



**SHOTLEY PENINSULA  
Parish Council Alliance**

Administrative contact: [clerk@holbrookparishcouncil.gov.uk](mailto:clerk@holbrookparishcouncil.gov.uk)  
Telephone No: 01473 327663/07853 007280

Meeting held at Berners Hall, Woolverstone, between members of Shotley Peninsula Parish Council Alliance and personnel from Babergh and MidSuffolk District Council on Thursday the 12<sup>th</sup> March at 3.30 p.m.

**Present:**

**Babergh DC:**

Arthur Charvonia CEO Babergh & MidSuffolk DC, (AC) (until 16.39)  
Jasmine Wyard, Planning Officer BMSDC (JW)  
Robert Hobbs, Corporate Manager of Strategic Planning BMSDC (RH)  
Mary McLaren, District Councillor Stour Ward (MM)  
Laura Butters, Community Grants and Development Manager (LB)  
Dee O'Rourke, Director of Place (DO)

**Peninsular Alliance:**

John Ambrose, Chair Holbrook Parish Council (JA)  
Doug Barwick, Chelmondiston Parish Council (DB)  
Rachel Belcher-Nairn, Clerk Tattingstone Parish Council (RB-N)  
Robin Coates, Wherstead Parish Council (RC)  
Mike Crouch, Chair Harkstead Parish Council (MC)  
Mike Hems, Stutton Parish Council (MH)  
Simon Page, Vice Chair Tattingstone Parish Council (SPa)  
Simon Pearce, Chair Woolverstone Parish Council (SP)  
Sue Scott, Wherstead Parish Council (SC)  
Janet Ward, Freston Parish Council (JW) (until 16.40)  
Richard Wrinch, Chair Shotley Parish Council (RW)

**Apologies** were received from Jo Hazelwood (Clerk Holbrook Parish Council), Andrea Mendel (Chair Tattingstone Parish Council), Russell Ross-Smith (Chair Freston Parish Council)

## NOTES

1. **Welcome:** JA took the Chair and welcomed all attendees
2. **Review of previously discussed action points:**
  - (a) **Engagement with Highways**
    - To arrange a meeting with Highways – pending. Highways not available for this meeting.
    - **Action** –determine area engineer & arrange meeting
  - (b) **County Transport Strategy**
    - This was due to be circulated by Robert Hobbs but has not been received.
  - (c) **Flooding on The Strand**
    - Still an issue for Highways. Electronic signs with advanced warning of flooding would be desirable.
    - It was noted that drains outside Fox's Marina had been repaired and this has helped with flooding.
    - **Action** – Pursue with County Councillor and relevant Portfolio Holder (Councillor Paul West).
3. **Proposals for 'Peninsula Policies' for the JLP**
  - If specific Peninsula policies are not possible, the Alliance would like to see area-based policies rather than district-wide.
  - Rh detailed an upcoming scoping consultation that will ask how the area should be shaped over the next 20 years. Considering the Neighbourhood Plans in place, what would the Alliance and residents like the area to look like?
  - **Action** – RH to check if there are any similar areas nationally to compare.
4. **Update on Call for Sites**
  1. Process including timescales
    - BMSDC's timetable is being updated monthly
    - 1100 sites have been submitted by landowners so far (600 in 2024/25 and 500 in 2026)
    - SHLAA to be released by end of May 2026
    - First part of Local Plan to be published October 2026
  2. Status of 5 year Housing supply and 20% implications
    - 5 year land supply in place but even with 20% uplift is close to Govt targets
    - Not very many sites coming forward
  3. Process to correct errors on sites map.
    - Not covered
  4. How are sites proposed for multiple use: Housing, Commercial and Green, assessed and prioritized?

- BMSDC will assess and determine appropriate use
- 5. Consideration of National Landscape /protected landscapes.
  - RC asked if the NPPF had diluted its policy restricting development on/near National Landscapes. RH clarified that there is still a high bar for development but it's not entirely precluded
- 6. Parish discussions with landowners / proposers.
  - Not covered
- 7. Consideration of likely homes needed in villages against the land areas proposed.
- 8. Infrastructure considerations
  - 6, 7, 8 not covered due to time constraints
- 9. Single proposal numbers for large sites. Single consideration or can a single site be split?
  - RH responded that sites can be split or kept as one entity depending on what's appropriate
  - Spatial strategy used to determine this
- 10. Are all sites, including those previously assessed, re-assessed
- 11. Sustainability Appraisal Framework Document consultation
- 12. NPPF revision status
  - 10, 11, 12 not covered

## **5. LGR**

- MC asked for a progress report. AC said the Government's decision should be released by the 27<sup>th</sup> March.
- Where would the Alliance sit within 3 Unitary Authorities? AC – larger Government shouldn't become more remote so there will be a level between the Unitary Authority and Parish/Town Councils. It would be desirable to have that layer determined by the P/TCs themselves according to area geography and residents' opinion. The Boundary Commission will review boundaries after the first year of the Unitary Authority being in position, with a public consultation. Parish boundaries could be affected.
- AC updated that there had been productive conversations between all councils and there is a strong desire to protect services and avoid disrupting people's lives.
- There are 14,000 staff across Suffolk's councils.

## **6. Jimmy's Farm master plan and LDO update & timescales**

1. Updated on the Progress of the Master Plan & LDO?
  - No update, officer responsible is away
2. Progress on outstanding planning applications:
  - Polar Bears (Ecology report) – waiting for spring
  - DC/25/05316: Submission for Lion and Tiger enclosure – SPa updated JW on bridleway concerns (lions chasing/charging horses being ridden on bridleway). This will be picked up by SCC's Public Rights of Way team.

## 7. Disruption caused by special events; congestion and noise

- Congestion from the Christmas Fayre affected the whole peninsula.
- The Safety Advisory Group met with Jimmy's Farm but did not include Wherstead PC or SCC Highways and only focussed on the Christmas Fayre rather than events generally.
- RC detailed concerns over emergency access to Pannington Hall Lane residents and Jimmy's Farm itself. Suffolk Police have also expressed concerns over access to the park for counter-terrorism purposes.
- **Action** - AC to pursue with SAG.

## 8. Commercial development around Junction 56 of A14

- Covered under Item 4.

## 9. Highways

- Difficult to cover without a Highways representative but the following concerns were raised:
  - Dates for road repair are being given by Highways but not being completed on those dates
  - The roundabout at Bourne Hill and New Lane were area of particular concern
  - MC suggested the Alliance report potholes as a single body
  - **Action** – email areas of concern to JH
  - SP - Crashmap data is not sufficient for planning consideration as it only covers serious/fatal accidents. JW advised that Highways are aware of its limitations and use other data
  - **Action** – JW to determine liaison officers for area

## 10. Peninsula Sports Centre

- LB has met with the headteacher in January to progress an outdoor exercise programme and chased Abbeycroft for an update on sports centre plans.
- A public need has to be established and the Academy would have to provide permission for site access. LB will organise another meeting.
- JA updated on grant progress, with a decision being made next week (w/b 16<sup>th</sup> March).

## 11. Next quarterly meeting and items for agenda

- Scoping consultation to be added to agenda
- Date to be set for end of June
- **Action** – email availability to Holbrook Parish Clerk