**Saxmundham Neighbourhood Plan Public Meeting on Housing**

Meeting held on 27 June 2018 in Saxmundham Market Hall: Commenced 7.00pm

**Note of Key points**

1. Attendance: Approximately 70 people.
2. Introduction:

* General introduction to purpose of meeting by Jeremy Smith (chair of NP Steering Group)
* Overview of government housing policy and consultative NP process for Saxmundham NP by J. Findlay (vice-chair). The process to cover housing development over a 20 year period to 2036 including type and scale of building.

1. Response via rapporteurs from groups of public by table, following discussion at each table:

* Table 1:
* What guarantees are there for infrastructure on development of 800 houses.
* Church Hill option: Access to be sorted prior to beginning development.
* Types of employment to be encouraged and developed.
* Will there be sufficient funding for infrastructure.
* Table 2:
* Against any new housing without guarantee for additional infrastructure.
* Willing to consider 1,200 houses in N.E corner of Saxmundham with appropriate infrastructure.
* Use CIL [Community Infrastructure Levy] to invest in High Street to have it pedestrianized.
* The roads in and around Saxmundham are inadequate. People will journey elsewhere to shop.
* Previous developments did not bring much if any infrastructure. Very little investment since Brook Farm Estate development.
* Table 3:
* Need an indication of how many houses could be built in the Saxmundham area.
* No reference to how much the town has already increased in size.
* Facilities offered in the High Tree have halved in recent years.
* Infrastructure: The GP surgery is stretched in terms of capacity.
* Traffic problems around the town will not go away without additional road development.
* Housing development: Starting point 300 to 600 houses.
* Do not develop close to the A12 as too far away from the town centre.
* Type of housing: Need to be affordable in order to retain young families in the town. Starter homes barely exist.
* Table 4:
* Does the review of the Local Development Plan [LDP] by SCDC take into account the number of planning permissions already granted in the period?
* Saxmundham railway station: Currently a poor experience for visitors and residents. Gateway into area of significant housing development. There are options for significant improvements at this site.
* Parking options in town not adequate: J. Smith response: Future meeting on Saxmundham Town Centre planned as part of NP consultation.
* Table 5:
* Parameters [ranges] for housing development to be used with the Planning Team: 300 to 600, 600 to 800 and 800 to 1200.
* NP decisions are running behind the LDP review. Suggest closer liaison with SCDC planning team.
* Conservation: Do something about design of affordable, social housing to allow it to blend with the existing buildings.
* Table 6:
* Would accept development of 300 to 600 houses. This being conditional on provision of an east/west bypass for the town
* Preferred area for development: Between A12 and the railway line.
* Infrastructure: Saxmundham serves the whole postal area of IP17. Each surrounding village can agree own level of development which directly impact on Saxmundham’s services and infrastructure. We should receive funding to cover this.
* Table 7:
* Accept the importance of having more housing development as we need more people in the town.
* Will we actually receive the CIL on delivery of the target housing development?
* High Street: Look at Halesworth for vision of good town centre development.
* Infrastructure: the local primary school is already at full capacity. The GP Surgery is also at capacity.
* Need more recreational facilities.
* Table 8:
* Promises about infrastructure proven are not always met by the relevant authorities.
* Choosing a specific option for the amount of future housing development is difficult. Need more specific information.
* We should include opinions from younger people and families. [J. Smith: we have heard from Access Community Trust who have discussed with young people from the Free School and other organisations. to be included on the NP website.]
* Main concern is future infrastructure provision particularly regarding the town centre and the railway station.
* Table 9:
* Making a choice of between the development of 300 to 800 new houses is very difficult.
* Type of development needs to be defined.
* No faith in infrastructure promises from either the County or District councils.

1. Questions from the floor:

* J. Smith: There is a clear message that the meeting attendees do not have confidence in obtaining the necessary infrastructure to accompany housing development. We need to obtain and provide further details on CIL. Also require details of approximate number of dwellings per each identified site for potential development. May contact the local schools directly for input to the NP. We would also appreciate additional help with preparation of the NP. Request for e-mail addresses from participants if you wish to receive further NP information. [saxmundhamplan@gmail.com](mailto:saxmundhamplan@gmail.com)
* R. Plant (STC): Everyone should note that development of new roads and bridges (infrastructure) is the responsibility of central government in conjunction with the County Council.
* Member of public: There is a water supply and sewerage disposal problem in the Saxmundham area. The borehole for extraction of water is now directed to a holding tank and piped out to Thorpeness and Aldeburgh, Where will the supply come from for future housing development? J. Smith: we need to obtain external technical support to cover this potential problem.

Those present were warmly thanked for their participation.

Meeting closed: 9.00pm