

SUTTON PARISH COUNCIL

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28 June 2014

Dear Sir/Madam

COMMUNITY INFRASTRUCTURE LEVY – PRELIMINARY DRAFT CHARGING SCHEDULE

Parishes have been asked to comment on the draft charging structure for the CIL.

The parishes of Bawdsey, Alderton, Shottisham, Sutton and Bromeswell are so concerned about these proposals that they have formed a group (The Sutton Ward) to register their objections. This group has met to discuss their unanimous opposition to the draft charging structure.

The fundamental objection is why these villages have been put into a medium house price zone, thereby encouraging development in an area of Outstanding Natural Beauty, the Suffolk Coast and Heaths, the River Deben designation and other planning restrictions. In addition to which, no account seems to have been considered regarding the single road network which is used by Bawdsey, Alderton, Shottisham and Sutton.

This proposal to encourage development in one of the most sensitive parts of Suffolk is contrary to the stated objectives of the National Planning Policy Framework that AONB's, and SSSI/Ramsar sites merit the highest possible protection from residential development. It would appear that SCDC have ignored Central Government policy in this proposal and it will be challenged. In terms of the economy, it is accepted that a large number of visitors come to this county to enjoy its peace and tranquility which is provided by the AONB and which will be compromised by the proposal to encourage development in this area.

We wish to challenge the data that presumably lies behind the Peter Brett Associates

document. We say 'presume' because they say on para 5.2.2 'Comparables we have used were provided in confidence and cannot be made public' Why not? It is our villages that you are making assumption about and we feel we have a right to see the raw data which lies behind the House price comparison chart.

We wish to have an explanation as to how the zones have been made up. The report says that this decision is somewhat arbitrary and arbitrary decisions are not appropriate in the open government of today. We would like to see the minutes of the meeting at which the zone selection decision was made and who attended it. We wish to see the land registry data used with details of the house prices and location of the houses. Are PBA aware that one village predominates in this ward with a considerably larger population than any other. In addition, that village has a high turnover of houses owing to military mobility and the value of those houses is about 50% of the value of houses elsewhere in the ward. We suspect that this house price data has been averaged over the area, thus making Sutton Ward a medium house price area which it is not.

Woodbridge is stated as a high value area with 3 bedroom houses selling for £250,000. Similar size houses are selling in these villages for £275,000.

Suffice it to say, we regard this report as fundamentally flawed. We have asked for the raw data and explanations of methodology and will not be satisfied until we are in possession of the underlying rationale.

We look forward to hearing from you.

Yours faithfully

Susan Collins
Clerk to Sutton Parish Council and
Sutton Ward