

Suffolk Coastal Local Plan Examination

Submission by Westleton Parish Council regarding Matter 3 - Area Specific Strategies and Development Allocations, specifically Policies SCLP 12.69 - Land West of the B1125, Westleton and SCLP 12.70 land at Cherry Lee, Darsham Road, Westleton.

Introduction

1. The National Planning Policy Framework includes the following statements:

'plans should be prepared by engagement between plan makers and communities' (para 16c)

" in rural areas planning policies should be responsive to local circumstances and support development that reflects local needs' (para 77)

2. Westleton Parish Council (WPC) welcomes the opportunity to engage with the Plan making process and contends that the housing proposals for Westleton are not responsive to local circumstances and are considerably in excess of what is required to meet local needs when viewed in conjunction with 2 community-led housing projects in preparation designed specifically to address village needs: housing for local elderly residents and affordable housing for local young people.
3. This submission addresses questions 3.99 – 3.105 relating to the sites proposed in Policies 12.69 and 12.70. It seeks to demonstrate that development of both of these Local Plan sites as well as the two additional Community led proposals would lead to excessive expansion of a small village and that Policy 12.69 is unsound within the context of the National Planning Policy Framework, the tests for development set by the policies of the Suffolk Coastal Local Plan and the tests for development set by Policy 12.69 itself.
4. In this submission we refer to four sites:
 - a. The community led site at Glebe Meadows which we refer to as site 1.
 - b. The community led site North of Westleton, West of B1125 which we refer to as site 2.
 - c. The site proposed in Policy 12.69, South of Westleton, West of B1125 which we refer to as site 3.
 - d. The site proposed in Policy 12.70 at Cherry Lee, Darsham Road which we refer to as site 4.

Site SCLP 12.69 West of B1125, Westleton

Question 3.99

- 3.99 In the context of the proposed community led housing schemes, is the scale of development proposed at Westleton justified?

Proposals for community development in Westleton

5. In addition to the two sites proposed in the Local Plan, two community led housing schemes are proposed in Westleton, that have come forward in parallel to the Local Plan process. These both have the support of WPC and most local people.

Glebe Meadow (site 1)

6. Glebe Meadow is currently subject to a planning application (DC/19/2839/FUL) for 20 new dwellings restricted to local older people over 65 years of age and change of use of an existing dwelling (The Vicarage) into a communal social hub at Darsham Road Westleton. The applicants are Glebe Meadow Westleton CIC & The Church of England, Bury St Edmunds Diocese.



GRAPHIC SCALE 1:1250

1 Existing site location plan
1 : 1250

North of the settlement boundary, West of the B1125 (site 2).

7. This site is being brought forward as a result of an initiative by the WPC to identify a suitable exceptions site for affordable housing. It is understood that Hastoe Housing Association has reached agreement with the landowner and that Hastoe intends to seek planning permission for 12 affordable homes with up to 80% shared ownership – see appendices 3 and 4. The site meets the requirements of Policy 5.11 (Affordable Housing on Exception Sites) – it meets an identified need, is adjacent the settlement boundary, incorporates a

range of dwelling sizes will be appropriate to its setting in the village and is proposed to be bounded on the north side by allotments for villagers meeting the requirements of Local Plan Policy 8.3.

Total Quantity of Housing Development

8. The village had a population of 349 people in 2011 which is estimated to have declined to 336 people by 2018. Development proposals in the pipeline including the local plan sites and the sites detailed above would bring forward 67 homes leading to an increase in population of about 150 people (at 2.25 people per dwelling) a population increase of about 45%. WPC considers this is excessive and contrary to the strategy and policies of the Local Plan for the reasons stated below.

a. Total Housing Proposals against Local Plan Requirements

9. Table 3.5 of the Local Plan (see below) sets out an indicative contribution by Westleton to District housing requirements of 41 homes. This is clearly far fewer than the 73 likely to come forward (67 plus permissions) if both Local Plan sites and the two community-led sites all come forward.

Table 3.5 Anticipated housing growth by Town / Parish 2018 - 2036

Area/Parish	Contribution (by parish)			(C) New housing allocations ²²	(D) Indicative contribution 2018 – 2036 (A+B+C) ²³
	(A) Permissions & resolution to grant permission as at 31/3/2018	(B) Existing Allocations without permission or resolution to grant as at 31/3/2018	Total to date (A) + (B)		
Westleton	6	0	6	35	41 (<0.5%)

(Extract from the Suffolk Coastal Local Plan)

b. Policies for development in rural areas

10. Policy 3.1 sets out the strategy for growth in the District. Sub section j) refers to ‘appropriate growth in rural areas that will help to support and sustain existing communities.’

11. The strategy for rural areas (Policy 12.34) also sets some tests for development – to support and enhance the vitality of rural communities.....whilst protecting and enhancing landscapes, and the natural, built and historic environment.

12. Westleton is defined in the Local Plan as a small village. Policy 5.2 (Housing Development in Small Villages) proposes residential development in the form

of a small group of dwellings of a scale appropriate to the size local and character of the village.

13. Paragraph 77 of the NPPF states that:

'In rural areas, planning policies and decisions should be responsive to local circumstances and support housing development that reflect local needs.'

14. The development of 67 new homes leading to a 45% increase in the population of the village is contrary to the spirit and intent of National and Local Plan strategy and policy for rural areas and small villages – that scale of development is not appropriate to the size of the village (current population 336, population in ten years time with all four proposals 490), the location of the village (within attractive countryside, adjoining the AONB and a County wildlife site), or the character of the village (containing a conservation area and 18 listed buildings).

Comparison of sites against policy requirements

15. Given it considers the development of all four proposed sites would be overdevelopment and contrary to NPPF and Local Plan policy, WPC has indicated below the sites it believes would best conform to National and Local Plan strategy and policy by being appropriate to the size, form and character of the village and by providing the most community benefits.

a. Site containment and visual impact

16. Sites 1 and 4 are contained within the built-up area of the village. Site 1 is contained within the curtilage of the old Vicarage and screened by mature trees. Site 4 is contained within the curtilage of two existing dwellings and is well screened by existing mature trees and hedges from all aspects.

17. Site 2 sits at the bottom of the rise of land from the village to the north and is well screened by mature trees and hedges from the B1125. It will also be contained by allotments that the WPC plans to provide to the north of the site (see Appendix 4).

18. Site 3 is the most intrusive in the landscape. Although it also sits at the bottom of the rise in land from the village southwards it is very visible from the southern approach to the village and from the County Wildlife site to the east as the land rises from the east to the west. It would affect the transition from countryside to village which is important in maintaining the rural appearance of the village. It is contrary to Policy 10.4 b) (Landscape Character) as it detrimentally affects the visual relationship and environment around settlements and their landscape settings.

b. Ability to provide for local needs

19. PC and local people support the provision of housing in the village for the needs of older and younger households. WPC have taken proactive steps to identify a rural exceptions site for affordable housing and by working with Glebe Meadow CIC to bring forward the proposed 65+ development.
20. The ownership and development arrangements ensure that Site 1 will provide homes solely for older people from the local area (Westleton and the other 7 villages within the Yoxmere Benefice) and will provide a community space. Site 2 is solely for the estimated need for 10 – 15 affordable homes (CAS housing needs survey) which is likely to mainly meet the needs of younger (18 – 35 households), which will be permanently affordable.
21. The Local Plan policy (SCLP 12.69) for Site 3 lacks clarity and certainty. It is presumed that clause c) means a requirement for 1 in 3 to be affordable (in line with policy 5.10) which would yield 6/7 affordable homes. There is no restriction on resale so they would not be permanently affordable. It is not clear how many of the remaining 13/14 homes would be suitable for older people as clause a) simply requires 'a mix of dwellings to include dwellings to meet the needs of older people'. There is no requirement for these units to be available to local people and they are most likely to be taken up as second homes.
22. Furthermore, the potentially high cost of resolving the infrastructure requirements on the site (flooding, sewerage, landscaping, vehicular and pedestrian access) is likely to lead to the developer arguing that the provision of 6/7 affordable homes would make the development not viable. Those affordable units that are provided would not be permanently affordable.
23. It is also presumed that Local Plan policy (SCLP 12.70) for Site 4 would yield about 5 affordable homes. These would not be permanently affordable.
24. WPC concurs with the conclusions of the Glebe Meadow Housing Needs Assessment (see Appendix 2) that the most certain way of providing for the needs of the older and younger population of the village and surrounding area, rather than the demand for second homes, is through Sites 1 and 2 rather than the market led sites proposed in the Local Plan.

4.2 Addressing Deficiencies

This situation is clearly unsustainable. There is a clear need for new development in Westleton to meet these deficiencies. Policies dealing with housing mix and affordability may address the issue partially, if applied consistently.

However, there is a clear need also for alternative and specialised housing schemes, with different ownership and tenure options, if the deficiencies are to be addressed fully. It is unlikely that market driven housing on sites allocated in Westleton by the Local Plan will be sufficient to meet identified need of homes for older people.

(Extract from the Glebe Meadow Housing Needs Assessment – see Appendix 2).

c. Impact on County level wildlife sites

25. Only Site 3 has an adverse effect on the County Wildlife Site (see Fig 1) and is contrary to Policy 10.1 Biodiversity and Geodiversity which states that 'proposals that will have a direct or indirect adverse impact ...on locally designated sites of biodiversity ...,including County Wildlife Sites, will not be supported unless it can be demonstrated with comprehensive evidence that the benefits of the proposal, in its particular location, outweighs the biodiversity loss.'
26. WPC contend that there is no need for this site to be allocated for housing because of other provision and therefore there are no benefits to Site 3 that would outweigh the biodiversity loss.

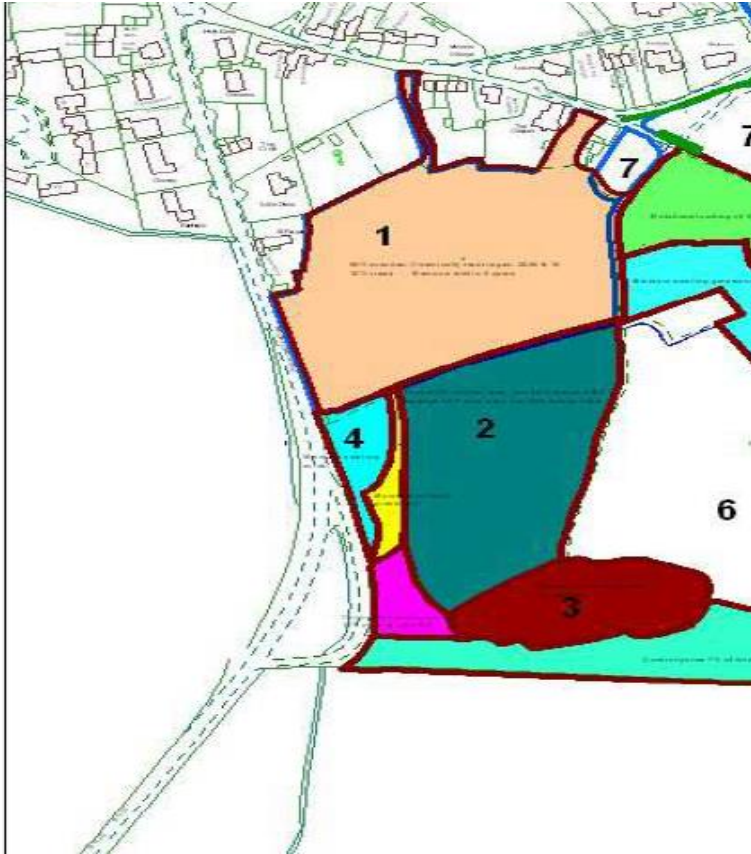


Fig 1 - Map of Westleton County Wildlife site

d. *Likelihood of causing flooding*

27. Only Site 3 has issues with flooding, with raw sewage backing up during times of heavy rain in the drainage ditch forming the northern boundary of the site. The field has poor drainage and more hard surfaces associated with development will exacerbate the problem. The drainage ditch/private watercourse which runs along the northern and eastern boundary is subject to flooding and blockages, with build-up of debris at the Reckford Road culvert. The drainage ditch runs from Darsham Road, Wash Lane, behind Grange View and along the Reckford Road. Whilst a potential developer may attempt to resolve some of these issues, the watercourse could be owned by multiple owners, which could then prove difficult to maintain and thereby increase the risk of flooding to houses in Grange View.

e. Vehicular and pedestrian access

28. The Infrastructure Delivery Framework of the Local Plan (at page 452) state that footway improvements are essential for both Local Plan sites (Sites 3 and 4).
29. The B1125 is a rat run for traffic travelling to and from the A12 at Blythburgh to Leiston and Sizewell. Over a period of 8 months 40,280 vehicles were recorded as exceeding 35mph and 2,805 were recorded as exceeding 45mph. The numbers of vehicles using the road will increase substantially when construction of Sizewell C starts in a few years' time. Speeds are highest at each end of the village.
30. While the carriage way is at standard size in the north of the village it progressively narrows and is at its narrowest in the south of the village at the point of access to Site 3 – see Photos 1 and 2 below. At this point there is currently no footpath. The footpath starts on the eastern side of the road north of site 3 but it is of substandard one-person width (1.05m rather than the standard 1.8m) for a few hundred yards towards the centre of the village (see photo 1 below). It would not allow an adult with a pushchair to walk with a child at their side for example. WPC consider that given the substandard width of the road and the substandard footway it will not be possible to construct a standard footway to serve Site 3. The provision of a footpath on the western side of the road is not possible without the purchase of a strip of land in private ownership permission for which is unlikely to be forthcoming.
31. Taking the speed of traffic into account along with the need for pedestrians to cross the road to access a footpath of substandard width WPC considers that Site 3 cannot meet the test in NPPF paragraph 108 section b) that 'safe and suitable access to the site can be achieved for all users.'



Photo 1 - View from the application site northwards into the village showing start of narrow footpath – source Google Street View



Photo 2 - View northwards into Westleton showing point of access to Site 3 to the left onto the B1125 – source Google Street View

32. The essential requirement for a footpath is also applied in the Local Plan to Site 4. Darsham Road is also a narrow road and WPC also doubts that a footpath can be provided between site 4 and the village centre. However, Darsham Road has little traffic and speeding is not a concern (traffic on the road usually travels well below the 30mph limit due to the nature of the road: narrow, no markings). Site 1 is situated on a quiet road in the centre of the village and Site 2 adjoins a full width road and can link with a full width footpath to the centre of the village.

Question 3.99 Conclusion

33. The response of WPC to question 3.99 is therefore that:

- a. the cumulative effect of all four sites currently proposed for housing would constitute the excessive expansion of a small village contrary to national and local plan policy; and,**
- b. the development of Site 3 as proposed in Policy 12.69 is contrary to national and local plan policies and not sound for the reasons set out above.**

Question 3.100

3.100 Is the provision of dwellings designed to meet the needs of the older population justified and would the Policy be effective in this regard?

34. The Glebe Meadow Housing Needs Survey and Assessment (Appendix 1 and 2 - full version at

<http://publicaccessdocuments.eastsuffolk.gov.uk/NorthgatePublicDocs/01498524.pdf>)

identifies a clear need for specialist provision for older people. Policy 12.69 would not be as effective as Site 1 in meeting this provision as:

- a. The policy is imprecise requiring simply 'a mix of dwellings to include dwellings to meet the needs of older people' which could mean two dwellings; and,
- b. Unlike site 1 there is no provision that requires these dwellings to be sold only to older people, or to control their resale or to ensure they meet local need rather than second home demand.

Question 3.101

3.101 What are the implications for the deliverability or developability of the site given the stated treatment limitations at the Westleton Water Recycling Centre?

35. There are two problems with the foul sewerage provision for Westleton which also serves the villages of Darsham, Dunwich, Theberton and Middleton. First, the main sewer pipe is asbestos and suffers regular

breakages that cause smell and require regular emergency call outs for repairs. It is likely that the pipe needs to be replaced. Second, the Sewerage Treatment works is at capacity and when flooding occurs there is discharge of untreated sewage into the Reckford Run which is within the County Wildlife Site. Improvements to the system are clearly required.

36. The Infrastructure Delivery Framework (page 455) of the Local Plan is unclear – it refers to ‘potential’ improvements to the Westleton works and infrastructure but also describes them as ‘essential’. In the view of WPC improvements are required to meet the needs of current users as well as development already permitted (notably at Darsham for example) and planned. Policy 3.5 requires that where there is no capacity, phasing of sites and the completion of improvement works before occupation should be required to avoid a breach of environmental regulations. (Note - Policy 9.7 is inconsistent with Policy 3.5 as it refers only to phasing).
37. Note – WPC has not been able to find a copy of the ‘Anglian Water Asset Management Plan’ referred to in Appendix B of the Local Plan.

Question 3.102

3.102 Would criterion e) be effective in safeguarding the characteristics of Westleton Common County Wildlife Site?

38. It is not clear how these biodiversity enhancements could be provided given the small size of Site 3. Furthermore, as expressed above, WPC preference is for this site to be removed from the Local Plan thereby also removing the need for any mitigation of damage to the adjacent County Wildlife Site.

Question 3.103

3.103 Is there any reason that the proposed allocation would not be deliverable or developable as per the definitions in the Framework?

39. Yes, Site 3 is unlikely to be deliverable because it cannot meet the requirements of Policy 12.69 regarding flooding, footpaths, water treatment and biodiversity cannot be met and the access to the site would be unsafe.

Policy SCLP 12.70 Land at Cherry Lee, Darsham Road, Westleton

Question 3.104

3.104 What are the implications for the deliverability or developability of the site given the stated treatment limitations at the Westleton Water Recycling Centre?

40. See paragraphs 35 and 36 above.

Question 3.105

3.105 Is there any reason that the proposed allocation would not be deliverable or developable as per the definitions in the Framework?

41. The requirement for a footpath may not be deliverable but it may not be required given that Darsham Road is lightly trafficked – see paragraph 32 above.

Conclusions

42. For the reasons set out above WPC opposes Site 3 and Policy 12.69 which it considers does not meet the basic conditions and test of soundness.

Note – Appendix C incorrectly refers to 35 dwellings re Policy 12.69 when it should be 20 dwellings.

Westleton Parish Council 2nd August 2019

Appendix 1 – Glebe Meadow - Westleton Housing Needs Survey Results

March 2019 Public Consultation Questionnaire	Friday	Saturday	total	
Visitors	61	45	106	
Questionnaires completed	36	24	60	
	yes	no	not sure	
Are you familiar with the concept of cohousing?	49	6	2	
Would this kind of scheme would be good for this area?	54	0	6	
what shared facilities would you like to see available?	Essential	Important	Would like	Not interested
TV/Cinema	8	21	22	9
Shared car/car pool	9	20	22	3
minibus for outings	8	21	23	3
on site manager	18	21	20	0
allotments	5	14	26	10
games/activity room	11	27	21	2
chicken run		5	18	29
guest bedrooms	23	23	11	2
large kitchen/diner for shared meals	10	24	21	3
laundry room	18	13	16	7
Would you consider giving up your car if there was -	carshare	minibus	Never	Don't drive
	30	17	21	1
Would you prefer to pay more upfront for energy efficiency, or lower upfront but have higher running costs?	More energy efficient	Lower Upfront		
	49	8		
How important would it be for you to have a parking space adjacent to your property?	Essential	Important	Don't mind	Not important
	20	21	14	3
If you had to choose between a parking space or private outside space which would it be?	Parking	Private outdoor space		
	25	33		
Please rate the following benefits of co-housing	Very imp	Important	Some impor	Not at all imp
Having people around willing to help me	33	18	9	1
Being surrounded by like minded people	18	27	11	2
Not driving after dark if there's car sharing	14	19	20	7
Being willing to compromise where necessary	16	26	16	
Sharing events/outings	9	21	28	
Glebe Meadow want to share in any increase in the value of your property when it is sold. Does this seem fair to you?	yes	No	Not sure	
	38	6	14	
Are you adept with new technology?	mainly no but most had a laptop			
If you were rightsizing would you prefer 1 or 2 bedrooms?	1 bed		2 bed	
	2		55	
The properties will be sold on long leaseholds + a share of the site freehold. Would this put you off?	yes	No	Not sure	
	6	41	12	

Appendix 2 – Extracts from Glebe Meadow Housing Needs Assessment

<http://publicaccessdocuments.eastsuffolk.gov.uk/NorthgatePublicDocs/01498524.pdf>



Housing Needs Assessment Glebe Meadow Westleton CIC, Suffolk

June 2019

1.1 Purpose and Methodology

The purpose of this document is to provide analysis of housing supply and the demographic and household profile of Westleton, and contrast this with norms across broader housing markets. This analysis allows assessment of whether the current stock profile of Westleton can sustainably meet the changing demographic of the current population.

The document is based on a desk-top assessment of available evidence against the context of Planning Practice Guidance (PPG). The scope of the assessment is proportionate to the scale and complexity of the neighbourhood.

The assessment provides a context for considering a proposed specialist co-housing development for a site in Westleton. Westleton is a small village settlement in the area of East Suffolk Council (which was created on 1st April 2019 through the merger of Suffolk Coastal Council and Waveney District Council).

This report has been prepared on behalf of Glebe Meadow Westleton CIC. D2H is not responsible for the accuracy of information provided by third parties.

The settlement of Westleton falls within the lower super output areas coded E00154134 and E00154132, which we shall treat as the study area for the purpose of this assessment, although the target market for this cohousing scheme is the wider Yoxmere Benefice which includes Westleton and 7 surrounding villages.

Lower super output areas are the smallest geographical areas for which Census and other statistical data is readily provided, although not all Census data is available at this level. These are also the smallest populations which are statistically significant in informing future estimates and projections.

Table 1: Change in Westleton population age profile between 2001 and 2011

Age cohort	Census 2001 no.	Census 2001 %	Census 2011 no.	Census 2011 %
Aged 0-17	42	11.9	32	9.2
Aged 18-44	58	16.4	43	12.3
Aged 45-64	112	31.6	113	32.4
Aged 65-74	80	22.6	73	20.9
Aged 75+	62	17.5	88	25.2
Total	354	100	349	100
Mean age	54.57		58.51	

Source: Nomisweb (Census 2001;2011)

Table 3: Property type

Property type	Number	% Westleton	% District**	% County	% Region
Detached*	165	64.5	44.66	35.24	29.78
Semi-detached*	59	23.0	29.77	31.16	31.10
Terraced*	28	10.9	16.44	22.01	22.98
Apartment	4	1.6	9.13	11.59	16.14
Total	256	100	100	100	100

Source: Nomisweb (Census 2011)

Notes:

* denotes house or bungalow;

** former district of Suffolk Coastal

Table 5: Tenure by household category

Category	No. of households	% Westleton	% District**	% County	% Region
Owner occupied without mortgage	151	71.7	42.5	35.7	32.9
Owner occupied with mortgage	22	12.2	30.7	31.5	34.7
Shared ownership	1	0.6	0.4	0.7	0.7
Social rent	8	4.4	11.3	14.8	15.7
Private rent	18	10.0	13.6	15.6	14.7
Rent free	2	1.1	1.5	1.6	1.3
Total	180	100	100	100	100

Source: Nomisweb (Census 2011)

Note: ** former district of Suffolk Coastal

Table 5 shows that the vast majority of households in Westleton are owner occupiers. The percentage of dwellings owned without a mortgage are twice of that within the county and the region. To a degree this reflects the age profile of the village. It stands to reason that the older the average age of the population, the more likely it is more households have come to the end of their mortgage term. It may also reflect relative affluence of the households within the settlement. The percentage of 'affordable housing' (shared ownership, social rent) is significantly lower than that within the wider geographies. The percentage of private rental in Westleton is closer to that within the wider geographies and in terms of the settlement is twice that of affordable housing sector.

Table 7 Requirement for specialist older person housing in the Suffolk Coastal district (No. of units)

Type of specialist accommodation	Current profile	Profile 2036	Additional units required
Sheltered housing	1,321	2,307	986
Enhanced sheltered housing	41	144	103
Extra care housing	148	346	198
Total	1,510	2,797	1,287

Source: Suffolk County Council, 2016

Table 8 Reasons to move (top 6 responses)

Reason	%	No.
Need to downsize accommodation - Present home is difficult to manage	59.32	35
Need a smaller garden	54.24	32
Need a modern property that is easier to maintain and cheaper to heat	35.59	21
Need physically more appropriate accommodation e.g. single storey	35.59	21
Need access to better public transport	33.90	20
Need to be nearer to family or friends or like-minded people in a cohousing scheme	32.20	19

Source: Glebe Meadow CIC Housing Needs Report 2019.

The primary data provided by the Westleton housing needs survey clearly echoes the secondary data compiled across various geographies for the purpose of this report. These indicate the need for specialist, bespoke rightsized housing in the settlement, to meet the needs of the ageing population in a sustainable manner.

4. Conclusions

4.1 Local Need

The housing stock in Westleton tends to comprise larger dwellings. In addition, the cost of dwellings is around 30% above average for the district. At the same time there are limited options in terms of tenure.

This needs to be set against the aging population and lack of opportunity both for younger people and older people wanting to downsize.

There is a clearly evidenced need, but current deficiencies in the housing stock Westleton as outlined in this report in terms of:

- Smaller dwellings;
- Dwellings suitable for the elderly or for people with special requirements;
- Affordable housing provision; and
- Housing with communal facilities.

4.2 Addressing Deficiencies

This situation is clearly unsustainable. There is a clear need for new development in Westleton to meet these deficiencies. Policies dealing with housing mix and affordability may address the issue partially, if applied consistently.

However, there is a clear need also for alternative and specialised housing schemes, with different ownership and tenure options, if the deficiencies are to be addressed fully. It is unlikely that market driven housing on sites allocated in Westleton by the Local Plan will be sufficient to meet identified need of homes for older people.

Meeting with HASTOE Housing Association

Subject: A meeting to discuss updated information from all parties,
and receive new information from HASTOE Housing.

Date: 01/07/2019 @ 12:30hrs

Venue:

Brightspace Community Action,
160 Hadleigh Rd
Ipswich
Suffolk IP2 0HH

Attendees:

Sunila Osborne (SO) Community Action Suffolk
Isobel Wright (IW) HASTOE Housing (Regional Development Manager)
Neil Salisbury (NS) HASTOE Housing (Project Manager)
Westleton Parish Council: Colin P. Fisher (CPF) (Chair Local Housing)
Ian Johnson (IJ) (Vice Chair)
Andrew Turner (AT)

SO opened the meeting and introductions were offered by all attendees.

IW tabled an A3 sketched plan of the proposed site. This plan, confidential to this meeting, formed the basis for discussion.

IW stated there had been a number of meetings with all parties, with considerable complications by the landowner to agree a satisfactory valuation on land price, terms and conditions. However, a contract to purchase the land has now been completed and is ready to sign. The contract has an expiry period of 18 months in which to complete the planning process and commence building.

IW explained the site is categorised as a “Rural Exception Site” and will be subject to terms and conditions allowing, and in respect of, close family connections with village residents present and past. However, terms and conditions on how this will work will be finalised and agreed with the WPC at a later date.

It is expected that a ratio of up to 80% shared ownership would be applied with rents adjusted on pro rata basis depending on percentage shared. Calculation for this is governed by the nation wide “Local Housing Allowance” scheme set by government and levied at 2.75%.

On the question of 12 allotment spaces IW said that, whilst the Hastoe plan could support this facility, including a water supply, the additional land area required, would be a matter for the WPC and landowner.

IJ enquired when a building start date could be expected, IW said that 12 months from now would be a realistic time period for this to happen.

In summary, all parties felt better informed and a lot of pertinent questions had been answered. However, the name of the Land Agent remains unknown but is thought to be Clarke & Simpson of Framlingham. SO agreed to use CPF as

a point of contact but will also copy all relevant correspondence to the WPC clerk.

It also should be noted that, IW is handing over responsibilities for this project to NS.

Meeting ended around 1.25pm.

CPF

Appendix 4 – Recent E Mail exchange with Hastoe Housing Association

From: Neil Salisbury <nsalisbury@Hastoe.com>
Sent: 31 July 2019 08:45
To: 'Colin Fisher' <fisherpc@btinternet.com>
Cc: Andrew Turner <a.andrew.turner@btinternet.com>; andy Robinson <andyrobinson@gmail.com>; jbaatfriends@btinternet.com; ianjohnson191069@yahoo.co.uk; cjfree man472@hotmail.co.uk; westletonclerk@gmail.com; prholmes60@yahoo.com
Subject: RE: Westleton- Proposed Hastoe development

Good Morning Colin,

It was good to catch up yesterday and I am pleased that the Parish Council and the landowner are happy with the amended plan showing the allotments. We have the option agreement ready to be signed and returned and now we know the allotments are achievable we will progress this. I have looked through and cannot see anything unusual regarding delayed payments to the landowner. It is usual that the completion on the land occurs after the planning is obtained. I am seeking the quotes to carry out the surveys and requesting the internal authorisation for the cost of the architects and surveys. I will keep you informed as things progress.

Many thanks,

Neil Salisbury | Project Manager | Hastoe Group

Direct Dial: 01799 533171 | Mobile: 07771 534674 |
Email: nsalisbury@Hastoe.com | www.hastoe.com

Hastoe Housing Association | Rectory Farm Barns, Little Chesterford, Saffron Walden,
Essex, CB10 1UD