**Public Meeting on Housing & Future Options**

**Held on 27th June 2018 , Market Hall, Saxmundham**

*The following points are those written at different tables of participants who discussed the issues. These (plus one “post-it” sticker) have been transcribed word for word to the best of our ability from the yellow sheets of paper provided. It is not clear in all cases whether the issues were agreed by a table or represent points made by one or more participants. They should be read alongside the report back notes from each table which sought to summarise any consensus points reached.*

**Sheet 1**

1. We were not in favour of wholesale growth – the Metropolitan Sax

2. Found it difficult to choose between the other 2 options

We don’t know the demographics of current Sax

Don’t know the requirements of any new residents

Have no faith we will get any promised infrastructure

**Sheet 2**

*Future 1*

Affects surrounding villages

Possibility of more infrastructure but town & local people are generally uneasy already due to housing increase & no visible sign of infrastructure in the past

Why should this be part of Benhall’s issue

Too hard to say n. [number] as strain on infrastructure

Clarity on relationship with neighbouring villages

Confusion regarding B[enhall] & K[elsale] plan

*Future 2*

Must include starter homes, social housing, cheaper rentals & smaller dwellings / flats

Real concern about health, education, roads – parking, transportation – train station, High Street, Utilities – sewage, water, gas, electricity

Sewage, water – REAL CONCERN, needs to be answered – more information needed. Keeps being ignored.

Please find advice & report back publicly

Environmental impact – needs further investigation

If pushed to choose [sites], back of Free School & top of Church Hill

REASON – least intrusive visually

*Future 3*

Employment ?

High Street

Facts – needed – demographics population - growth for past 18 years

Engagement of extended younger population of Sax (social media?) – timings 7 p.m. & Sat no most convenient

**Sheet 3**

1. What guarantees are there that the money for infrastructure will be available no matter 800 or 1200 homes?

2. 800 would be a compromise but would we get enough money (if it’s available to do anything useful?

3. Timescale is a problem if money is doled out over 18 years

4. If Church Hill is an option the access has to be sorted early on.

5. What actual work is envisaged if working people are to benefit from all this housing?

**Sheet 4**

1. NP Options should be:

800 – 1200

> 600 – 800 <

300 – 600

NOT 1200 / 800 / 300 because that leaves us with no opportunity for NP to carry out an impact assessment (how much infrastructure investment we *have* to have) for a defined number of houses

2. Worry about NP decisions running behind District Council Plan so our recommendation misses the boat.

3. We should have a conference about design of social housing

**Sheet 5**

Doing something for local people means sorting out the White Hart

Previeous recent development did not bring increase in infrastructure (current primary schools was Brook Farm related)

Roads inadequate for future population if no jobs here

Incomers will come to Sax for cheap housing

Retired people volunteer

Reinvent High Street (pedestrianize)

NE area – new road – 1200 houses on condition – new infrastructure [3]

Against building w/o new infrastructure [2]

Divided on the issue [1]

Railway line Sax / Leiston passenger service

**Sheet 6**

When does ‘meter’ start counting?

What future for Sax station – as ‘gateway’ ?

Car parking – Waitrose limit

**Sheet 7**

Did not discuss location of new houses or specific numbers

Crucial importance of footfall (literally, walking in the High Street)

Example of Halesworth – mixed economy

Credibility gap = we want development but don’t believe investment will follow

Planning must be thorough – TC responsible for spending any levy

Have SCDC already made up their minds: a fait accompli

Encourage young people into the population – future-proof initiatives

More accessible facilities, entertainment – library, gym, places to eat & drink -> Regenerate the High Street -> recreational activities e.g. SaxSports

Car parking problems

More housing a good thing

Schools (class sizes already stretched), doctors’ surgery

Size of levy – how useful

**Sticker 1**

300 houses max. That’s an 18% increase. More than enough!