



EIR request – FOI767111107

Title: Proposed 1,300-Dwelling Development, Land South of Foxhall Road / East of Dobbs Lane

Date received:	20/11/2025	Date closed:	18/12/2025
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Request

This is a formal request for recorded information under the Freedom of Information Act 2000 (FOIA) or Environmental Information Regulations 2004 (EIR), as appropriate.

The request relates to the proposed 1,300-dwelling development by Bloor Homes on land south of Foxhall Road / east of Dobbs Lane, near Martlesham and Ipswich. Martlesham Parish Council seeks information relevant to material planning considerations to inform its representation.

Part A – Pre-Application / Planning Correspondence (Jan 2022 – Present)

Please provide all recorded information (emails, letters, internal notes, meeting minutes, reports) held by ESC relating to pre-application advice or discussions with:

- Bloor Homes (or their agents/consultants)
- Suffolk County Council

Including:

- Planning policy, development management, and viability advice.
- Environmental assessments: landscape, ecology, biodiversity, flood risk, and EIA screening.
- Heritage / Scheduled Monuments: correspondence or assessments from ESC officers or Historic England.
- Environmental health: noise, air quality, contaminated land, and light pollution.
- Affordable housing, housing mix, and delivery/viability assessments.
- Past or ongoing planning enforcement relating to the site or immediately adjacent land.

Part B – Baseline Infrastructure / Public Data

Please provide any ESC-held assessments or data relevant to:

- Healthcare provision (GP capacity, NHS ICB consultations).
- Drainage, flood risk, and water infrastructure (including liaison with Anglian Water).
- Local Plan site assessments, HELAA/SHLAA evaluations, landscape sensitivity, and settlement gap documents.
- Air quality monitoring (last 5 years) near Foxhall Road and Dobbs Lane.
- Noise complaints (last 5 years) in the local area.
- Open space, recreation, or green infrastructure assessments.
- Waste collection capacity or impact assessments for large developments.

Format / Exemptions

Please provide the information electronically. If any part is withheld, please cite the specific FOIA/EIR exemption, explain the public interest test, and indicate whether a redacted version could be supplied.

Clarification requested

With regards to the question “*Noise complaints (last 5 years) in the local area*” please can you ask them to clarify / be more specific on ‘Local area’.

Clarification received

For clarity, I require:

Noise complaints (last 5 years) relating to locations within 500 metres of the proposed development site boundary (Land south of Foxhall Road / east of Dobbs Lane).

Response

Part A

In accordance with regulation 12 of the Environmental Information Regulations 2004 this response acts as a Refusal Notice.

Regulation 12(5)(e) states a public authority may refuse to disclose information to the extent that its disclosure would adversely affect the confidentiality of commercial or

industrial information where such confidentiality is provided by law to protect a legitimate economic interest.

Correspondence and information relating to any live or ongoing pre-applications under the Planning processes are considered to fall under this exception.

When engaging Regulation 12(5)(e) we must undertake a public interest test to demonstrate that there is a real likelihood of an adverse effect on the commercial or economic interests of a person or organisation.

Public interest factors in favour of releasing the information

- There is a presumption in favour of disclosure within the EIR.
- There is a general public interest in transparency in the sorts of information and advice provided by the Council, and demonstrating that the Council gives this advice in a consistent and fair way.
- There is a general public interest in releasing information which helps the public to understand the decision-making process relating to planning matters and issues which affect their local built and natural environment.
- There is a local public interest in the site and its future (delete if not appropriate/ flesh out for a particular matter which has lots of local interest).

Public interest factors in favour of maintaining the exception

- The information provided by the applicant includes details of their potential plans for the site.
- As a commercial organisation, releasing this information would prejudice their ability to negotiate a fair price for purchasing the site, by giving the current owner information about the potential future value of the developed/ redeveloped site.
- Releasing the information would also put the applicant at a disadvantage with competitors by making public their own commercial strategy for this site.
- The applicant has not given permission for this information, provided in confidence, to be released. Releasing it would harm the Council's reputation for the responsible handling of confidential information. It would be likely to make developers and members of the public less inclined to apply for pre-application advice in the future. This would be likely to lead to an increase in workload for the Council in handling planning applications which have not had pre-application guidance.

On balance, the strength of the factors in favour of maintaining the exception under EIR regulation 12(5)(e) outweighs the strength of the factors in favour of releasing the information relating to any live pre-application information.

In accordance with regulation 13 of the Environmental Information Regulations 2004 this response acts as a Refusal Notice.

Regulation 13 exempts third party personal data (someone other than the applicant) within the meaning of the General Data Protection Regulation (GDPR) and Data Protection Act 2018 (DPA 2018) if disclosure would breach any of the six data protection principles in the GDPR and DPA 2018.

Releasing the data would breach the first Data Protection Principle which relates to fair and lawful processing of data held; *“1. Personal data shall be: (a) processed lawfully, fairly and in a transparent manner in relation to the data subject (‘lawfulness, fairness, transparency’)”*

Please find attached copies of documents and correspondence identified as part of Part A of your request.

Third party personal data has been redacted in accordance with Regulation 13.

Part B

We have been advised that by mutual agreement, this part of the request has been withdrawn.