

Questions and Answers regarding the Enabling Development Project

	Date	Query	Response
17.	13th September Issues raised at Orford PC	We have a general concern that the proposals currently advanced have the effect of enabling wealthy individuals to secure substantial private benefits. The sites currently proposed around Orford are large sites for exclusive development, not reflecting any village or local need. There are clearly other alternatives and we wonder if the PC shares this concern.	A single property in approx 1 acre of land will raise considerably more funds than a number of small houses on one plot of land. There has already been concern expressed that 80-140 houses (as originally specified in the Estuary Plan) were potentially to be built, spoiling the AONB. We have tried very hard to give a balance of housing with this in mind and Phase I is providing a number of semi-detached houses of more modest size as well as medium sized houses in Sudbourne and Tunstall. We appreciate that Orford is one parish that has a quantifiable 'need' but providing affordable houses is exempted for enabling development as the land essentially has to be given free to enable affordable homes to be built. The Trust is only able to make their funds from the land value. Funds from Enabling development sites benefit the wider community not just the local parish. The community must decide if they want lots of low cost housing estates that will inevitably change the landscape or many fewer but larger plots for single houses that have a much better cost outcome. No private benefits will occur as each site will be openly marketed and sold for the best price. 10th October 2017
18	13th September Issues raised at Orford PC	The purchasers of the sites are beneficiaries of the charity and this presents a conflict of interest. The 'planning gain' (increase in value as a consequence of permitted development) also presents a conflict.	We are satisfied that there is no conflict of interest between the Trustees of the Charity and the purchasers of the land who will pay full market value for a site and cannot therefore be a beneficiary. The Trust has resolved that donor landowners will not be able to bid for their own land. Once planning is agreed the site is immediately donated to The Estuary Trust, which will be a condition of the planning permission. 10th October 2017
19	13th September Issues raised at Orford PC	The proposals outlined are described as Phase 1 - how many more are planned and where?	Until it is known how much is realised from the sale of Phase I and more accurate costs of schemes (although currently £12million is a reasonable estimate) future phases cannot be ruled out. It may be necessary to consider further sites at a later stage. These will be discussed with the community at the time and have a wide consultation process as well as the statutory consultation.

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			<p>We hope soon to have better information about the value of the present 8 sites, after which we should be able to give a more accurate idea of the total number of sites that will eventually be needed.</p> <p>10th October 2017</p>
20	13th September Issues raised at Orford PC	What guarantee is the Partnership offering that such large sites on the village edge will not be vulnerable after sale or in future to more intensive development?	<p>Where appropriate we will use covenants in the sale contract for no build zones etc. There will also be conditions attached to the planning permissions and a S.106 agreement. Any planning alteration to the outline planning consent, once submitted, will be subject to a formal statutory consultation process and all representations made at that stage will be taken into account by the local planning authority.</p> <p>10th October 2017</p>
21	13th September Issues raised at Orford PC	What controls can the Partnership - which will not be owning or selling the land- exercise over the final shape and size of any buildings to be erected? Is this not a matter between the purchaser and the planning authorities?	<p>The sale contracts will be arranged by The Estuary Trust. The footprint, building heights and materials used will be detailed in the outline planning application. The purchaser will need to agree full planning details with the planning authority but these will be subject to the outline planning consent conditions and the normal planning procedures as detailed above.</p> <p>10th October 2017</p>
22	13th September Issues raised at Orford PC	What guarantee is there that the planning restrictions will <i>not</i> be lifted until and unless the protection of Orford and the adjacent parishes is secured?	<p>Restrictions imposed on the land through planning conditions and 106 agreements run with the land and bind not just the current but any future land owner. They cannot be removed without a formal application in either case and it is unlikely that they would be lifted without a significant change in the planning context.</p> <p>10th October 2017</p>
23	13th September Issues raised at Orford PC	It appears from the q&as (6) that the costing is imprecise. Does this not need to be more clearly established before decisions are made?	<p>The estimate is about £12 million for the total amount for the upgrading works. This will be established more precisely early in the new year but it should be understood that there are a number of variables not least weather, that play a part in costing the very considerable upgrade work over some 40 kilometres of estuary that will take a number of years to fulfil. Some variability will be inevitable.</p> <p>Recent modelling work has reinforced our plan and programme for the estuary defences.</p>

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			10th October 2017
	13th September	Why do some Parishes have no sites while Orford has three	Every farmer owning river frontage or floodable land was asked to donate sites. Some farmers do not have suitable land for a number of reasons, lack of suitable access, too exposed etc. Phase I sites were the best options to progress at the time. We are unable to discuss other potential sites as they have not been properly assessed yet. 10th October 2017
	26 th September 2017 Received in O&GPC office	Newton Broadway, the site of one of the proposed developments. This site (and the track it sits on) is in an extremely beautiful area loved by local dog-walkers, joggers, young families on bike rides and the residents of Newton Broadway. It's rural and character is rare and special. There has been talk of tarmacking the track, which we believe would ruin the rural beauty of the area. What process is planned for gathering input from the local residents about plans for the track?	This has been discussed with Charles Curry Hyde the architect and he thinks there would be a good case for leaving the road as it is – we thought they might like a decent surface but if not the contract can just say to make good. In any event we can discuss that nearer the time with the resident's if/when we get there.