

Notes from the Village Planning Meeting – 31st Jan 2019

Start Time 7.15pm

David Pryke (DP) opened the meeting by welcoming Parishioners and setting out the context of the meeting which took part in two phases – first to run through the impacts of the Local Plan on the Parish incorporating how to respond and secondly the Consultation on Sizewell C.

It was noted that the Local Plan was an incredibly large document and DP summarised that the following sites were of interest due to the potential planning activity that would have a direct impact on the Parish:

- Innocence Farm - SCLP12.35
- Land near 7 Hills Junction - SCLP 12.20 noting 12.194 - moving beyond B class use.
- Bridge Road, Levington -SCLP 12.57 - 20 dwellings.

DP mentioned that individuals had the right to respond on the final consultation and ran through the process

- The consultation runs from Monday 14th January to 17.00 on Monday 25th February 2019;
- Responses should be headed “SCDC Local Plan – Representations about Soundness”;
- Responses should be sent to Mark Edgerley, Principal Planner, Planning Policy & Delivery, Suffolk Coastal and Waveney District Councils, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT;
- or email them to suffolkcoastallocalplan@eastsuffolk.gov.uk;
- They need to reach Mr Edgerley by no later than 25 February 2019.

It was raised that at this stage it is vital that villagers all write letters giving our views

- to demonstrate the strength of opinion amongst the people who live in our area; and
- to demonstrate that we are not simply saying ‘not in our backyard’. There are very sound and valid reasons why we oppose the Plan in our area.

DP stated that the issue to be addressed in this consultation is whether the plan is “**sound**”. The Plan will then be submitted to the Planning Inspectorate who will consider it and the responses to the consultation before deciding whether to approve it or require amendments to be made.

At this stage, therefore all letters have to be directed to demonstrating why the Plan is not sound. “Sound” is defined by regulations to mean “positively prepared”, “justified”, “effective” and “consistent with national policy”.

Questions were asked on the Inspector role and it was confirmed that the inspector doesn’t decide on the Local Plan in isolation but takes into consideration comments and reviews that have been submitted.

A villager raised how many dwellings the plan had quoted which was answered as 10,476 houses to be built and creation of 6000 jobs.

It was then explained that The Final Draft Local Plan contains an analysis of the need for Innocence Farm to be converted to industrial use for the Port followed by a statement of Policy SCLP 12.35. Within this it refers to the 2018 Lichfields Port of Felixstowe Growth & Development Needs Study as the justification for Innocence Farm. The Local Plan uses the numerical analysis and requirements for port land evidence

within the 2018 Lichfields Study generating a demand of 67 hectares. Due to this report finding the original Innocence Farm proposal has now been scaled back.

Sarah Mayhew from Walk Farm updated the meeting that she had offered some land as an option to Innocence Farm on the basis that now 67 hectares was needed. In term of traffic to and from site there was no Highways strategy as overall the plans are still subjective.

DP informed the attendees that another input into the Local Plan was the RRR Consultancy Report which noted that permanent traveller sites where required but locations had not been specified.

Another question was raised on the Red House Farm building proposal and would the new houses be built in keeping with Red House Walk? The response from Parish Council members was that any building application would be subject to the Council's guidelines which takes into consideration appearance.

DP showed all the proposed sites on a map and there was a lot of concern in the meeting that it if all the development went ahead then the Ipswich and Felixstowe boundary would be getting closer.

The subject of Covenant was raised and if the Business Park as on Orwell Estate land would be subject to a covenant? No one know but it was pointed out that convenances could be bought out.

With the Business Park plan it was raised that no traffic management options were made in the Local Plan and Parishioners raised their concerns on the additional traffic that both this park and Innocence Farm lorry park would have on local roads and infrastructure such as the Orwell Bridge. It was also raised there would also be an environmental impact with the increase of road traffic which was especially worrying as part of the village has AONB status.

Sizewell C Consultation

DP ran through the consultation process and stated that the consultation was now at Stage 3, and after this an application would be submitted to government.

He mentioned that Parishioners would have received leaflets through the door with regards to the consultation and the plans that EDF have. There was also drop in sessions that individuals could attend to get further information.

As part of the proposed build for the new nuclear power station there would be two options to bring materials to site, either a road or a rail option. The rail option would use the branch off at Leiston and extra track would have to be built and around c.30 level crossings would have to be reviewed. It was raised that the timescales of the network upgrades would challenging and the likely hood is that the rail option was not feasible.

The plan for the road option was to have a new road built past Yoxford and lorries would be held at a depo site. The two site options are:

- Innocence Farm
- Land on the Old A45 next to the proposed Business Park in the Local Plan

The yard would hold up to 150 lorries and each lorry would be held for no more than one hour, the opening time of the depo would be from 7am – 11pm. It was noted that there would be vast numbers of lorries in the are and for a long duration of the day and that the churn of these lorries would have a noise, environmental and aesthetic impact on the local community.

Once the power station build was completed the plan was that the lorry depo would be returned back to agricultural use, but a concern was raised that this site could be used for one of the Traveller sites that were required in the Local Plan, and would the site be restored as it had been or could the council put stipulations on this site?

A villager who had attended one of the drop-in sessions said that EDF were open for other site to be suggested to them but in theory this would result in another consultation. There was also a concern raised that is the site on the Old A45 was used how would Operation Stack be managed if there was a lorry depo there?

DP summarised the consultation and prompted the rail option to be supported rather than road and if the road option was to be taken that Innocence Farm Site would be the preferred option.

Meeting Closed at 9.47pm