affordable Dwellings” in this area is derived. If it is merely an attempt to meet the need for such housing in the Babergh District overall an explanation as to why so large a proportion should be met in East Bergholt must be provided.

There is no explanation as to what, if any, other sites were considered before a completely agricultural location was selected. Were brownfield sites eg at Brantham considered?

The proposal is also clearly contrary to the Babergh District Supplementary Planning Document (SPD) – Rural Development and Core Strategy 11 and Core Strategy 15 in a number of ways. The SPD states (at para 12) for example: “The size and scale of the development should be proportionate to the settlement in which it is located” (it isn’t). Proposals will need to demonstrate that the development can be accommodated without adversely affecting the character of the Village” (it can’t). At para 14 it is stated: “...proposals should meet locally identified need” (there is no evidence of any real consultation with the locals). Core Strategy 15 states inter alia: proposals “must/should respect the local context and character of the village” (it does’nt). Further it states: “the scale and nature of the proposal should:

- Respect the historic assets
- Make a positive contribution to the local character, shape and scale of the area
- Retain, protect or enhance local services and facilities and rural communities”

(on the face of it it will do none of these things)

David Eking  
Planning Secretary, Suffolk  
For The Dedham Vale Society

18 November 2014