

Monday, 13 June 2016

**Waveney District Council**  
**Riverside**  
**4 Canning Road**  
**LOWESTOFT**  
**Suffolk**  
**NR33 0EQ**



Dear Ms Fox

**KESSINGLAND NEIGHBOURHOOD PLAN**

We are writing in regard to the above plan, in particular our views on the Community Structure – care facilities.

We see that an area of land adjacent to the existing Manor Farm Care Home site has been highlighted, and 'earmarked' as an opportunity to extend provision of care.

As written in the above plan, policy CI4 states that this development will be permitted, subject to the following criteria:

1. The provision of appropriate levels of parking
2. The retention of the existing tree belt on the frontage with Church Road, and the provision of suitable screening of buildings on the southern boundary of the site
3. Development should be of a height and scale that is in keeping with the surrounding area
4. The use of materials that ensure it is keeping with the existing adjacent care home facility.

We are very concerned about this proposal, and would like to point out a number of issues for your further consideration:

- The Parish Council has always discouraged any building/development south of Church Road as this is designated an Area of Outstanding Natural Beauty. The proposed area is also outside of the physical limits boundary and therefore contravenes your very own constraints and conflicts with Waveney Development Policy DM27.

- We have knowledge that the intended development will be an extensive new 2-storey care facility comprising 60 bedrooms and other amenities resulting in a separate building that is vastly out of scale with the existing building. We feel that a single storey building would be more in keeping to the surrounding area, and more suitable for an elderly care facility.
- Increased traffic and lack of parking are also major concerns in terms of congestion and safety along Church Road. Poor off road parking in this area makes exiting roads and driveways very hazardous due to parked cars restricting visibility.
- As already identified in your consultation, the existing GP Surgery is barely able to cope with the current demand. It therefore it seems illogical to over burden a facility that 43% of local people already consider inadequate. It seems reasonable to conclude that the scale of the care facility is highly likely to have a significant impact on the level of service provided to local residents from the GP surgery.
- As pointed out in 2.24 of the plan, the aging sewage system cannot cope with the current demand, presenting considerable concern to the community. As this is not likely to be resolved in the near future building a large-scale care facility is surely beyond the capability of the existing sewage system and destined to cause further problems.

On a more personnel note, the wind turbines, which are a nuisance in their own right, already blight views to the west of our property; therefore, we are sure that the council will appreciate our reservations over the scale of the development at Manor Farm Care Home to our east. Noting the above points, we therefore urge you to consider the scale and benefits of extending the care facility versus the negative impact it will have for the vast majority of local residents and the larger community.

Many thanks

Yours sincerely

Mr & Mrs S Goldsmith