Hi Annette

Please inform the Inspector that I endorse KATCAG's request to have the Innocence Farm examination session reopened, for the reasons stated below.

One: If the Council knowingly withheld information regarding competitors to Innocence Farm, including the Port One Distribution Hub at Great Blakenham and elsewhere, this is a very serious matter that must be properly aired and examined. These alternative sites, which are already within the planning process and require significantly fewer infrastructure requirements, are serious competitors to Innocence Farm, and whose existence fatally damages Innocence Farm's credibility. If the Council have endorsed a commercial project being promoted by a favoured developer - which has little to do with the Local Plan in any case - to the detriment of a competing commercial projects being promoted by other developers, the disinfecting light of transparency must be shone on the integrity of the Council's decision-making process by means of a proper debate during a re-opened hearing session. If the Council have not given full disclosure regarding Innocence Farm this must have a detrimental impact on their credibility regarding other Draft Local Plan matters, including jobs and housing numbers.

An article published in the East Anglian Daily Times on 23 January 2019 illustrates what the Council should have known about but failed to disclose. Here is an extract -

*"While the craze for online shopping is leading to empty shopfronts, it's also bringing a massive boost to Suffolk's warehousing and logistics industry. It’s a road that’s all too often chocked up with traffic. But the A14 in Suffolk is about to take centre stage in a “significant, and long-overdue” expansion of logistics and distribution activity that is bound to provide a welcome boost to the local economy - but which also makes the need for investment in the A14 more urgent than ever. For decades, the A14 has provided a vital link between the UK’s largest container port, Felixstowe, and the so-called ‘Golden Triangle’ of warehousing and distribution operations in the Midlands, bordered by the M1, M6 and M42. But new data from Savills demonstrates that the Golden Triangle is slowly losing its unchallenged status as the go-to location for big sheds, as online retail is reshaping the geography of the commercial property market. To establish a quicker delivery service, firms are now starting to focus on developing their final mile delivery centres closer to other major population centres. Planning consent is now in place for more than six million square feet of warehousing on ten sites in Suffolk and Norfolk within 40 miles of Felixstowe - much of it along the A14 corridor - and 350,000 sq ft has already been completed. It means that in the future, much of what we buy in Suffolk online from overseas can go straight from Felixstowe Port to a nearby warehouse, and then straight on to our homes. ... One of the largest sites being built is the 114-acre Suffolk Park scheme at Bury St Edmunds, which is next to the A14; it has outline planning consent for up to 2m sq ft of logistics, manufacturing and business space, and the property development company Jaynic is developing two large speculative logistics units there. The Port One Logistics Park at Great Blakenham is a build-to-suit development with outline consent for units of up to 700,000 sq ft. Interest from the e-commerce sector is particularly strong and, with terms already agreed, the first unit will be constructed from the beginning of 2019."*

In addition, according to Stephen Basey-Fisher, managing director of Century Logistics, a third party logistics provider which operates over seven sites - six of them in East Anglia - from its base in Bury Saint Edmunds.: *“The A14 is now becoming the logistics highway for the UK. It is the first time in two decades that there has been any new warehousing built of significance along the A14 to capture the goods coming out of the Port of Felixstowe. It gives us the opportunity to develop our business between our head office in Bury St Edmunds and the Port of Felixstowe, rather than towards the Midlands. The world of retail is changing, and logistics is the future. This new digital generation have grown up expecting next day delivery. It makes sense to deliver their purchases from large warehouses next to the port. Warehouses closer to the port can receive containers quickly and arrange onward delivery overnight at less busy times on the roads. “They can achieve next-day delivery and late cut-off times by having critical mass. They can also create greener supply chains with a lower carbon footprint."*

Jo Churchill, MP for Bury St Edmunds further states: *“The environmental benefits as well as the commercial benefits of establishing Suffolk as a major distribution hub brings us huge opportunity – but we must push forward and get the infrastructure right. The importance of the corridor and its positive contribution to the economy is not always understood. People talk about the Oxford and Cambridge corridor, but for me this ignores the important element that we should be connecting from Felixstowe to Bristol and up to the Midlands.”*

<https://www.eadt.co.uk/business/century-logistics-why-we-need-new-logistics-distribution-centres-1-5861426>

Please note that by highlighting alternatives to Inocence Farm they are in no way being promoted or endorsed by me, because they could contribute to congestion on the A12, A14 and Orwell Bridge.

Two: Because of time constraints, a number of important matters, including those summarised in recent e-mails to you, were raised but not properly or fully discussed.

Three: Also because of time constraints, a number of important matters, also incluing those in recent e-mails and the above mentioned competitors, could not even be raised.

If Innocence Farm is declared sound: Opponents will have a legitimate claim of bias against us because our concerns were not put to the Council.

If Innocence Farm is declared unsound: The Council and Bidwells / Trinity could claim that they were unfairly not given the opportunity to respond to our concerns.

Therefore, in order to confirm openness and transparency, the examination of the Innocence Farm Project must be brought to a full and proper concusion by means of another session.

Many thanks

Ian