

**REYDON PARISH COUNCIL  
PLANNING WORKING GROUP  
ADDITIONAL REPORT NOVEMBER 2023**

**1. Application Received after Main Report**

**DC/23/4317/FUL:** New two storey dwelling and new parking spaces on land adjacent to 32 Jermyns Road, Reydon, IP18 6QB

This seeks permission for a new house in the garden behind No 32 in place of an existing garage with a shared driveway and four new (rather narrow) parking spaces off the driveway (two for each house). It is an infill scheme leaving very little garden for either house. There is a significant impact on the amenity of No 32 which will lose a lot of garden and be overlooked.

**PC to recommend refusal on grounds of overdevelopment of a small site, loss of garden habitat and difficult vehicle access and cramped parking spaces.**

**2. Meeting with Orbit Housing and Chaplin Farrant (Planning Consultants) about plans for Copperwheat site.**

The proposed layout is more dispersed than that submitted for Outline Consent but conforms better to the agreed parameter plan set out in that consent. It will provide 220 houses made up of: 44 affordable rented (at 80% of local market rent), 74 shared ownership (including 30 developed with new funding from Homes England) with a limit of 80% "staircasing" so that Orbit will retain 20% ownership, 84 open market housing, 11 plots for self-build/custom builds, and 7 plots for East Suffolk to offer to replace dwellings lost to coastal erosion. Orbit are confident that they will be able to fill all the shared ownership housing along with the market housing and affordable rented housing. There will be a mix of 1, 2, 3 and 4 bedroom houses but no 4 bedroom houses in affordable or shared ownership tenure.

Orbit would manage the entire development, apart from the coastal erosion and self build elements, but would require compliance to their Construction Design Management Plan if these are developed during the period of the main construction. Construction access will be via Copperwheat Avenue and the Crescents (ie the planned access long term to the development) and strict requirements will be set for how this is managed, including daily road cleaning etc. The section of Keen's Lane adjacent to the development will be upgraded to a bridleway and surfaced to allow cycling, with a pedestrian crossing on Wangford Road near the exit from Keen's Lane. The boundaries on all sides will retain the existing trees and be further landscaped. The houses will be of fairly simple design (not unlike those in Barbrook Green) but include weatherboarding on properties near the boundaries facing the countryside.

**It was agreed** that Orbit would hold a consultation/information event at the Village Hall later this year or early next to ensure residents are fully informed about their plans. The PC representatives said that clear answers would be needed to questions around the construction process and timescale, the arrangements for letting the affordable housing and selling the shared ownership dwellings (in both cases the Local Lettings policy will apply, ie priority for those with a connection to Southwold and Reydon but extending beyond if more applicants are needed), the processes for the self-build and coastal erosion properties (currently not clear from East Suffolk). Ideally, the date would be published in the forthcoming Reydon Robin.

Orbit also agreed to leaflet the neighbouring roads with details of how construction will be managed and how to raise concerns. This should also be published widely including on the village website.

**The PC needs also to follow up a number of issues:**

1. With ESC: what is the basis for their recommendations of the housing mix of the affordable housing properties, ie are there too many 1 bedroom properties and should there be some 4 bedroom houses?
2. With ESC/Orbit: what will the indicative rents be for the affordable housing and the cots of the shared ownership properties – ie will they be in reach of local people?
3. With ESC: how will the coastal erosion and self build housing be developed and managed? Should emphasis be given to custom-build houses rather than self-build?
4. With SCC and the Active Learning Trust (ALT): As Reydon Primary School is currently full, how will the children from the development (and that at St Felix, the Bowls Club, adjacent to SBHC etc) be accommodated? Will the previous policy of re-drawing the school's catchment area be adequate (and are there places elsewhere for the children from Wrentham etc who would be excluded in future from Reydon?) Is there a willingness by SCC and ALT to expand Reydon PS?
5. With NHS: what can be done to secure access to NHS dentistry and locate this in the unused dental suite at SBHC?

Philip O'Hear, Chair of Planning, 22 Nov 2023.