

MINUTES OF THE SPECIAL MEETING OF WOOLPIT PARISH COUNCIL HELD ON MONDAY 31 OCTOBER 2017 AT 7.30 P.M. IN WOOLPIT INSTITUTE.

Present: Mr Guyler (chairman), Mr Wheatley, Mrs Jenkins, Dr Geake, Mr Howard and 13 members of the public.

1. **Apologies for absence** were received from Mrs Cook and Mr Hardiman.
2. **To receive declarations of interest.** There were none.
3. **Planning – to consider the following applications**
17/05037 Reduce oak by about 30% protected under Tree Preservation Order MS342. Thistledown House, Borley Green – support.
17/04949 Erection of two storey side extension and conversion of garage to additional living accommodation. 1 Horsefair - support.

4. To consider a response to Babergh Mid Suffolk Joint Local Plan Consultation Document and take any necessary action.

The meeting adjourned at 7.35 p.m. for public comment.

Concerns were expressed regarding the number of questions in the document and that each answer needs an explanation, housing requirements, scale of the Hopkins Homes development, infrastructure issues, expansion of the school or a new site, the number of houses in Woolpit compared with the average number of homes required throughout Mid Suffolk, sewage capacity, the need to encourage developers to be ecology efficient, nothing in the plan regarding tourism that gives the area an income, homes required for the elderly, housing need against demand.

The meeting reconvened at 8.27 pm

Cllrs looked at responding to the individual residential sites within the plan.

SS0070 East of Elmswell Road. This is the Glebeland site adjacent to Ladyswell for which an application has already been submitted and was deferred by MSDC Planning Committee September 2017. WPC opposed this application for several reasons including noise problems from Goldstar. It was agreed to continue to oppose development of this site.

SS0093 East of Green Road. The application for 47 houses on this site was refused by MSDC Planning Committee September 2017. There is much opposition to this site and the effect of increased traffic through the centre of the village and unacceptable highway proposal at the pinchpoint. It was unanimously agreed to continue to vigorously oppose development of this site.

SS0458 South of Drinkstone Road. Whilst this would seem to be a small development site, traffic would go through the centre of the village and have the same issues as the Green Road site at the pinchpoint. It was agreed to oppose this site for those reasons.

SS0547 South of Old Stowmarket Road. Outline approval has been granted for 120 homes and a car park for the Health Centre. WPC has supported this site and will continue to do so.

SS0670 South of A14, northeast of The Street and East of White Elm Road. This is the site that Hopkins Homes refer to as Woolpit North. At a recent meeting of Hopkins Homes and some Cllrs, Hopkins Homes stated that they will no longer be looking to develop the northern section of the site adjacent to the A14 which would mean a reduction in proposed houses to 350 and no commercial or retail areas; the site for the school remains as does the link road from A14 to Bury Road/Wrights Way. However, as the whole site is included in the Draft Local Plan Document WPC is required to comment on the whole site. Whilst Cllrs feel this is the better area of the village to develop, the sheer scale of the proposal is overwhelming to the village

and WPC therefore opposes the development. It will be stated in our response that WPC see that part of this site is suitable for 50 properties.

SS0673 North east of Heath Road near school and **SS0783** west of Heath Road opposite the school. Any development here would reduce the open space between the village and Woolpit Heath and create ribbon development. We should be looking to keep the developed areas of these communities separate.

SS0958 West of Elmswell Road. This site is within the Conservation Area and any housing development would need to enhance the CA. Cllrs oppose the site for the loss of the open view of the Grade I Listed Church and the open vista at the approach the village.

Employment sites.

SS0326 East of A1088 between Jewers and slip road from Stowmarket, **SS0328** Goldstar Transport, Elmswell Road, **SS0566** South of old A45 and north east of A14, near café, **SS0773** West of Warren Lane, east of A14 near Lawn Farm and **SS0787** Sunday Market/car boot site are all included in the Draft Local Plan as Employment Land. Cllrs oppose any further employment sites within Woolpit. Woolpit is the 3rd largest employment area in Mid Suffolk and there is sufficient land already allocated in Mid Suffolk to provide for employment needs. Based on the forecast jobs growth the net employment land required for 2014-2036 is forecast to be 9.4 hectares in Mid Suffolk. As of 1 April 2015 there were 113.41 hectares of allocated employment land available in Mid Suffolk. It was felt that other key villages being allocated large housing sites need to have employment sites for sustainability.

Questions within the Draft Document under housing distribution gave four options. It was agreed to answer

Question 15 the preferred option is for a new settlement at Mendlesham Airfield. The infrastructure could be constructed to cope with current requirements and there are good road links and employment.

Question 19 Cllrs agree with the preferred options HM2 and HM3 housing mix so that there is a greater emphasis and requirement for older residents' properties in the plan. Residents wish to stay within their community during their later years rather than having to move away for care provision.

Question 51 support BIO2.

Question 52 support the use of renewable technologies.

Question 53 support the use of water efficiency measures

Question 54 support the incorporation of additional environmental standards.

Question 57 MSDC should continue with option L1 to maintain SLA, VIOS and AVRA local landscape designations.

5. Date of the next full Parish Council Meeting – Monday 6 November 2017 at 7.30 pm. Noted.

The meeting closed at 9.55 p.m.

Signed.....

Dated.....