

Report for Annual Parish Meeting 2022

Supporters Against Fressingfield Expansion (SAFE)

SAFE was founded in 2017 to object to major housing developments and the consequent over development of Fressingfield. Within the last year the importance of the Neighbourhood Development Plan (NDP) in development has been confirmed. We supported the importance of the NDP by objecting to MSDC Officers at the Post Mill Application in November 2021 and also by arranging for questions to be asked in the House of Lords in February 2021 to support our position.

We now expect housing applications to be smaller, but still of significant Impact. We, therefore, decided our updated policy would be to review all new build applications individually and properly and then to decide on a case-by-case scenario whether SAFE had a significant role to play. Our criteria for objecting to an application continues to be sustainability and conformity to the NDP and building within the settlement boundary. We have supported developments which meet these criteria. SAFE therefore has supported the Parish Council over major development proposals that are within the NDP and objected, as did the PC to applications such as Post Mill which was not within the NDP.

Although the NDP is a major criterion for development at present it is important to observe national policies as this could influence the importance of the NDP. The Governments White Paper "Planning for the Future" is an example. We contributed to the argument against this by a detailed analysis of the implications which we used to lobby MPs and others. Fortunately, the policy was dropped in 2022. However, more recently East Suffolk District Council has sought to overturn the importance of the NDP in a planning application at Framlingham.

We continue to communicate with relevant organisations, people and communities. In March 2021 Suffolk Preservation Society reported the results of the Post Mill Appeal in their magazine. In November 2021 our chairman participated in a Peer Review of MSDC Planning Committee process. The CEO of Anglian Water continues a dialogue on the flooding and sewage overflow in the village, his latest update being in March 2022. In July 2021 Elizabeth Manero represented SAFE at a workshop on the NDP organised by Suffolk Preservation Society. The purpose of the meeting was to showcase the value of NDPs in managing development. We have always worked constructively with all parties. SAFE was invited by MSDC to appear as an interested party at the appeal hearing for the second Post Mill application, which was subsequently decided without a Public Inquiry, by the Planning Inspectorate, and refused.

Some major planning applications were approved before the inception of SAFE (new Baptist Chapel, houses in School Lane, and the development of Red House Farm.). Approved applications usually have Conditions attached and it is important that these are fulfilled. The Baptist Chapel was not built according to the approved plan, as result, the Applicants applied for retrospective approval. Further Conditions relating to neighbourhood amenity, such as being overlooked and the noise from external mechanical equipment have been made. Some SAFE members have been assisting local residents in trying to get the conditions enforced. This included using an independent engineering expert.

On 23 June 2021 revised applications for developments at Stradbroke Road and John Shepherd Road went to committee. SAFE appeared as an interested party. Both applications were refused.

We continue to update the SAFE web site fressingfieldhousing.org with information on planning and development. It has now had more than 20,000 hits.

In summary we continue to investigate and publicise in an objective and polite way the infrastructure deficiencies of the village and the effects of any new development on these. We take an active role in planning decisions as an interested party.

On Behalf of SAFE

SAFE Members

John Castro, John Kelsall, Pam Castro, David Jacobs, Elizabeth Manero, Abi Maydon, Paul McCann, Michael Miles, Jenny Morris-Bradshaw

29.3.22