

EXTRAORDINARY MEETING GREAT BLAKENHAM PARISH COUNCIL

Minutes

Extraordinary Gt Blakenham Parish Council meeting held on Thursday 2nd March 2023 in the Parish Room, Stowmarket Road, Great Blakenham at 7.30pm. Present: Cllr Steve Plume (Chairman), Cllr Eoin McNamee (Vice Chair), Cllr Debbie Kemp, Cllr Will Durrant, Cllr Keeran Leonard, Karen Grimwood (Parish Clerk), District Cllr John Field , Richard Brown(RB) (Richard Brown Planning Ltd) and six members of the public.

1. To receive and approve any apologies for absence. **Richard Brown apologised for being late . Meeting started at 7.45pm**
2. Declaration of any pecuniary and non-pecuniary interests.
 - a. Councillor's declaration of interest appropriate to any item on the agenda. **None received**
 - b. To receive written requests for dispensations for disclosable pecuniary interest (if any). **None received**
 - c. To grant any requests for dispensations as appropriate. **None received**
 - d. Co-option of parish councillor(s) / to sign declaration of acceptance. **None received**
3. Planning
 - a. To receive proposals from Richard Brown Planning acting on behalf of Persimmon for 140 dwellings on Stowmarket Road, Gt Blakenham.

Richard Brown advised that he acts for Harris Strategic Land, and both were involved with the Persimmon development on Stowmarket Road. RB provided an illustrative plan for a proposal for 140 dwellings including 35% affordable housing on Stowmarket Road adjoining the Persimmon site . The plan shows the provision of open space, landscaped areas and extended woodland planting which they consider provides an attractive urban environment for the village at this sustainable location. RB feels that the site works well as a green, sustainable urban extension. He is aware that BaberghMidSuffolk have put local plans on pause on the understanding that they will continue using a two-point plan.

Part 1 – Deciding on areas for growth with sustainability

Part 2 – Allocating sites

RB is intending to promote this site through the local planning process as Great Blakenham has been noted as sustainable area on the Midsuffolk Ipswich fringe. As far as he was aware Gt Blakenham had not been allocated housing growth. There will be some flexibility on the plans and surveys have been conducted for ground conditions ,ecology, access, surface water and drainage. They have engaged with Mid Suffolk and felt they were very keen on the open space and the fact that the allotment site would be relocated and increased as shown on the plan. MSDC advised that we should discuss with Parish Council and Neighbouring Parish Councils potential for additional playgrounds, communal garden/woodland and maybe facilities for young adults.

Will not be submitting plans to MSDC but will be part of the Local plans review for allocations.

b. Open discussion.

Cllr Field asked the question why are you approaching us now? The Local Plans Part 1 - The agreement is imminent, and we have all housing that we need according to council and government is approved until 2015 according to MSDC statement. The plans are outside of the village and cannot see MSDC would agree to add to the already significant growth. The Local Plan Part 2 – site allocations currently under review so sees no benefit at all to bring forward such detailed plans. Cannot see the benefit of presenting plans at this current time as not likely to even happen.

RB was under the understanding that the Parish council supported the growth in the village due to the lack of five-year land supply.

Cllr Plume advised one of the reasons it was supported was that the allotment site would be given to PC as part of the reserved matters with the previous developer hence a lot of money has been invested to renovate the site. The allotment is fully fenced, extended carpark, new sheds, fully occupied etc. The Parish Council and allotment holders would object to any movement of the site to another area as stated in your plans.

RB was of the understanding that the allotment land was not a secure area and could be developed. He was not aware of how much money had been spent on the allotment so agreed that he would have to rethink the allotment plan.

Cllr Field confirmed that the land does not actually belong to the parish, but MSDC are pro allotments and would be reluctant to move the site especially as so much money has been invested into it.

Cllr Plume asked if RB was aware of how much the village has expanded in the last 20 plus years. The village has tripled in size and fully fulfilled the government requirement of housing and beyond, increased its business areas, has a village store. Also have serious concerns with traffic coming from Needham side of the village, businesses and housing developments all going through the Hackneys corner junction which is unfit for the traffic levels and weights and only being able to turn left at the traffic lights on Bramford road. This means at peak times we have traffic build-up of traffic on the Claydon roundabout onto the A14. The London to Norwich train line going through the village also causes issues with traffic build up.

Concerns were raised about schools and doctors in the parish and neighbouring villages. Currently what we have is totally overwhelmed and is not coping with the additional growth and will continue at some time.

If valley Ridge went ahead in the future that would be another strain on the roads and infrastructure.

RB was not aware of the issues with preschools, schools and doctors and agreed that local government should be looking at raising these issues and catch up with the infrastructure. Would consider the possibility of adding care homes and pre-school to the site. Thinks more discussions with MSDC/planning should be had concerning traffic etc.

Kevin (Baylam Parish representative) agrees with all the concerns raised but mostly the infrastructure does not support what has already been completed in the village let alone any further growth. The developers and especially MSDC must take responsibility for allowing these developments to go ahead and not putting in the infrastructure. Thinks that a bit more homework before the meeting would be appropriate so that a better discussion could be had.

Cllr Leonard leaves meeting at 20.45

Parish council feels that the plans that for the development are outstanding however any support from the council would have to address infrastructure ,doctors, school issues before even being considered. Has concerns that plans will change as it goes forward so will wait to see how the Local plan review progresses.

RB thanked everyone for the opportunity to discuss the plans and hopes that another meeting can be arranged over the coming months once he has discussed with his colleagues.

Meeting concluded at 9.05pm

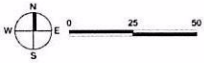
4. Future meetings
 - a. To note invitation for items to be considered in the next meeting.
 - b. To note the date of the next scheduled meeting

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Date: 5th March 2023

Signed :

Date :





KEY PRINCIPLES:

1. PRIMARY VEHICULAR ACCESS VIA STOWMARKET ROAD;
2. PRIMARY LOOPED ROUTE WHICH PROVIDES ACCESS TO THE WIDER MOVEMENT INFRASTRUCTURE;
3. SECONDARY MOVEMENT ROUTE SERVING CLUSTERS OF DEVELOPMENT;
4. PRIVATE MEWS LANES;
5. KEY FEATURE SPACES AT GATEWAYS TO CREATE KEY VISTAS
6. KEY PEDESTRIAN LINKS TO CONNECT WITH EXISTING WALKING ROUTES;
7. PROPOSED EXTENDED WOODLAND PLANTING TO LINK WITH EXISTING WOODLAND VEGETATION;
8. REINSTATEMENT OF HISTORIC HEDGEROWS;
9. PROVISION OF MEANINGFUL PUBLIC GREEN SPACES THROUGH THE CREATION OF GIPPING GREEN AND UPPER GREENWAY;
10. UTILISATION OF EXISTING SITE LOW POINTS FOR SUSTAINABLE DRAINAGE SOLUTIONS;
11. OUTWARD FACING DWELLINGS ENSURING ACTIVE FRONTS AND PASSIVE SURVEILLANCE OVER PUBLIC OPEN SPACE; AND
12. POTENTIAL CYCLE / PEDESTRIAN LINK TO NEIGHBOURING DEVELOPMENT

STOWMARKET ROAD GREAT BLAKENHAM		
Schedule of Accommodation		
House Type	No.	%
AFFORDABLE (55%)		
1 BED MAISONETTE	4	8%
1 BED BUNGALOW	8	16%
2 BED BUNGALOW	4	8%
2 BED HOUSE	14	28%
3 BED HOUSE	14	28%
4 BED HOUSE	5	10%
TOTAL	49	100%
OPEN MARKET (45%)		
2 BED HOUSE	20	23%
3 BED HOUSE	40	46%
4+ BED HOUSE	11	13%
TOTAL	71	100%
OVERALL TOTAL	140	

- KEY**
- [Symbol] SITE BOUNDARY (ETC)
 - [Symbol] 40/30/17.7/21 ACRES
 - [Symbol] PROPOSED SITE ACCESS VIA STOWMARKET ROAD
 - [Symbol] PROPOSED BUILD FORM (NEW 3.84 HA / 9.575 ACRES (ORCA) AND EXISTING BUILDING FOOTPRINT)
 - [Symbol] PRIMARY MOVEMENT ROUTE
 - [Symbol] SECONDARY MOVEMENT ROUTE
 - [Symbol] TERTIARY PRIVATE MOVEMENT ROUTE
 - [Symbol] PUBLIC OPEN SPACE
 - [Symbol] LOCALLY EQUIPPED AREA OF PLAY
 - [Symbol] NATURAL PLAY LOCATIONS
 - [Symbol] PUBLIC RIGHTS OF WAY
 - [Symbol] POTENTIAL MOVEMENT ROUTES WITHIN DEVELOPMENT
 - [Symbol] POTENTIAL CYCLE/PEDESTRIAN LINK TO NEIGHBOURING DEVELOPMENT
 - [Symbol] INDICATIVE EXISTING VEGETATION
 - [Symbol] PROPOSED VEGETATION
 - [Symbol] PROPOSED STRUCTURAL PLANTING
 - [Symbol] ORNAMENTAL PLANTING
 - [Symbol] SUSTAINABLE URBAN DRAINAGE (ETC)
 - [Symbol] KEY FOCAL SPACES
 - [Symbol] LONG-DISTANCE BURAL VIEWS
 - [Symbol] INDICATIVE 5 METRE CONTOUR INTERVALS

B	Designs rationalised, development moved accordingly	16.12.22	RL	JW
A	Access reassigned, alterations revoiced	16.03.21	RL	JW
Rev	Description	Date	Drawn	CHK'd

LAND OFF STOWMARKET ROAD, GREAT BLAKENHAM - PROPOSED ILLUSTRATIVE MASTERPLAN