



Waldringfield Parish Council

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Response from Waldringfield Parish Council re the "Brightwell Lakes Phase 1 Consultation Taylor Wimpey" 13th July 2021

Thank you for the flyers delivered to local residents and the webinar delivered on the 7th July in addition to the presentation given to the BLCF.

The Parish Council is pleased to be asked for comments, but is extremely disappointed by the way in which the public consultation has been handled.

The initial comments are therefore focussed on the consultation itself.

On **June 29th** WPC was emailed a letter informing us that a *"public consultation exercise will be held online from **Tuesday 29th June**, running for two weeks. We invite the local community to view and provide feedback on the plans on our consultation website."* (Our emphasis). The letter also included a link to the consultation website: www.taylorwimpey.co.uk/brightwelllakes

Unfortunately that website contained very little information and no reference to a consultation. An email enquiry resulted in a response from Consilio on the 30th June to say that the team were trying to upload the consultation boards onto the website but as they were so large it was a slow process.

The consultation boards hadn't appeared on the website by the date of the webinar on the 7th July.

As requested, the webinar presentation was emailed to WPC on the 8th July. This was the first opportunity that the Parish Council had to look at the information on which it was being asked to comment. Attempts to access the information via the consultation website link generated a "page not found" message so members of the public and local communities had no access to the consultation website or the documents.

A Google search on any combination of Taylor Wimpey and/or Brightwell Lakes brought up a variety of hits but none of them led to the consultation website – this was still the case on the 12th July and may well still be so.

A final attempt on the 12th July to use the original link directed us to what appears now to be the correct website. However, even now this does not come up in a Google search so is unlikely to be found by members of the public.

<https://www.taylorwimpey.co.uk/new-homes/martlesham/brightwell-lakes>



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When you access this website there is no mention of any sort of public consultation. There is a link to download the "exhibition boards" rather than "consultation boards" as they were previously described. If you scroll to the bottom of the download it invites you to comment via the "have your say" button on the website - there is no "have your say button" on this website.

So, in summary, the documents required for the 2 week consultation ending on **13th July** finally appeared on the **12th July** but on a website that no members of the public were aware of and couldn't find via a Google search, and in any event makes no reference to a consultation.

This is not a promising start to Taylor Wimpey's "Community Engagement". At the very least the consultation period should have been extended for 2 weeks after the website was functioning and accessible.

However, we see from the timeline on the presentation board that the reserved matters applications are scheduled to be made in July – as it is already the 13th July we would have to assume that these applications are already well in hand and question what impact any comments received during the consultation might have.

Comments on the website and webinar exhibition/consultation boards.

We understand that the reserved matters applications will be expected to follow the content of the outline planning consent. We have already given our responses in relation to the outline application, and there is little new information contained in the presentation and exhibition boards. However, from these documents we have identified a number of concerns as highlighted below:

- On the exhibition boards Taylor Wimpey states *"As part of our 'Building a Better World' initiative, we are committed to creating a greener, healthier future for our customers, colleagues and communities with a series of new targets. The strategy focuses on key environmental impacts for the business; climate change; nature; ... "*

We are pleased to see that some measures to mitigate the damage to biodiversity that a development of this scale can cause are listed, but we are concerned that there is no indication of what measures will be taken to reduce carbon emissions in order to meet government targets.

We understand that it might be difficult to be specific about the longer term when new technologies are emerging all the time. Nonetheless, for the early phases of the development, we would wish to see some specific low emission measures using current



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technology included in the reserved matters application. It is our understanding that Taylor Wimpey has been one of the very few builders who have recently resisted such measures.

- On the webinar phasing plan we are extremely concerned to see that in addition to the East & Western Ipswich Rd access roads there are two additional access points not included in the Outline Planning Consent, namely an “*emergency access*” and a “*potential temporary construction access*” both off the Ipswich Rd. The Ipswich Rd is not suitable for any additional access roads, even temporary ones. Both of these potential new vehicular accesses are currently popular bridleways.
- We are concerned that the first phase is scheduled to deliver only 317 homes compared to the first phase in the Outline Planning Consent which called for 450 homes plus the school site, the primary local centre and the main SANG area, etc. It isn't clear from the exhibition or the presentation boards how much of the SANG area or the other elements, other than 10 allotments, will be delivered in the first phase.
- It is not clear how long will it take to complete the first phase?
- We are also concerned at the low annual rate of delivery of the homes shown as “*2 site teams delivering 60 pa*”, we assume that means 60 per team, so a total of 120 homes pa. Is this an average number or peak delivery? Whichever, it is below the anticipated rate of 160 pa in the Outline Planning Application. We are concerned that this reduced rate will impact on ESC's 5 year housing supply.