

## **Innocence Farm**

Residents may have been alarmed to read in the local paper that that plans for a container park at Innocence Farm on land between the A14 and Innocence Lane are once again under consideration.

SCDC have confirmed to us that no planning application has yet been submitted although landowner does intend to progress plans.

What has been submitted for consideration is a scoping opinion request. A Scoping Opinion is the planning authority's view on what issues an Environmental Statement should contain. In this case Bidwells, acting for Trinity College, have listed a range of issues that they will need to look at when they identifying the environmental impact of the proposals that they plan to bring forward. They are now asking the planners if they have identified all the factors that they will need to look at from an environmental impact standpoint.

As part of the process the planning authority (SCDC) have to consult a range of different bodies including the parish council. This is an opportunity for the parish council to pinpoint any potential environmental impact that might have been missed out. The Planning Committee will be considering this matter at their meeting on Tuesday 17 January 2017 at 2p.m.

If and when a planning application is submitted SCDC will consult. When that happens we will have the opportunity to comment fully on the proposals.

A copy of the factors which Bidwells say they will include in the Environmental Statement is shown below. You can also find a full set of supporting documents, via the following link:

<http://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OJ7MREQX06O00>

- The need for the development (full)
- Details of the alternatives that have been considered (full)
- The need to import/export material from the site (summary)
- Access to the site for construction plant/equipment/machinery (summary)
- HGV/plant movements associated with construction phase (summary)
- Surface water drainage/flood risk (summary)
- Foul drainage (summary)
- Impacts from construction and operational lighting (summary)
- A Transport Assessment covering trip rates; numbers of vehicles entering and leaving the site; distribution flows and the impact at peak times (and others) on the trunk and local road networks (summary)
- The site lies close to the Orwell Estuary SSSI; the Stour and Orwell Estuaries SPA; Ramsar Site and the Suffolk Coast and Heaths AONB. The ES will set out the environmental effects of the proposal on the above and the measures taken to mitigate impacts (summary)
- The ES will assess the ecological impacts of the development including potential loss of habitat for birds, insects and amphibians with comprehensive records check and surveys to support the preparation of an Appropriate Assessment if this is required (summary)
- A comprehensive landscape and visual impact assessment will be provided for the construction and operational phases of the development to assess local impacts and more distant views from within the AONB (summary)
- The ES should include:
  - an archaeological desk-based assessment; (full).
  - a systematic field-walking survey across the development area; (not required for the brief).
  - Geophysical survey; (not required for the brief).
  - Trial excavation (a 5% sample of the development area) (not required for the brief).
- The ES should include an assessment of the impact that the construction and operational phases of the development would have on public rights of way, both directly and in terms of their impact on the amenity value of the individual rights of way and the network generally (summary)
- The ES should include assessments of the impacts of the construction and operational phases on air quality, dust and noise (including noise from piling) and vibration (summary)
- Impact of loss of agricultural land (full)