

ALDHAM

NEIGHBOURHOOD PLAN

2018-2036



CONSULTATION STATEMENT
MAY 2019

Prepared by Aldham Parish Council

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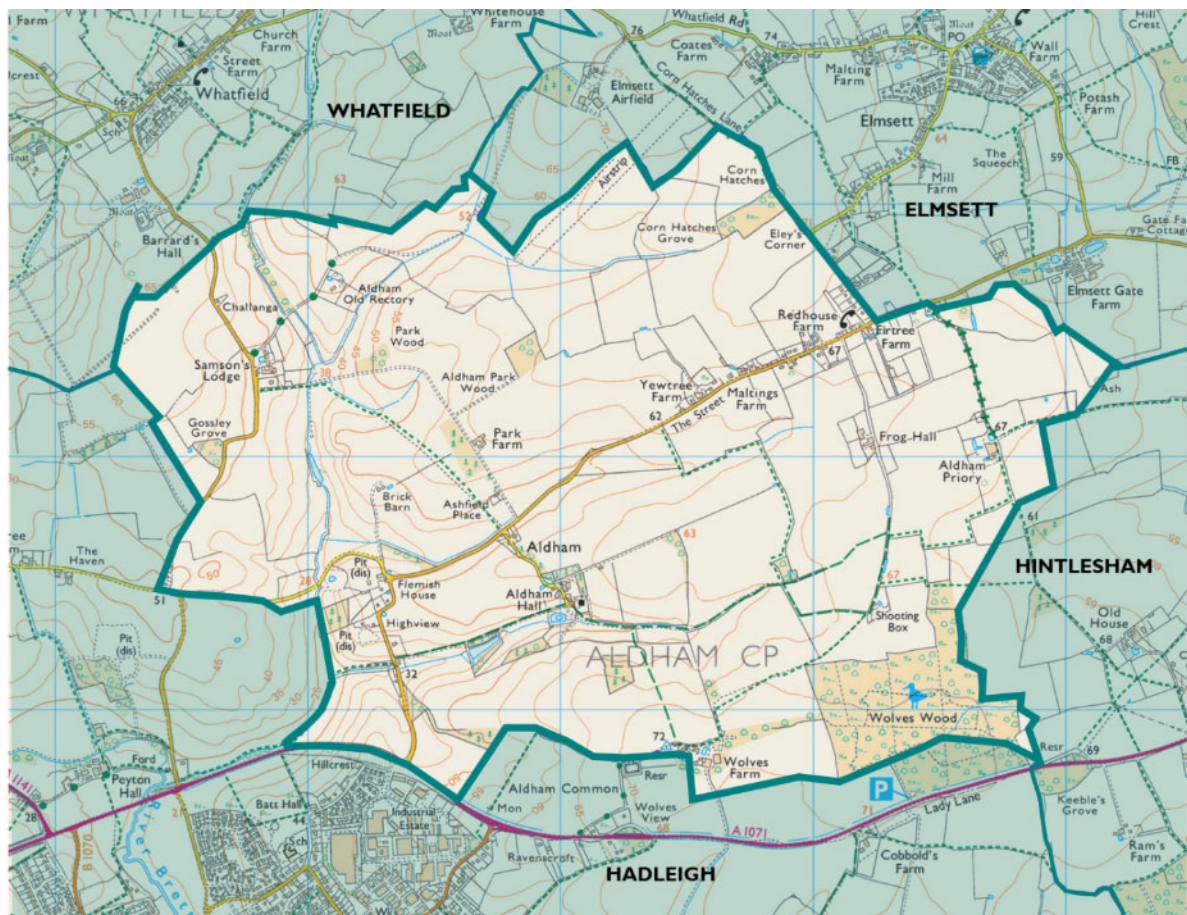
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1 Introduction

- 1.1 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Aldham Neighbourhood Plan (ANP).
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
 - contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - explain how they were consulted;
 - summarise the main issues and concerns raised by the persons consulted; and
 - describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.
- 1.3 The policies contained in the ANP have been derived at from local community engagement and consultation with residents of Aldham as well as other statutory bodies. Work has involved consultation events at appropriate stages during the preparation of the Plan.

2 Background to preparation of Neighbourhood Plan

- 2.1 In June 2018 Aldham Parish Council (the Qualifying Body) applied to Babergh District Council under Regulation 5 of the Neighbourhood Planning (General) Regulations 2012 (as amended) to designate the whole parish as a Neighbourhood Area. On 14 June 2018 the District Council gave notice that it had designated Aldham Parish as a Neighbourhood Area in order to facilitate the preparation of a Neighbourhood Plan by Aldham Parish Council. Details of the application, publication and designation can be viewed on the District Council's website under Neighbourhood Planning in Aldham. There are no other designated neighbourhood plan areas within this boundary and the Parish Council is the "qualifying body" responsible for the preparation of the neighbourhood plan for this area.
- 2.2 The Neighbourhood Plan has been prepared by Places4People Planning Consultancy for Aldham Parish Council and consultation and engagement has been undertaken in accordance with the neighbourhood planning regulations.
- 2.3 The Designated Area is illustrated on the map below.



Publicity

- 2.4 A drop-in event to publicly launch the preparation of the plan was held on 18 July 2018 at St Mary's Parish Church, between 4pm and 8pm to share all the information we had at the time about our Neighbourhood Plan, and to illustrate how important it is that everyone in the parish should feel able to contribute to its evolution prior to eventual submission. An article was placed in the July edition of the Elmsett and Aldham Village Newsletter (see Appendix 1) and every house in the village was leafletted prior to the event (see Appendix 2). A series of information boards, prepared by Places4People, was available to view which explained the plan process, why we were doing it and

sought views and comments from those present. The display boards used are shown at Appendix 3 at the rear of this document. A total of 48 people attended the event and the feedback from the event is contained in Appendix 4 at the rear of this document.



Attendees at the July 2018 Drop-In Event

Plan Preparation

2.5 The Plan has been prepared to focus purely on housing development. This was because of the situation at the time in Babergh where there was no site allocations local plan document and an adopted Core Strategy that was 4 years old without a prospect of a new local plan being in place until mid-2020 at the earliest. In the meantime, although the District Council's Annual Monitoring Report 2017/18 identified a five years housing land supply, it was felt that this is a fragile situation and could leave the Neighbourhood Plan Area vulnerable to further speculative and unplanned housing development. The initial draft of the Neighbourhood Plan was provided to Babergh District Council Planning Officers for their informal views prior to the formal Pre-Submission consultation commencing. The Parish Council were keen to ensure that the Plan would not draw significant objections from the District Council during the formal consultation stage.

Regulation 14 Pre-Submission Consultation

2.6 On 26 February 2019 the formal Pre-Submission Draft of the Plan was published and made available for comments. The consultation period extended from 26 February to 12 April, in excess of the minimum statutory 6-week period. At this time all of the statutory Regulation 14 consultees were consulted. The full list of the bodies consulted is shown at Appendix 5 of this document and the content of the notification email is included at Appendix 6.

2.7 Coinciding with the publication of the pre-submission draft, a further drop in session and exhibition was held at Elmsett Methodist Church in the Village Hall on 26 February. Prior to the drop-in session the whole of the village was leafleted to notify them of the event, so that villagers and landowners could meet the Steering Group again and ask any questions. The leaflet is included at Appendix 7. Reference to the consultation was also made in the Parish Council news page of the Elmsett and Aldham Newsletter for February 2019, as shown in Appendix 8.

2.8 At the exhibition display material was on show, covering all the final draft options for policies and recommended community actions required to deliver the objectives of the Neighbourhood Plan. Copies of the pre-submission Plan display boards are shown at Appendix 9 at the rear of this document.

2.9 All documents were made available on the Aldham Parish Council website and, given the lack of public buildings in the village, a copy of the Plan was available to view on request from the Clerk and Parish Council Chair. An online questionnaire enabled residents to respond to the consultation and the questions were also reproduced in a paper response form included as Appendix 10 of this document.

The analysis of the responses to the online or paper questionnaire is included at Appendix 11 of this document.

- 2.10 All of the written comments received, together with the Parish Council responses are shown at Chapter 4. The schedule of changes made to the Pre-Submission Consultation Plan as a result of the consultation is shown at Chapter 5.
- 2.11 The amendments to the Plan were approved by Aldham Parish Council at their meeting on 7 May 2019 when it was resolved to submit the Neighbourhood Plan and supporting documents to Babergh District Council under Regulation 15 of the Neighbourhood Planning Regulations.

3 Responses received to Pre-Submission Consultation, Qualifying Body Comments and Proposed Changes

The tables in this appendix set out the comments that were received during the Pre-Submission Consultation Stage and the responses and changes made to the Plan as a result of the comments. The table is laid out in Plan order with the general comments following the comments on the policies. Comments received on the Community Actions are set out at the end of the table.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
Chapters 1 - 4				
	Babergh DC	Para 1.3 Line 3 Typo: lower case "n" for neighbourhood	Noted	Amend Para 1.3 Line 3 <u>n</u> Neighbourhood
	Babergh DC	Para 2.9 The Councils Heritage Team have suggested that all 6 Listed Buildings be mentioned here rather than just the Church. This would provide more information on the interest, historic value, significance and contribution these building make to the wider context and the village. The other five could appear as a bulleted list at the end.	Agree. Amend paragraph 2.9	Amend paragraph 2.9 to add following to end of paragraph: <u>as follows:</u> <ul style="list-style-type: none"> • <u>Aldham Hall, Church Lane</u> • <u>Church Lane Cottage, Church Lane</u> • <u>Flemish House, Red Hill</u> • <u>Redhill Cottage, Red Hill</u> • <u>Yew Tree Farmhouse, The Street</u>
	Babergh DC	Para 3.1 Suggest delete "...conform with the NPPF and .." and replace with: "... have regard to national policies and advice contained in guidance issued by the Secretary of State and be in general conformity with the strategic policies contained in the Development Plan for the area...". Can also update the reference to the February 2019 NPPF.	Agree. Amend paragraph 3.1	Amend Para 3.1 as follows; The regulations governing the preparation of Neighbourhood Plans require that they conform with the NPPF <u>have regard to national policies and advice contained in guidance issued by the Secretary of State and be in general conformity with the strategic policies contained in the Development Plan for the area</u> and the strategic policies of the local development plan. In July 2018 February 2019 the Government published a Revised NPPF.
Jonathan Ralph		I believe these chapters accurately reflect the feedback, views and aspirations of most parishioners. In particular, para 2.10 et al identifies	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		the significant impact of the local roads network which affect Aldham and also adjacent village communities.		
James Hart		Support the chapters	Noted	None
Mark Tennent		Support the chapters	Noted	None
Jane Carter		We believe we should add a point in Chapter 2 about the poor access to internet services for any new residents as the current exchange is already at capacity. Several residents rarely get speeds over 1.5mbps which does not allow for most multi-media services that residents require to carry out their lives especially if working from home which 14% of our village already do.	Agree. New paragraph (2.12) to be added to the Plan	Insert the following: <u>2.12 At the time of the preparation of the Neighbourhood Plan, broadband speeds in the village were slow and further contributes to the sense of rural isolation experienced by residents.</u>
Clive Holder		Support the chapters	Noted	None
Nick & Jane Ensten		Do not support the chapters	Noted	None
Louise Roberts		Concerns regarding increased traffic on narrow roads leading to Aldham. Already there are increased numbers of enormous lorries travelling through.	Noted	None
Anthony Roberts		Comments and Concerns - Traffic - Red Hill Road	Noted	None
K.W. Holmes		Do not support the chapters	Noted	None
Nigel & Lynne Askew		Para 3.5. We support the Parish Council in its efforts to redesignate its' status to Hamlet & Countryside.	Noted	None
R&C Howe		Para 3.4 - Aldham is entirely "rural" in nature and should definitely be in a Hamlet and Countryside category. This rural character should be preserved and "urbanisation" such as traffic calming, footways, etc avoided.	Noted. The Plan does not promote the "urbanisation" of the village.	None
David Brown		1.10 - I endorse the traffic comments. Aldham is used as a through route for a large number of vehicles, including buses, heavy goods vehicles. The road network, particularly Red Hill, is totally inadequate to support such a volume and type of vehicle. Verges and embankments are being eroded.	Noted	None
Mr John and Mrs Lilian Bray		We think that these chapters have been produced in a most lucid and accurate fashion of the conditions prevailing. Very professionally managed. We think that the Parish Council are to be congratulated on this marvellous report and appreciate the colossal amount of research and work this has entailed on our behalves, and we thank them.	Noted with thanks	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
Sue & Steve Dawes		Do not support the chapters	Noted	None
Chapter 5				
Jonathan Ralph		Para 3.4 and 3.5 should be noted: Aldham is currently classified as an "hinterland" village even though it does not have access to the facilities identified by Babergh District Council as defining "hinterland". Therefore any consideration of future development in the parish should properly relate to a lesser (smaller) community. In particular, the road network is already too restrictive to make safe an increase in traffic but there will inevitably be a significant increase when the recently approved new developments are built in neighbouring Elmsett. This is before any further development in Aldham is considered.	Noted. The Neighbourhood Plan growth levels reflect the non-existence of any services in the village.	None
James Hart		Support the chapter	Noted	None
Mark Tennent		Support the chapter	Noted	None
Jane Carter		But we agree that Aldham should be designated as a Hamlet village rather than a Hinterland village. We're also concerned that if more building between the village of Elmsett and Aldham takes place that Aldham may be assessed in the future in conjunction with Elmsett rather than separately.	Noted. The policies in the emerging Elmsett Neighbourhood Plan and the Aldham Neighbourhood Plan would restrict any opportunities for coalescence of the villages.	None
Clive Holder		Support the chapter	Noted	None
Nick & Jane Ensten		Support the chapter	Noted	None
Louise Roberts		Support the chapter	Noted	None
Anthony Roberts		Support the chapter	Noted	None
K.W. Holmes		How would we benefit by being called a "Hamlet"?	Designation as a hamlet would mean that any housing growth would be commensurate with the lack of services and facilities.	None
Nigel & Lynne Askew		Para 5.2 By Supporting the re-definition as Para 3.5 above please note that there is conflict here.	The re-designation is being pursued through the preparation of the Joint Local Plan. However, the Neighbourhood Plan has to be prepared in accordance with current adopted policies in the	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			2014 Core Strategy. The Core Strategy designates Aldham as a Hinterland Village.	
R&C Howe		Para 5.1 - See comment above re: "Hamlet" categorisation. Avoid making a continuous ribbon of development over time.	Noted	None
David Brown		5.1 - Aldham is clearly a hamlet and not a hinterland village, as defined by the district council.	Noted	None
Mr John and Mrs Lilian Bray		Para 5.1 - We fully support the argument for a change of designation of Aldham to be made a Hamlet, and would strongly urge BDC to accept this argument and accede to the request. We support Chapter 5 wholeheartedly.	Noted	None
Sue & Steve Dawes		Generally supports the Plan in respect of Built-Up Area Boundaries. Whilst allowing for occasional new dwelling adjoining for local families, affordable premises.	Noted	None
	Vision Planning and Design Consultants	<p><u>Designation of Village</u></p> <p>The Neighbourhood Plan seeks to change the designation of Aldham from a "Hinterland Village" to that of a "Hamlet", in accordance with the settlement hierarchy of policy CS2 of the adopted Core Strategy. We wish to object to this for the following reasons.</p> <p>Adopted policy CS2 of the Core Strategy is the most up to date adopted policy document of the Council. This provides clear and concise guidance on settlement hierarchy and the agreed planned housing growth of Babergh over the relevant plan period.</p> <p>The supporting text to this policy provides the basis for determining the agreed growth within Babergh and its spatial strategy, and will be assessed as follows.</p> <p>The neighbourhood plans argument for the downgrading of the village to a Hamlet is on the basis of "the lack of services, poor road links and lack of public transport". However, supporting paragraphs of policy CS2 provides clarity on strategic growth.</p>	<p>This is incorrect. The Neighbourhood Plan has been prepared in the context of the adopted Core Strategy which designates Aldham as a Hinterland Village. However, it supports designating the village as a Hamlet in the emerging Joint Local Plan.</p> <p>This is an argument and matter for the preparation of the Joint Local Plan. The Neighbourhood Plan has been prepared to be in accordance with the adopted Core Strategy, something which the District Council has not objected to.</p>	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>Although not particularly large places themselves, many of the larger villages support a number of services that are primarily sustained by the population of the village and a number of smaller villages and communities in the surrounding area (plus visitors). That is, the smaller villages and communities form the catchment area for the services and facilities available at the larger villages. Another way to describe this would be to consider each of the larger villages to have a hinterland of smaller villages and communities. In effect, these larger villages form the centre or core of a 'functional cluster' of smaller settlements. In some cases the clusters are geographically distinct, in other cases there is a degree of overlap between the Hinterland of core villages, particularly where they are relatively close to each other or are served by the same major road.</p> <p>This 'functional cluster' approach moves away from the key settlement concept, in that the role of a settlement is not defined by its size, or the number of services it hosts, but more by the extent to which local communities look to settlements on a daily basis. This significantly reflects the geographical location of the settlements and which other towns or villages are located nearby. The evidence shows that in the more remote rural locations some smaller villages have a critical role to play in serving the communities of the rural hinterland beyond. The same village, located closer to an urban area, would be likely to have a far less important function for the surrounding rural communities.</p> <p>In this instance Aldham forms part of a functional cluster, along with other settlements, around the Town of Hadleigh. The close proximity to the significant range of services and public transport is contrary to the neighbourhood plan argument put forward to downgrade the village. It would be completely contrary to the established policy of the adopted local plan to downgrade the village.</p>	<p>The adopted Core Strategy sets out clearly what the function of Aldham currently is and, as stated above, the Neighbourhood Plan has been prepared to be in conformity with the Core Strategy strategic policies.</p> <p>This is a matter that should be pursued through the preparation of the emerging Joint Local Plan. It is not a matter for this Neighbourhood Plan.</p> <p>We are aware of the functional cluster within which Aldham sits. As stated above, the Plan does not propose to downgrade the village.</p>	
Policy ALD1 – Spatial Strategy				
Jonathan Ralph		Support the Policy	Noted	None
James Hart		Support the Policy	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
Mark Tennent		Aldham Tye	Noted	None
Jane Carter		Support the Policy	Noted	None
Clive Holder		Support the Policy	Noted	None
Nick & Jane Ensten		Support the Policy	Noted	None
Louise Roberts		Support the Policy	Noted	None
Anthony Roberts		Support the Policy	Noted	None
K.W. Holmes		Support the Policy	Noted	None
Nigel & Lynne Askew		Support the Policy	Noted	None
R&C Howe		Support the Policy	Noted	None
David Brown		Support the Policy	Noted	None
Mr John and Mrs Lilian Bray		Support the Policy	Noted	None
Sue & Steve Dawes		Support the Policy	Noted	None
Chapter 6				
	Babergh DC	Para 6.8 The Councils Heritage Team have asked that consideration should also be given to the setting or significance of listed buildings or any potentially curtilage listed buildings, particularly in regard to the reference made to barn conversions etc.	Agree. Paragraph 6.8 will be amended accordingly.	Amend final sentence of paragraph 6.8 as follows: The Neighbourhood Plan, while allowing in principle works to convert buildings in the countryside to residential uses, seeks to limit the impact of proposals <u>especially on the setting or significance of listed buildings or any potentially curtilage listed buildings.</u>
	Babergh DC	Map 4 Suggest including a cross-reference in the map title to Policy ALD3, or moving the map so that it appears above the policy.	Agree	Move Map 4 in the document so that it better relates to Policy ALD3
	Babergh DC	Para 6.15 typo which should read: "... rear of the site..."	Noted. Amend accordingly.	Amend second sentence of Para 6.15 as follows: Given the identified need for smaller homes in the village, the development

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
				will be limited to dwellings that provide a mix of two and three bedroomed homes. It is also important that a substantial belt of screen planting using native species is delivered at the rear of the site in order to minimise the impact of the development on the countryside.
	Babergh DC	<p>Para 6.15 A reference could be made to those few designated and non-designated assets flanking the length of The Street, in regard to retaining their setting and the historic pattern and morphology of development.</p>	Noted. It is considered more appropriate to refer to designated assets in paragraph 6.7 of the Plan given that there are no known designated or non-designated assets in the vicinity of the site allocated in ALD4.	<p>Amend the second sentence of Para 6.7 as follows: There will continue to be opportunities within the BUAB for small "windfall" sites to come forward as a result of, for example, redevelopment or plot rationalisation. It will, however, be essential that such proposals have regard to the characteristics of the local environment <u>including the presence of designated or non-designated heritage assets</u>, any impact on the amenity of nearby residents and the ability to achieve a safe access onto the highway.</p>
	Babergh DC	<p>Para 6.19 Suggest inserting the following sentence at the end of para 6.19: "Any future local needs will need to be evidenced from the District Council's housing register or through housing needs surveys agreed in advance with the District Council. Local needs housing is allocated to applicants on the Choice based lettings system who meet the local connection criteria in accordance with a nominations agreement."</p>	<p>Agree. Add new paragraph after Para 6.19</p>	<p>Insert new paragraph 6.20 as follows: <u>Any future local needs will need to be evidenced from the District Council's housing register or through housing needs surveys agreed in advance with the District Council. Local needs housing is allocated to applicants on the Choice based lettings system who meet the local connection criteria in accordance with a nominations agreement.</u></p>
Jonathan Ralph		The potential of 15 new houses should be regarded as an upper limit.	Noted. Policy ALD1 makes provision for around 15 homes as, generally, a Plan cannot place a cap	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			on housing numbers should proposals come forward that are in accordance with the Plan in terms of infill or windfall developments.	
James Hart		Support the chapter	Noted	None
Mark Tennent		Support the chapter	Noted	None
Jane Carter		Support the chapter	Noted	None
Clive Holder		Support the chapter	Noted	None
Nick & Jane Ensten		Support the chapter	Noted	None
Louise Roberts		Para 6.7 - Windfall sites need safe access to a public highway with a 30mph speed limit.	Noted. Highway considerations are taken into account at the planning application stage.	None
Anthony Roberts		Housing Para 6.7 "Windfall" sites. Having previously expressed support for the introduction of a 30 mph speed restriction to Red Hill Road, I now have serious reservations regarding the idea. It would create opportunities for isolated and unsolicited "Windfall" planning applications. With a new 30mph Speed limit, applicants could claim their proposed development has safe access to the highway. With the existing 60mph limit in places on this narrow and hazardous road, it would be one of many legitimate reasons to reject an undesirable request.	Noted. Highway considerations are taken into account at the planning application stage.	None
K.W. Holmes		Support the chapter	Noted	None
Nigel & Lynne Askew		Support the chapter	Noted	None
R&C Howe		Do not support the chapter	Noted	None
David Brown		Generally - supported, but I repeat my concerns about the inadequacy of the road network. Any new development will generate more traffic both from each new house and from delivery vehicles, trade vehicles etc.	Noted. Highway considerations are taken into account at the planning application stage.	None
Mr John and Mrs Lilian Bray		Para 6.6 - At first we objected to development of ALD3 completely. Regarding ALD4 we had no objection whatsoever. However, in the light of the present government policy, we now accept the proposals of these two sites.	Noted	None
Sue & Steve Dawes		Generally supports the Plan in respect of Built-Up Area Boundaries. Whilst allowing for occasional new dwelling adjoining for local families, affordable premises.	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
	Vision Planning and Design Consultants	<p>Housing Growth</p> <p>The neighbourhood plan confirms that Aldham, since 2011 to 2018, has seen one property demolished and only two new properties built. The population has declined from 200 to 175 and the average age of residents has increased. Over the past years during the adopted and previously adopted 2006 local plan period, the village has not made a contribution to the housing needs of the District.</p> <p>The neighbourhood plan proposes a total of 15 additional new dwellings during the period 2018 -2036. These figures include the 7 bungalows already granted outline planning approval (reference DC/18/00799). Therefore the only true increase in planned housing growth is a proposal for 8 dwellings.</p> <p>The Councils adopted policy is clear on the agreed approach for the District in deciding its strategic housing growth. In a large, rural district with a dispersed settlement pattern like Babergh, many villages are remote from urban areas; therefore an approach to development tailored to Babergh's own local characteristics seems appropriate. This approach also allows for continued smaller scale growth of "hinterland" villages which, although they may provide less of a function for the surrounding area than the larger Core Villages, none-the-less would welcome and benefit from some growth of jobs and houses, especially providing homes which are suitable for local demand.</p> <p>Although 'windfall' housing developments will inevitably continue to arise in the Core and Hinterland Villages, sites will be identified and allocated in the Core and Hinterland Villages in subsequent Site Allocations documents to encourage and manage delivery of housing growth. This growth, or 5 year housing land supply" is an evolving subject owing to increased demand from central government to provide housing growth. Also, the true figures for the 5 year supply are based upon permission granted and those that are implemented. What is clear is that there is a need for all settlements within Babergh (crucially those identified in policy CS2) to contribute towards this growth. For Aldham Parish Council to seek the downgrading of the village to a hamlet goes against the local plan; puts added pressure on other settlements to accommodate growth; and provides a negative attitude towards said growth.</p>	<p>Noted. This suggests that there is little demand for new housing in the village.</p> <p>This level of growth is in accordance with the villages status within the Core Strategy.</p> <p>The Neighbourhood Plan makes provision for an appropriate level of housing growth that is supported by the District Council.</p> <p>The Neighbourhood Plan allocates housing sites and therefore contributes to housing growth. However, the amount of growth is reflective of the level of services in the village and the fact that Babergh District Council can demonstrate a 5-year supply of housing land. The matter of downgrading the village to a hamlet is, as reflected in paragraph 5.1 of the Neighbourhood Plan, a matter for the emerging Joint Local Plan. The Neighbourhood Plan</p>	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		As indicated above, the local plan encourages the strategic growth of hinterland villages to enable them to provide a range of housing and potential job and community facilities. The concept is for them to grow as a community, not to isolate themselves by closing the door to development.	<p>would not meet the Basic Conditions if it planned for growth on the basis of an early draft of a Local Plan.</p> <p>The Neighbourhood Plan certainly does not “close the doors” to development. As noted in the representation, only two dwellings were completed in the last 7 years, whereas it is proposed that around 15 dwellings will be constructed in the ensuing 18 years. The Neighbourhood Plan is therefore positively proposed in accordance with the NPPF.</p>	
Policy ALD2 – Housing Development				
Jonathan Ralph		Support the Policy	Noted	None
James Hart		Support the Policy	Noted	None
Mark Tennent		Aldham Tye	Noted	None
Jane Carter		As long as the dwellings planned outside the BUAB meet an identified need not being provided elsewhere.	Noted	None
Clive Holder		Support the Policy	Noted	None
Nick & Jane Ensten		Support the Policy	Noted	None
Louise Roberts		Support the Policy	Noted	None
K.W. Holmes		Support the Policy	Noted	None
Nigel & Lynne Askew		Support the Policy	Noted	None
R&C Howe		Support the Policy	Noted	None
David Brown		I repeat what I say above about the road network.	Noted. Highway considerations are taken into account at the planning application stage.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
Mr John and Mrs Lilian Bray		Support the Policy	Noted	None
Sue & Steve Dawes		Support the Policy	Noted	None
Policy ALD3 – Land west of Hadleigh Road				
	Babergh DC	<p>The Councils Heritage Team advise that, at outline application stage, they objected on grounds of the 'high level of less than substantial harm to 'Eley's Cottage'. The latter is a Grade II listed building which stands adjacent to and east of the proposal site, but falls under the Parish of Elmsett. The Parish Council may wish to consider an additional criteria along the lines of:</p> <p>" v) have regard to the setting and significance of the adjacent listed building in order to retain a sense of its existing isolation and relationship to the surrounding rural environment."</p>	Agree. Policy will be amended.	<p>Amend Policy ALD3 by adding the following criteria: <u>v) have regard to the setting and significance of the adjacent listed building in order to retain a sense of its existing isolation and relationship to the surrounding rural environment.</u></p> <p><i>Note, the numbering will change as a result of other amendments to the policy.</i></p>
	Suffolk County Council	Regarding the specific allocations mentioned in the plan, we require trenched archaeological evaluation on the site of Policy ALD3. There is currently an outline planning permission active with archaeological investigation secured by planning condition but should this application lapse or be otherwise unimplemented then the same condition would be sought on any future applications.	Noted. It is considered that, should the application lapse, such a requirement can be established through a planning condition as is currently imposed.	None.
	Suffolk County Council	<p><u>Flooding</u> The site allocation policies contain points addressing flood management, however in our view local and national policies will be sufficient to address water management issues. Policy ALD 3 and ALD 4 both contain this language: 'Detailed proposals for this site should ... ensure that measures are included for the capture of surface water run-off that minimise any potential for increasing surface water flooding resulting from the development'. In our view this policy wording is not suitable. Firstly, 'capture of surface run-off' is ambiguous and could imply storage and eventual discharge of water into watercourses. This contradicts the established Sustainable Drainage Systems (SuDS) hierarchy which prefers infiltration into groundwater above discharge into watercourses. Secondly, the requirement that measures 'minimise any potential for increasing surface water flooding' is weaker than the</p>	Noted. Policies ALD3 and ALD4 will be amended to delete reference to surface water flooding as requested.	<p>Amend Policy ALD3 as follows:</p> <ul style="list-style-type: none"> ii) provide new screen planting of native species on the western boundary; <u>and</u> iii) ensure that measures are included for the capture of surface water run-off that minimise any potential for increasing surface water flooding resulting from the development; and iv) where necessary,

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>national policy requirement, which is that new development should not increase the risk of flooding elsewhere (NPPF paragraph 163). The effect of the language would be to introduce ambiguity as to whether any increased surface water flooding is acceptable. This means that these policy do not meet basic condition a. "having regard to national policy and guidance"</p> <p>The Babergh Core Strategy 2014 document contains policies preventing development in areas most at risk of floods and requiring the use of SuDS in new developments (CS15) and the NPPF sets out the framework for handling flood management and the use of SuDS as part of the development management process.</p> <p>Given the relatively low risk of flooding in Aldham we consider that it is not necessary for flooding and SuDS to be specifically addressed in the neighbourhood plan as the issue is dealt with by other planning policy documents. We therefore recommend the deletion of the relevant lines from the draft policies.</p>		
Jonathan Ralph		Support the Policy	Noted	None
James Hart		Support the Policy	Noted	None
Mark Tennent		Aldham Tye	Noted	None
Jane Carter		We would not have supported this development as it brings the Aldham village boundary too close to Elmsett. If planning permission lapses then we think it should be removed from the neighbourhood plan. If the building goes ahead then we must ensure they meet all of the criteria listed in points i-iv.	The site can only be considered for removal at any future formal review of the Neighbourhood Plan.	None
Clive Holder		Support the Policy	Noted	None
Nick & Jane Ensten		Support the Policy	Noted	None
Louise Roberts		Support the Policy	Noted	None
Anthony Roberts		Support the Policy	Noted	None
Nigel & Lynne Askew		Support the Policy	Noted	None
R&C Howe		Support the Policy	Noted	None
David Brown		I repeat what I say above about the road network.	Noted. Highway considerations are taken into account at the planning application stage.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
Mr John and Mrs Lilian Bray		Support the Policy	Noted	None
Sue & Steve Dawes		Please see comment on ALD4 regarding field access.	Noted	None
Policy ALD4 – Land north of The Street				
	Babergh DC	A reference could be made to those few designated and non-designated assets flanking the length of The Street, in regard to retaining their setting and the historic pattern and morphology of development.	Noted. It is considered more appropriate to refer to designated assets in paragraph 6.7 of the Plan given that there are no known designated or non-designated assets in the vicinity of the site allocated in ALD4.	Amend second sentence of Para 6.7 as follows: 6.7 as follows: There will continue to be opportunities within the BUAB for small “windfall” sites to come forward as a result of, for example, redevelopment or plot rationalisation. It will, however, be essential that such proposals have regard to the characteristics of the local environment <u>including the presence of designated or non-designated heritage assets</u> , any impact on the amenity of nearby residents and the ability to achieve a safe access onto the highway..
	Suffolk County Council	We will not require archaeological investigation on the site of Policy ALD4. The remaining neighbourhood plan site, ALD4, is estimated to generate 1 additional primary school place. Should this site come forward we would expect a deficit of 1 place based on current forecasts. However SCC use 95% capacity in school place planning to ensure there is capacity at schools to accommodate minor development (i.e. developments of less than 10 dwellings). Therefore, allocation ALD4 is not considered problematic and the school can accommodate the proposed growth.	Noted	None
	Suffolk County Council	<u>Flooding</u> The site allocation policies contain points addressing flood management, however in our view local and national policies will be	Noted. Policies ALD3 and ALD4 will be amended to delete reference to surface water flooding as requested.	Amend Policy ALD4 as follows; i) provide new screen planting of native species on the western boundary; <u>and</u>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>sufficient to address water management issues. Policy ALD 3 and ALD 4 both contain this language: 'Detailed proposals for this site should ... ensure that measures are included for the capture of surface water run-off that minimise any potential for increasing surface water flooding resulting from the development'. In our view this policy wording is not suitable.</p> <p>Firstly, 'capture of surface run-off' is ambiguous and could imply storage and eventual discharge of water into watercourses. This contradicts the established Sustainable Drainage Systems (SuDS) hierarchy which prefers infiltration into groundwater above discharge into watercourses. Secondly, the requirement that measures 'minimise any potential for increasing surface water flooding' is weaker than the national policy requirement, which is that new development should not increase the risk of flooding elsewhere (NPPF paragraph 163). The effect of the language would be to introduce ambiguity as to whether any increased surface water flooding is acceptable. This means that these policy do not meet basic condition a. "having regard to national policy and guidance"</p> <p>The Babergh Core Strategy 2014 document contains policies preventing development in areas most at risk of floods and requiring the use of SuDS in new developments (CS15) and the NPPF sets out the framework for handling flood management and the use of SuDS as part of the development management process.</p> <p>Given the relatively low risk of flooding in Aldham we consider that it is not necessary for flooding and SuDS to be specifically addressed in the neighbourhood plan as the issue is dealt with by other planning policy documents. We therefore recommend the deletion of the relevant lines from the draft policies.</p>		<p>ii) ensure that measures are included for the capture of surface water run-off that minimises any potential for increasing surface water flooding resulting from the development. and</p> <p>iii) where necessary,</p>
Jonathan Ralph		Support the Policy	Noted	None
James Hart		Support the Policy	Noted	None
Mark Tennent		Aldham Tye	Noted	None
Jane Carter		As long as the dwellings planned meet an identified need, provide affordable housing and meet all of the policy criteria listed such as not starting before 2026 and points i-iii.	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
Clive Holder		Support the Policy	Noted	None
Nick & Jane Ensten		Support the Policy	Noted	None
Louise Roberts		Support the Policy	Noted	None
Anthony Roberts		Support the Policy	Noted	None
R&C Howe		Support the Policy	Noted	None
David Brown		I repeat what I say above about the road network.	Noted. Highway considerations are taken into account at the planning application stage.	None
Mr John and Mrs Lilian Bray		Support the Policy	Noted	None
Sue & Steve Dawes		Support for linear development along The Street. Mix suggested ensures diversity of occupants. The Plan should ensure the stopping of future expansion at this location which could potentially provide the opportunity for owner to pursue joining this site to the ALD3 site, creating a totally out of scale overdevelopment of the village.	Noted	None
	Vision Planning and Design Consultants	<p>The land north of the street has been promoted through the Local Plan process and the most recent call for sites. Within the Strategic Housing and Economic Land Availability Assessment (SHELAA), a larger site of approximately 2.2 hectares was put forward for development (reference SS0258). This was on the basis of it being a suitable size to not only provide a sustained form of growth, but also to allow the opportunity for part of the site to be used for alternate uses, such as employment or community facilities. It is anticipated that if this site continues to be supported by the District Council, that consultation can be held with the parish council to agree on a masterplan for the sites development.</p> <p>Within the Neighbourhood plan it is proposed to significantly reduce this site down to just 0.3 hectares. This would render the site as an infill and one capable of accommodating limited growth only. The Neighbourhood Plan refers in the wording of Policy ALD4 that the proposal should have regard to the concept plan illustrated in Map 6. It is assumed this is a typographical error and it should in fact read "Map 5). This illustrates the building of just three dwellings, and is also prescriptive about the type of dwellings they should be (in respect of</p>	<p>A 2.2 hectares site as proposed could yield in the region of 50-60 homes. In a village where there are no services and facilities, including a primary school, such a level of growth is totally unsustainable and contrary to the adopted policies of the Babergh Core Strategy. The Parish Council does not support such an unsustainable level of growth.</p> <p>The Concept Plan does not illustrate three dwellings but an indicative form of building blocks which would be in harmony with the current street scene where there is a mix of detached and semi-detached dwellings.</p>	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>bedroom numbers). This is a significant departure to the site being put forward by our client within the SHELAA and would render the site undevelopable. This reduced site does nothing to support the growth of the village and would provide market housing only. Allowing a larger site as indicated would allow the potential for affordable housing contribution, significant Community Infrastructure Levy, and other associated benefits already identified above. We would therefore urge the Parish to support the retained allocation as put forward in the SHELLA on the understanding that this be the subject of an agreed master plan approach in consultation with the Parish.</p>	<p>The prescriptive nature of the dwelling size is in reflection of the evidence gathered in preparing the Neighbourhood Plan, as well as the Ipswich SHMA, which indicates a need for smaller dwellings.</p> <p>The growth of the village, as suggested, would be unsustainable and contrary to Policy CS11 and CS15 of the adopted Core Strategy. Should there be a need identified for affordable housing, policy solutions are available to deliver it through the Rural Exceptions Site approach. Such housing would meet a local need whereas affordable housing provided as part of a larger scheme would be open to occupation by anyone on the Housing Register.</p> <p>The site put forward in the SHELLA is not an allocation, as suggested, but an indication that the site is developable should Babergh's spatial strategy be such that it distributes housing growth to unsustainable locations.</p>	
Chapter 6 - Map 6 - Policy ALD4 Site Concept				
Jonathan Ralph		<p>The existence currently of a gap in the housing frontages along The Street is welcome. It prevents the creation of a "solid" line of houses running from Maltings Farm to Aldham Corner (Elmsett Road). However, on the basis that some sites need to be "offered" to assist the overall demand for new dwellings, this site has been identified. There would be strong objections to this site being developed for "high end" housing (in addition to those already in the village) or to the prospect</p>	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		of any development encroaching further north than the illustration currently shows.		
James Hart		Support the illustrative Site Concept	Noted	None
Mark Tennent		Support the illustrative Site Concept	Noted	None
Jane Carter		Support the illustrative Site Concept	Noted	None
Clive Holder		Support the illustrative Site Concept	Noted	None
Nick & Jane Ensten		Support the illustrative Site Concept	Noted	None
Louise Roberts		Support the illustrative Site Concept	Noted	None
Anthony Roberts		Support the illustrative Site Concept	Noted	None
Nigel & Lynne Askew		Support the illustrative Site Concept	Noted	None
R&C Howe		Support the illustrative Site Concept	Noted	None
David Brown		Support the illustrative Site Concept	Noted	None
Mr John and Mrs Lilian Bray		Support the illustrative Site Concept	Noted	None
Sue & Steve Dawes		Would not wish to see the central house removed in favour of a road link to ALD3 site. We would note this closes the current field access and new access following development would need to come from ALD3 site so vital this is reflected and adequate to be provided and kept in perpetuity in ALD3.	Noted	None
Policy ALD5 – Affordable Housing on Rural Exception Sites				
	Babergh DC	Suggest amending criterion iii of the policy to read as follows: “is offered in the first instance the first instance to people with a demonstrated local connection in accordance with the requirements of a nominations agreement. Where there is no local connection, a property should then be offered to those with a demonstrated need for affordable housing in neighbouring villages.”	The wording, as suggested, would contradict that which is included in the same policy in the neighbouring Elmsett Neighbourhood Plan. It would therefore provide inconsistent advice to planning officers and developers.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
Jonathan Ralph		Support the Policy. This assumes that, in the main, any building on Rural Exception Sites is counted towards the overall total allocation agreed in The Plan.	Because exception sites are an exception to normal housing provision, they are only delivered when a specific need is identified and therefore, do not count as part of the overall requirement.	None
James Hart		Support the Policy	Noted	None
Mark Tennent		Aldham Tye	Noted	None
Jane Carter		Yes if used only in conjunction with the ALD4 site already identified. Not for any further development.	Site ALD4 is too small to require affordable housing as part of the scheme. Except in the circumstances identified in Policy ALD5, affordable housing can only be required as part of housing developments of 10 or more homes.	None
Clive Holder		Support the Policy	Noted	None
Nick & Jane Ensten		Support the Policy	Noted	None
Louise Roberts		Within the BUAB only	The fundamental principle behind rural exception sites is that, if a need can be identified, they are constructed on sites outside the BUAB where land values are much less and therefor make the homes affordable.	None
Anthony Roberts		Only within the BUAB	The fundamental principle behind rural exception sites is that, if a need can be identified, they are constructed on sites outside the BUAB where land values are much less and therefor make the homes affordable.	None
K.W. Holmes		Support the Policy	Noted	None
Nigel & Lynne Askew		Support the Policy	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
R&C Howe		Support the Policy	Noted	None
David Brown		Support the Policy	Noted	None
Mr John and Mrs Lilian Bray		Support the Policy	Noted	None
Sue & Steve Dawes		Support the Policy	Noted	None
Chapter 7				
Jonathan Ralph		Support the chapter	Noted	None
James Hart		Support the chapter	Noted	None
Mark Tennent		Support the chapter	Noted	None
Jane Carter		Support the chapter	Noted	None
Clive Holder		Support the chapter	Noted	None
Nick & Jane Ensten		Do not support the chapter	Noted	None
Louise Roberts		Support the chapter	Noted	None
Anthony Roberts		Support the chapter	Noted	None
K.W. Holmes		Support the chapter	Noted	None
Nigel & Lynne Askew		Support the chapter	Noted	None
David Brown		Support the chapter	Noted	None
Mr John and Mrs Lilian Bray		Support the chapter	Noted	None
Sue & Steve Dawes		Support the chapter	Noted	None
Policy ALD6 – Local Green Space				
	Environment Agency	We are pleased to see within the Plan, Policy ALD6 Local Green Space. The designation of 'local green spaces' is an important method of protecting natural capital assets. We recommend the protection of these spaces, and encourage enhancements to be made to them to help support biodiversity and varied habitats that will help improve the ecological footprint of any development locations in the parish.	Noted	None
Jonathan Ralph		Support the Policy	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
James Hart		Support the Policy	Noted	None
Mark Tennent		Aldham Tye	Noted	None
Jane Carter		Support the Policy	Noted	None
Clive Holder		Support the Policy	Noted	None
Nick & Jane Ensten		Support the Policy	Noted	None
Louise Roberts		Support the Policy	Noted	None
Anthony Roberts		Support the Policy	Noted	None
K.W. Holmes		Support the Policy	Noted	None
Nigel & Lynne Askew		Support the Policy	Noted	None
R&C Howe		I am unsure of the usefulness of this small area of "verge"	The verge makes an important contribution to the character of the village and is designated Common Land.	None
David Brown		Support the Policy	Noted	None
Mr John and Mrs Lilian Bray		Support the Policy	Noted	None
Sue & Steve Dawes		Support the Policy	Noted	None
Chapter 8				
Jonathan Ralph		Support the chapter	Noted	None
James Hart		Support the chapter	Noted	None
Mark Tennent		Support the chapter	Noted	None
Jane Carter		Support the chapter	Noted	None
Clive Holder		Support the chapter	Noted	None
Nick & Jane Ensten		Support the chapter	Noted	None
Louise Roberts		Support the chapter	Noted	None
Anthony Roberts		Support the chapter	Noted	None
K.W. Holmes		Support the chapter	Noted	None
Nigel & Lynne Askew		Support the chapter	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
R&C Howe		Support the chapter	Noted	None
David Brown		Support the chapter	Noted	None
Mr John and Mrs Lilian Bray		Support the chapter	Noted	None
Sue & Steve Dawes		Support the chapter	Noted	None
Policy ALD7 - Mitigating the Impact of Development on Protected Habitats				
	RSPB	<p>Thank you for consulting the RSPB.</p> <p>We welcome that Wolves Wood is referred to in this document (section 2.6) as is its designation as a Site of Special Scientific Interest (SSSI).</p> <p>We note that policy ALD7 “Mitigating the impact of development on Protected Habitats” refers to the Stour and Orwell Estuaries SPA and we support this. However, this policy should also explicitly reference the presence of a nationally designated SSSI within the parish boundary (Wolves Wood) and the two fragments of ancient woodland also listed – Aldham Park Wood and Corn Hatchs Grove. Both of which are recognised in paragraph 175b and 175c of the National Planning Policy Framework (NPPF).</p> <p>Paragraph 174 of the NPPF promotes the protection and enhancement of biodiversity identifying, mapping and safeguarding component of local wildlife-rich habitats and wider ecological networks including...wildlife corridors and stepping stones. The plan could be further enhanced (and therefore be consistent with paragraph 174a) by developing a policy that would work towards linking the three ancient woodlands through an established, managed hedgerow network. The benefits of well-connected hedgerows to species such as dormice, bats and certain species of birds such as Marsh Tits (a red-listed, sedentary species that breeds in Wolves Wood) is well documented.</p> <p>We trust that these comments are helpful and that they can be incorporated in to the plan to make it consistent with national policy. We would like to wish the parish council and those working on the Neighbourhood Plan every success with its submission.</p>	The policy is specific in setting out requirements for mitigation of the impact of development that would otherwise fall foul of the Habitats regulations. Consideration of the impact of development on other protected sites, such as the SSSI is covered by the NPPF and it is therefore not necessary to repeat these requirements in the Neighbourhood Plan	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
Jonathan Ralph		Support the Policy	Noted	None
James Hart		Support the Policy	Noted	None
Mark Tennent		Aldham Tye	Noted	None
Jane Carter		Support the Policy	Noted	None
Clive Holder		Support the Policy	Noted	None
Nick & Jane Ensten		Support the Policy	Noted	None
Louise Roberts		Support the Policy	Noted	None
Anthony Roberts		Support the Policy	Noted	None
K.W. Holmes		Support the Policy	Noted	None
Nigel & Lynne Askew		Support the Policy	Noted	None
R&C Howe		Support the Policy	Noted	None
David Brown		Support the Policy	Noted	None
Mr John and Mrs Lilian Bray		Support the Policy	Noted	None
Sue & Steve Dawes		Support the Policy	Noted	None
Policies Maps				
Jonathan Ralph		Support	Noted	None
James Hart		Support	Noted	None
Mark Tennent		Aldham Tye	Noted	None
Jane Carter		Support	Noted	None
Clive Holder		Support	Noted	None
Nick & Jane Ensten		Support	Noted	None
Louise Roberts		Support	Noted	None
Anthony Roberts		Support	Noted	None
K.W. Holmes		Support	Noted	None
Nigel & Lynne Askew		Support	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
R&C Howe		Support	Noted	None
David Brown		Support save for my road network comments as above.	Noted. Highway considerations are taken into account at the planning application stage.	None
Mr John and Mrs Lilian Bray		Support	Noted	None
Sue & Steve Dawes		Support	Noted	None
Appendix 1 Housing Calculation				
	Babergh DC	Whilst we do not agree with the calculation, the provision for around 15 dwellings in the plan area between 2018 and 2036 is considered to be consistent with Aldham's location and its classification in the settlement hierarchy. (NB: Applying the standard methodology to Babergh District results in an annual housing requirement of 420 dwellings per year for the period 2018 to 2036.)	Noted.	None
General comments				
	Babergh District Council	<p>Thank you for consulting Babergh District Council on the Pre-Submission Draft version of Aldham Neighbourhood Plan. We have sought the views of colleagues and this letter, together with the attached schedule of comments, represents our formal response.</p> <p>Generally, we are of the view that the Plan is well presented and well prepared. As we have worked closely with you during the Plan's preparation, we have relatively few comments at this stage.</p> <p>The Parish Council is reminded that, should you feel it necessary to make substantive changes to this current draft following close of this round of consultation, it may be appropriate to re-consult on the revised document for the required period prior to formally submitting the Plan and other required documents to Babergh District Council. We can advise you further about this when you have decided what changes you are proposing to make to the Plan.</p>	<p>Noted.</p> <p>Substantive changes have not been made to the Plan and it is therefore proceeding to Submission.</p>	None
	Suffolk County Council	Thank you for consulting Suffolk County Council (SCC) on the Pre-submission version of the Aldham Neighbourhood Plan.	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>SCC is not a plan making authority, except for minerals and waste. However, it is a fundamental part of the planning system being responsible for matters including:</p> <ul style="list-style-type: none"> - Archaeology - Education - Fire and Rescue - Flooding - Health and Wellbeing - Libraries - Minerals and Waste - Natural Environment - Public Rights of Way - Transport <p>This response, as with all those comments which SCC makes on emerging planning policies and allocations, will focus on matters relating to those services.</p>		
	Suffolk County Council	<p><u>Archaeology</u> Suffolk County Council Archaeological Service (SCCAS) recommend that Aldham's Neighbourhood Plan note previous finds in the parish, which include Roman coins and pottery, and Saxon metalwork. Inclusion of this information will help to provide context of the area to developers. It would be helpful if the plan could state that SCCAS should be consulted at the earliest possible stages of any planning applications in the parish. It should also mention SCCAS's historic environment record, which is viewable at the following link: https://heritage.suffolk.gov.uk/hbsmr-web/Results.aspx?pageid=16&mid=9&period=0&parish=Aldham&FirstRec=1&LastRec=20</p>	Noted. Add sentence to end of paragraph 2.9	Amend paragraph 2.9 by adding the following to the end: <u>There have been a number of archaeological finds in the Neighbourhood Plan Area, including Roman coins and pottery, and Saxon metalwork. Suffolk County Council Archaeological Service's Historic Environment Record provides details of finds and the Service should be consulted at the earliest possible stages of preparing a planning application.</u>
	Suffolk County Council	<p><u>Education</u> <u>Early Years</u> Early years in the area is provided by Elmsett preschool operating out of Elmsett Village Hall. There is currently a deficit of places at this setting and development from Aldham would be expected to provide contributions at to expand provision at Elmsett Village Hall. <u>Primary</u> Aldham is within the catchment of Elmsett Church of England Voluntary Controlled Primary (CEVCP). The latest forecast for Elmsett CEVCP</p>	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>indicates a total pupil roll of 71 by 2022/23. The school has a total capacity of 91 places. The school is forecast to have 15 spare places by 2022/23 based on 95% capacity. Since the latest pupil forecasts were generated there have been three planning applications approved, one of which is the site allocation ALD3 which has planning approval for 7 dwellings. These three planning applications are expected to generate need for an additional 15 primary school places. Assuming these developments are built out by 2022/23, the school is forecast to have 0 spare places by 2022/23.</p> <p><u>Secondary School</u> It is likely that we will need to expand Hadleigh High School based on existing planning approvals and applications pending decision. On this basis we are likely to be requesting Community Infrastructure Levy, taking into account growth in the Aldham Neighbourhood plan, to facilitate expansion.</p>		
	Suffolk County Council	<p><u>Fire and Rescue</u> Suffolk Fire & Rescue Service has considered the plan and are of the opinion that, given the level of growth proposed, we do not envisage additional service provision will need to be made in order to mitigate the impact. However, this will be reconsidered if service conditions change.</p> <p>As always, SFRS would encourage the provision of automated fire suppression sprinkler systems in any new development as it not only affords enhanced life and property protection but if incorporated into the design/build stage it is extremely cost effective and efficient.</p> <p>SFRS will not have any objection with regard access, as long as access is in accordance with building regulation guidance. We will of course wish to have included adequate water supplies for firefighting, specific information as to the number and location can be obtained from our water officer via the normal consultation process.</p>	Noted	None
	Suffolk County Council	<p><u>Flooding</u> Attached are a fluvial (river water) flood risk map and a pluvial (surface water) flood risk map both showing historical reports of surface water flooding. Aldham has a combination of both fluvial and pluvial flood risk, with both sources draining in a south westerly direction. Fluvial flood risk is isolated to the west of the Parish compared to pluvial which</p>	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>is more prominent and evenly spread across the area. The village centre is predicted to be of low risk to both sources of flooding.</p> <p>The permeability of the ground to surface water varies across the parish and infiltration tests are critical for proposed development sites to establish an appropriate method for the disposal of surface water.</p>		
	Suffolk County Council	<p><u>Minerals and Waste</u></p> <p>Suffolk County Council is the Minerals and Waste Planning Authority for the Suffolk, meaning the county council makes decides mineral and waste planning applications, and makes minerals and waste policy. One of the county council’s responsibility in this capacity is to safeguard mineral deposits to ensure a sustainable supply. A significant part of the west of the parish is in a minerals consultation area. However, we have no objections to the plan on a minerals safeguarding basis since none of the allocated sites are in this area.</p> <p>There are no waste sites inside the parish boundary but there are two waste sites close by in the parish of Hadleigh: one inert landfill and one household waste and recycling centre. The safeguarding areas of these sites spill into small areas of the south and west of Aldham. These are not near any neighbourhood plan allocations, so we have no concerns about the plan prejudicing these sites.</p>	Noted	None
	Suffolk County Council	<p><u>Natural Environment</u></p> <p>As a member of the Creating the Greenest County partnership, the county council encourages participation in the initiative wherever possible. The key themes of the partnership are:</p> <ul style="list-style-type: none"> - Climate mitigation - Climate adaptation - Protecting and enhancing the natural environment. <p>We recommend that the neighbourhood plan give some consideration to these key themes, and we particularly recommend the inclusion of a policy with the following wording:</p> <p>“Development proposals that incorporate into their design features which provide gains to biodiversity will be supported. Landscaping and planting should encourage wildlife, connect to and enhance wider ecological networks, and include nectar rich planting for a variety of pollinating insects. Divisions between gardens, such as walls and fences, should still enable movement of species, such as hedgehogs, between</p>	The Neighbourhood Plan does not contain a design specific policy and it is anticipated that the emerging Joint Local Plan, as well as the provisions of the NPPF can cover this matter. However, it is proposed to amend Chapter 8 to include an appropriately worded advisory paragraph.	Insert new paragraph 8.2 as follows: <u>Development proposals that incorporate into their design features which provide gains to biodiversity will be supported. Landscaping and planting should, where feasible, encourage wildlife, connect to and enhance wider ecological networks, and include nectar rich planting for a variety of pollinating insects. Divisions between gardens, such as walls and fences, should still enable movement of species, such as hedgehogs, between gardens and green spaces. Existing ecological networks should be retained.</u>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>gardens and green spaces. Existing ecological networks should be retained”</p> <p>It is noted that site specific policies require the retention of existing trees and hedgerows on site boundaries which is supported.</p> <p>More information about Creating the Greenest County can be found on the partnership website: http://www.greensuffolk.org/about</p>		
	Suffolk County Council	<p><u>Public Rights of Way</u></p> <p>Paragraph 98 of the NPPF states that “planning policies and decisions should protect and enhance public rights of way, including taking opportunities to provide better facilities for users”. The current Babergh Core Strategy 2014 and the saved policies from the 2006 Local Plan do not contain a policy which meets the NPPF requirement.</p> <p>The Babergh Mid Suffolk Joint Core Strategy is an opportunity to remedy this for the whole district but in the meantime the Neighbourhood Plan should include a policy which would cover unallocated windfall sites in the event that they are permitted. We recommend the following wording: “Public Rights of Way should be protected and enhanced, and opportunities should be taken to provide new connections to the network where possible”</p>	Disagree. The paragraphs of the NPPF referred to in the response adequately deal with public rights of way matters and the suggested wording repeats the wording contained in the NPPF.	None
	Suffolk County Council	<p>I hope that these comments are helpful. SCC is always willing to discuss issues or queries you may have. Some of these issues may be addressed by the SCC’s Neighbourhood Planning Guidance, which contains information relating to County Council service areas and links to other potentially helpful resources.</p> <p>The guidance can be accessed here: Suffolk County Council Neighbourhood Planning Guidance.</p> <p>If there is anything I have raised you would like to discuss, please use my contact information at the top of this letter.</p>	Noted	None
	Historic England	<p>Thank you for your correspondence dated inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of the Aldham Neighbourhood Plan.</p> <p>We welcome the production of this neighbourhood plan, and are pleased to see that it considers the built and historic environments of Aldham. However, we regret that owing to capacity limitations and existing workload we are unable to provide detailed comments at this time.</p>	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>We would refer you to our detailed and recently updated guidance on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here, along with other advice you may find helpful: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/ .</p> <p>For further advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Suffolk County Council.</p> <p>To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment. Please do contact me, either via email or the number above, if you have any queries.</p>		
	Environment Agency	<p>Thank you for your consultation dated 25 February 2019. We have inspected the Regulation 14 Draft Aldham Neighbourhood Development Plan, as submitted, and have highlighted key environmental constraints, as detailed below, which should be considered during the development of the Plan.</p> <p>Our principle aims are to protect and improve the environment, and to promote sustainable development, we:</p> <ul style="list-style-type: none"> • Act to reduce climate change and its consequences. • Protect and improve water, land and air. • Work with people and communities to create better places. • Work with businesses and other organisations to use resources wisely. <p>You may find the following document useful. It explains our role in the planning process in more detail and describes how we work with others; it provides:</p> <ul style="list-style-type: none"> • An overview of our role in development and when you should contact us. • Initial advice on how to manage the environment impact and opportunities of development. 	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<ul style="list-style-type: none"> • Signposting to further information which will help you with development. • Links to the consents and permits you or developers may need from us. <p>Our role in development and how we can help: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/289894/LIT_2745_c8ed3d.pdf</p>		
	Environment Agency	<p><u>Natural Capital</u> Studies have shown that natural capital assets such as green corridors and green amenity spaces are important in climate change adaptation, flood risk management, increasing biodiversity and for human health and well-being. An overarching strategic framework should be followed to ensure that existing amenities are retained as well as enhancements made and new assets created wherever possible.</p> <p><i>[comment on designation of Local Green Space inserted under Policy ALD6 above]</i></p> <p>Designating green spaces is a positive approach, but through improving existing spaces and incorporating native species and varied habitats into designs of new areas will encourage net gains in biodiversity and wildlife links/corridors and deliver the best possible environmental outcomes. Enhancement to existing habitats should where possible feature within any conservation plans in development, and the National Planning Policy Framework (NPPF) paragraph 170, sub section d) states planning policies and decisions should contribute to and enhance the natural and local environment by: 'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures'. NPPF paragraph 174 goes further to emphasise the importance of biodiversity and how plans should set out protection and enhancement measures. Development management will guide the provision of green infrastructure which should be delivered in a collaborative approach between developers, councillors and the local community. Sustainable Drainage Systems (SuDS) are often part of building green infrastructure</p>	<p>Noted. The Neighbourhood Plan has not considered it necessary to include these matters in order to meet the Basic Conditions</p> <p>Noted.</p>	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>into design. For more information please visit: https://www.susdrain.org/delivering-suds/using-suds/background/sustainable-drainage.html</p>		
	Environment Agency	<p><u>Contaminated Land</u> For land that may have been affected by contamination as a result of its previous use or that of the surrounding land, sufficient information should be provided with any planning application to satisfy the requirements of the NPPF for dealing with land contamination. This should take the form of a Preliminary Risk Assessment (including a desk study, conceptual model and initial assessment of risk), and provide assurance that the risk to the water environment is fully understood and can be addressed through appropriate measures. This is because Aldham Neighbourhood Plan Area is a source protection zone 2 and 3 as well as on a principal Aquifer. For any planning application the prior use should be checked to ensure there is no risk of contamination. Please note that the views expressed in this letter by us are a response to the proposed Neighbourhood Development Plan only and do not represent our final views in relation to any future planning or permit applications that may come forward. We reserve the right to change our position in relation to any such applications. Please contact me on the details below should you have any questions or would wish to contact any of our specialist advisors. Please continue to keep us advised on the progress of the plan.</p>	Noted	None
	Natural England	<p>Thank you for consulting Natural England on the above Neighbourhood Plan.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is unable to provide a response to this consultation, as we have to take a risk based approach in deciding when to provide detailed advice to development plan consultations. The lack of comment from Natural England does not imply that there are no impacts on the natural environment. However we would like to take this opportunity to provide you with information sources that the</p>	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>neighbourhood planning body may wish to use in developing the plan, and to highlight some of the potential environmental risks and opportunities that neighbourhood plans or orders may present: this information is attached. In particular we would draw your attention to the SSSI Impact Risk Zones, available as a GIS dataset. Although designed to be used to help local planning authorities decide when to consult Natural England on developments likely to affect designated sites, they may be of use to you in understanding potential impacts from the Plan on nearby designated sites. The dataset and user guidance can be accessed from the data.gov.uk website.</p> <p>Natural England has not assessed this Plan for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecologist for advice. Natural England and the Forestry Commission have also published standing advice on ancient woodland and veteran trees which you can use to assess any impacts on ancient woodland.</p>		
	Suffolk Preservation Society	<p>I am writing on behalf of the Suffolk Preservation Society (SPS), the only countywide amenity society dedicated to protecting and promoting the special historic and landscape qualities of Suffolk. We also represent the Campaign for the Protection of Rural England in Suffolk and work closely with parish and town councils and other bodies who share our objectives. As Neighbourhood Plans offer the opportunity for protecting or improving the heritage and landscape character of an area, SPS are supportive of plans being drawn up in Suffolk. We congratulate the Neighbourhood Plan team on the draft document and strongly endorse the efforts to identify appropriate sites for new housing development in Aldham. Having read the draft plan we would like to make the following comments:</p>	Noted	None
	Suffolk Preservation Society	<p>Whilst the draft plan is clear that it has been prepared to focus solely on housing development, it is clear from the feedback to the community consultation event that Aldham's strengths are identified as its presence as a beautiful hamlet within surrounding open countryside. We would therefore recommend that the most important aspects of Aldham's heritage and landscape are identified. Despite there being a number of listed buildings within the village boundary, these are not identified on a map within the plan. References could usefully be</p>	Details of heritage assets, including Listed Buildings, are available elsewhere and it is not necessary to include details of them in a development plan including neighbourhood plans. However, paragraph 2.9 has been amended	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>included to reflect the statutory weight that local planning authorities must give to the protection of these designated heritage assets, as well as their setting, when determining planning applications. Local planning authorities are under a statutory duty to pay special regard to the protection of heritage assets and their setting and your Plan could clearly demonstrate how this has been reflected in the selection of sites for housing.</p>	<p>to provide a list of the additional Listed Buildings.</p> <p>Likewise, it is not necessary to refer to the “statutory weight that local planning authorities must give to the protection of these designated heritage assets”.</p> <p>Amendments have been made in response to Babergh DC comments to refer to the potential impact on heritage assets in relation to Policy ALD3.</p>	
	Suffolk Preservation Society	<p>Moreover the Plan could be used to identify views within the parish which are most valued and sensitive to change. We recommend that a landscape appraisal is carried which will identify the most sensitive landscape areas and those which can accommodate a limited amount of housing development. This can then inform a policy within the plan which aims to protect the most sensitive landscapes from inappropriate speculative development.</p>	<p>Noted. While it is recognised that a views and landscape assessment might have been useful, this has had to be balanced with the need to get a Neighbourhood Plan in place at the earliest possible opportunity to protect the village from inappropriate development proposals.</p>	None
	Suffolk Preservation Society	<p>We also consider that the Plan should ideally make reference to any non-designated heritage assets (NDHAs). These are unlisted buildings, features and monuments which have a degree of significance to the village meriting consideration in planning decisions. The National Planning Policy Framework sets out the protection given to NDHAs (para. 197) when determining planning applications that affect them. Babergh District Council does not currently maintain a district-wide list of NDHAs and the production of a Neighbourhood Plan is an ideal opportunity to provide one for your parish. Historic England also advocates this approach and provides advice to local groups via its website, in particular its guidance notes Neighbourhood Planning_ and the Historic Environment and https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/ . We would encourage your team to consider compiling such a list which will strengthen protection from demolition or harmful development within</p>	<p>Noted. While it is recognised that an assessment of the presence of non-designated heritage assets might have been useful, this has had to be balanced with the need to get a Neighbourhood Plan in place at the earliest possible opportunity to protect the village from inappropriate development proposals.</p>	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		the assets' setting which is otherwise limited. Alternatively, in view of the advanced state of the plan, a commitment to the compilation of a local list in the future, in conjunction with Babergh District Council could, would be worth considering at this stage.		
	Suffolk Preservation Society	We would be happy to discuss with you any of the matters raised in this letter further, please do not hesitate to contact us.	Noted	None
Councillor Mick Fraser, Suffolk County Council		<p>Thank you for sending me details of Aldham PC's Neighbourhood Plan, which I have read with interest. I suggest it is well written and presented giving a realistic vision for the future of Aldham in relation with its adjoining parishes and of course Hadleigh. I found it refreshing to read in the plan a pragmatic forecast of housing growth commensurate with the present population of the parish.</p> <p>I have nothing more to add other than well done and thank you for informing me of it.</p>	Noted	None

4 Schedule of Modification made to Pre-Submission Consultation Plan following Regulation 14 Pre-Submission Consultation Stage

Deletions are struck through eg ~~deletion~~ Additions are underlined eg addition

Schedule of Proposed Changes to Pre-Submission Consultation Plan following Regulation 14 Pre-Submission Consultation Stage

Deletions are struck through eg ~~deletion~~ Additions are underlined eg addition

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
Cover		PRE-SUBMISSION CONSULTATION VERSION PLAN OCTOBER 2018 <u>MAY 2019</u>	To bring the Plan up-to-date
4	1.3	Amend Para 1.3 Line 3 <u>n</u> Neighbourhood	To correct typo
4	Following Paragraph 1.10	Insert new paragraph 1.11 <u>1.11 This document is the "Submission Draft Neighbourhood Plan". It has been submitted to Babergh District Council following the statutory six weeks consultation in between 26 February and 12 April 2019. Amendments have been made to the draft Plan and Babergh District Council will now take it through the final formal stages of the process.</u>	To bring the Plan up-to-date
10	Paragraph 2.9	Amend paragraph 2.9 to add following to end of paragraph: as follows: <ul style="list-style-type: none"> • <u>Aldham Hall, Church Lane</u> • <u>Church Lane Cottage, Church Lane</u> • <u>Flemish House, Red Hill</u> • <u>Redhill Cottage, Red Hill</u> • <u>Yew Tree Farmhouse, The Street</u> 	In response to comments from Babergh DC, Suffolk CC and Suffolk Preservation Society.

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
		<u>There have been a number of archaeological finds in the Neighbourhood Plan Area, including Roman coins and pottery, and Saxon metalwork. Suffolk County Council Archaeological Service's Historic Environment Record provides details of finds and the Service should be consulted at the earliest possible stages of preparing a planning application.</u>	
10	Following Paragraph 2.11	Insert new paragraph: <u>2.12 At the time of the preparation of the Neighbourhood Plan, broadband speeds in the village were slow and further contributes to the sense of rural isolation experienced by residents.</u>	In response to comments from Babergh DC
16	6.7	Amend the second sentence of Para 6.7 as follows: There will continue to be opportunities within the BUAB for small "windfall" sites to come forward as a result of, for example, redevelopment or plot rationalisation. It will, however, be essential that such proposals have regard to the characteristics of the local environment <u>including the presence of designated or non-designated heritage assets</u> , any impact on the amenity of nearby residents and the ability to achieve a safe access onto the highway.	In response to comments from Babergh DC
16	6.8	Amend final sentence of paragraph 6.8 as follows: The Neighbourhood Plan, while allowing in principle works to convert buildings in the countryside to residential uses, seeks to limit the impact of proposals <u>especially on the setting or significance of listed buildings or any potentially curtilage listed buildings.</u>	To provide greater clarity on the purpose of a Plan
17	Policy ALD3	Amend Policy as follows: Policy ALD 3 – Land west of Hadleigh Road Land to the west of Hadleigh Road, as identified on the Policies Map, is allocated for seven single storey dwellings as permitted by Babergh District Council in June 2018 (Ref DC/18/00799). Detailed proposals for this site should: i) retain the existing trees and hedgerows along the boundaries of the site; ii) provide new screen planting of native species on the western boundary; iii) ensure that measures are included for the capture of surface water run-off that minimise any potential for increasing surface water flooding resulting from the development; and	In response to comments from Babergh DC and Suffolk CC.

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
		<p>iv) where necessary, having regard to the emerging Suffolk Coast Recreational Avoidance and Mitigation Strategy, contribute towards or deliver measures identified through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive; <u>and</u></p> <p>iv) <u>have regard to the setting and significance of the adjacent listed building in order to retain a sense of its existing isolation and relationship to the surrounding rural environment.</u></p>	
18	6.15	<p>Amend second sentence of Para 6.15 as follows: Given the identified need for smaller homes in the village, the development will be limited to dwellings that provide a mix of two and three bedroomed homes. It is also important that a substantial belt of screen planting using native species is delivered at the rear of the site in order to minimise the impact of the development on the countryside.</p>	To correct typo
18	Policy ALD4	<p>Amend Policy ALD4 as follows;</p> <p>i) provide new screen planting of native species on the western boundary; <u>and</u></p> <p>ii) ensure that measures are included for the capture of surface water run-off that minimises any potential for increasing surface water flooding resulting from the development. <u>and</u></p> <p>iii) where necessary,</p>	In response to comments from Suffolk CC
18	Policy ALD4	<p>Amend Policy ALD4 as follows: Detailed proposals for this development should have regard to the <u>Site e-Concept p Plan</u> illustrated on Map 6 5;</p>	To correct typo and clarify reference.
18	Map 5	<p>Amend title as follows: Map 5 – Policy ALD4 Site <u>Concept Plan</u></p>	To clarify reference with Policy ALD4
22	Following Para 8.1	<p>Insert new paragraph 8.2 as follows: <u>Development proposals that incorporate into their design features which provide gains to biodiversity will be supported. Landscaping and planting should, where feasible, encourage wildlife, connect to and enhance wider ecological networks, and include nectar rich planting for a variety of pollinating insects. Divisions between gardens, such as walls</u></p>	In response to comments from Suffolk CC

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
		<p><u>and fences, should still enable movement of species, such as hedgehogs, between gardens and green spaces. Existing ecological networks should be retained.</u></p>	

Appendix 1 – Village Newsletter article – July 2018

ALDHAM PARISH COUNCIL

The **Annual Parish Meeting** in May attracted some rarely-seen members of the public. Three. They each proved to be welcome contributors in a number of discussions which actually should have been of interest to everyone in the parish. Informed by an up-to-the-minute report from our District Councillor Alan Ferguson, we debated the latest on the **proposed merger** between Babergh and Mid Suffolk district councils, the additional **proposal to consolidate all the district councils** and the county council into one Unitary Authority, the plans for **future public and private housing** stock in the district, and our own **Aldham Neighbourhood Plan**.

Further to this last discussion, the Parish Council subsequently debated and agreed formally to create a Neighbourhood Plan. This will have to **involve every voting elector** in the parish, at least initially. Once it is approved, a Neighbourhood Plan must be considered by the district council in any future decision to grant planning permission for building. It becomes an officially approved document only after we can demonstrate that it has the support of the majority of the electors who voted on the eventual proposal when it is produced. There will be an initial public drop-in display at **Aldham Church on Wednesday 18th July between 4pm and 8pm** to provide more background information. The Parish Council will be contacting each household individually before then to provide further details about this process. It will be up to each of us: either we get involved and do something constructive to influence the future developments in our parish, or we do not get involved and face the prospect of having to accept whatever planning applications are submitted in future.

Appendix 2 – Households leaflet advertising Drop-in Event. July 2018

Dear Resident of Aldham,

Further to our announcement in the Newsletter, we are pleased to invite you to a “drop in” display on **Wednesday 18th July at St Mary’s Parish Church, between 4pm and 8pm.**

A Neighbourhood Plan (“The Plan”) is an official planning document designed to allow local people to play an active part in the development of their area. It can influence the future “shape” of development in the parish including sites for new building (housing and commercial) and our feelings about how we can (or would like to) influence aspects such as countryside, environment and infrastructure. When we complete “The Plan” - and if it is formally approved - the District Council will then be obliged to consider its content in the future. **But we must be able to demonstrate that “The Plan” represents the vision of the total community.**

There is a government-driven, national need for further homes over the next 20 years and we cannot be insulated from change – we cannot without proper justification simply block all future development in Aldham. However, we can influence the location and size of further new development.

The purpose of the “drop in” is to share all the information we have at this stage about our own “Plan”, and to illustrate how important it is that everyone in the parish feels able to contribute to its evolution prior to eventual submission. All comments and suggestions received will enable a small Working Group to develop the draft “Plan” for review.

As “The Plan” evolves there will be regular opportunities for everyone to comment and suggest amendments. Eventually there will be a parish referendum which will allow everyone on the electoral register to vote on the final document.

The display on the 18th will hopefully allow as many people as possible to “drop in” at a time convenient to you. You are welcome to stay for as short or as long a time as you wish, **but please do try to attend – it is important that we can demonstrate from start to finish that our “Plan” represents the thoughts and aspirations of the whole community.**

Jonathan Ralph
Chairman, Aldham Parish Council

Email [REDACTED]
Tel : [REDACTED]

1. WELCOME



The Parish Council has decided to prepare a Neighbourhood Plan for the village so that the village influence where any new development goes over the next 20 years.

Here's your chance to find out about Neighbourhood Plans and how you might help with Aldham's Plan.

What is a Neighbourhood Plan?

It is a new kind of planning document designed to allow local people to play an active part in planning their area. It can guide the development and conservation of the village.

It can, for example, also identify proposals for:

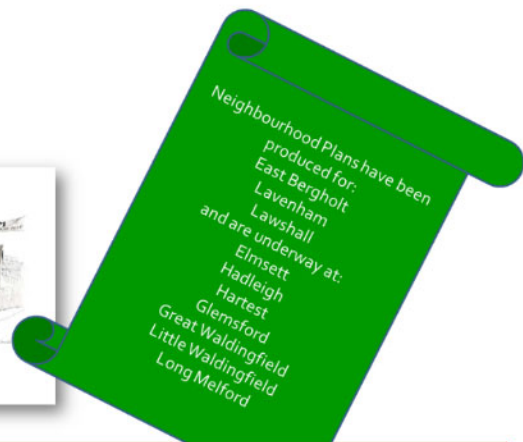
- Improving areas;
- Providing new facilities;
- Sites for new development;
- Protecting sites of environmental or historic quality;

When complete, it will form part of the statutory development plan for the area, meaning Babergh District Council and Planning Inspectors will have to take note of what it says when considering development proposals.

Why we're doing it

Our village is coming under increasing pressure for new housing development. Babergh District Council have just approved a planning application for 7 new homes in the parish, on Hadleigh Road, and there's pressure to build more homes in the area.

Preparing our own neighbourhood plan gives us the opportunity to shape the future by deciding how and where the village will grow and what is needed to support that growth.



A PLAN TO PROTECT ALDHAM'S DISTINCT CHARACTER



2. BACKGROUND



What a Neighbourhood Plan can and cannot do

A Neighbourhood Plan can...

- Decide where and what type of development should happen in the parish
- Promote more development than is set out in the Local Plan.
- Include policies, for example regarding design standards, that take precedence over existing policies in the Local Plan for the parish – provided the Neighbourhood Plan policies do not conflict with the strategic policies in the Local Plan.

A Neighbourhood Plan cannot...

- Conflict with the strategic policies in the Babergh Local Plan.
- Be used to prevent development that is included in the Local Plan.



Who prepares the Plan?

The Plan will be prepared by a Working Group that consists of Parish Councillors and volunteers from the village.

We have secured the support of Places4People Planning Consultants who have considerable experience in the preparation of local and neighbourhood plans.



3. THE PLANNING RULES



This board provides details of the current and emerging planning policies That our Neighbourhood Plan will have to conform with.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) came into force in 2012 with the aim of making the planning system less complex and more accessible, to protect the environment and to promote sustainable growth.

It encourages local people to “shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area”

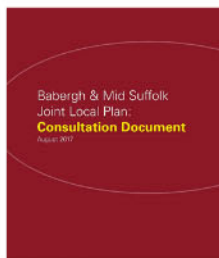
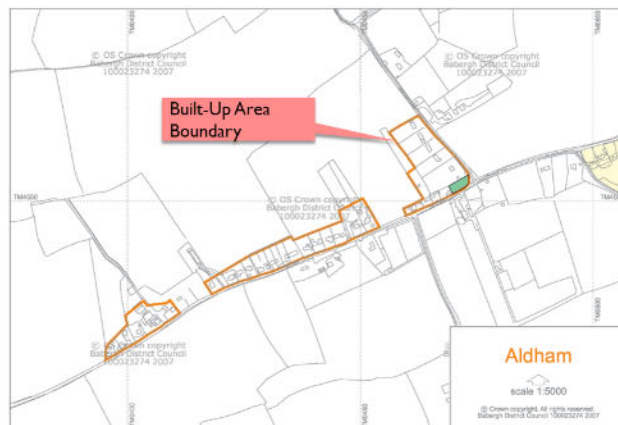
Neighbourhood plans should not promote less development than set out in the Local Plan or undermine its strategic policies. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area.

Babergh Current Local Plan

The current Local Plan Core Strategy designates Aldham as a “Hinterland Village” where only a limited amount of new housing that serves local needs is expected to be built.

The Local Plan identifies a Built-Up Area Boundary (illustrated below) within which new homes will normally be allowed to be built.

But the Plan also allows housing to be built outside, but adjoining, the Built-Up Area Boundary.



New Local Plan

Babergh are just starting work on a new joint Local Plan with Mid Suffolk that will guide where development goes up to 2036. It looks like an additional 8,000 homes will need to be built in Babergh by 2036.

The initial consultation document published in 2017 proposed that Aldham would be designated as a “Hinterland Village” because of its location and the level of services it facilities that it provides. The Parish Council has contested this proposed designation and we’re hopeful that the designation will be changed to “Hamlet” when the draft Local Plan is published in the coming weeks.

Hamlets will only be expected to take very low levels of housing development.

They will shortly be consulting on a draft Local Plan. However, it’s unlikely that the Local Plan will be completed until 2020.



4. THE ALDHAM PLAN



You're probably aware that the Government is prioritising increasing house building in the UK. Amongst other things, they require district councils :

- to have an up-to-date local plan
- to be able to demonstrate that enough sites are available to deliver enough homes for the next five years

If a district council does not have a five years supply, then neither the policies in a local plan or a neighbourhood plan that direct where new housing should be built can be used in deciding applications for where housing will be built. However, if there is a neighbourhood plan in place and there is at least three years supply, then the neighbourhood plan can be used.

Up until very recently, Babergh did not have a five years supply and so we were vulnerable to speculative planning applications for new housing like the one recently approved. We've already suffered as a result of this and, although there is now a five years supply, we don't want to be on the receiving end of any further unplanned developments.

The Neighbourhood Plan will, when complete, allow us to be in control of where future housing development can take place in Aldham. We believe it's likely that the new Local Plan will expect Aldham to have at least 10 new homes by 2036.

Neighbourhood Plans that allocate sites for housing will have their housing location policies taken notice of when planning decisions are made when there is at least a three year supply in the District.

We think that we should prepare a Neighbourhood Plan as quickly as possible, that focuses on identifying a small site for new housing, so that our Plan can be used to limit the amount of housing in the village.

Do you agree that we should proceed as quickly as possible with a Neighbourhood Plan?

YES	NO
●	●



Hadleigh Road site

In June Babergh District Council approved a proposal for seven new homes on Hadleigh Road despite objections from the Parish Council and Elmsett Parish Council.

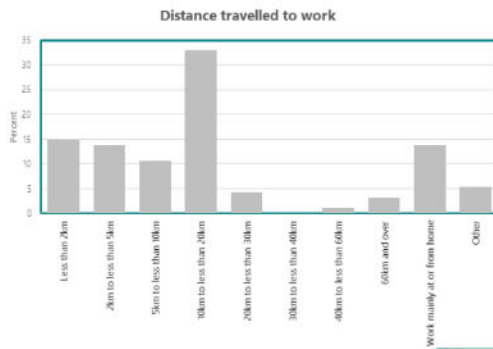
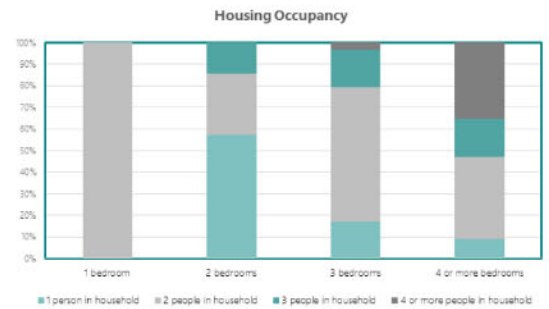
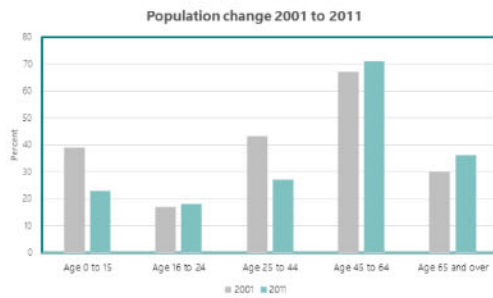


5. WHAT WE KNOW



Planning policies in neighbourhood plans have to be based on evidence that supports them. As we only envisage preparing a plan that covers housing, it we do not propose to undertake a household survey like others do – eg Elmsett.

We do know some information about the village from past Census data, which is illustrated below.



Aldham's population declined by 10% between 2001 and 2016

The estimated population of the village in 2016 was 186, the same as it was in 1921!

The 2011 Census recorded 75 homes in Aldham. In 1921 there were only 46.

The potential impact of any development on the environment is also an important consideration for the plan. The map illustrates the area covered by the Plan and the location of some key features in and around the parish.

- Listed Buildings
- Site of Special Scientific Interest
- Common Land
- Special Landscape Area



6. LIKES & DISLIKES



To help us prepare the Neighbourhood Plan we would like you to tell us what you like most about the village and what you'd like to see improved.

MOST CHERISH

Use post-it notes
& coloured dots
(red if you disagree
with a comment
and green if you
agree)

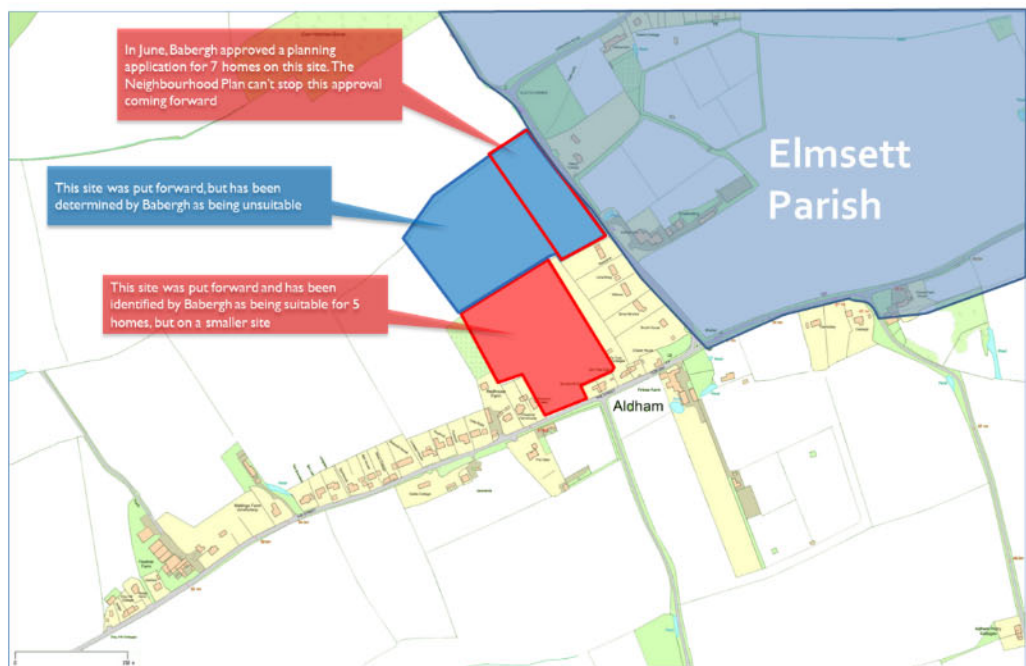
LIKE TO SEE IMPROVED



7. POTENTIAL HOUSING



As part of the Local Plan preparation process, Babergh made a “Call for Sites” to identify land that might be suitable for house building. In Aldham. Two sites were put forward, as illustrated here.



Even though sites are considered suitable, it doesn't mean that the Local Plan will identify them for development.

That will depend upon the strategy for the location of growth and the amount of land that's needed to meet the projected housing need.

The Neighbourhood Plan process allows the residents of Aldham to decide where growth should take place.



8. POSSIBLE HOUSING SITE



Based upon the sites that have been submitted to Babergh and identified on the previous board, we think that it would be appropriate to allocate a small site on the northern side of The Street for four new homes, in addition to the permission for seven on Hadleigh Road.

Do you agree with this proposal?

YES

NO



View of site from road



Please complete the feedback form if you have any comments or concerns about this idea



9. BUILT-UP AREA BOUNDARY



The Neighbourhood Plan will also reconfirm the existing Built-Up Area Boundary as defined in the current Local Plan, with alterations to include the housing permission on Hadleigh Road and the possible neighbourhood plan allocation if it is agreed.



Within the Built-Up Area Boundary, proposals for new housing on “infill” plots would be approved if other matters, such as impact on the amenities of the neighbouring residents, can be satisfactorily overcome.

Policy CS11 of the Core Strategy provides flexibility on the location of development in villages like Aldham. It states (in summary):

“Developmentwill be approved where proposals are able to demonstrate a close functional relationship to the existing settlement on sites where the relevant issues are addressed to the satisfaction of the local planning authority (or other decision maker) and where the proposed development:

- i) is well designed and appropriate in size / scale, layout and character to its setting and to the village;
- ii) is adjacent or well related to the existing pattern of development for that settlement;
- iii) meets a proven local need, such as affordable housing or targeted market housing identified in an adopted community local plan / neighbourhood plan;
- iv) supports local services and/or creates or expands employment opportunities; and
- v) does not compromise the delivery of permitted or identified schemes in adopted community / village local plans within the same functional cluster.”



10. WHAT NEXT

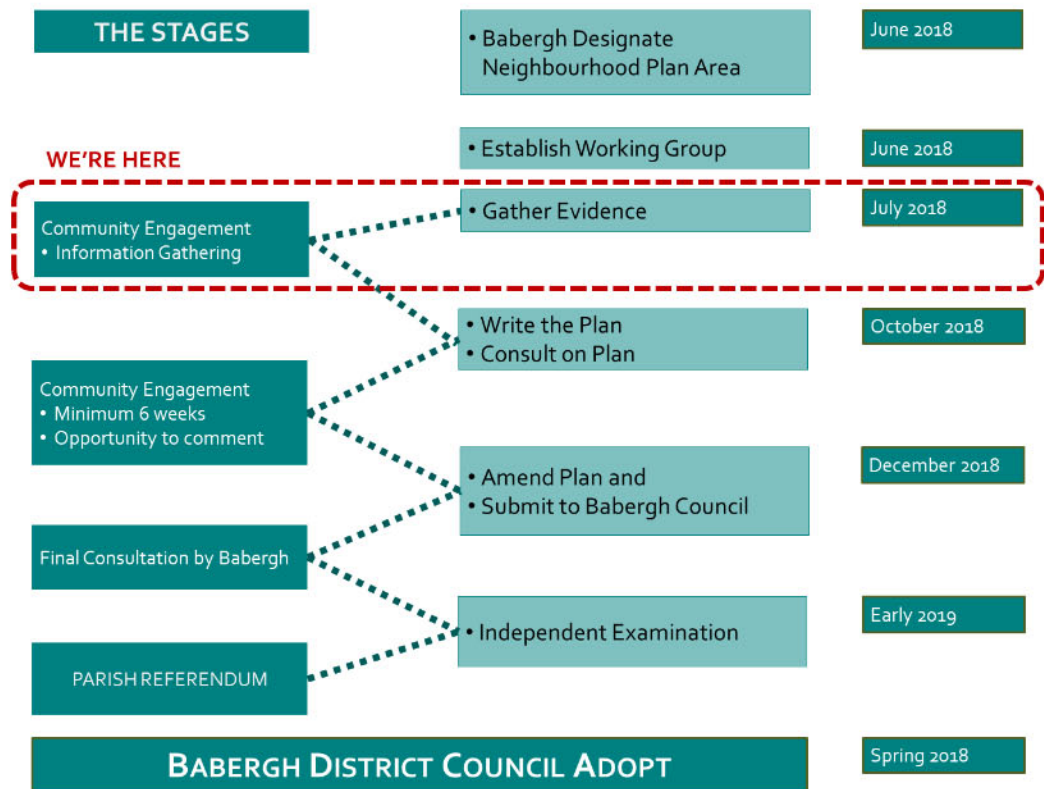


How the neighbourhood plan is prepared

There are a number of stages that have to be completed, as illustrated below. Some of these stages are governed by the regulations for preparing neighbourhood plans and so there is no short cut. The Plan will be prepared by the Steering Group advised by specialists when necessary. We encourage YOU to get involved too, either with the Steering Group or at the various consultation stages, like today.

At the end of the day, it's YOU that will decide whether the Plan should be approved.

Community Involvement is a major part of the process and it must be approved in a parish referendum before it can be used.



Can you help?

If you want to get involved, even if it's only for a specific piece of work, then please let us know



Appendix 4 – Outcomes from Launch Event

Total attendance (including non-parishioners)	48
Total attendance from parish	45
Total attendance from parish (as % of all voters)	26%
Number of separate addresses represented	29
Number of separate addresses represented (as % of all addresses)	39%

30 people voted in favour of preparing a Neighbourhood Plan and 2 people voted against

Most Cherish

- A beautiful hamlet
- The quietness and openness of our surrounding countryside - typically a "hamlet" environment
- A typical English hamlet
- We love the fact that it is friendly, quiet and a lovely place to live.
- The gentle atmosphere of village life - away from the hustle and bustle of everyday busy towns etc (which is why we have stayed for 42 years)
- Suffolk village lifestyle
- We moved to the village because of the rural environment and quietness.
- We do not want to lose what gives the village its character.
- A beautiful hamlet to live in with beautiful countryside surrounding it.
- Open countryside.
- Quiet roads (noticeable when road was closed recently - and the opposite when the A1071 was closed and The Street became a rat-run)
- The peace and quiet and beautiful views.

Like to see improved

- Smiley Face speed sensor (needed) ** comment endorsed by two other respondents
- If we have to build new homes, make them more interesting and not all the same.
- If houses are built, how many will be affordable houses? Young people need homes.
- Need for affordable housing with support "facilities".
- Keep all future development "sustainable"
- Where possible we should encourage "infill" rather than extending the boundary of the village ** endorsed by two other respondents.
- We should try to avoid villages joining each other.
- Speed limit should be reduced at Aldham Tye * endorsed by one other respondent.
- Some sort of speed bumps * endorsed by one other but ** two respondents disagreed.
- Red Hill speed limit reduced to 30mph * endorsed by one other but ** two respondents disagreed.

- Affordable new-builds for young and first time buyers
- Community pub or something of that nature
- If more housing, need to improve (existing) local facilities like the Recycling Site which is too small to cope (even) now with Hadleigh and surrounding villages.
- The number of affordable houses so that young people brought up in the village have a chance to stay.
- Any new housing should include a reasonable % of affordable housing.
- Speed limit throughout the parish * endorsed by one other person
- Affordable housing * endorsed by one other person
- If the proposed housing was designated "affordable" I would be much more in favour.
- Access should be considered - (currently we have a lot of single track roads * one person disagreed (???).
- Speed limit through the village.
- Speed control (needed)
- Affordable homes for young families.
- We need speed control in the village.
- The village should remain linear - avoid a balloon estate * endorsed by one other person.
- Planning permission should view positively any applications for annexes for elderly parents, so families can be encouraged to move into or stay within the village * endorsed by one other person.
- Our plan needs to take into account (existing and proposed) development in Elmsett as this will directly affect our village because of the road problems we already have.
- Affordable housing, including small homes for young people and the elderly.
- Affordable housing (to be) at least half of any proposed new houses.
- Red Hill road to be included in speed restriction zone.
- Speed control, but not speed bumps ** endorsed by two other people.
- Enforced speed limit.
- House design should be interesting, individual, mixture, Suffolk hamlet idiosyncratic.
- The road is already too busy; it is already not safe * endorsed by one other respondent
- Speeding is a big issue. Speed bumps are needed. This village is losing its charm. Why?
-

Potential Housing

- *How will the 5 houses (as currently indicated) access The Street*
- *Will developers build an access road?*

Possible Housing Sites

Do you agree with the (current) proposal (ie Elmsett Road and The Street)?

Yes	9	No	15
-----	---	----	----

Comments

- *This (proposed access through middle of approved 7 bungalows) looks like a deliberate long term plan to link the two sites*
- *This is Green Belt land*
- *The field behind (plot linked to 5 houses on The Street) drains into ponds (at this point). With no easy/natural drainage it may flood existing properties as it did this winter and last.*
- *I agree, but only if the houses are affordable.*
- *I agree with infill - I don't think the approved housing (ie outside existing Development Boundary) should have been approved.*
- *Need to be aware of flooding.*
- *What about access?*

Built-up Area Boundary

- *Strict design and size guidelines need to be set and adhered to, as previous design statements for recent new builds were ignored by builders but yet approved.*
- *Is there a need for these houses which will cost in excess of £500,000 each. (Chestnut Barn (adjacent) took a year to sell)*
- *How will this support local services or employment opportunities? Will the builders be locals?*

Appendix 5 – Regulation 14 Consultation List

Mr James Cartlidge MP for South Suffolk
Cllr Robert Lindsay County Cllr to Cosford Division Suffolk County Council
Cllr Christopher Hudson County Cllr to Belstead Brook Division Suffolk County Council
Cllr Mick Fraser County Cllr to Hadleigh Division Suffolk County Council
Cllr Alan Ferguson Ward Cllr to South Cosford Babergh District Council
Cllr Barry Gasper Ward Cllr to Brook Babergh District Council
Cllr Nick Ridley Ward Cllr to Brook Babergh District Council
Cllr Sue Burgoyne Ward Cllr to Hadleigh (South) Babergh District Council
Cllr Tina Campbell Ward Cllr to Hadleigh (North) Babergh District Council
Cllr Sian Dawson Ward Cllr to Hadleigh (North) Babergh District Council
Cllr Kathryn Grandon Ward Cllr to Hadleigh (South) Babergh District Council
Hadleigh Town Council
Hintlesham & Chattisham Parish Council
Elmsett Parish Council
Whatfield Parish Council
Babergh Mid Suffolk District Council Community Planning
SCC Neighbourhood Planning Suffolk County Council
HR Manager - SOR, Children and Young People Suffolk County Council
Area Manager, Norfolk & Suffolk Team Homes & Communities Agency (HCA)
Land Use Operations Natural England
Essex, Norfolk & Suffolk Sustainable Places Team Environment Agency
East of England Office Historic England
East of England Office National Trust
Town Planning Team Network Rail Infrastructure Limited
Highways England
Stakeholders & Networks Officer Marine Management Organisation
Vodafone and O2 - EMF Enquiries
Corporate and Financial Affairs Department EE
Three
Estates Planning Support Officer Ipswich & East Suffolk CCG & West Suffolk CCG
Transco - National Grid
Consultant Wood Plc (obo National Grid)
UK Power Networks
Strategic and Spatial Planning Manager Anglian Water
Essex & Suffolk Water
National Federation of Gypsy Liaison Groups
Norfolk & Suffolk Gypsy Roma & Traveller Service
Diocese of St Edmundsbury & Ipswich
Chief Executive Suffolk Chamber of Commerce
Senior Growing Places Fund Co-ordinator New Anglia LEP
Strategy Manager New Anglia LEP
Babergh Disability Forum
RSPB
Senior Planning Manager Sport England (East)
Suffolk Constabulary
Suffolk Wildlife Trust
Suffolk Preservation Society
Community Development Officer – Rural Affordable Housing Community Action Suffolk
Senior Manager Community Engagement Community Action Suffolk
Dedham Vale Society
AONB Officer (Joint AONBs Team) Suffolk Coast & Heath AONB

Appendix 6 – Regulation 14 Consultation Notification email

ALDHAM (SUFFOLK) NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION (REGULATION 14)

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2015 (as amended), Aldham Parish Council is undertaking a Pre-Submission Consultation on the Draft Aldham Neighbourhood Plan. As a body/individual we are required to consult, we are hereby seeking your views on the Draft Neighbourhood Plan.

The full plan and supporting documents can be viewed [here](#) together with information on how to send us your comments.

This Pre-Submission Consultation runs for a period of just over 6 weeks, between 26 February and **12 April** inclusive.

We look forward to receiving your comments

David Brown
Clerk
Aldham Parish Council

Appendix 7 – February 2019 Residents Notification

19th February 2019

Dear Resident of Aldham,

Further to the announcement in the Newsletter, we are pleased to invite you to a “drop in” display on **Tuesday 26th February at the Methodist Church in Elmsett, any time between 4pm and 8pm.**

A Neighbourhood Plan (“The Plan”) is an official planning document designed to allow local people to play an active part in the development of their locality. It can influence the future “shape” of development in the parish including sites for new building (housing and commercial) and our feelings about how we can (or would like to) influence aspects such as countryside, environment and infrastructure. When we complete “The Plan” - and if it is formally approved - the District Council will then be obliged to consider its content in the future. **But we must be able to demonstrate that “The Plan” represents the vision of the total community.**

We have developed this draft Plan based on all the comments and suggestions we received at the launch we held in the parish church last July. The purpose of the “drop in” next week is to provide the opportunity to consider this resulting document and to ensure that we are collectively happy with its concepts.

Please do try to attend at some point during this 4 hour “slot” – it is important that we can demonstrate from start to finish that our “Plan” represents the thoughts and aspirations of the whole community. The draft plan will also be made available to view on-line at

<http://aldham.onesuffolk.net/aldham-parish-council/aldham-parish-neighbourhood-plan/>

and everyone will then have until Friday 12th April to make any further comments before we submit the proposal to Babergh District Council.

Thank you for your continuing support.

Jonathan Ralph
Chairman, Aldham Parish Council
Email : [REDACTED]
Tel [REDACTED]

Appendix 8 – February 2019 Village Newsletter Advert

**ALDHAM NEIGHBOURHOOD PLAN PUBLIC CONSULTATION
TUESDAY 26TH FEBRUARY 4PM – 8PM
ELMSETT METHODIST CHURCH**

THE PUBLIC CONSULTATION ON THE DRAFT PLAN IS SCHEDULED TO COMMENCE AT THE END OF FEBRUARY. FOLLOWING THE INITIAL PUBLIC DISPLAY IN JULY AND COMMENTS RECEIVED, THE PARISH COUNCIL HAS UPDATED THE INITIAL CONCEPT PROPOSALS FOR ANY ADDITIONAL FEEDBACK. PLEASE MAKE SURE YOUR COMMENTS ARE INCLUDED.

YOU MAY BE IN FAVOUR OF THE PROPOSALS WHICH WILL BE PRESENTED ON THE 26TH, OR YOU MAY WISH TO SUGGEST FURTHER AMENDMENTS. ALL FEEDBACK WILL BE CONSIDERED BEFORE THE “FINAL DRAFT” IS SUBMITTED FOR APPROVAL. THE CONSULTATION DISPLAY WILL BE OPEN FROM 4PM UNTIL 8PM SO MOST PEOPLE SHOULD BE ABLE TO “FIND A SLOT” IN THEIR DAY. PLEASE DO NOT LEAVE IT TO OTHERS.

WE ARE OBLIGED (AND WILL BE HAPPY) TO RECEIVE ANY AND ALL SUGGESTIONS, APPROVALS AND CRITICISMS. WE WANT TO DEMONSTRATE THAT ALL RESIDENTS HAVE HAD THE OPPORTUNITY TO PARTICIPATE AND CONTRIBUTE.

THE INITIAL (JULY) STATEMENT CAN BE VIEWED ON THE PARISH WEBSITE AT

<http://aldham.onesuffolk.net/assets/Uploads/180718-Launch-Event-Display18-July-2018.pdf>

AND THE NEW DRAFT AVAILABLE ON THE 26TH WILL REFLECT YOUR EARLIER COMMENTS. THE FORMAL CONSULTATION PERIOD WILL THEN RUN FOR 6 WEEKS TO ENABLE ANY FURTHER COMMENTS TO BE SUBMITTED, CONSIDERED AND INCORPORATED AS APPROPRIATE. THE “FINAL DRAFT” WILL THEN BE FORMALLY SUBMITTED FOR REVIEW.

FEEL FREE TO CONTACT ANY COUNCILLORS FOR CLARIFICATION OR TO ASK QUESTIONS.

**JONATHAN RALPH
CHAIRMAN, ALDHAM PARISH COUNCIL**

TEL: 



WELCOME

The story so far

In 2018 the Parish Council agreed to prepare a Neighbourhood Plan for the village. Since that time a small Steering Group has, with the aid of professional support, undertaken background research and consultation on what the Plan should cover.

We've now reached an important stage in its preparation and are consulting on the **Draft Neighbourhood Plan**

What is a Neighbourhood Plan?

It is a new kind of planning document designed to allow local people to play an active part in planning their area. It can guide the development and conservation of the village. It can, for example, also identify proposals for:

- Improving areas;
- Providing new facilities;
- Sites for new development;
- Protecting sites of environmental or historic quality;

When complete, it will form part of the statutory development plan for the area, meaning Babergh District Council and Planning Inspectors will have to take note of what it says when considering development proposals.

Community Involvement is a major part of the process of developing a Neighbourhood Plan and it must be approved in a local referendum before it can be used.

Over the next 6 weeks you have an opportunity to read and submit your comments on the draft Plan.

WE NEED YOUR VIEWS

How it is prepared

There are a number of stages that have to be completed, as illustrated. Some of these stages are governed by the regulations for preparing neighbourhood plans and so there is no short cut.



2. The Draft Plan

The Plan contains Planning Policies

These will be used to supplement the Local Plan when decisions on planning applications are made



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WE ESPECIALLY WANT YOUR COMMENTS ON THE PLANNING POLICIES

3. Consultation Feedback

Summer 2018 Residents Consultation

In July 2018 we held a drop-in event at the Parish Church to share all the information we had at the time about our Neighbourhood Plan and to gather views and opinions of those that attended.



THE JULY 2018 DISPLAY BOARDS

LIKES

- A beautiful hamlet
- The quietness and openness of our surrounding countryside - typically a "hamlet" environment
- A typical English hamlet
- We love the fact that it is friendly, quiet and a lovely place to live.
- The gentle atmosphere of village life - away from the hustle and bustle of everyday busy towns etc (which is why we have stayed for 42 years).
- Suffolk village lifestyle
- We moved to the village because of the rural environment and quietness.
- We do not want to lose what gives the village its character.
- A beautiful hamlet to live in with beautiful countryside surrounding it.
- Open countryside.
- Quiet roads (noticeable when road was closed recently - and the opposite when the A1071 was closed and The Street became a rat-run)
- The peace and quiet and beautiful views.

COMMENTS AND CONCERNS

Housing

- If we have to build new homes, make them more interesting and not all the same.
- If houses are built, how many will be affordable houses? Young people need homes.
- Need for affordable housing with support "facilities".
- Affordable housing endorsed by one other person
- If the proposed housing was designated "affordable" I would be much more in favour.
- Affordable homes for young families.
- Affordable new builds for young and first time buyers
- Affordable housing, including small homes for young people and the elderly.
- Affordable housing (to be) at least half of any proposed new houses.
- The number of affordable houses so that young people brought up in the village have a chance to stay.
- Any new housing should include a reasonable % of affordable housing.

Development

- Keep all future development "sustainable"
- Where possible we should encourage "infill" rather than extending the boundary of the village endorsed by two other respondents.
- We should try to avoid villages joining each other
- The village should remain linear - avoid a balloon estate endorsed by one other person.
- Planning permission should view positively any applications for annexes for elderly parents, so families can be encouraged to move into or stay within the village endorsed by one other person.
- Our plan needs to take into account (existing and proposed) development in Elmsett as this will directly affect our village because of the road problems we already have.
- Access should be considered - (currently we have a lot of) single track roads one person disagreed.
- House design should be interesting, individual, mixture, Suffolk hamlet idio syncratic.

Traffic

- Smiley Face speed sensor (needed) comment endorsed by two other respondents
- Speed limit through the village.
- Speed limit should be reduced at Aldham Tye endorsed by one other respondent.
- Speed control (needed)
- We need speed control in the village.
- Some sort of speed bumps endorsed by one other, but two respondents disagreed.
- Red Hill speed limit reduced to 30mph endorsed by one other, but two respondents disagreed.
- Red Hill road to be included in speed restriction zone.
- Speed control, but not speed bumps endorsed by two other people.
- Speed limit throughout the parish endorsed by one other person.
- Enforced speed limit.

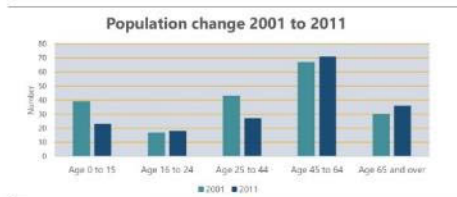
Community

- Community pub or something of that nature
- If more housing, need to improve (existing) local facilities like the Recycling Site which is too small to cope (even) now with Hadleigh and surrounding villages.

4. Aldham in Context

Population

- Aldham is one of the smallest villages in the Babergh district.
- The 2011 Census population was 175, a decrease of 10% over the 2001 population



POPULATION CHANGE

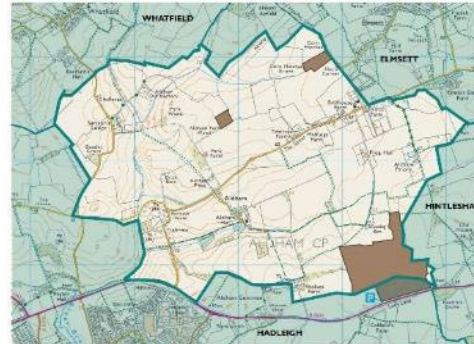
- In 2011 there were 75 homes in the village
- Nearly half of these had four or more bedrooms
- Only 10% had two bedrooms, a much smaller proportion than villages of a similar size.
- Only two new homes have been completed in the village since 2001.

The new homes will be provided in the following way:

- 7 new homes at Hadleigh Road that already have planning permission
- a small site for 5 homes north of The Street (see Board 8)
- small “windfall” sites and infill plots of one or two dwellings within the Built-Up Area Boundary
- conversions and, in exceptional circumstances, new development opportunities outside the Built-Up Area Boundary that would not result in an isolated home in the countryside.

Landscape and Natural Environment

- Wolves Wood, on the southern boundary of the village, is a Royal Society for the Protection of Birds (RSPB) reserve. It is one of the few remnants of the ancient woodland which used to cover East Anglia. Records show that there has been woodland here since at least the 1600s and it is designated as a Site of Special Scientific Interest.
- There are further remnants of ancient woodland, namely Aldham Park Wood and Corn Hatchs Grove as illustrated on the map.



MAIN BUILT-UP CLUSTERS

Historic Environment

- There are six Listed Buildings in the Parish, the most notable of which is the Grade I Listed Church of St Mary.
- The remainder of the Listed Buildings date primarily from the 16th or 17th century.

Access to Services and Facilities

- There are no shops or facilities in Aldham
- Nearby Elmsett has a Primary School, Shop, Public House and playing field
- The larger centre of Hadleigh, with a wide range of shops, services and job opportunities is three miles away via narrow roads without pavements.

Travel and Highways

- Residents have raised significant concerns at the amount of traffic using the narrow roads that access Aldham.
- An additional 70 homes being developed at Elmsett, will result in a large proportion of the new residents driving through Aldham to get to work or to access services and facilities.
- A Suffolk County Council survey in May 2015 recorded in excess of 1,100 vehicle movements a day along The Street.
- The only public transport that's available to Hadleigh is operated by Hadleigh Community Transport on four days a week, leaving Aldham after 9.00am and returning at lunchtime. The Community Transport initiative also operates a bus to Ipswich on a Thursday, leaving from near the Hadleigh Road / Street junction mid-morning and returning at 1.00pm from Ipswich.

5. The Planning Strategy

Babergh Local Plan

The planning policy framework for Babergh is currently evolving from that which is set out in the Core Strategy (2014) to a new Joint Local Plan for Babergh and Mid Suffolk districts.

It was recently announced that the new Joint Local Plan will not be published until at least June.

The initial consultation on options for the Local Plan, undertaken in August 2017, designated Aldham as a Hinterland Village. This proposed designation is being challenged by the Parish Council as it is considered that, given the non-existent services in the village and its poor access to other, higher order settlements, Aldham should be designated as a "Hamlet" in the Joint Local Plan.

Our Strategy

A central principle of the Neighbourhood Plan is to support only limited development in Aldham that:

- is consistent with its lack of services and facilities;
- takes account of the very narrow access roads to larger centres; and
- ensures that it will not have an irreversible impact on the characteristics of this small and remote village.

It is essential that the growth is focused on the existing main built-up area of the village in order to avoid sporadic and isolated development that would be detrimental to the rural nature of the area.

A Built-Up Area Boundary (BUAB) is defined for the main built-up area of the village in order to manage the location of future development and limit unjustified development outside the boundary.

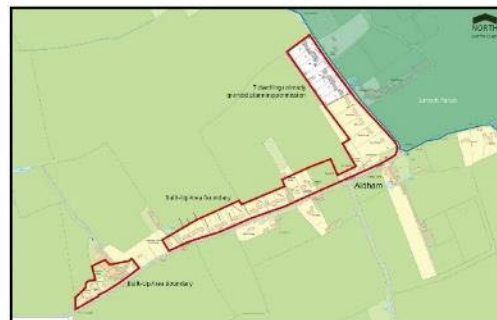
Babergh Core Strategy allows, subject to certain considerations, limited growth to take place adjoining but outside the BUAB. This was the case when the District Council approved seven dwellings on Hadleigh Road despite the Parish Council objections.

Given the lack of services and facilities in the village, it is considered that it is not appropriate for further housing development to take place outside the BUAB except where identified in the Plan or in specific circumstances. This does not restrict the conversion of agricultural buildings to new uses where they comply with government and local policies.

Policy ALD1 – Spatial Strategy

The Neighbourhood Plan area will accommodate development commensurate with Aldham's designation of a Hinterland Village. The focus for new development will be within the defined Built-Up Area Boundary, as defined on the Policies Map.

Proposals for development located outside the Built-Up Area Boundary (BUAB) or will only be permitted where it can be satisfactorily demonstrated that there is an identified local need for the proposal and that it cannot be satisfactorily located within the BUAB.



BUILT-UP AREA BOUNDARY

6. Housing

So that the Plan can be effective in deciding any further planning applications for housing, Government policies state that “the ‘policies and allocations’ in the Plan should meet the identified housing requirement in full”.

We have calculated that, based on the current and emerging Babergh Planning policies, between 3 and 8 homes are required in the period to 2036. Given that seven dwellings at Hadleigh Road already have planning permission and that they are likely to be developed in the short term, it is considered essential to make provision for further housing development over the longer-term life of the Neighbourhood Plan.

The Neighbourhood Plan therefore provides for around 15 new homes in the village between 2018 and 2036, including the seven above.

The new homes will be provided in the following way:

7 new homes at Hadleigh Road that already have planning permission a small site for 5 homes north of The Street (see Board 8) small “windfall” sites and infill plots of one or two dwellings within the Built-Up Area Boundary conversions and, in exceptional circumstances, new development opportunities outside the Built-Up Area Boundary that would not result in an isolated home in the countryside.

Policy ALD2 – Housing Development

This Plan provides for around 15 dwellings to be developed in the Neighbourhood Plan area between 2018 and 2036. This growth will be met through:

- i) the allocation of sites as identified in separate policies in the Plan and on the Policies Map; and
- ii) small “windfall” sites and infill plots of one or two dwellings within the Built-Up Area Boundary that come forward during the plan period and are not identified in the Plan; and
- iii) conversions and new development opportunities outside the Built-Up Area Boundary in accordance with paragraph 79 of the NPPF.



7. Housing Sites

The Plan identifies two sites for new homes.

Site 1 – West of Hadleigh Road

Proposals were registered with Babergh District Council in March 2018.

The scheme consisted of seven detached dwellings and the application form suggested that the development would comprise primarily of four-bedroomed bungalows with two three-bedroomed bungalows.

The scheme would, therefore, further exacerbate the shortage of smaller dwellings in the village.

Despite objections from the Parish Council, the District Council concluded that “The proposed development is not considered to result in any significant adverse impact on highways safety, residential amenity, heritage assets, the environment or biodiversity interests to warrant refusal.”

Planning consent was therefore granted on 13 June 2018.

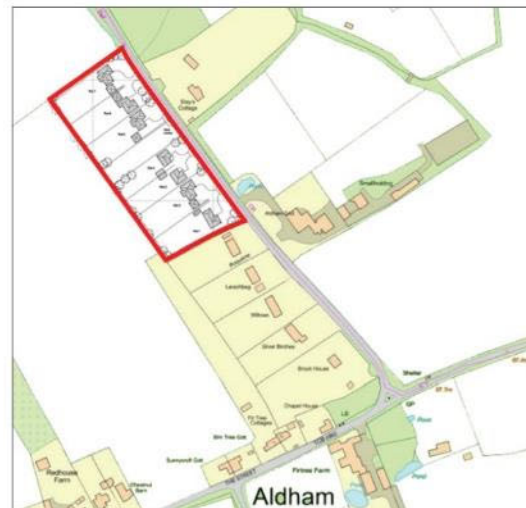
The Neighbourhood Plan cannot revoke that planning permission and, because it was granted after our 1 April 2018 base date, it is allocated in the Plan and contributes towards the housing needs of the village to 2036.

The planning permission included a number of matters that the development would need to address, and these are included in Policy ALD 3 to ensure that, should the permission lapse, the matters are addressed in any future relevant applications.

Policy ALD 3 – Land west of Hadleigh Road

Land to the west of Hadleigh Road, as identified on the Policies Map, is allocated for seven single storey dwellings as permitted by Babergh District Council in June 2018 (Ref DC/18/00799). Detailed proposals for this site should:

- i) retain the existing trees and hedgerows along the boundaries of the site;
- ii) provide new screen planting of native species on the western boundary;
- iii) ensure that measures are included for the capture of surface water run-off that minimise any potential for increasing surface water flooding resulting from the development; and
- iv) where necessary, having regard to the emerging Suffolk Coast Recreational Avoidance and Mitigation Strategy, contribute towards or deliver measures identified through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.



8. Housing Sites

Site 2 – North of The Street

The site forms part of a much larger one originally submitted to Babergh District Council as part of a call for sites suitable for potential inclusion in the emerging Joint Local Plan.

The larger site was discounted by Babergh for inclusion in the Joint Local Plan because it was too big but in the 2017 Local Plan consultation it was suggested that a smaller site that delivered five dwellings might be suitable.

Having given careful consideration to the longer-term needs of the village and taking into account the feedback from the community consultation event in July 2018, a site fronting onto The Street is allocated for five dwellings for development no earlier than 2026.

This delay is made on the basis that the permission already exists for seven dwellings at Hadleigh Road and that there is a need to continue the long-term trend of limited and small-scale growth in the village over the lifetime of the Plan rather than it all happen at once.

A suggested site layout has been included in the Plan that shows one shared access and a significant block of screen planting at the back of the site to reduce the impact of the development on its surroundings.

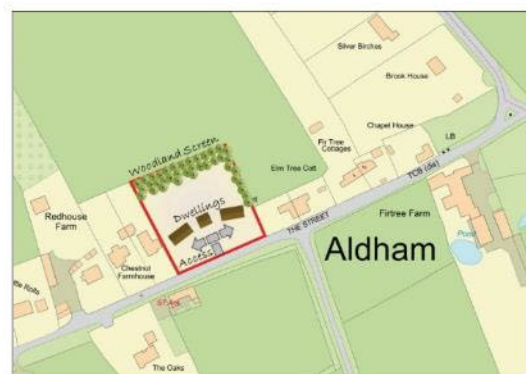
The development will be limited to dwellings that provide a mix of two and three bed roomed homes.

Policy ALD 4 – Land north of The Street

A site of approximately 0.3 hectares north of The Street is allocated for a mix of five two and three bedroomed dwellings; The development will not be permitted to be commenced before 2026.

Detailed proposals for this development should have regard to the concept plan illustrated in Map 6:

- i) provide new screen planting of native species on the western boundary;
- ii) ensure that measures are included for the capture of surface water run-off that minimises any potential for increasing surface water flooding resulting from the development. and
- iii) where necessary, having regard to the emerging Suffolk Coast Recreational Avoidance and Mitigation Strategy, contribute towards or deliver measures identified through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.



9. Affordable Housing

One way to provide affordable housing which will meet identified local needs is through granting planning permission on an exceptional basis for affordable housing on land next to but outside the defined Built-Up Area Boundary is.

This approach has already delivered a number of homes for local people in neighbouring Elmsett in the past.

Where a "rural exception" site is proposed for development, it must be demonstrated that there is an identified local need in the village and that the site is suitable to meet that local need.

A Housing Needs Survey has not been undertaken in preparing the Neighbourhood Plan and it is not considered that, at this time, a substantive need exists that would warrant the provision of an affordable housing scheme to meet local needs in the village.



Policy ALD 5 – Affordable Housing on Rural Exception Sites

Proposals for the development of small-scale affordable housing schemes, including entry level homes for purchase (as defined by paragraph 71 of the NPPF) on rural exception sites outside the main village Built-Up Area Boundary, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that the housing:

- i) remains affordable in perpetuity;
- ii) is for people that are in housing need by virtue that they are unable to buy or rent properties in the villages at open-market prices;
- iii) is offered, in the first instance, to people with a demonstrated local connection, as defined by the Babergh Choice Based Lettings Scheme. Where there is no local connection, a property should then be offered to those with a demonstrated need for affordable housing in neighbouring villages.

These restrictions should be delivered through a legal agreement attached to the planning consent for the housing. Applications for such development will be considered in relation to the appearance and character of the surrounding area, the potential impact on residential amenity and highway safety.

To be acceptable, proposals should demonstrate that a local need exists which cannot be met by applying normal planning policy for the provision of affordable homes in association with market housing. Any application for affordable housing in respect of this policy should be accompanied by a detailed needs assessment and the accommodation proposed should contribute to meeting this proven need.

In exceptional circumstances, a small number of market homes will be permitted where demonstrated that these are financially essential to facilitate the delivery of affordable units.

10. Natural Environment

Local Green Spaces

National planning policy states “the designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.” Paragraph 100 states that the designation should only be used where the green space is:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- local in character and is not an extensive tract of land.

It is recognised that the designation of Local Green Spaces (LGS) should not be used simply to block development

Background work undertaken during the preparation of this Neighbourhood Plan has identified one site that qualifies for designation as Local Green Space, the common land on The Street. Designation as Local Green Space will protect the space from development except on exceptional circumstances.

Policy ALD6 – Local Green Space

Pump Green, The Street, as identified on the Policies Map, is designated as Local Green Space.

Development on this site will only be permitted in exceptional circumstances. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation.

Policy ALD7 – Mitigating the Impact of Development on Protected Habitats

All new housing development shown to contribute, through a project level Habitats Level Assessment, to recreational disturbance and visitor pressure within the Stour and Orwell Estuary Special Protection Area (SPA) will be required to provide appropriate on-site mitigation measures or, where not feasible, contribute towards management projects within the SPA.



Protecting Natural Habitats

Aldham is located within 13 kilometres of the Stour and Orwell Special Protection Area (SPA).

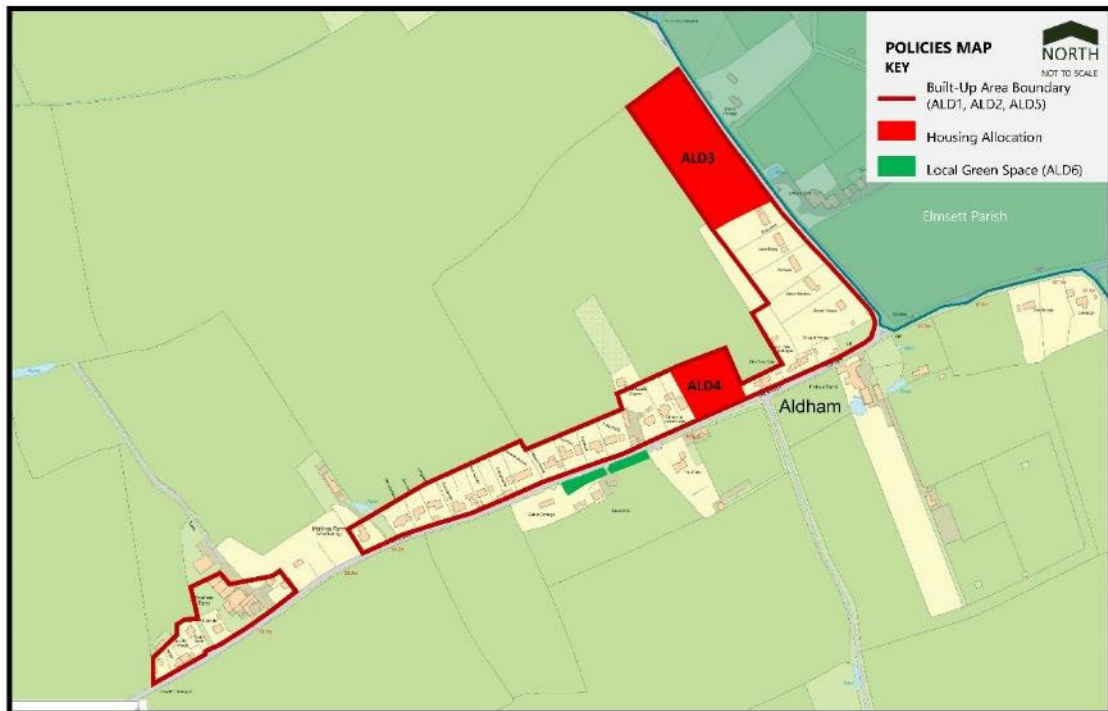
Unless mitigated against, Natural England consider that additional residential development within the 13 kilometre “Zone of Influence” could have a detrimental impact on the designations due to an increase in residential trips.

An emerging strategic solution, the Suffolk Coast Recreational Avoidance and Mitigation Strategy (Suffolk RAMS) is a key consideration in the context of the Habitats Regulation Assessment for development proposals.

The Suffolk RAMS seeks to mitigate the recreational impacts as a result of new development within the Zones of Influence (Zoi).

At the time of the preparation of this Neighbourhood Plan, the RAMS had not been completed and, in the interim period, residential development within the zone of influence will need to deliver measures identified through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.

11. The Policies Map



Aldham Neighbourhood Plan

PRE-SUBMISSION CONSULTATION RESPONSE FORM

This form should be completed in conjunction with the draft of the Neighbourhood Plan – February 2019.

We would prefer receiving responses via the online feedback form as it will make the task of collating views much easier. However, if this is not possible then please complete this form.

Further copies of this form are available from the Parish Clerk

Please submit your completed form in one of the following ways:

- Email as an attachment to aldhamparishclerk@gmail.com
- Post to Aldham Parish Council Clerk, Southmead, Red Hill, Aldham, IPSWICH IP7 6NR.

Please ensure your response is received by Friday 12 April



NAME	
ADDRESS	
ORGANISATION / CLIENT YOU'RE REPRESENTING (Where applicable)	
EMAIL (optional)	
<p>Data Protection Notice: All information collected and processed by the Parish Councils at this stage is by virtue of our requirement under the Neighbourhood Planning (General) Regulations 2012 (as amended). Please note: All comments received will be made publicly available and may be identifiable by name / organisation. All other personal information provided will be protected in accordance with the Data Protection Act 2018.</p>	
<p>CONSULTATION RESPONSE</p> <p><i>Please continue on a separate sheet if the box isn't big enough</i></p>	
1. Do you support the content of Chapters 1 – 4?	YES / NO / No opinion
<p>Comment (please specify chapter and paragraph number)</p>	
2. Chapter 5. Not including the policies, do you support Chapter 5?	YES / NO / No opinion
<p>Comment (please specify paragraph number)</p>	


3. Do you support Policy ALD1 – Spatial Strategy?	YES / NO / No opinion
If No, please state what changes you would like	
4. Chapter 6. Not including the policies, do you support Chapter 6?	YES / NO / No opinion
Comment (please specify paragraph number)	
5. Do you support Policy ALD2 – Housing Development?	YES / NO / No opinion
If No, please state what changes you would like	
6. Do you support Policy ALD3 – Land west of Hadleigh Road?	YES / NO / No opinion
If No, please state what changes you would like	


7. Do you support Policy ALD4 – Land north of The Street?	YES / NO / No opinion
If No, please state what changes you would like	
8. Do you support Map 6 – Policy ALD4 Site Concept?	YES / NO / No opinion
Comment	
9. Do you support Policy ALD5 – Affordable Housing on Rural Exception Sites?	YES / NO / No opinion
If No, please state what changes you would like	
10. Chapter 7. Other than Policy ALD6, do you support Chapter 7?	YES / NO / No opinion
Comment (please specify paragraph number)	



11. Do you support Policy ALD6 - Local Green Space?	YES / NO / No opinion
If No, please state what changes you would like	
12. Chapter 8. Other than Policy ALD7, do you support Chapter 8?	YES / NO / No opinion
Comment (please specify paragraph number)	
13. Do you support Policy ALD7 - Mitigating the Impact of Development on Protected Habitats	YES / NO / No opinion
If No, please state what changes you would like	
14. Do you support the Content of the Policies Map?	YES / NO / No opinion
If No, please state what changes you would like	

Appendix 11 – Analysis of completed response forms


1. Chapters 1 - 4 Do you support the content of Chapters 1, 2, 3 and 4?				
			Response Percent	Response Total
1	Yes		78.57%	11
2	No		21.43%	3
3	No opinion		0.00%	0
			answered	14
			skipped	0

2. Chapter 5. Not including the policies, do you support Chapter 5?				
			Response Percent	Response Total
1	Yes		100.00%	13
2	No		0.00%	0
3	No opinion		0.00%	0
			answered	13
			skipped	1




3. Policy ALD1 - Spatial Strategy Do you support the policy?				
			Response Percent	Response Total
1	Yes		100.00%	14
2	No		0.00%	0
3	No opinion		0.00%	0
			answered	14
			skipped	0

4. Chapter 6. Not including the policies, do you support Chapter 6?				
			Response Percent	Response Total
1	Yes		92.86%	13
2	No		7.14%	1
3	No opinion		0.00%	0
			answered	14
			skipped	0



5. Policy ALD2 - Housing Development Do you support the content of this policy?

			Response Percent	Response Total
1	Yes		100.00%	14
2	No		0.00%	0
3	No opinion		0.00%	0
			answered	14
			skipped	0



6. Policy ALD3 - Land west of Hadleigh Road Do you support this policy?

			Response Percent	Response Total
1	Yes		85.71%	12
2	No		7.14%	1
3	No opinion		7.14%	1
			answered	14
			skipped	0


7. Policy ALD4 - Land north of The Street Do you support this policy?

			Response Percent	Response Total
1	Yes		92.31%	12
2	No		0.00%	0
3	No opinion		7.69%	1
			answered	13
			skipped	1

8. Map 6 - Policy ALD4 Site Concept Do you support the illustrative Site Concept?

			Response Percent	Response Total
1	Yes		92.86%	13
2	No		0.00%	0
3	No opinion		7.14%	1
			answered	14
			skipped	0




9. Policy ALD5 - Affordable Housing on Rural Exception Sites Do you support this policy?

			Response Percent	Response Total
1	Yes		78.57%	11
2	No		21.43%	3
3	No opinion		0.00%	0



9. Policy ALD5 - Affordable Housing on Rural Exception Sites Do you support this policy?

		Response Percent	Response Total
		answered	14
		skipped	0


10. Chapter 7. Other than Policy ALD6, do you support the chapter?

		Response Percent	Response Total
1	Yes		85.71% 12
2	No		7.14% 1
3	No opinion		7.14% 1
		answered	14
		skipped	0


11. Policy ALD6 - Local Green Space Do you support this policy?

		Response Percent	Response Total
1	Yes		92.86% 13
2	No		0.00% 0
3	No opinion		7.14% 1
		answered	14
		skipped	0


12. Chapter 8 Other than Policy ALD7, do you support the content of this chapter?

		Response Percent	Response Total
1	Yes		100.00% 14
2	No		0.00% 0
3	No opinion		0.00% 0
		answered	14
		skipped	0

13. Policy ALD7 - Mitigating the Impact of Development on Protected Habitats Do you support this policy?

		Response Percent	Response Total
1	Yes		100.00% 14
2	No		0.00% 0
3	No opinion		0.00% 0
		answered	14
		skipped	0

14. Policies Map Do you support the contents of the Policies Map?

		Response Percent	Response Total
1	Yes		14
2	No	0.00%	0
3	Don't know	0.00%	0
		answered	14
		skipped	0

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		Response Percent	Response Total
1	First Name	100.00%	14
2	Last Name	100.00%	14
3	Organisation (where appropriate)	0.00%	0
No answers found.			
4	E-mail	64.29%	9
		answered	14
		skipped	0