

# Response to Consultation First Draft Suffolk Coastal Local Plan

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## Campsea Ashe PC response to Public Consultation on First Draft Local Plan

1. How the response was obtained
  - 1.1 Represents the interests of electors of Campsea Ashe PC
  - 1.2 Views obtained from HGV Working Party and other residents following notification of the consultation period. The PC has made contact with local residents regarding traffic related issues in the village including the impact of future developments on transport infrastructure.
  - 1.3 Councillors and residents attended drop in sessions asking relevant questions of planners re the Local Plan.
  
2. Previously at an Extraordinary Meeting the parish council discussed their response to the Issues and Options Document under two broad issues;
  - i) potential sites for development put forward within the parish,
  - ii) the potential traffic and infrastructure problems associated with potential developments identified in Campsea Ashe and surrounding towns & villages.

These broad issues remain the focus of this response.

  - 2.1 A group of councillors together with the clerk had previously had a meeting with representatives of the SCDC planning team (on 10 October 2017) to consider issues for Campsea Ashe contained in the consultation document.
  - 2.2 At this meeting there was some need to clarify with SCDC the 'Red Line' document which highlighted areas of potential development in the village. Following the last consultation in 2013/4 there had been no communication re changes to the 'Red Line'. Clarification was requested and still no response had been received by the PC.
  
3. Of the potential Sites for development only has been put forward in the First Draft of the Local Plan SCLP12.42 Land to the south of Station Road, Campsea Ashe.
  - 3.1 The PC is not against sensitive and appropriate housing development. The site identified does fill in with development vacant land between the parts of the village.
  - 3.2 Appropriate criteria for development have been identified although the expectation to comply should be a compulsion to comply.
  - 3.3 Residents in the immediate area of the site have commented that twelve dwellings appear to be excessive on 0.38ha of land.
  - 3.4 Residents in the wider village have appreciated the provision of affordable homes.
  - 3.5 However the main concern of the PC is that site identified is outside the 'Red Line' drawn in the last consultation.
  
4. Potential traffic and infrastructure problems associated with potential developments. The concerns mentioned in our response to the Issues and Options Document still remain:
  - 4.1 The village does have amenities i.e. a shop, a station (with café, toilets and meeting rooms), a village hall and a public house providing amenities for residents of both the village and surrounding villages.
  - 4.3 The HGV/tractor/trailer problem is affecting the village generally with vehicle size and routes which are clearly designed to save time.
  - 4.4 The roads are not wide enough for the task which is resulting in safety concerns.
  - 4.5 The tractor/trailer is simply about getting to the new agricultural digesters at the Bentwaters site.
  - 4.6 Ivy Lodge Road has become a short cut for this traffic and there are other small lanes such as Marlesford Road which are being used and are dangerous.

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4.7 There are also numerous sharp bends on the B1078 through the village, particularly the junction with Mill Lane. This is not a good route for large vehicles meeting other large vehicles and cars and is a particular hazard for traffic entering and exiting Mill Lane.

Additional comment in light of proposed developments in surrounding areas as detailed in the First Draft of the Local Plan.

4.8 Any of the developments in the surrounding area such as SCLP12.57/58 will have an impact on traffic both during the build phase (increased HGV use) and post build (increased general traffic) as a result of lack of amenities in Rendlesham and need to access such amenities in Wickham Market and the A12 for onward travel both north and south. This increases the safety and Air Quality concerns.

4.9 Melton crossroads is mentioned as a cause for concern in the documentation but the impact on Campsea Ashe (and Tunstall) is not mentioned and such impact is likely to be significant.

## 5. Summary

Based on the information provided in the First Draft re objectives and previous reports done by both Highways and the HGV Working Party regarding HGV and tractor/trailer traffic passing through the village it was decided that whilst the PC were not against development in Campsea Ashe in principle, concerns remain over

i/ development outside the red line and any precedent this may have in the future.

ii/ the impact of developments in the surrounding area increasing safety and Air Quality concerns in the village as a result of increased traffic (particularly HGVs).