

JAYNIC development proposal report
 Stanton Village Hall 25th February 2020

The developers confirmed the land was acquired by JAYNIC developers in September 2021 and that they intend to make a full application during the summer after initial consultations with the community and the local authority.

Main points

- 91 acres of land
- 10% must be repurposed to increase biodiversity- 11 acres planned
- 68 acres to be used as Copart site
- 3 areas further units closer to the road for storage/ business use as yet unconfirmed
- Roundabout and link road to Stanton industrial area to be constructed and then adopted by Suffolk Highways (cost £9 million)
- Charging facility not to be part of development as site does not sit on road with enough traffic to make this viable

Key Question	JAYNIC response	Points to consider
Type of business	<p>Regional hub for storing vehicles on behalf of insurance companies/ leasing companies/finance companies</p> <p>American owned company with 17 sites in UK Nearest neighbour Sandy in Bedfordshire</p> <p>Stanton will be their biggest site</p> <p>Online customers predominantly B2B - private, recycling, used vehicle sales outlets</p>	
Jobs to be created	<p>90 full time jobs linked to Copart 40 lorry drivers maximum</p>	Other 3 units unknown
Hours of operation	<p>Officially Copart operate 8-5 but some operatives will arrive on site from 7am and be there until 6pm 5 day working week</p>	Hours could change at any time

Parking spaces on site	Copart 28 lorry spaces 90 staff spaces	Other 3 units unknown
Projected traffic numbers	1/3 of previous schemes 290 trips per day Cycle route and footpath alongside new link road	This equates to one vehicle entering or leaving the site every 1-2 minutes Once new link road in place, other land may apply for change of use or Shepherd's Grove may expand No scheme for Great Barton or other possibly affected villages
Visual Impact	5-10 metre landscaped buffer planting around site All single story Security fencing 2.4 metres high	Unknown for 3 smaller areas
Light Pollution	Dark Skies Policy- dimmable lights/ lights off when not in operation	High value storage so presumably some security lighting Hours of work could be extended
General pollution/degradation	Vehicles in the main should have all fuel, brake fluid etc drained BEFORE arriving on site	There is a specific bay for those vehicles that do not arrive ready for storage Could be used more widely than originally stated EU regulations for disposal of fluids to be followed Will strong protective measures stay in place post Brexit?
Time Scales	9 months construction of Copart site in tandem with road changes	
Lane onto Sumner Road	To be used to construct Co-part site and then closed off apart from emergency vehicle use	
Flood water	No more water discharge than currently	There will be a lot of hard surfacing!!