

Cross Parish Group (Orwell & Villages Ward, and neighbouring Parishes)

Meeting Minutes

Held at Recreation Ground Pavillion, Back Road, Kirton, IP10 0QQ

8th December 2025

Present:	John Fothergill (JF, Chair)	Kirton & Falkenham PC
	Jack Cade (JC)	“
	Graham Walker (Clerk - Minutes)	“
	Trevor Bickers (TB)	Bucklesham PC
	Ian Kaye (IK)	Waldringfield PC
	Janet Elliot (JE)	“
	Graeme Watts (GW)	Brightwell, Foxhall and Purdis Farm PC
	Chris Yeo (CY)	Levington and Stratton Hall PC

Apologies Hemley PC
/not present Nacton PC
Newbourne PC
Trimley St Martin PC
Trimley St Mary PC
Martlesham PC

Next TBA
meeting:

1. Introductions

An introduction and overview was given by the Chair

2. Potential new housing and infrastructure

- Bloor Homes, Foxhall – anticipated being on Planning Portal for comment shortly after Christmas
- Brightwell Lakes
- Orwell Green Garden Village (south of current Bloor Homes proposal) – approx 2.7k homes
- Land opposite Seven Hills crematorium – anticipating a decision from Highways re access and impact on the Seven Hills roundabout

Additionally Bloor Homes owns a considerable amount of land north of the Seven Hills roundabout (see blue outlines on attached map).

Note of caution offered. Using overloading and traffic congestion might be considered an issue locally but probably doesn't stand up to scrutiny when compared with other parts of the country (eg M25 ring). (JC)

Other areas of infrastructure more likely to affect decision making are: Water supply; Sewerage system; Medical facilities; Schools. Shops/retail options will most likely have a lower priority. (JF)

Road infrastructure: The A14 is considered a strategic highway and is supported by Government funding. The A12 has a lower categorisation is funded by combination of Government (local and central), and CIL funding (eg from Brightwell Lakes). View expressed is that we cannot assume that road infrastructure will be upgraded as there are other pressing needs elsewhere.

Planning: Strategic highways are planned centrally under Government control whereas A12 road planning is driven by the Local Plan together with incremental planning proposals (housing and industrial).

Planning, building and take-up: Brightwell Lakes have sold around 70 of 150 available homes, which are being built at a rate of approx 100 per year. As such any prospective substantial planning proposals in the same neighbourhood are anticipated as being for long term development.

3. The future of villages

Whilst the District Council have a policy against it, the potential loss of gaps between villages is a big concern.

In planning terms the Local Plan carries far less weight as it no longer meets the 5 year land supply requirement for housing as a result of the new targets set by Central Government. We are in effect open to prospective planning proposals until the new LP is issued (anticipated 2029). Until that time there will be a need to be proactive in defending the individuality/boundaries of villages.

Likelihood is that we will see a mix of housing and industrial planning proposals. Current experience demonstrates that warehousing (as opposed to factory/office building) offers little by way of job opportunities, but can have a considerable impact on traffic levels.

4. The NPPF and sustainability

NPPF section 11d) is a widely used reference point regarding “sustainability”, in that it suggests the presumption of sustainability – in other words the onus is on objectors to prove a development *will* cause problems. This is subtle shift from previous interpretations whereby proposals had to demonstrate sustainability. Ultimately the NPPF is a legal document and the precise interpretation will likely need to be made by legal and/or planning experts. (JF)

One option might be to create a distinction between rural and urban planning. For example avoiding large scale intersections which take up large amounts of surrounding countryside (eg Dartford)

5. Devolution and Local Government Reorganisation

Whereas the new Mayor appointment may have been a useful focus, the election has now been delayed for 2 years. Relevant Strategic authorities (depending on devolution model

chosen) will report into the new governance board, however this is unlikely to help in the near term. View expressed is that the 3 council model is probably not financially viable.

In the mean time we should seek government policies which might support our strategy (eg self-sufficiency of food provision).

Otherwise close engagement with District Planning, and monitoring of the “Call for sites” will be needed, particularly after completion of the site planning assessments.

6. Actions

- 1) Write to local MP for support (Jenny R-C has already expressed support for rural concerns). Going forward, communicate with the Housing Minister. This action is dependant on first completing Action 5. **(JF)**
- 2) Plan for possible need for paid expertise (eg Planning consultant) by accumulating contingency funds – raising precept might be unpalatable, however the concerns of potentially high levels of house building need to be communicated to rate payers. An example is the need to be able to interpret the NPPF and to be able to challenge specific planning applications based on that understanding **(All)**
- 3) Investigate any NPPF assessments which may already be in the public domain **(All)**
- 4) Interact with District Council Head of Planning (Ben Woolnough) and District Councillors – invite BN to a meeting at his preferred time **(JC, JE, IK)**. The ambition is to seek a co-operation on best outcomes which are mutually acceptable.
- 5) Develop a strategic “plan” for this initiative in order that Parish Councils are able to articulate a common view regarding infrastructure needs etc **(All)**

7. AOB

No further items discussed

The meeting closed at 21.55

