Leiston-cum-Sizewell Town Council
Planning Committee
24 February 2026 at 6.30pm, Community Centre
Cllr Motion (Chair). Cllrs Hill, Last, Corbett, Swift, Dix

Residents are reminded that East Suffolk Council is the local planning authority and is responsible for making the final decision on applications, which can be viewed on Public Access https://publicaccess.eastsuffolk.gov.uk/

At the start of the meeting there will be a public session for members of the public to address or make representations to the Council.

Public Session

Ten residents with an interest in Land South of Perrett Way attended the meeting. The Chair, Cllr Swift, welcomed everyone and confirmed that Council had been granted an extension to respond as a consultee. Cllr Swift outlined how the meeting would proceed and referred those attending to an introductory sheet outlining the role of the Council in planning matters and important considerations it needs to make with regard to this application. Cllr Swift also pointed out the Call for Sites Boards that had been used in an engagement event in July 2025.

Cllr Swift opened the meeting and invited comment:

In summary residents' concerns included:

- Increased traffic along narrow and inappropriate roads,
- Construction traffic passing through the current residential area
- Capacity of Red House Land which has already seen an increase due to SZC related traffic, and additional vehicles of 70+, school buses and increased through traffic to Leisure Centre, and Academy will only exacerbate the problem
- Noted that Council had not supported the previous application
- Town is already at saturation due to SZC
- Speculation by the developer with no case for housing
- Sustainability of the town with regard to GP Surgery, schools and community infrastructure
- Safety of children playing in existing play areas
- Is the developer meeting affordable housing?
- Impact on the local environment and habitats

Cllr Swift thanked everyone for their comments and opened the formal Planning meeting.

NOTES OF MEETING

1. In the absence of the Chair Cllr Swift chaired the meeting

2. In attendance: Cllrs Atherton, Cooper, Corbett, Dix, Geater, Last, Swift

3. Apologies: Cllrs Crisp, Hill, Motion, Levermore, Morsley, Trimmer,

4. Planning Matters

DC/26/0140/FUL	**Land South Of Perrett Way Leiston Suffolk**	Hybrid planning application: (i) full planning application for residential development of 134 dwellings (including affordable) together with public open space, roads, accesses, parking, garages, drainage and associated infrastructure; and (ii) outline planning application for a phased development of 7 serviced building plots for self-build and custom build housing with all matters reserved except for access and layout.

Cllrs commented:

Cllr Corbett noted access as a key concern reassuring residents that Council does care and is listening. Suggestions of alternative access that has been suggested falls outside our parish boundary.

Cllr Last noted concerns around access to site and cited similar concerns to those of the residents present.

Cllr Cooper proposed in principle to APPROVE the application, seconded by Cllr Dix and agreed on the basis of:

1) the increase in Government mandatory housing targets and the 'presumption in favour of sustainable development' now a core principle in UK planning policy (NPPF)
2) The site came forward as part of Councils 'Call for Sites' as a preferred site, a formal process as part of its review of its 2017 Neighbourhood Plan

The meeting then discussed their concerns specific to conditions that should be in their response around the following headings:

Highways and Access
Cumulative Impact of energy related projects
Vies and residential amenities
Water capacity and Drainage
Impact on local services and Infrastructure

Cllr Cooper noted there was no response on the portal by SCC Highways and Council should make specific recommendations in its response with regard to ac ess and highways matters.

Cllr Atherton noted the ecological site assessment, that the flood risk assessment was low, but noted the concerns of residents about water pressure and the safety of children in play areas.

Cllr Dix was reassured by commitment to EV charges, solar panels, more green spaces and increased parking provision

Cllr Cooper noted concerns about the long term management of affordable housing, and noted the ongoing concern of the capacity of the Leiston Drain.

The Town Clerk will proceed with detailing a response approving the application with detailed concerns.

DC/25/4027/FUL	**Laurestina 7 Kitchener Road Leiston Suffolk IP16 4EY**	Change of use of existing dwelling to form house in multiple occupation including two storey side extension, amendments to access, external works, and external and internal alterations **The meeting agreed to OBJECT to the change of use**
DC/25/4727/FUL	**Leiston Sports Centre Red House Lane Leiston Suffolk IP16 4LS**	Domestic water service, bin and battery external compound layouts and acoustic fencing to the rear of the leisure centre. Proposed solar panels to existing roof. **The meeting agreed to APPROVE.**
DC/26/0327/CON	**Proposed Sizewell C Sizewell Power Station Road Sizewell Leiston Suffolk**	Consultation - Nearshore Infrastructure Pre-Installation Bathymetry **The meeting noted the consultation**

4. Draft Major Energy Projects Workers Accommodation Planning Position Statement

https://www.eastsuffolk.gov.uk/news/2026/have-your-say-accommodation-guidance-major-energy-projects

The meeting agreed the draft response with some monitor changes. The Town Clerk will submit.

5. East Suffolk Design Code Engagement Workshop - Invitation to Town and Parish Councils - Wednesday 18 March 7:30pm to 9:00pm

Cllrs present noted this workshop.