

**REYDON PARISH COUNCIL**  
**PLANNING REPORT NOVEMBER 2021**

**1. Applications**

- a. DC/21/4893/TPO: Reduce oak at 28 Old School Drive  
**PC to recommend approval**
  
- b. DC/21/4805/FUL: External Alterations to North Elevation to allow additional bedroom accommodation with garage, Wood End, Rissemere Lane East  
**PC to recommend approval**
  
- c. DC/21/4797/FUL: change of use of agricultural field to 30 pitch campsite, siting of 9 timber glamping pods, and repair and renovation of existing barn at Broadside Park Farm, Lowestoft Road  
**PC to recommend refusal** for the following reasons:

**I. scale of the proposed development.**

The previous application on this site, DC/20/4227/FUL was for a 45 pitch glamping site, with camping pitches gradually being replaced by glamping pods. This was withdrawn following concerns regarding the scale of the development and the adverse impact on the AONB. The new application is for 9 glamping pods and, according to the applicant's Planning Statement, 35 'rally style' camping pitches for tents and campervans. We would therefore ask the LPA to seek clarification from the applicant whether the camping field is for 35 or 30 pitches. Irrespective of whether the application is for 30 or 35 pitches, the new proposal represents a large scale development that is very similar in scale to the previous one. We consider that it is still too large and as such will have a negative impact on the tranquillity, landscape and scenic quality of the AONB.

**II. lack of clarity regarding foul water disposal.**

The plans provide for 5 showers and 5 W.Cs in the converted barn, plus a shower and W.C in each of the 9 pods. The LPA will be aware that the current sewage system in Southwold and Reydon is already close to capacity and we would expect any planning application of this size to contain clear provision for the disposal of foul water. However, the plans only refer to a "new treatment plant" for the foul drainage from the barn with "final locations and specification by engineer". We cannot find any reference to provision for foul drainage from the 9 pods. We do not consider that this meets the requirements of our Neighbourhood Plan (para 8.3, RPC Action 7).

**III. negative impact on local wildlife and the natural environment.**

The applicant has provided a very detailed LVA and Ecology Report. However, it is clear that any development on this scale will necessarily have an adverse impact on the surrounding wildlife and bio-diversity. The Planning Statement refers to up to 145 people being on the site at peak times, and also that people will be on the site 24 hours a day. The noise and activity generated by this number of people, plus vehicle movements, will inevitably have a negative impact on the natural

environment and integrity of habitats around the site. The site is adjacent to a successful wild bird stewardship scheme and the impact of this number of visitors, especially if they enter the wildlife area, will be severely detrimental.

**IV. inadequate connection to Southwold and Reydon / lack of sustainable access**

The application refers to a permissive footpath to link the site to the public footpath to Southwold and Reydon. This does not represent a realistic alternative to the use of vehicles to access local services given the distance and the state of the footpath which is frequently waterlogged. The Lowestoft Road is narrow with no footway and does not provide a safe walking or cycling route, due to the volume of traffic and the speed at which vehicles drive along it. The proposed development will result in an increase in traffic movements on already busy local roads, with an associated adverse impact on local residents and the environment. In all these ways, the proposal does not meet the requirements of Reydon Neighbourhood Plan Policies RNP 8 and RNP9.

**V. Significant Bio-Security Risk**

The field to be used for camping and all the proposed glamping pods and facilities will be part of a larger farm site which is used for intensive pig production. The visitors to the proposed development and users of the proposed permissive footpath are highly likely to come into contact with the pigs which is against the listed bio-security measures required at pig production units and risks the spread of pig diseases. Moreover, if visitors feed the pigs with scraps of human food, or leave food litter which is eaten by the pigs, there is a significant risk of BSE or foot and mouth. This is a risk not only locally but to the wider region which is a major centre for pig production which would be devastated by such an outbreak.

In principle, Reydon Parish Council supports developments which enable farm diversification, especially in areas such as this which are at risk from erosion. Such development should achieve a balance between diversification to achieve a viable additional income stream and the environment of the AONB. They must also meet requirements for safe access, adequate infrastructure and bio-security. As it stands, this scheme fails to do so on all the grounds set out above. We therefore ask the LPA to refuse permission.

- d. DC/21/4769/FUL: Single storey ground floor extension and addition of first floor, Frierns, Mt Pleasant  
**PC to recommend refusal** for the following reasons. The proposed increase in height resulting from the first floor addition breaks the symmetry of the current semi-detached bungalows and is out of keeping. The extent of the extension is too great for the property's plot and would be overdevelopment. The increased size of the dwelling, accomodating more occupants will increase the use of the right of way across the adjacent property. This will impact negatively on the tranquility and privacy of the neighbour, whose amenity of view and light will also be affected detrimentally by the height and size of the proposals.
- e. DC/21/4757/FUL: Window alterations, front door entry change, roof lights, light tubes, 7 Gorse Rd  
**PC to recommend approval**

- f. DC/21/5013/FUL: First floor rear extension, 7 Windsor Road, Reydon  
**PC to recommend approval**

**2. ESC Consultations on Supplementary Planning Documents**

- a. Affordable Housing
- b. Sustainable Construction

Both these lengthy consultation documents seek to update current ESC policy and bring together those currently inherited from Waveney and Suffolk Coastal. In general, there is much to commend here, not least a requirement that affordable housing should enjoy the same design and quality as market housing in new developments and good environmental requirements in new buildings.

**PC is asked to authorise the Planning Committee to agree responses and submit these on-line by mid December as required.**

**3. ESC Consultation on Draft Cycling and Walking Strategy**

East Suffolk Council have launched a consultation on a draft Cycling and Walking Strategy. We have until 10th January 2022 to respond. The purpose of the strategy is to identify infrastructure improvement opportunities across East Suffolk. The strategy identifies Key Corridors; Leisure Routes; Local Plan Site Allocations(Recommendations) and Community based proposals (Recommendations). This is a significant consultation as our Vision and Strategic Priorities proposals include cycling and walking infrastructure improvement proposals. The Neighbourhood Plan allows for priority use of CIL to support this. We need to ensure our views are sent ESC, and that we pursue any opportunities offered by the strategy, such as Community Based Proposals.

**PC is asked to agree to receive a full report in December which will propose key issues for our response to the consultations and suggestions for follow up actions by the PC, such as a community proposal for safe cycle route(s) in the village.**

**4. ESC Consultation on draft Charging Schedule and Instalment Policy for CIL**

This has just opened and may contain items of relevance/significance to Reydon. The Planning Committee will bring any such issues to the PC in December.

**Philip O'Hear, Chair of Planning, Nov 11 2021**