

Yoxford Parish Council - Response to Suffolk Coastal Local Plan - September 2018

Document Section [First Draft Plan 12 Area Specific Strategies Strategy for the Rural Areas Land to the South of Darsham Station, Darsham Policy SCLP12.44: Land to the South of Darsham Station](#)

Comment ID 1366

Respondent [Yoxford Parish Council \(Ashton...](#)

Response Date 14 Sep 2018

Response Type OBJECT

What is the nature of this representation?

Comment Yoxford Parish Council think that Policy SCLP12.44: Land to the South of Darsham Station is an interesting location for development. We recognise the proximity to Darsham station and the A12 and the attractiveness of the location for commuters. We also recognise the benefit of the existing amenities of the petrol station and shop. However, we have some significant reservations.

1) The proposed development is approximately one mile from the centre of Yoxford by footpath along the A12 and about a mile and a half from the centre of Darsham with no footpath for part of the route. The residents of the new houses are more likely to associate with Yoxford than Darsham but the remoteness from both existing communities will be a significant barrier to community cohesion.

2) It is likely that primary school age children from the new homes would attend Yoxford primary school. However, the remoteness from Yoxford and the danger for children using a narrow footpath along the A12 means those children are almost certain to be driven to school rather than walk.

3) We understand that SCDC do not have a forecast for the number of people from the new homes who would commute using Darsham train station but do accept it is quite likely there would be fewer adults walking to the station to commute than children being driven to Yoxford primary school to attend school. We feel that this does not make any sense. Development should aim to enable people to walk to local amenities as far as possible. This development would be deliberately making people drive not just to school but to the other amenities in Yoxford or Darsham.

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4) The benefit of the petrol station and shop as nearby amenities may be short lived. Between now and 2036 there will be a significant shift to electric cars and some shift to self driving cars. As electricity is available in most places already and doesn't need the storage and safety capabilities of a petrol filling station, it seems likely that many filling stations will close and, without the footfall from the filling station, the shop may not be viable. Whilst the future for filling stations and associated shops is not totally clear, it is clear enough that it would be unwise to rely on them in building this local plan.

We feel that a new development of this size in neither Yoxford nor Darsham represents an attempt to create a new small village but with limited amenities. We think that it would be better to achieve the same number of new homes by spreading them around existing villages in smaller numbers (e.g. 10 to 40 homes). This approach would support existing amenities and improve their viability, potentially make new amenities viable with a larger local population and enable amenities to be accessible by foot rather than forcing people to drive.

For these reasons Yoxford PC opposes policy SCLP12.44.

We are aware that our preference for development to take place in existing villages is not currently backed up by availability for land for development in Yoxford. The parish council has discussed this issue and would like to be in a position to propose modifications to the settlement boundary to make some development possible. We are considering two locations: The Piggeries which was the subject of a rejected planning application in 2008 (C/08/1876) and land to the west of the A12 and south of the Old High Road. The parish council did not feel it was able to agree to either of these options without some consultation with the village by means of a public meeting. We have not been able to do that before the deadline for submissions in response to the First Draft Local Plan, however, it is our intention to hold a public meeting in the next couple of weeks and be in a position to make our recommendation by 12th October at the latest. We hope that this will be acceptable to SCDC and they will support us in this undertaking.