Planning Sub Committee Report for WPC meeting on 10th November 2026.

Agenda Item a.i) DC/26/2312/OUT - Outline planning application for a phased development of up to 1,200 residential dwellings .... Land at, Foxhall Road, Foxhall, Suffolk – **Planning Officer D Miller; Deadline 03 December 2026**

Process issues with responding to the application

This application currently has a deadline of 3rd December 2026. WPC has applied for an extension, but as of the time of writing this hasn't been forthcoming. The grounds for this extension request are that two important meetings are planned, which (we hope) will shed some light on various issues that are currently unclear. One is with ESC planning officers and various parish representatives, and will hopefully clarify some of the planning issues. The other is with SCC Highways, who will present their take on transport issues arising from the application. Both of these, we believe, are due to happen in mid November.

If ESC is prepared to extend the deadline to around the 10th December then WPC can consider our response in the December meeting on the 8th, and this response will be informed by the two meetings mentioned above. If no extension is granted, then the planning sub-committee suggests the following approach:

WPC submits a 'holding objection' on the grounds that:

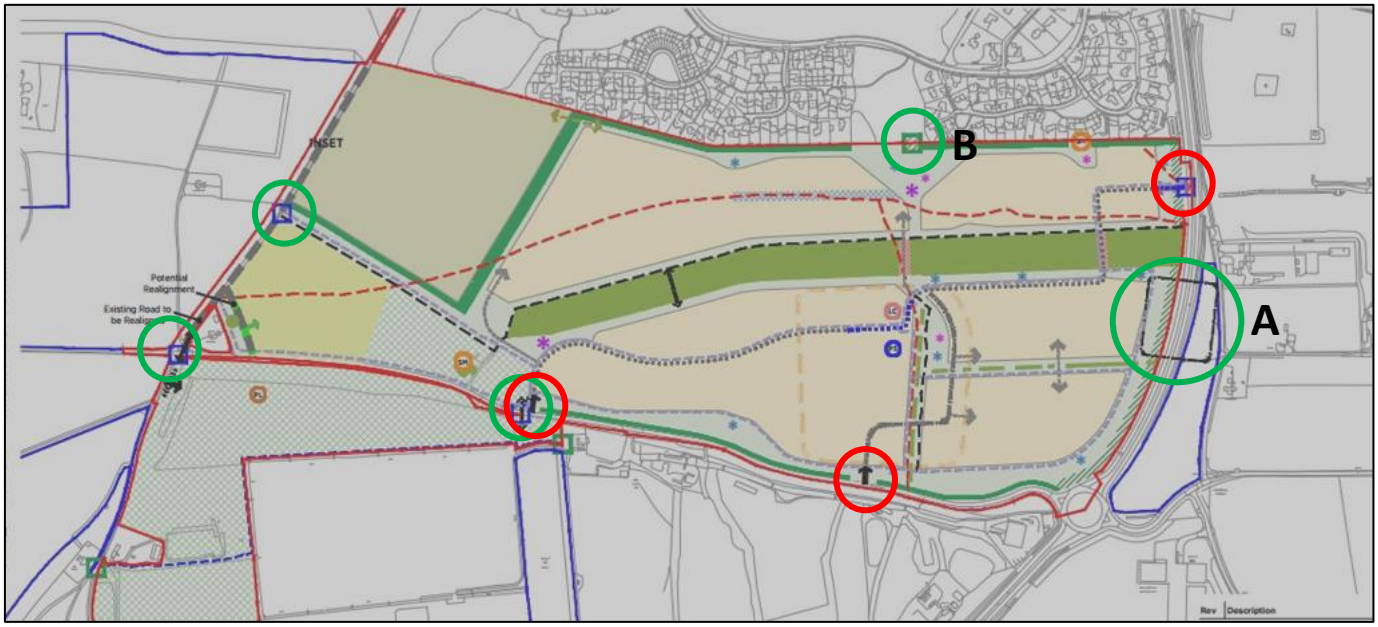
1. WPC can't take into account any new information presented at either of the ESC/SCC meetings in November, which will happen after the 10th November WPC meeting. Our position will therefore be based solely on the published application, which leaves several unanswered questions.
2. There has been insufficient time to examine the application in detail.

Our response would be a relatively brief 'initial response', and we would state that it would be followed by 'clarifications', which we would agree at the December meeting, in the light of the above mentioned meetings with ESC/SCC in November. This approach was suggested by the ESC Planning Officer, Danielle Miller, at a Teams meeting attended by Cllr Kay.

Issues with the planning application

The details of the internal arrangements of the roads, houses, etc., are not of direct concern to Waldringfield, and the planning sub-committee have ignored them. Our main concerns are about transport, and in particular the access points into/out of the site, and the impact on traffic on the A12 and Foxhall Rd.

There is a serious problem with the status of some of the features of the plan. This is an '**Outline**' application, in which one would expect the important characteristics of design features to be shown, but detailed layouts to be left to the '**Reserved Matters**' applications. However, in this application both are included, with no clear indication of which are 'outline' and which are detailed layouts. This was discussed at length at the Teams meeting mentioned above, and to illustrate the point we have annotated the 'Parameter Plan' (drawing attached separately):



‘Future’ access points (i.e. to be decided under ‘reserved matters’)	
Detailed layouts (i.e. to be decided in this application)	

Although the feature labelled ‘Future bridge and active travel connection’ (‘**A**’ on the above plan) is only an outline, it is impossible to tell what exactly it is. Is it a pedestrian only bridge? It appears to lead into a field, so what does ’active travel connection’ mean? Half of this feature is outside the red line.

It is similarly unclear to see what the ‘Future Access Point for Pedestrians Only (Location Indicative)’ (‘**B**’ on the above plan) actually represents.

Apart from some landscaping, there appear to be no changes to the Foxhall Rd Roundabout, which will take all of the extra traffic to/from the A12. It is unclear from the Transport Assessment what the increase in traffic on the Foxhall Rd will be, or the extent of delays on the Foxhall Rd resulting from the two extra junctions into the site.

The issue of the combined traffic impacts of several developments (Brightwell Lakes, this application, Orwell Green and Sizewell C) is not addressed.

The application pre-emps the ESC Local Plan, which is currently in development. The current Local Plan (adopted September 2020) does not identify this site as suitable for development.

There are no doubt other issues that will emerge when there has been time to examine the plans in details, and with the benefit of the meetings referred to above. In the meantime, assuming there is no extension, the Planning Sub-committee recommends WPC responds with a **HOLDING OBJECTION**.