

NOTES ON MEETING HELD WITH REPRESENTATIVES FROM ORBIT HOMES REGARDING THE COPPERWHEAT DEVELOPMENT ON THURSDAY 23RD MAY AT 5.45 PM

Councillor Pam Cyprien welcomed Geoff Armstrong to the Meeting and thanked him for coming.

Cllr Cyprien opened the discussion by saying to Mr Armstrong that the proposed Construction Traffic Management Plan had caused a good deal of controversy amongst the Councillors and the local residents. Specifically, that Quay Lane and Mardle Road were being considered suitable routes and they were both very narrow.

Mr Armstrong said that the comments at the Exhibition had been to avoid going through Wangford Village and so they had limited options available to them. Cllr Friend asked how many HGVs would be coming each day and Mr Armstrong estimated this at an average of around 10 a day. He said that there would be more at the beginning whilst supplies were being delivered but that this would lessen over time.

A member of the public asked why a temporary road couldn't be built. Mr Armstrong said that all the surrounding fields were in private ownership and there just wasn't the budget available to build a temporary road to take the HGVs.

It was suggested that one way system for Quay Lane and Mardle Road might be a compromise so that the HGVs only went one way on each road and the residents were made aware of this happening so they could keep to the same temporary one way system.

It was also suggested that time restraints would be a good idea so that, for instance, school times were avoided.

Mr Armstrong said he was closely liaising with SCC Highways and he would certainly speak with them about the various suggestions.

The Chair made the point that in the plans there was an expectation for people to be walking or cycling but there was no room for a cycle path. It was also noted that the development would inevitably mean a lot more cars on the Wangford Road, but Mr Armstrong explained that they had to work with what they had got and this is never perfect.

Mr Armstrong was asked if all the local residents would be notified of work starting and he said that it was usually only those in a close vicinity to the area but again this was a Council decision rather than a developer decision.

Next came a discussion on the mix of housing and Mr Armstrong assured everyone that the number of affordable homes/shared ownership homes would be higher than that expected in the Neighbourhood Plan. He explained that all the plans and the explanatory book had been sent to the Parish Council and could be viewed if anyone wanted to view it.

The infrastructure was discussed in terms of amenities for all the extra people coming to live on the development, and Mr Armstrong said that they were working closely with the Council but that the infrastructure demands were being met.

Finally, a member of the public asked whether there were enough swales (dry dips for drainage) in the plans) and Mr Armstrong said that they were working closely with Anglian Water to make sure there were no issues.

Cllr Cyprien, the Chair, wrapped up the meeting by thanking Mr Armstrong, and his colleague who had joined during the meeting, for coming to speak to everyone and Mr Armstrong said they would come back again to keep the public fully informed.