This hearing statement relates to paragraph 3.80 of the Inspectors Initial Matters Issues and Questions. The paragraph covers Policy SCLP12.60 Land adjacent to Farthings, Sibton Road Peasenhall and asks whether the allocation of land for housing within an area of Flood Zone 2 is justified in terms of the sequential test.

The issue was discussed at the Parish Council meeting on 10th July 2019 and the council voted to submit a statement to the hearing.

The Parish Council does not believe that the allocation is justified under the sequential test for the following reasons:

Part of the site is in Flood Zone 2 and the site does regularly flood. Construction of houses on the site would displace flood water onto other local properties and the local roads. The local sewerage system in the area already struggles to cope, with some properties in the area suffering from the backing up of foul water. Anglia Water have formally objected to development of this site in the past on the basis of its affect on the sewerage system.

There are other suitable alternative development sites in the village which are not at risk of flooding. Many of these were included in the first draft of the Local Plan and some were supported for inclusion by the Parish Council. Unfortunately, none of these sites were included in the final draft.

This site SCLP12.60 was not included in the first draft of the plan and not therefore been subject to any proper or meaningful public consultation.

In conclusion, Peasenhall Parish Council believes the allocation of this site for housing development fails the soundness test on the grounds of not being justified in terms of the sequential test (flooding) and also on the grounds of there having been insufficient public consultation on the inclusion of the site in the plan.