

SHOTLEY PARISH COUNCIL

Chairman: Cllr R Wrinch, Hill House, Wades Lane, Shotley, Ipswich IP9 1EW



Please address all correspondence to the clerk:

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Gareth Durrant
Principal Development Control Officer
Planning Department
Babergh District Council
Corks Lane
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16 January 2008

Your ref:

Our Ref:

Dear Gareth

HMS Ganges Reserved Matters Application – Amended Plans and Additional Information B/07/01318

Thank you for your letter of 10 December 2007.

The Shotley Parish Council (the Council) thanks the District Council for consulting it on the above application and it appreciates the opportunity to comment on the reserved matters for this important site. Set out below are the comments and responses of the Council to the above application. The Council would ask that the contents of this letter are conveyed, in their entirety, to the Development Committee Members, before the application is determined.

Arboriculture Report – Tree Preservation Orders are used to protect selected trees where removal would have significant impact on the environment and its enjoyment by the public and the removal of any trees would be in direct contravention of the Order. The legislation requires application in writing to the District Council for permission to fell, prune or uproot a tree covered by a TPO but it should be noted that consent to fell a preserved tree will normally involve a condition requiring replacement planting with the same species in the same location. We hope to submit a comprehensive report on other ecological matters in due course.

Noise Impact of the ports: The noise survey was taken over one 24 hour period at a single location and concluded that there will be no adverse impact for future residents. We consider that this is sample period is too small to provide any useful data to assess this impact. Notwithstanding this the World Health Organisation gives guidance on noise levels based on the lowest levels of noise that affect human health. The lowest guideline threshold levels for sleep disturbance are set for external noise levels of 45db. The night time levels from Felixstowe on site were found to be 54db during the survey period

which leads to the conclusion that there will be an adverse impact for future residents.

The report also states that the Bathside Bay Inquiry found that there will be "no significant cumulative impact" from Felixstowe South Reconfiguration and Bathside if/when they are completed. This is a misrepresentation of the findings. In fact the Inspector concluded that noise pollution would be a "major adverse" effect for some Shotley Gate residents during the construction phase and beyond and recommended that a Section 106 agreement for a Sound Insulation Grant Scheme be extended to cover those residents.

The Council therefore conclude that the ES is inadequate and contrary to Local Plan Policy EN24 and in the absence of any mitigation/compensatory measures is a further ground for refusing the RM application.

Overlooking – We note that the plans have been amended for properties at the South West corner of the site to lessen the intrusion on existing properties.

Drainage Strategy - We note that the applicant in their letter of 06/11/07 state that the issues of foul drainage is "clearly a detailed matter which should be dealt with at the construction phase." The applicant is far too imprecise in saying at what point in the construction phase they and Anglian Water will address this issue. The system may have served the Naval base well, however, it needs to be seen in the context of the developments built in the 1980s, the 150 homes on the marina and the recent approvals for the boatyard and Shotley Lodge. We believe that the Development Committee need to be satisfied that foul drainage and treatment are adequately provided for when they determine the RM application.

Yours sincerely

Linda Rowlands
Parish Clerk