

## ALDE AND ORE ESTUARY PARTNERSHIP – ENABLING DEVELOPMENT FREQUENTLY ANSWERED QUESTIONS & ANSWERS

	Date	Query	Response
Questions 1-9 relate to a specific Sudbourne site  1.	5 <sup>th</sup> August	How, and why, are sites chosen?	Selection of sites to be taken forward in discussion with parish councils, local resident and the Planning Dept of SCDC is in all cases based on a combination of availability ( i.e. that which the land owner is happy to donate) and suitability (subject to future formal assessment by the relevant planning authority). Factors affecting suitability also include a first assessment of whether a site might meet the enabling development criteria, (Appendix 10 of the Estuary Plan) and initial advice from architects and agents. 22.8.2017
2.	5 <sup>th</sup> August	Have other sites been turned down by AOEP, and on what grounds? <i>[Why would this information be in any way confidential?]</i>	Some sites within initial scope of consideration are not selected if they clearly do not meet the enabling criteria such as flooding issues, acceptable access to a local highway, are not exposed or have difficult steep access. There is no intention to publicise details of sites that will not be progressed to a formal planning application. 22.8.2017
3.	5 <sup>th</sup> August	What mitigation will there be for (e.g.) loss of hedgerow, and damage to the natural environment?	We are concerned to ensure that all impacts of all developments are appropriately mitigated. All applications will include details of the impact of the development and how it will be mitigated and the relevant planning authority will impose conditions and/or obligations to secure this protection as appropriate 22.8.2017
4.	5 <sup>th</sup> August	Why is a site being chosen in an area protected by Article 15 of the Town & Country Planning Act?	The 1990 Act does not include an Article 15. Some or all of the sites will be subject to specific protective designations. All applications will include details of the impact of the development and how it will be mitigated and the relevant planning authority will impose conditions and/or obligations to secure this protection as appropriate. By definition, enabling development is considered on its own merits and is often inconsistent with designations such as AONB and local plan policies. Any application will be considered on its own merits by the local planning authority who will take into account any such inconsistencies and weigh them against the benefits to be secured. 22.8.2017
5.	5 <sup>th</sup> August	Given the criteria for these sites agreed by SCDC, how has a site with such an impact on the immediate environment been chosen? This development will be visible from all around as it is on a high point in a flat field and much larger than the cottages in the vicinity; it will intrude visually, is out of scale with local topography	The current proposal is shown on an indicative basis only in an artist's sketch and prior to drawing up formal plans will be fully discussed locally. Visual impact is a relevant and material planning concern and will be taken into account by the relevant local planning authority when a formal application is submitted. This application will be accompanied by a formal design and access statement allowing impact to be assessed more fully.

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		and neither enhances nor maintains a ‘sense of place’.	22.8.2017
6.	5 <sup>th</sup> August	<p>From the indicative plans shown to us, we assume that the development has been focussed almost entirely on raising the maximum funding for the flood defences, rather than on creating an ‘outstanding or innovative’ design.</p> <p>Will the AOEP therefore be publishing a formal business plan showing how the funds raised by this development will be specifically linked to the forecast cost of the flood defences?</p>	<p>The 9 prospective enabling developments have tried to give a balance of housing requirements such as lower cost smaller houses (e.g. pairs of semi detached houses) as well as larger individual houses, all of which will be well designed and ‘eco friendly’. In the appropriate setting, the opportunity will be taken to provide ‘outstanding/innovative designs’.</p> <p>The AOEP selected two firms with proven skills in meeting sensitive design challenges, given the importance of appropriate designs.</p> <p>Details of how funding is intended to be secured and applied will be included with any formal application submitted and taken into account as a material planning consideration by the relevant local authority. The cost of the proposed flood defence upgrading had been costed in general terms but the actual cost for each section will depend on local features which emerge when detailed plans are made, e.g. the level of wildlife mitigation, the detailed surveys of the historic river walls, pumping and water management requirements etc.</p> <p>22.8.2017</p>
7.	5 <sup>th</sup> August	How will the AOEP ensure the high standard of design quality that the SCDC criteria require?	<p>All applications will include details of the design of the particular development in the form of a design and access statement. Design issues will be taken into account as a material planning consideration by the relevant local authority and conditions and obligations can be imposed to secure design standards as appropriate.</p> <p>22.8.2017</p>
8.	5 <sup>th</sup> August	Will this be the only site in this area, or will this development set a precedent for future, more intensive Enabling Developments as the AOEP programme of flood defence works continues?	<p>Precedent is a material planning consideration that can and will be taken into account by the relevant local authority if further sites were considered for development in the future, however any site must meet the enabling development criteria and be subject to local consultation. The ED Criteria do not allow for high density developments.</p> <p>22.8.2017</p>
9.	5 <sup>th</sup> August	Finally, could another local body (in principle) buy this piece of land? At what price would it be offered to the general public to raise funds for flood defences and avoid residential	<p>There is nothing to stop an individual, group of individuals or organisation approaching The Estuary Trust with a proposal for purchase. Any such purchase would be at open market value with outline planning permission. Alternative development proposals such as an Orchard are a material planning consideration that can be taken into account by the local planning authority</p>

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		development? Perhaps (say) an orchard would be a much better idea, with the land sold at an inflated 'charitable' price for flood defence purposes; many more sites would be possible if all we were building were community orchards, not large and inappropriate residential developments.	when considering any formal application but no proposals for such a development have yet emerged.  The local planning authority will need to consider what constraints are required when it decides on any specific application submitted but it is likely that any enabling development planning permission will be incapable of implementation until the site is in the hands of The Estuary Trust.  22.8.2017
Questions 10-15 relate to Process 10.	5 <sup>th</sup> August	The presentation made to Sudbourne Parish Council is confusing – can the AOEP confirm whether or not they have yet carried out a pre-application consultation with SCDC, and can we please see the outcome if they have done so? If not, when will this be carried out? When does the AOEP intend to make a planning application? Is <i>this</i> process their public consultation for that application?	No formal application or pre-application has yet started. This would take place once there have been local discussions of ideas and possible variations. The Partnership will be issuing newsletters that provide an update to anyone interested in any of the developments on their progress. Once formally submitted, all applications will be subject to a statutory consultation process and as with any planning application all representations made at that stage will be taken into account by the relevant local planning authority.  The Partnership is very happy to meet local people about specific applications – please contact us and we will arrange a meeting.  22.8.2017
11.	5 <sup>th</sup> August	How were this site and its architect chosen? Will the AOEP name the architects they have appointed for <i>all</i> their sites, and hold a public exhibition of their proposals – and continue to do this as they are revised? Were architects asked to tender on the basis of design quality, given the exceptional value of the sites made available to them?	Site selection in all cases is based on a combination of availability and suitability (subject to future formal assessment by the relevant planning authority)  Following interviews with 6 interested firms, the Partnership commissioned Charles Curry Hyde ( <a href="http://www.curryhyde.co.uk">www.curryhyde.co.uk</a> ) and Phil Branton ( <a href="http://www.wkparchitects.co.uk">www.wkparchitects.co.uk</a> ) (see minutes and newsletters already published). They were selected partly on the basis of their excellent reputation in design, energy saving and public engagement experience. Both architects attended the recent meeting with Sudbourne Parish Council on 23 <sup>rd</sup> May 2017.  22.8.2017
12.	5 <sup>th</sup> August	Has any consultation been carried out specifically on the question of Enabling Development and its overall impact on the Estuary area and AONB, aside from the 2015 consultation on the Estuary Plan?	No consultation has been carried out on this specific issue since those during the Consultation on the Estuary Plan and the final version amended in the light of comments made during the consultation. However enabling development and its associated issues is a material planning consideration that will be taken into account by the relevant planning authority in the

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			<p>determination of any planning application. Planning applications for enabling development will be supported by a general statement setting out the planning and financial case for the use of enabling development to upgrade flood defences in the Alde and Ore Estuary. Once submitted all applications will be subject to a formal statutory consultation process and all representations made at that stage will be taken into account by the relevant local planning authority.</p> <p style="text-align: right;">22.8.2017</p>
13.	5 <sup>th</sup> August	Is there a public document containing an estimate of the <i>aggregate</i> impact of <i>all</i> the developments planned in the AOEP's programme? Are local communities being made aware of the actual nature of this overall impact?	<p>The Estuary Plan, originally written in 2014/5 estimated that on a very pessimistic basis some 80 -140 houses might be needed spread over 18 parishes. In practice since then the price of development land has risen and some good quality sites are emerging so the development needs are likely to be far less than originally projected. The cumulative impact of development is a material planning consideration that can be taken into account by the relevant planning authority in the determination of any planning application. The Partnership is being entirely transparent about the number and location of sites currently under consideration and is planning to issue a series of newsletters that provide an update to anyone interested in any of the developments.</p> <p style="text-align: right;">22.8.2017</p>
14.	5 <sup>th</sup> August	Two options are shown in the plan for developments in Sudbourne (open market sale with planning permission or preferred bidder) – can the AOEP say how this decision will be taken, by whom and after what consultation?	<p>All sites will be offered on the open market with outline planning permission.</p> <p>22.8.2017</p>
15.	5 <sup>th</sup> August	SCDC's Community Infrastructure Levy can specifically (under the latest Regulation 123 list) cover 'Strategic flooding and coastal defence works'; what funds are intended to be raised for this purpose, and why (when under consultation the planning officers were against this arrangement) has the AOEP development programme been exempted from CIL?	<p>The AOEP proposals have not been formally exempted from CIL as far as the Partnership is aware but SCDC is the CIL authority with responsibility for allocating this funding and it is suggested that this query is raised specifically with them. CIL will not be attributable to the land purchase but only attributable when building commences and will be the responsibility of the new site owner.</p> <p>The AOEP will be discussing CIL contributions for flood defences with SCDC Planning and how they will be allocated.</p> <p>Enabling Development is exempt from standard Section 106 requirements. (see criteria) but the local planning authority still has discretion to apply specific constraints such as planning obligations and conditions where there are perceived disbenefits to any proposal that can be overcome through imposing such restrictions</p>

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			22.8.2017
Questions 16-22 re enabling development criteria	5 <sup>th</sup> August	How will the AOEP (and SCDC) judge whether a specific proposal has ‘. the support of the community within which the development would be situated..’?	This is not something that is capable of empirical analysis but we would expect the District Council, as the final arbiter, to pay particular attention to the views of the Parish Council, as well as those of other community bodies and interested individuals. 22.8.2017
16.	5 <sup>th</sup> August	Who will judge whether this or other developments constitute ‘.the optimal number of additional dwellings sustainable within a defined parish and estuary area..’?	The density of a development is a material planning consideration to be taken into account by the relevant planning authority in the determination of a specific planning application. The AOEP wishes to spread enabling development sites across all parishes in the estuary catchment as far as that can be achieved. 22.8.2017
17.	5 <sup>th</sup> August	What is a ‘defined...estuary area..’?	This is defined in the map in the Estuary plan and can be viewed here <a href="http://aoep.co.uk/wp-content/uploads/2016/07/AOEP-Estuary-web.4.compressed.pdf">http://aoep.co.uk/wp-content/uploads/2016/07/AOEP-Estuary-web.4.compressed.pdf</a> . These are all parishes that contain land or property that floods or benefits from fresh water abstraction.  22.8.2017
18.	5 <sup>th</sup> August	Developments under this Enabling scheme must ‘.when possible..’ reflect evidenced local need in terms of dwelling size and configuration. It is clear that this scheme does not reflect any evidenced <i>local</i> need; how will the AOEP and SCDC decide whether it should go ahead under the ‘.when possible..’ exemption, and how will this decision be publicised or consulted upon?	The local planning authority maintains records of housing need in the area and this is a material planning consideration to be taken into account by the relevant planning authority in the determination of a specific planning application. Once submitted all applications will be subject to a formal statutory consultation process and all representations made at that stage will be taken into account by the relevant local planning authority. While local need is often for small low cost housing, such sites are worth very much less than single house sites with up to an acre. The AOEP seeks to provide a balance of housing types while wishing to minimise the total number of new dwellings. 22.8.2017

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19.	5 <sup>th</sup> August	Buildings under the Enabling scheme constraints must reflect ‘..high standards of design..’; will the designs be submitted to the Suffolk Design Review Panel?	All applications will include details of the design of the particular development in the form of a design and access statement. Design issues will be taken into account as a material planning consideration by the relevant local authority and conditions and obligations can be imposed to secure design standards as appropriate. The Partnership is very happy for its proposals to be considered by The Suffolk Design Panel where appropriate.  22.8.2017
20.	5 <sup>th</sup> August	How will the constraints of the Enabling scheme be passed on to future developers and site owners	Planning conditions and obligations are both mechanisms through which restrictions on the use of land can be secured so that they run with the land. The need for and content of such restrictions is a material planning consideration that can be taken into account by the local authority in the determination of an application  22.8.2017
21.	5 <sup>th</sup> August	And what future protection does the AOEP offer to communities in which developments under the scheme are currently taking place, if it should prove necessary to raise more funds in the future?	Should future funding needs emerge and should it be necessary to progress further developments they will be the subject both of future public engagement and formal applications, including statutory consultation requirements.  22.8.2017
22.	26 <sup>TH</sup> August 2017 Orford Flower Show leaflet	What will 140 new houses do to its [the estuary’s] natural beauty	The Estuary Plan was written some years ago and the advice at the time was that plots would only sell for £50,000. On this basis it was calculated pessimistically that around 80-140 houses might be needed. This is no longer the case. Land values have increased and larger plots have been offered than were first envisaged providing single dwellings with a greatly increased land value. This means that far fewer houses than was first anticipated need to be built. The first phase of development potentially will only be for about 17 houses some of which are semi detached modest cost homes. The impact on the landscape will nevertheless remain a material consideration to be taken into account with all other material considerations by the local authority when it considers each application.  10 <sup>th</sup> October 2017

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23.	26 <sup>TH</sup> August 2017 Orford Flower Show leaflet	Enabling development - Selling off sites to developers at a profit	<p>The whole point of enabling development is to raise funds for flood defences and such funds are integral to achieving the aims of the Estuary Plan. There was extensive public consultation in 2015 and the principle of enabling development received a great deal of support. in the questionnaires (question 3 on <a href="http://www.aoep.co.uk.co.uk">www.aoep.co.uk.co.uk</a> / Estuary Plan) returned by many of the local community. ED has also been included as an option for local funding of flood defence work in Suffolk Coastal District Council's Local Plan.</p> <p>10<sup>th</sup> October 2017</p>
24.	26 <sup>TH</sup> August 2017 Orford Flower Show leaflet	Cover drawing is typical of the sort of houses being proposed	<p>The cover drawing on the objection leaflet was just indicative – no formal plans have been drawn up, and there are discussions with the neighbours currently being planned. Design will nevertheless remain a material consideration to be taken into account with all other material considerations by the local authority when it considers each application.</p> <p>10<sup>th</sup> October 2017</p>
25.	26 <sup>TH</sup> August 2017 Orford Flower Show leaflet	Residents are completely unaware of the number and location of the sites	<p>Meetings have been held with Parish Councils in public since April and discussions are continuing to take place. The enabling development plans were all available at the Suffolk Show and the Orford Flower Show (space at the Aldeburgh Carnival prevented showing plans there). Villages that have asked for the plans have had them sent digitally when available. Information on the location of sites has been discussed with Parish Councils since April and May 2017, publicised in newsletters and local village publications and the website since end August/September 2017. All of the proposals will be fully consulted on once they are submitted and in the public domain as formal planning applications.</p> <p>10<sup>th</sup> October 2017</p>

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26.	26 <sup>TH</sup> August 2017 Orford Flower Show leaflet	Enabling Development harms what it is trying to protect	<p>There are very strict criteria for enabling development sites and these can be seen on the Estuary plan at <a href="http://aoep.co.uk/wp-content/uploads/2015/11/Appendix-10-Enabling-development-criteria.pdf">http://aoep.co.uk/wp-content/uploads/2015/11/Appendix-10-Enabling-development-criteria.pdf</a>. The potential for the developments to harm their environments will nevertheless remain a material consideration to be taken into account with all other material considerations by the local authority when it considers each application</p> <p>10<sup>th</sup> October 2017</p>
27.	26 <sup>TH</sup> August 2017 Orford Flower Show leaflet	Ask to see the designs	<p>There are no formal plans yet for any site, only possible sketch designs for housing layout which have been seen by the relevant parish councils. The Partnership is organising meetings to discuss and respond to any comments or objections to these proposals. The Partnership will also be holding a full public exhibition* in due course as part of the public consultation for enabling development which will show all the sites currently being put forward. All of the proposals will be fully consulted on once they are submitted and in the public domain as formal planning applications.</p> <p><b>* now agreed for Friday 10<sup>th</sup> November at 4pm at Tunstall Village Hall – please let us know if you would like to come.</b></p> <p>10<sup>th</sup> October 2017</p>
28.	26 <sup>TH</sup> August 2017 Orford Flower Show leaflet	CIL	<p>The Community Infrastructure Levy distributions will be discussed with the District Council as some of these payments should include funding for flood defence. However flood defence is only one of a number of possible uses for CIL funds.</p> <p>CIL payments are triggered at the time of construction and not before. Indications are that enabling development will not be excused from paying CIL. Financial considerations are a material consideration in all planning decisions. They will be taken into account with all other material considerations by the local authority when it considers each application.</p> <p>10<sup>th</sup> October 2017</p>



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<p>29.</p> <p>5<sup>th</sup> September 2017</p>	<p>Landowners are doing this to raise money for sea and river defences to protect their land from acting as a flood plain but argue it is to protect our coastline. Yet by building on it they are ruining what they claim they are preserving for us!</p>	<p>Landowners are donating land to raise funds to upgrade the river walls, NOT the sea walls. All land below 5 metres acts as a flood plain anyway and the upgraded walls may well still overtop. The upgrading is to prevent catastrophic breaching to the walls which, once totally breached, is prohibitively expensive to repair (viz Hazlewood Marsh). Enabling Development criteria requires sites to be outside the flood plain. The Partnership is committed to as few new houses as possible to limit changes to the landscape. The value of houses in the floodplain greatly exceeds the value of farmland and irrigation water supplies.</p> <p>The potential for the developments to harm their environments will nevertheless remain a material consideration to be taken into account with all other material considerations by the local authority when it considers each application</p> <p>10<sup>th</sup> October 2017</p>
<p>30.</p> <p>5<sup>th</sup> September 2017</p>	<p>There are other methods of raising the funds</p>	<p>Please let us know your suggestions.</p> <p>Apart from Government funding, The Funding Group (set up in August 2016) is:</p> <ul style="list-style-type: none"> <li>• Collating a list of charities and individuals</li> <li>• Approaching charities who are known to give to environmental causes</li> <li>• Discussing an application with the Heritage Lottery Landscape Fund</li> <li>• Potential CIL payments being discussed with SCDC in November</li> <li>• Communication to all householders asking for support will be sent in November/December/January via parish magazine</li> <li>• All businesses in the estuary will be approached for support in various ways, some have already offered sponsorship on events</li> <li>• Gift Aid payments on donations other than from a charity</li> <li>• Crowd funding using the 6 minute film</li> <li>• Events to include anyone in the area interested in preserving the estuary ie charity bike ride (September) and pub quiz (in November)</li> <li>• Will be preparing future events for next year</li> </ul> <p>10<sup>th</sup> October 2017</p>

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31.	5 <sup>th</sup> September 2017	ED is happening in all areas, including Orford, Iken, Sudbourne, Tunstall, Theberton	<p>There are <b>no</b> Alde and Ore enabling development sites in Theberton, neither are the 17 house development mooted for the middle of Sudbourne village enabling development.</p> <p><b>Phase I sites</b> – currently there are <b>potentially</b> 3 houses in Orford, 1 at Iken, 3 houses in Sudbourne, 4 semi detached houses in Chillesford, 3 houses and 3 semi detached in Tunstall. (all still under discussion)</p> <p>10<sup>th</sup> October 2017</p>
32.	5 <sup>th</sup> September 2017	[despite] ...continuing with their plans and discussions with the council and not with the community who they are supposed to bring with them and have agreement with.	<p>The Parish Councils represent the community. Their meetings are public and can be attended by anyone. The Partnership is also organising meetings to discuss and respond to any comments or objections to these proposals (detailed in question 12) to ensure the correct information is available. Thus far we have held c.12 separate meetings with PC's, communities and neighbours.</p> <p>AOEP has not had any further detailed discussions with SCDC.</p> <p>10<sup>th</sup> October 2017</p>
33.	5 <sup>th</sup> September 2017	Any lack of knowledge we have just highlights that the AOEP are not doing their job and sharing this with the community properly	<p>The Partnership has kept Parish Councils informed since inception in 2012 with minutes which are also available on the website for everyone to read. Partnership meetings are held in public, advertised on the website and on parish council notice boards. Copy has regularly been placed in Parish magazines and Aldeburgh Gazette and Times to keep everyone informed. The Partnership has held community meetings in the past and is holding a Fundraising Launch on three consecutive weekends in October to which everyone is welcome. It is only in recent months that site selection has been agreed and it was possible to start discussing this with the Parish Councils/community. Anyone wishing to keep in touch is encouraged to join the mailchimp Newsletter distribution list available on the website. There is a meeting in</p>

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			<p>Sudbourne to discuss developments on 3<sup>rd</sup> October and a full forum meeting on <b>10<sup>th</sup> November in Tunstall Village Hall at 4pm Chaired by Lord Deben</b> for the community to see sketch designs for all 8 sites in Orford, Tunstall, Sudbourne Iken and Chillesford.  <a href="http://www.aoep.co.uk">www.aoep.co.uk</a>                  In addition, all of the proposals will be fully consulted on once they are submitted and in the public domain as formal planning applications.</p> <p>10<sup>th</sup> October 2017</p>
34.	13 <sup>th</sup> Sept	<p>I understand that some landowners will take care of their own walls. What guarantee is there that they will actually do this and not let their land go the way of the Hazelwood marshes. Why are other landowners not prepared or being asked to do the same thing.</p>	<p>It is inappropriate for the AOEP to comment on the motivations or actions of other land owners however this is a correct assumption. The only Flood Cells upgraded privately is FC8, Ham Creek, which involves only 2 or 3 landowners and includes only one house and one fresh water abstraction point. Most Flood Cell defences involve many more landowners and houses than that and have to be refurbished communally. If any one section is neglected the whole FC remains vulnerable, also flooding in one cell can affect other flood cells.</p> <p>In terms of guaranteeing that any profit generated will be used solely to achieve the aims of the AOEP plan, we expect appropriate conditions and obligations to be imposed to secure this. The detail of such conditions and obligations will be for negotiation on each site once formal applications are submitted.</p> <p>10<sup>th</sup> October 2017</p>
35.		<p>The landowners are not seen to be contributing anything apart from an acre or two of agricultural land. As they are the initial beneficiaries of the works, should they not be seen in a public sense, as major contributors to funds</p>	<p>It is inappropriate for the AOEP to comment on the contributions made by other landowners. We are grateful to receive donated land from farmers who are generally ‘asset rich’ but ‘cash poor’, especially since the whole community benefits from protection of the landscaping from flood risk – including the hundreds of householders behind the estuary defences with reduced flooding risk, businesses, tourism and leisure activities -. with no estuary walls sailing would be very limited.</p> <p>10<sup>th</sup> October 2017</p>

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36.		<p>If insufficient funds are found in total how is spending to be prioritised. Would the plan be to protect the most economically and socially vulnerable areas first, ie Aldeburgh and Orford and can this be done in discrete sections so that flooding of adjacent areas will not affect the upgraded area.</p>	<p>Much discussion and planning has gone on about this (see AOEP minutes on the website including most recently 20<sup>th</sup> September 2017). Prioritisation was a combination of the number of houses at risk, other property and land at risk, infrastructure assets, footpaths, plus a range of other factors. Because of the interdependence of the FC's we are now looking at an 'Upper Estuary' programme involving Snape, Iken and Aldeburgh. Recent hydrological modelling results have made it clear that all three FC's must be refurbished as a package. Orford is expected to follow, though one or two houses may be temporarily at greater risk, so we may need to give them local protection in the meanwhile.</p> <p>10<sup>th</sup> October 2017</p>
37.		<p>Would a second priority be to start upstream and work downstream in discrete flood cells so that any breaches would be in lower reaches which would serve to help protect upper reaches. Will donating landowners accept such priorities in the event there is a shortfall in funds raised.</p>	<p>In effect that is what is going to happen, though it has come about via our prioritisation and modelling work.</p> <p>We are giving ourselves until 2024 to complete all the work, so we can continue to fund raise as the years go by. In addition the AOEP has agreed that up to £1m may be spent in the lower estuary on particularly vulnerable sections of defence in advance of those FC's being fully refurbished.</p> <p>Recent modelling has shown that complete breaches in the lower estuary have the effect of raising water levels in the upper reaches.</p> <p>We consistently tell all donors that donations from all sources (including ED sites) go towards the whole estuary plan in the priority order set out, not towards anyone's own defences or any particular defence.</p> <p>10<sup>th</sup> October 2017</p>
38.	<p>13<sup>th</sup> September Issues raised at Orford PC</p>	<p>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.</p>	<p>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</p>

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			<p>only able to make their funds from the land value. Funds from Enabling development sites benefit the wider community not just the local parish.</p> <p>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.</p> <p>No private benefits will occur as each site will be openly marketed and sold for the best price.</p> <p>10<sup>th</sup> October 2017</p>
39.	13 <sup>th</sup> 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.	<p>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.</p> <p>10<sup>th</sup> October 2017</p>
40.	13 <sup>th</sup> September Issues raised at Orford PC	The proposals outlined are described as Phase 1 - how many more are planned and where?	<p>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.</p> <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>10<sup>th</sup> October 2017</p>

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41.	13 <sup>th</sup> 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?	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.  10 <sup>th</sup> October 2017
42.	13 <sup>th</sup> 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?	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.  10 <sup>th</sup> October 2017
43.	13 <sup>th</sup> 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?	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.  10 <sup>th</sup> October 2017
44.	13 <sup>th</sup> 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?	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. Recent modelling work has reinforced our plan and programme for the estuary defences.  10 <sup>th</sup> October 2017

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45.	13 <sup>th</sup> September	ED should only be a last resort when all other avenues for funding have been exhausted	ED was certainly not the first option considered for funding this program but is seen as a potential resource when there are no other obvious options. In this case the local authority has accepted the possibility of ED but of course no decision has yet been made and all considerations material to the decision will be taken into account by the local authority when it makes a decision on each application.  10 <sup>th</sup> October 2017
46.	13 <sup>th</sup> September	The ED at Bawdsey sets a precedent for low quality development and is now going onto another stage What lessons have been learnt from Bawdsey?	We have learnt that multiple low quality developments are far less acceptable which is why the Partnership have tried to give a balance of single houses and some small moderately costed housing which will be of high quality and eco standard.  10 <sup>th</sup> October 2017
47.	13 <sup>th</sup> September	How will the agreed planning permissions be fixed to prevent developers buying them and applying for new planning that are not agreed by the community	There will be covenants that will go with the land to avoid additional building and other issues that will be specific to every site. Any new applications will be subject to the formal statutory consultation process and all representations made at that stage will be taken into account by the local planning authority.  10 <sup>th</sup> October 2017
48.	13 <sup>th</sup> 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.  10 <sup>th</sup> October 2017

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49.	28 <sup>th</sup> September	<p><b>Sites currently under consideration.</b> It is noted that 9 possible sites for a total 15-17 houses are currently under formal consideration. Please explain what you mean by formal consideration. Have these sites been discussed formally or informally with the Planning Authority and if so with what response. Are formal Pre-Application consultations in progress or intended, prior to submission of planning applications? Will you please allow Pre-App planning responses to be made available to members of the community.</p>	<p>39 sites were originally considered. Since when they have been assessed by architects and the 8 sites were selected to progress on their advice. Pre-applications will be made in the next few months before formal plans are submitted. All of the proposals will be fully consulted on once they are submitted and in the public domain as formal planning applications</p> <p>10<sup>th</sup> October 2017</p>
50.	28 <sup>th</sup> September	<p>Are you familiar with the <a href="#">Historic England</a> publication 'Enabling Development and the Conservation of Significant Places? Do you consider that you are following the guidance in that document?</p>	<p>We are aware of the EH guidance relevant to these applications and have taken it into account along with all other relevant issues. The contents of that guidance is a material consideration to be taken into account with all other material considerations by the local authority when it considers each application</p> <p>10<sup>th</sup> October 2017</p>
51.	28 <sup>th</sup> September	<p>What else have you tried so far to raise the money? Can we have details of whatever assessments of feasibility have been made? Have you taken professional advice on <a href="#">fundraising</a> without using ED?</p>	<p>Yes, The Trust employs Judi Newman a Fundraising PR consultant. See question 9 for details of fundraising activities.</p> <p>10<sup>th</sup> October 2017</p>
52.	28 <sup>th</sup> September	<p>You refer in your AOEP Newsletter to '<a href="#">donations</a>' of £5m from farmers and other landowners. What is the actual value being donated by farmers and landowners, and how much has so far been donated?</p>	<p>Through cash and enabling land donations the landowners have committed to funding The Trust to the level of £5m. Thus far (October 2017) no donations have come to the trust from landowners from either source, though active discussions are taking place.</p> <p>10<sup>th</sup> October 2017</p>



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53.	28 <sup>th</sup> September	Has any <u>risk assessment</u> or sensitivity analysis been carried out on the income and expenditure programmes? What scenarios have been considered in the case of partial failure of the fund-raising programme? Do you have an explicit upper limit for the number of developments, or will they just be sought ‘as required’ to meet the funding requirement? Does the AOEP agree that an unlimited programme would cause permanent damage to the local environment?	<p>The AOEP will be revising the £12m cost estimate as information comes available. For example, the modelling results currently being received will show which flood cells need work to what level and in which order, and so could alter the total estimated cost. However, initial information from that modelling supports the current Estuary Plan and Programme.</p> <p>Similarly, we hope to have better information about the value of the current 8 ED sites shortly, which will help us to understand how many ED sites may be needed in total.</p> <p>We will give more information on both these matters when we can.</p> <p>10<sup>th</sup> October 2017</p>
54.	28 <sup>th</sup> September	What guarantee is there that larger sites will not be subject to <u>infill development</u> over time? Has the AOEP taken legal advice on this, and does this advice indicate that it will be possible (legally and financially) to ensure that plans under discussion at present will be those that the developer builds?	<p>We expect the scope of development to be limited by both planning obligations and conditions. 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>10<sup>th</sup> October 2017</p>
55.	28 <sup>th</sup> September	<u>Building works.</u> The costs for Flood Cell No4 appear to have increased substantially since the Estuary Plan was published (from £1.7m to £5.6m). What is the reason for this? Have other options been considered? Will the AOEP publish details of spend to date per cell since the Partnership was established, and the current budgetary expectations per cell?	<p>The costs in the plan were worked out in 2013. They assumed no unforeseen engineering complications, single large engineering contracts, and did not take account of environmental mitigation costs. All these factors have acted to increase costs. There was also a 5% annual predicted cost increase.</p> <p>In addition, over the last year or two we have a better idea of current costs and potential issues that arise after completion of Phase I on the Aldeburgh Wall and work at Snape. Until we have the final report from the whole estuary modelling we cannot design a final scheme.</p> <p>10<sup>th</sup> October 2017</p>

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<p>56.</p>	<p>28<sup>th</sup> September</p>	<p>Who is in <i>overall</i> charge of the Enabling Development project, and <u>accountable</u> for the delivery of the Business Case (by which we mean the business case for <i>Enabling Development overall</i>, both income and expenditure)? Is the Partnership confident that the required professional skills and resources are available, and that scrutiny and audit of the programme are at the requisite level?</p>	<p>The enabling development is being carried out by the AOEP. A sub-group of three members of the Partnership has been delegated to take it forward. They are Sir Edward Greenwell, Brian Johnson and Amanda Bettinson.</p> <p>The Partnership has commissioned Savills, Gotelee solicitors, Beacon Planning, Wincer Keivenaar Architects, Charles Curry-Hyde Architect and Birketts for strategic advice on all aspects of Enabling Development. We are also considering appointing a Project Manager for Enabling Development and are confident that we have the required professional skills. The Partnership and Trust will both be audited by appropriate firms.</p> <p>The local authority is responsible for making the decision on each individual application.</p> <p>10<sup>th</sup> October 2017</p>
<p>57.</p>	<p>3<sup>rd</sup> October</p> <p>Other questions raised on 3<sup>rd</sup> October Sudbourne meeting are covered in the minutes.</p>	<p>The Trust shouldn't be offering grants to refund the IDB loan.</p>	<p>The Trust will not be refunding the IDB loan. It will only pay grants to the IDB for work the IDB has carried out at the request of the Partnership, and for which the Trust has offered conditional grant.</p> <p>The loan has been taken out to provide the IDB with liquidity to allow work to continue until the Trust has had time to secure its own funding with which to pay grants.</p> <p>The IDB loan is for 30 years, and it will be for the IDB to decide if and when any of it is paid down earlier than that.</p> <p>10<sup>th</sup> October 2017</p>