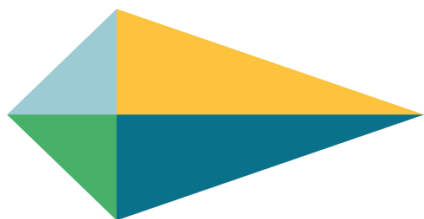


# Responses to Bredfield Neighbourhood Plan

Additional Consultation on SEA Addendum and  
Site Assessment for Land Adjoining the Forge

Publicity period: 7 February to 20 March 2020

Published April 2020



**EASTSUFFOLK**  
COUNCIL

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## What is the purpose of this document?

Bredfield Parish Council submitted their Neighbourhood Plan to East Suffolk Council ahead of it being subject to independent examination.

In response to queries raised by the Examiner, Bredfield Parish Council produced two additional documents:

- SEA addendum
- Site Assessment for Land Adjoining the Forge

East Suffolk Council publicised these additional documents and invited representations to be forwarded to the examiner for consideration alongside the Plan. This document contains all representations received during the publicity period of 7<sup>th</sup> February to 20<sup>th</sup> March 2020.

# A N Read and E J Currie

To whom it may concern

We would like to voice our concerns over the proposed development of the Forge Bredfield:-

- We oppose properties being built with windows which may overlook our garden.
- Housing may obscure our rear view of open fields and woodland.
- We are concerned about the increased run-off rainwater increasing flood risk that could result from development of the Forge for housing and the nearby arable land for industrial purposes.

A N READ & E J CURRIE

# Anglian Water

Dear Sir/Madam,

Thank you for the opportunity to comment on the implications of the further information provided by Bredfield Parish Council relating to site at the Forge. The following response is submitted on behalf of Anglian Water.

I would be grateful if you could confirm that you have received this response.

We note that a site assessment and associated SEA has been produced for a site to allow for the expansion known as the Forge. The further information provided does not appear to raise any issues of relevance to Anglian Water.

This response is in addition to the comments made as part of the earlier neighbourhood plan consultation.

Should you have any queries relating to this response please let me know.

## B K Cook

Dear Sir/ Madam,

I am writing to you with my comments about the Bredfield Neighbourhood Plan and The Forge extension plan.

They are as follows:

1. I have lived in [REDACTED] since 1939. I knew The Forge when it was a working forge, it was my father who worked there when it was Pearce's and Sons
2. From my house, [REDACTED], I can enjoy a view of the field and wildlife- brown hares, owls and deer come down to my orchard. This will be ruined by an industrial site.
3. People have told me the proposed industrial site will be double the size of The Forge. Why? Why put an industrial site next to housing?
4. Around The Forge there are houses that have been flooded. Where is the water going to go with a new development?
5. An industrial site and extra housing will create more traffic. Boulge Rd is a single lane country road popular with walkers and cyclists. Also, it will create extra problems to the junction on A12.
6. Building on a field is not environmentally friendly.
7. There is no pavement on the country roads and it is difficult to walk. Extra traffic to an industrial site with deliveries will not help.
8. The communication from the Parish council has not been very good. I'm 80 years old and I do not have a computer. I do not know how to use a computer. I can't walk to the village shop with my hip replacement to see the Bredfield Neighbourhood Plan and proposed Forge extension. I have not received anything about it.

Yours sincerely

## Clive Coles

I have some concerns now that the Forge site has now become one of the two preferred sites for development in Bredfield. I am though not surprised that this developer pushed for this once one of the preferred sites that was listed in the previous draft plan was withdrawn by the developer. This was always a speculative acquisition. And it is a Brown field development opportunity.

I remain sceptical however that there is sufficient room on the old Forge site for up to 10 homes, parking provisions and space to manoeuvre on site. The access is direct on to a blind bend and it is vital to my opinion for there to be no on-street parking as you approach that bend.

I am also concerned that the new replacement commercial development, will be on farmland and twice the size of the existing forge site.

It is claimed however that current development guidelines require 9 parking spaces be provided per commercial unit. If this be the case the developer should be obliged to curtail his ambition and reduce the number of commercial units. The suggested footprint is far too large and if developed will completely dominate the views from abutting residences who have previously enjoyed views over farmland. Farmland that is regularly planted and harvested each season.

Those of us who live on the outskirts of the Village particularly value views over farmland. That's why we choose to live here. I would therefore be making similar comments if ever the field opposite my own home suddenly became one of preferred sites. No one wants a 10 home housing development where previously they enjoyed rural views. I believe the need for further housing development in Bredfield could and should be satisfied by a larger number of small developments within the Village itself. Such planning applications come up on a regular basis often as properties change hands and if approved could satisfy the expansion target over the next 15 years.

Should the proposal to develop the commercial site ever reach the formal Planning stage I would expect it to be strongly opposed by residents in this part of the village. But that's a fight for another day.

## Diane Mitchell

I have recently learned that the above site is now currently being considered for the development of residential housing and that the existing industrial units are to be demolished and relocated on land beyond the Forge.

The fact that the Forge site is to be considered for housing is understandable. However I feel that up to ten houses may result in difficulties regarding the additional vehicles this will incur around parking, and access onto the Woodbridge road.

Also I do feel there are issues with regard to the proposed industrial unit. Both in the greatly extended footprint, and again in the generation of vehicles associated with this.

I had no idea when I moved to this village of the amount of heavy goods vehicles and traffic that use Woodbridge Road. I have grave concerns that this proposed site, if developed for both residential and business use, will exacerbate an already dangerous situation.

Would it be possible for landowners to perhaps consider a site on the periphery of the village for the industrial unit providing a closer access to the A12 and less of an impact on the environment?

Finally, I would hope that consideration has been given to land drainage when the preliminary site assessment was made. The rear of my property backs onto a ditch which flows through to the Forge site. A significant amount of water from the land drains into this and it has been known to flood.



# Environment Agency

Dear Sir/Madam

## **BREDFIELD NEIGHBOURHOOD PLAN – ADDITIONAL CONSULTATION BREDFIELD NEIGHBOURHOOD PLAN, SUFFOLK**

Thank you for your consultation dated 7 February 2020. We have reviewed the additional documents consisting of; Strategic Environmental Assessment Addendum and Site Assessment for Land Adjoining the Forge. We do not disagree with the conclusions of the reports; which present no adverse environmental concerns.

We have reproduced, below, our paragraph concerning groundwater and contaminated land from our letter AE/2018/123079/01-L01 of 07 September 2018.

### **Groundwater Protection**

For land that may have been affected by contamination as a result of its previous use or that of the surrounding land, sufficient information should be provided with any planning application to satisfy the requirements of the NPPF for dealing with land contamination. This should take the form of a Preliminary Risk Assessment (including a desk study, conceptual model and initial assessment of risk), and provide assurance that the risk to the water environment is fully understood and can be addressed through appropriate measures. Bredfield lies over a source protection zone 3. For any planning application the prior use should be checked to ensure there is no risk of contamination from high or medium contaminating previous uses.

We trust this advice is useful.

Yours sincerely

## G Gamble and S Manville

Dear Sir/Madam,

As invited, we are writing as significantly affected residents in order to express our views on the Bredfield Neighbourhood Plan (BNP) and, specifically, the amendment relating to proposed development of The Forge site extension. [REDACTED]

We have the following comments to make:

1. Our Parish Council tells us that the industrial units proposed as part of The Forge development can not be sited elsewhere in the village. It is not clear that there was a diligent process by which this conclusion was reached.
2. The proposed development of The Forge site entails a footprint which is double the size of the existing one. Part of a green field would be replaced with light industrial units and car parking. A reduction in the size of a green field is not aligned with national and local environmental aims that seek to retain whatever grass cover we have.
3. Development of The Forge site to include removal of part of the existing arable field would significantly compromise a beautiful, scenic field which is home to a rich variety of wildlife in the field, including deer and brown hares, an endangered species.
4. Residents report there is regular flooding in the vicinity of The Forge site. It is not clear that this has been considered regarding future development. Construction on the site will also have a significant impact on its ability to disperse water as yearly rainfall is likely to increase with climate change.
5. Boulge Road, where the proposed access to The Forge site extension is situated, is a single lane country road. Building a new access road there will significantly increase the volume of traffic on the road between Bredfield and Hasketon. It is doubtful whether the residents of Hasketon are aware of the possible future increase in traffic through their village.
6. Further to the above, Boulge Road is National Cycle Route 1, very popular with cyclists as a result. Their environmentally friendly enjoyment of this route would be significantly impacted by a development of an access road from The Forge site extension. For environment and health reasons, we should be doing everything possible to encourage cycling rather than discourage it.
7. The blind bend near The Forge is very hazardous for road users and is, in the words of many residents, "an accident waiting to happen", particularly as HGVs going to Debach turn the corner. It is not clear that the increase in danger caused by an access built for a *cul de sac* of 10 houses on The Forge site has been fully considered.
8. If new business premises are built on The Forge site extension, it seems highly likely that the rents for these properties will be significantly in excess of what existing business tenants are paying. If the existing tenants can not pay the rent on the new premises, there is a risk that these new premises will stand empty. Given the number of vacant properties in the Woodbridge area, it is not clear that there is a demand

for the proposed business premises, particularly at the rents that the landowner may wish to charge.

9. Construction of new industrial premises immediately adjacent to our property, [REDACTED], as well as an adjacent access road at the end of our garden, would have a significant impact on our quality of life, our wellbeing. There would also be a significant impact on the aesthetic appeal of one of the approaches to Bredfield Village, as well as on the view of one of the historic houses that enrich the village, a former smithy dating from 1840.
10. Overall, we feel that communication from our Parish Council on the Bredfield Plan in general and on the relatively recent topic of The Forge development has not been as robust and thorough as it might have been. There are, therefore, grounds for arguing for a further extension of the consultation period, particularly regarding The Forge site extension so that proper consideration of all the issues with residents can take place.

Yours sincerely,

# Highways England

Dear Sir,

## **Bredfield Neighbourhood Plan- additional consultation consultation**

Thank you for your consultation.

These amendments are unlikely on their own to have a severe impact upon the strategic Road network. The cumulative impact will be picked up the East Suffolk local plan and any necessary mitigation should be picked up in the Local Plan IDP

Yours faithfully

# Historic England

Dear East Suffolk Planning Policy Team,

Having reviewed the Site Assessment for Land Adjoining the Forge and its accompanying SEA Addendum, Historic England note that the site is not in the vicinity of any designated heritage assets, and therefore do not wish to make any further representations at this time. We would encourage you to seek the advice of your conservation office and the Suffolk County Council archaeological advisors for any further advice regarding this site.

Kind regards,

## M and D Lewis

Dear Sir/Madam,

As invited, we are writing as significantly affected residents in order to express our views on the Bredfield Neighbourhood Plan (BNP) and, specifically, the amendment relating to proposed development of The Forge site extension. [REDACTED]

We have the following comments to make:

1. Our Parish Council tells us that the industrial units proposed as part of The Forge development can not be sited elsewhere in the village. It is not clear that there was a diligent process by which this conclusion was reached.
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6. Further to the above, Boulge Road is National Cycle Route 1, very popular with cyclists as a result. Their environmentally friendly enjoyment of this route would be significantly impacted by a development of an access road from The Forge site extension. For environment and health reasons, we should be doing everything possible to encourage cycling rather than discourage it.
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for the proposed business premises, particularly at the rents that the landowner may wish to charge.

9. Overall, we feel that communication from our Parish Council on the Bredfield Plan in general and on the relatively recent topic of The Forge development has not been as robust and thorough as it might have been. There are, therefore, grounds for arguing for a further extension of the consultation period, particularly regarding The Forge site extension so that proper consideration of all the issues with residents can take place.

Yours sincerely,

## Mr and Mrs Dickings

Dear Sir/Madam,

I'm writing with regards to the proposed housing development at the Old Forge site, and the change in location of businesses to the field on Boulge Road.

We do not oppose the above developments but would like to request that the following are taken into account:

-The new properties are in keeping with other properties in the vicinity and do not directly overlook our property [REDACTED]

Traffic - if businesses are moved to the new proposed location, it will create a considerable amount more traffic on the road in front of our house and onto Boulge Road. There is already a lot of lorries travelling to the industrial site at Debach, and cars speed around the sharp bend close to our property. We are worried that an increase in traffic will make accidents more likely.

We would really appreciate it if there are measures that could be put in place to make this stretch of road safer for residents, ie pavements and dropped curbs to make it easier to cross the road with a pram, as well as increased signage, traffic calming measures to make it easier for residents to pull out of their driveways.

Flooding- the land to the rear of Pear Tree Cottage is prone to surface water flooding.

Thank you for taking the time to read our comments.

Regards



# Natural England

Dear Sir/Madam

## **Bredfield Neighbourhood Plan - additional consultation**

Thank you for your consultation on the above dated 07 February 2020.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

**Natural England does not have any comments on the additional documents produced in response to queries raised by the Examiner.**

For any further consultations on your plan, please contact:  
[consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours faithfully