

A historical map of Assington, showing the village and surrounding fields. The map is overlaid with a semi-transparent white box containing text. The map features the name 'ASSINGTON' in large letters across the middle, and 'A S S I N G T O N' in smaller letters below it. There are various field boundaries, roads, and buildings depicted. A large area is labeled 'Acres 3040-938'.

ASSINGTON

Neighbourhood Plan
2018 - 2036

CONSULTATION STATEMENT
JULY 2020



Assington Neighbourhood Plan Consultation
Village Hall - Saturday 5th October 10am-2pm

Assington Parish Council

Prepared by:
Assington Parish Council

August 2020

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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 Assington Neighbourhood Plan (ANP)
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) 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 and community actions contained in the ANP are a result of extensive engagement and consultation with residents of Assington as well as other statutory bodies. Work has involved a household questionnaire, displays at village events, development of an ANP Facebook page and well attended consultation drop-in sessions at appropriate stages during the preparation of the plan.

2 Background to the Preparation of the Neighbourhood Plan.

- 2.1 In 2017 Assington Parish Councillors began to take an interest in neighbourhood planning and looked to increase their understanding of what was involved in producing a Neighbourhood Plan. Bill Newman (Babergh District and Mid-Suffolk Council Corporate Manager) was invited to a Parish Council (PC) meeting on 13 June 2017 to update those present on the emerging "Local Plan" and the concept and benefits of community-led plans. Discussions then continued at PC meetings regarding cost, workload for parish councillors, engagement of community volunteers and the need or not for a plan for the village. The outcome was to hold an extended PC meeting, with an invited guest speaker from Lavenham PC, a local parish who had just had their Neighbourhood Plan successfully adopted by Babergh District Council. This well attended meeting was held on 29 January 2018 and Carroll Reeve (Chair of Lavenham Neighbourhood Plan) spoke about the experiences of Lavenham in developing their Neighbourhood Plan. Residents took part in a question and answer session and support was building for the development of a plan for Assington.

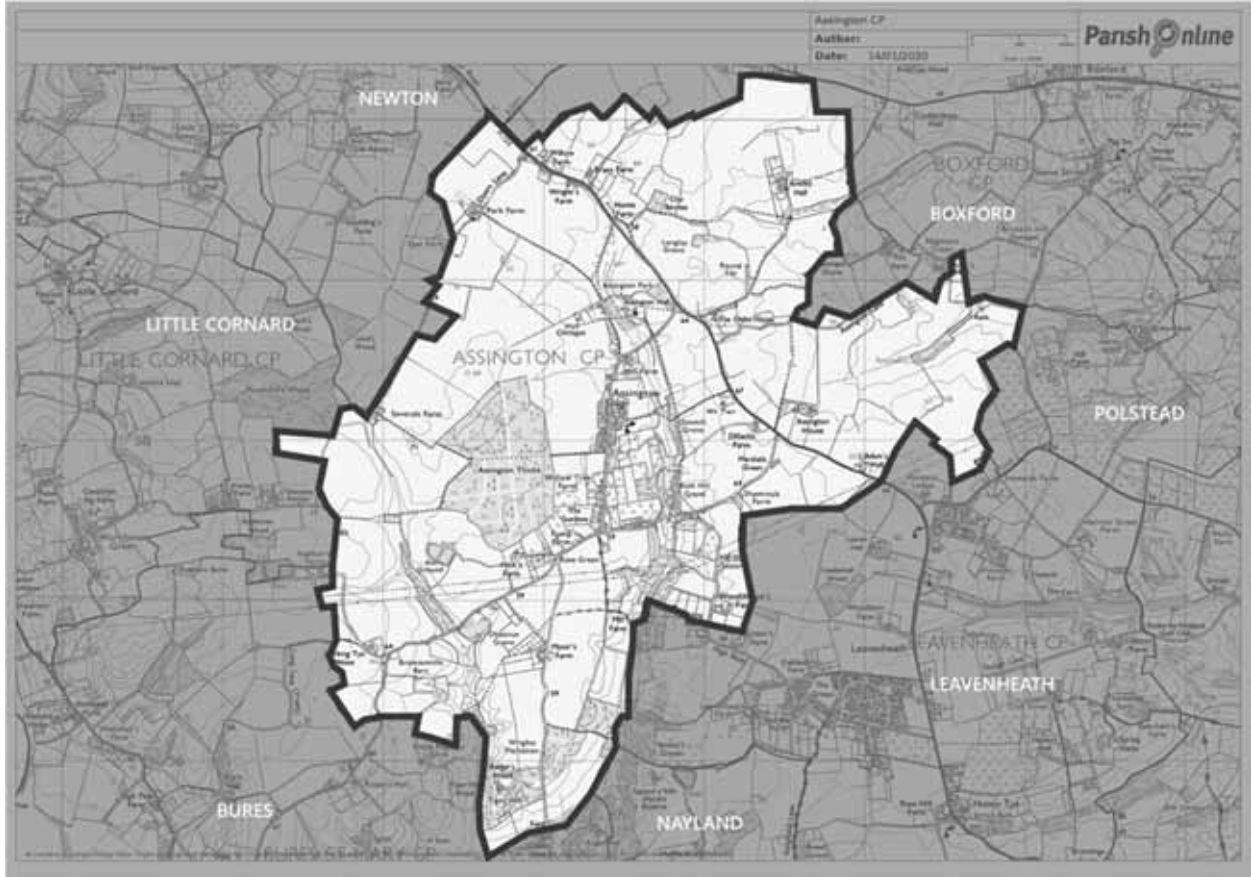
- 2.2 On 12 March 2018, the PC then held an informal meeting to further ascertain interest from residents and decide upon the next steps. Of the 15 residents who attended the majority were in favour of progressing to a wider consultation and discussions began regarding whether Assington should develop a plan with other neighbouring villages or go it alone. Support was given in principle for the development of a Neighbourhood Plan for the whole area within Assington Parish Boundary. Assington is a small village but with unique features, and an individual plan for Assington was seen as the best option to enable more control of the process and set the pace of work.
- 2.3 Following this positive response the Parish council organised a full public consultation event on 14 May 2018. This was advertised in the Assington News and every home in Assington was leafleted to encourage attendance and enable all households to have their say and vote for or against the development of a Neighbourhood Plan. This was well attended with 41 residents taking part. During the event, guest speakers from neighbouring Newton Parish Council (who had recently started the process) answered residents questions and concerns. For residents who could not attend the consultation, provision was made for them to leave their completed voting forms anonymously in a secure post box in Assington Farm Shop. Of those who responded and voted there was a resounding 96% yes vote to go ahead and apply to Babergh District Council. Assington Parish Council endorsed and supported this action at their next PC meeting.
- 2.4 Residents were also encouraged to complete a “Do you want to help shape the future of Assington” form, and from the completed forms 16 residents volunteered to take the work of a Neighbourhood Plan forward.
- 2.5 Assington Parish Council, for purposes of the Localism Act, is the “qualifying body” and has prepared the plan with the assistance of a working group of volunteer residents and supported by Places4People Planning Consultancy. This has been assisted by grant funding from the Government Neighbourhood Planning Grant Initiative, for which the Parish Council is grateful.

3 How the Plan was Prepared and the Consultation Process

- 3.1 The Neighbourhood Plan has been prepared over a period of 2 years by a voluntary group of residents in accordance with the requirements of the Government’s Neighbourhood Planning Regulations. It has involved considerable local community engagement to gather evidence for the content of the plan and later inform the plan’s direction and policies. The content of the Neighbourhood Plan has been generated and led by the community and shaped by results of questionnaires and drop-in events, to ensure wherever possible that the Neighbourhood Plan reflects the aspirations of the whole community.

Neighbourhood Area Designation

- 3.2 The Neighbourhood Plan Area proposed was the whole parish boundary area of Assington (Map 1). Using the parish boundary seemed the most logical decision as it is both understandable to residents and will conform to the electoral base, which will be consulted later for the Assington parish referendum.



Map 1 – Neighbourhood Plan Designated Area for Assington

- 3.3 The completed application was lodged online on 26 June 2018 and on 29 June 2018 the designation was confirmed by Babergh District Council. Details of the application, publication and designation can be found on the Babergh District Council website under Neighbourhood Plan for Assington.

Working Group

- 3.4 Initially 16 residents volunteered to work on the Neighbourhood Plan. The inaugural working group meeting was on 18 June 2018. During the life of developing the plan, the working group membership has fluctuated, settling in 2019 with a core group of 7 residents.
- 3.5 The group generally met every 2-3 weeks and details of membership, agendas and minutes of meetings can all be accessed via the Assington Parish Council website Neighbourhood Plan page.

Publicity

- 3.6 During the 2 year period of the development of the Neighbourhood Plan, there has been regular publicity, awareness raising and community engagement. Key forms of publicity have been the use of banners and posters put up in the village to promote events, printed leaflets and flyers to give to residents, and use of public venues in the village to leave documents for review. The picture below shows some of the publicity leaflets produced.



- 3.7 The PC meetings have been regularly updated throughout the process by the 3 Parish Councillors who form part of the Neighbourhood Plan working group. The Neighbourhood Plan has been a standing agenda item since early 2019. The PC's agenda and minutes are printed in the Assington News, which is delivered to all households and they are also available on the PC website. As the plan has developed, more information has been put on the website, including feedback from the various events and questionnaires.
- 3.8 The working group set up various digital forms of publicity to aid communication, using the Assington Neighbourhood Plan page of the PC website and a Facebook page @AssingtonNP. This has been very popular and led to the creation of a new village community group with well over 100 members.

Community Engagement

- 3.9 The concept of neighbourhood planning was introduced to the community at a well-attended PC meeting on 29 January 2018. Carroll Reeve (Chair of Lavenham Neighbourhood Plan) spoke about the experiences of Lavenham in developing their Neighbourhood Plan, which had been adopted by Babergh

District Council. This was followed on 12 March 2018 by an informal Pre-Consultation meeting to further ascertain interest from residents and decide the next steps.

- 3.10 Following a positive response the PC organised a full Public Consultation event on 14 May 2018. This was advertised in the Assington News and every home in Assington was leafleted to encourage attendance, enabling all households to have their say and vote for or against the development of a Neighbourhood Plan. This was well attended with 41 residents taking part. For residents who could not attend the consultation, provision was made for them to leave their completed voting forms anonymously in a post box in Assington Farm shop. Of those who responded and voted there was a resounding 96% yes vote to go ahead with an application to Babergh District Council.
- 3.11 The working group took every opportunity to work with other organisations in the village to provide updates and information, build on feedback, and publicise the development of the Neighbourhood Plan. On 1 September 2018, the team provided an interactive slide show and display at the village fete in conjunction with Assington Village Charity. On 4 November 2018 we mounted a Junior Challenge with the support of the Assington Church Group, to engage with some of the younger residents. On 29 May 2019 the team worked with Assington Village Charity to organise a Half Term Picnic and Playground Equipment Consultation to find out what younger residents value about the village and what play equipment they would like to have in the proposed new playground. The fete was also attended again on 7 September 2019 with a display to advertise the forthcoming consultation event on 5 October 2019.
- 3.12 In December 2018 a household questionnaire was compiled by the working group on behalf of the PC. The 13 page questionnaire requested the views of residents on the key issues which were emerging from initial consultations; namely housing type and need, countryside character, road safety, amenities and services and local commerce. The questionnaires were totally anonymous, other than in requesting a post code, although measures were taken to ensure each resident could only respond once. The questionnaire was hand delivered by a wider group of volunteers to every household in the parish for completion by all residents over 16 years old. Residents were given 2 options for returning the questionnaire, either to have their sealed envelopes collected by a volunteer, or for them to deposit their envelopes in a secure collection box in Assington Farm Shop. The return rate was 52% of the whole adult population. Detailed analysis was completed and results were produced in visual form for use at the follow up consultation event. The Assington News and Assington Neighbourhood Plan page were used to publicise the event.
- 3.13 The working group held meetings every 2-3 weeks, generally in Assington Village Hall. Agendas and minutes of these meetings are available on the Assington Neighbourhood Plan page of the PC Website. As the plan has developed, more information has been put on the website, including the feedback from the various events and questionnaires.
- 3.14 The consultation events were all publicised in the Assington News. Leading up

to the events, large banners and posters were put up at key sites around the village. On 13 April 2019, a community consultation took place to inform residents and display the results of the questionnaire. Over 60 people attended. On 5 October 2019 a community consultation took place to display the results of the AECOM site and village design assessments and ask residents for their views on key areas requiring decisions. Over 50 people attended.

Regulation 14 Pre-Submission Consultation

- 3.15 The statutory consultation period commenced on 15 February 2020 and lasted just over six weeks, ending on 30 March 2020. At the start of the consultation, all the statutory Regulation 14 consultees, as advised by Babergh District Council, were consulted. The full list of bodies consulted is shown in Appendix 4 and the letter used to notify them is included at Appendix 3. The consultation period included one week when the UK went into “lockdown” due to the Covid-19 Pandemic Regulations. However, given that the majority of the consultation period had been completed, and the majority of responses were completed online, it was not considered necessary to either suspend or extend the consultation period as a result.
- 3.16 The consultation period began with a drop-in launch at the village hall on Saturday 15th February 2020 between 10.30 and 13.00. Banners and posters publicising the launch were put up at key sites around the village about a week before the event. A publicity postcard invitation was delivered to every household in the Parish to publicise the event and encourage attendance. The postcard also included details of the Pre-Submission consultation, how to view the document, how to comment and the timescale for the consultation. (Appendix 2).
- 3.17 A comprehensive display covering the content of the draft Neighbourhood Plan was available at the launch, and copies of the document were available to read in the hall. Hard copies of the supporting information documents and AECOM reports were also made available. There were 70 attendees on the day and the display boards are shown in Appendix 5.
- 3.18 The draft plan and the display material was made available on the Neighbourhood Plan pages of the PC website together with the supporting documents that had been prepared to inform the content of the Plan. A comments form, included in Appendix 6, was made available for completion throughout the consultation period, either online or in paper format.
- 3.19 Paper copies of the Plan were placed in the Shoulder of Mutton Pub, Assington Country Kitchen and the Village Hall foyer for residents to access and read at their leisure. A loan service was set up for residents to borrow hard printed copies so that they could access all the information and read at home. The shop was also a deposit point for the return of paper comments forms.
- 3.20 During the consultation period, reminder banners were put up in the village to

encourage people to comment and the Neighbourhood Plan page of the Assington PC website was updated and visited on over 100 occasions.

- 3.21 Details of the responses received during the pre-submission consultation period are detailed in Appendix 7, which shows that the overwhelming majority supported all areas of the plan.

4 Pre-Submission Consultation Responses

- 4.1 In total, 36 people or organisations responded to the Pre-Submission Consultation as listed below, with a total of 178 comments. The schedule of comments and the responses of the Parish Council / Neighbourhood Plan are set out in Appendix 8. As a result, the Submission version of the Neighbourhood Plan has been appropriately amended as identified in the “changes made to Plan” column of Appendix 8. Further amendments were made to the Plan to bring it up-to-date and Appendix 9 provides a comprehensive list of all the modifications to the Pre-Submission Plan following consultation.

- 4.2 As well as anonymous submissions, the following individuals or organisations submitted comments:

P LeGrys	F Kempson
M Armitage	H Lightfoot
P Battle	S Lustig
S Betts	T Nichols
M Bourner	Noreen
J Brooks	C Osborne
R Symonds	J & B Stacey
J Symons	S White
A Clayton	P Willer
B Cowlin	A Crossman
B Edwards	M Hemmingway
J Jones	

Anglian Water	Babergh District Council
Environment Agency	Highways England
Historic England	Marine Management Organisation
National Grid	Natural England
Suffolk County Council	Suffolk Preservation Society
Suffolk Wildlife Trust	

Appendix 1: List of Key Community Engagements and Public Consultations

12 March 2018	Informal residents evening meeting
14 May 2018	Community consultation evening
18 June 2018	Inaugural meeting of working group
1 September 2018	Village church fete - interactive slide show and display
4 November 2018	Assington junior challenge
December 2018	Household questionnaire
13 April 2019	Community consultation - questionnaire results
28 May 2019	May half term picnic - consultation with children
7 September 2019	Village church fete display and leaflets about forthcoming consultation
5 October 2019	Community consultation to share and develop the results from AECOM site and village design assessments.
15 February 2020	Final pre-submission consultation Launch
15 February 2020 – 30 March 2020	Pre submission consultation

Appendix 2: Pre-Submission Consultation Publicity Postcard

The Neighbourhood Plan is nearing completion and you are invited to come to the launch of the formal public consultation:

Assington Neighbourhood Plan

Final Pre-Submission Consultation Launch

Saturday 15th February 2020
Assington Village Hall
10.30 am – 1.00 pm

You are invited to the launch of the six week public consultation of the draft Neighbourhood Plan. This provides the opportunity for residents to examine the draft plan, to discuss the policies that will affect development within the Parish, and so give feedback on the plan so that any changes can be made before it is submitted to Babergh District Council.

Public Consultation on the DRAFT Plan will run from 15th February to 30th March.

For further information, please find us on Facebook and Twitter @AssingtonNP or you can email: AssingtonNP@outlook.com.

The story so far

We are approaching the final stages of the neighbourhood plan process. This will be one of the final times you can have your say on the plan:

How to view the Draft Plan

If you can't get to the drop-in, the Plan can be viewed during the consultation (from 15th Feb) at:

- The Shoulder of Mutton
- The Village Hall Foyer
- Assington Barn Café

(All during normal opening hours)

Online on the Parish Council Website

<http://assington.onesuffolk.net/assington-neighbourhood-plan/>

Copies can also be borrowed to read at home. Please contact:
 Ian Jordan (07767 035742) or
 Catherine Harrison (07710 899750)

How to comment

Between **Saturday 15th February and Monday 30th March** the Parish Council website will have an online survey form that you can complete and submit your comments on.

Paper copies of the form will be available at the drop-in event to complete on the day, and can also be requested from Ian Jordan or Catherine Harrison on the phone numbers above.

All comments must be received by Monday 30th March

Appendix 3: Example Emailed Letter Used to Notify Statutory Consultees

Dear Sir or Madam,

**ASSINGTON (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), Assington Parish Council is undertaking a Pre-Submission Consultation on the Draft Assington 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](#) from 15th February together with information on how to send us your comments.

This Pre-Submission Consultation runs for a period of 6 weeks, between 15 February and **30 March 2020** inclusive.

We look forward to receiving your comments.

Andrew Hill
On behalf of **Assington Parish Council**

Appendix 4: List of Statutory Consultees Notified of Pre-Submission Consultation

Position	Company / Organisation
MP for South Suffolk	Houses of Parliament
County Cllr to Stour Valley Division	Suffolk County Council
County Cllr to Samford Divison	Suffolk County Council
Ward Cllr to Assington	Babergh DC
Ward Cllt to Box Vale	Babergh DC
Ward Cllr to Brett Vale	Babergh DC
Ward Cllr to Bures & Nayland	Babergh DC
Parish Clerk	Boxford Parish Council
Parish Clerk	Polstead Parish Council
Parish Clerk	Leavenheath Parish Council
Parish Clerk	Nayland-with-Wissington Parish Council
Parish Clerk	Bures St Mary Parish Council
Parish Clerk	Little Cornard Parish Council
Parish Clerk	Newton Parish Council
SCC Neighbourhood Planning	Suffolk County Council
Transport Policy	Suffolk County Council
Planning Obligations Manager	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
	EE (part of the BT Group)
	Three
Estates Planning Support Officer	Ipswich & East Suffolk CCG & West Suffolk CC
	Transco - National Grid
Consultant	Wood Plc (obo National Grid)
Infrastructure Planning North	UK Power Networks
Strategic and Spatial Planning Manager	Anglian Water
	Essex & Suffolk Water
	National Federation of Gypsy Liaison Groups
	Norfolk & Suffolk Gypsy Roma & Traveller Serv
	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
Conservation Officer	RSPB
Conservation Officer (Essex, Beds & Herts)	RSPB
Senior Planning Manager	Sport England (East)
	Suffolk Constabulary
	Suffolk Wildlife Trust
Director	Suffolk Preservation Society
	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
	Theatres Trust
Neighbourhood Planning Officer	Babergh / Mid Suffolk District Council
Director	Places4People Planning Consultancy

Appendix 5: Pre-Submission Consultation Drop-in Event Display Boards

1. Welcome

Welcome to the launch of the formal six week consultation period on Assington's Draft Neighbourhood Plan, our fifth consultation event.

The Assington Neighbourhood Plan was born as a result of a public meeting of residents in 2018 where it was clearly identified that villagers wanted to have their say in the future development of Assington.

Once complete, our Neighbourhood Plan will be a serious consideration by the local authority when making decisions about possible development in Assington and it may indeed be instrumental in securing desirable development in Assington or possibly preventing what is deemed as 'undesirable' development for the village.

Neighbourhood Plan Team

We have a team of volunteers from all over the village. Please speak to any of our team today who will be pleased to hear your opinions or to explain the plan further:

Helen Wallace (Chair), Ian Jordan (Vice-Chair), Nigel Finch, Catherine Harrison, Andrew Hill (Treasurer), Stephen Lustig (Secretary), Nick Miller.

Plan will apply to all future planning applications

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    graph TD
      subgraph May_2018 [May 2018]
        C1[Consultation 1: Do people want a neighbourhood plan?]
        BNP[Build NP team and appoint professional advisor]
        AOD[Apply for official NP designation for Assington]
        C2[Consultation 2: Village fete 2018]
      end

      C1 --> BNP
      BNP --> AOD
      AOD --> C2

      C2 --> FASA[Formal Assington character assessment completed and building design standards considered]
      C2 --> IAF[Independent agency assesses potential future development sites]
      C2 --> C3[Consultation 3: Questionnaire results and village feedback]
      C2 --> HS[Household survey questionnaire based on fete consultation comments]

      FASA --> DPO[Draft policies generated and options identified]
      IAF --> DPO
      C3 --> DPO
      HS --> DPO

      DPO --> C4[Consultation 4: Event to agree options]
      C4 --> FPC[Final policies and plan completed]
      FPC --> F6W[Formal 6 week consultation]

      F6W --> S[Plan submitted to Babergh]
      S --> R[Referendum held]
      R --> P[Plan formally "made" by Babergh]
  
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Today we present the draft Assington Neighbourhood Plan. The culmination of over 1000 hours of work, it is 58 pages long, and you will find a number of copies are available to read in the hall today along with supporting documents.

To formally record your opinion, please fill in a feedback form online at:

<http://assington.onesuffolk.net/assington-neighbourhood-plan/>

or ask for a paper form to complete and return.

2. How Have We Made the Plan?

Consult, consult and consult again!



Consultation

It is most important to us that the plan aims to incorporate the views of as many residents as possible. We have had hundreds of written comments and submissions from residents during our four consultation events so far, many of which resulted in changes to policies and improvements to the plan. A separate evidence document showing these comments is available online and in the hall today.

The residents questionnaire gave us fantastic statistical information about what people want to see happen in the village, and with a 52% response rate, this has guided us throughout the process. The questionnaire results are also available for everyone to view on paper today and online.

Of course, there will have been some comments and opinions that we haven't been able to accommodate, either because they weren't compatible with planning laws and the laws governing neighbourhood plans, or simply because not enough people shared the opinion.

There were only a small number of such comments, however, and so we very much hope that we have a draft plan that Assington residents can support for adoption in 2020!

Professional Advice

Throughout the process we have been supported by Places 4 People Planning Consultancy who have produced plans for parishes across Suffolk and beyond. They have advised us on what is and isn't legally possible, as well as what is likely to pass independent examination.



Research

The team has completed extensive research during the process to ensure that the policies produced are based on evidence. This includes census data, information from Babergh's joint local plan, and research on biodiversity and wildlife in the parish.



Independent Assessment

In 2019 we engaged independent agency AECOM to assess sites across the parish for potential development, as well as to produce a character assessment of the village. These reports are available online and in the room today.



Resulting from this work, today we are also presenting the following supporting evidence documents:

- Residents Questionnaire Results
- Assington Special Landscape Area Extension Report
- Local Green Space Assessment
- AECOM Assington Site Assessment
- Assington Biodiversity Report (Flora and Fauna)
- AECOM Assington Character Assessment
- Comments and Feedback from consultation

3. The Draft Plan

How to read the Neighbourhood Plan



The contents of the plan are as follows:

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Appendix A – Listed Buildings		51
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Appendix C – Residential Planning Permissions in Assington		54

The most important parts of the plan are the 24 planning policies. These will form part of planning policy and future planning applications will be judged against them. They are highlighted in blue boxes, like this:

Policy ASSN10 - Housing Mix

In all housing developments there shall be an emphasis on providing a higher proportion of two and three-bedroomed homes, unless it can be demonstrated that:

- i) the particular circumstances relating to the tenure of the housing dictate otherwise; or
- ii) the latest publicly available housing needs information for the Plan area identify a need for a different mix.

The provision of bungalows will also be supported where the proposal would not have a detrimental impact on the character of the area in the vicinity of the site.

Some areas of concerns cannot be dealt with by planning policies (e.g. speeding traffic). Here we have set 5 'community actions', which are designed to act as a guide for the parish council and other bodies with regards to various policy priorities. These are highlighted in yellow, for example:

Community Action CA2

The Parish Council shall work with Babergh Council to establish a conservation area, broadly stretching from The Shoulder of Mutton public house on The Street, through to Assington Hall and the A134. A map of this proposed zone is shown below.

Each of these policies and community actions is shown on the following display boards.

4. Vision and Objectives

What do we want to achieve?



The plan's vision has been created from all the feedback we have had from residents:

In 2036 Assington will remain a rural and attractive village, having protected its countryside setting by ensuring that new development is in proportion to and respectful of the character of the village, while at the same time maintaining a thriving, vibrant and open community.



To achieve this vision, we have five key objectives:

Housing

New development should respect the character of the village and only be brought forward where there is a demonstrable need and where there is the necessary infrastructure to properly support it. Priority should be given to smaller units and affordable housing.



Natural Environment

Villagers should be able to enjoy Assington's natural environment and every opportunity should be taken to enhance this environment and access to it.

Transport and Travel

The future development of the village will have regard to improving the safety of pedestrians, horse riders and cyclists, including through the use of measures to reduce vehicle speeds and volume.

Built Environment and Design

Development should respect the rural character of the existing village and avoid unnecessary urbanisation.

Infrastructure, Business and Services

Development should not place any unacceptable burden on infrastructure and services and should respect the natural limitations of the rural location. Wherever possible, existing services should be maintained and improved, and commercial community assets preserved.



5. Spatial Strategy

Principle of development



The first policy makes clear that any future development should be focussed on sites within the settlement boundary (which the plan updates). This is with the aim of avoiding development in open countryside.

Policy ASSN1 – Spatial Strategy

The Neighbourhood Plan area will accommodate development commensurate with Assington’s designation as a Hinterland Village in the Local Plan.

The focus for any new development will be within the Settlement Boundary, as defined on the Policies Map.

Proposals for development located outside the Settlement Boundary will only be permitted for those that are essential for the operation of an existing business, agriculture, horticulture, forestry, outdoor recreation and other exceptional uses, where:

- i) it can be satisfactorily demonstrated that there is an identified local need for the proposal; and
- ii) it cannot be satisfactorily located within the Settlement Boundaries.

In exceptional circumstances, the redevelopment of existing brownfield sites that create unacceptable impacts on the local environment, highways and the amenity of residents for alternative uses, including residential, may be acceptable where it can be demonstrated that the public benefit will outweigh the loss of the existing use.

The updated settlement boundary is detailed by the red line on the policies map, large versions of which you will find around the hall today:

The policy allows for redevelopment of brownfield sites outside of the settlement boundary, if the benefits outweigh the loss of the existing use.



6. Housing

How many new houses?



It was clear from the residents questionnaire that most people feel Assington has enough housing already and this feeling is backed up by clear evidence. Since 2018, 64 dwellings have been granted planning permission by Babergh, well above the minimum target set in the Babergh Mid Suffolk Joint Local Plan of 38.

Given the high number, the plan provides for the 64 dwellings with permission (some of which have already been built and therefore are not given specific policy numbers), plus three bungalows, for a total of 67 dwellings. The three bungalows should not be brought forward for development before 2031.

Policy ASSN2 – Housing Development

This Plan provides for around 67 additional dwellings in the Neighbourhood Plan area between 2018 and 2036. This growth will be met through:

- i) the implementation of planning permissions for additional dwellings granted between 1 April 2018 and 1 November 2019, including those allocated in ii below;
- ii) the site allocations as identified in Policies ASSN3 to ASSN8 in the Plan and on the Policies Map; and
- iii) small brownfield “windfall” sites within the Settlement Boundary that come forward during the plan period and are not identified in the Plan; and
- iv) In exceptional circumstances, in accordance with Policy ASSN1, outside the Settlement Boundary.

In addition, proposals for the conversion of redundant or disused agricultural barns outside the Settlement Boundaries into dwellings will be permitted where:

- a) the building is structurally sound and capable of conversion without the need for extension, significant alteration or reconstruction; and
- b) the proposal is a high-quality design and the method of conversion retains the character and historic interest of the building; and
- c) the proposal would lead to an enhancement to the immediate setting of the building, and the creation of a residential curtilage and any associated domestic paraphernalia would not have a harmful effect on the character of the site or setting of the building, any wider group of buildings, or the surrounding area.

As well as the criteria set out in Policy ASSN1, proposals for new permanent dwellings outside the Settlement Boundary should also satisfy the following criteria:

- a) a clearly established existing essential functional need for resident workers;
- b) the need relates to a full-time, not part-time requirement;
- c) the unit and activity concerned are well established, profitable and have sound financial prospects; and
- d) the functional need can only be met by the proposed dwelling.



7. Housing

Where will future housing go?



On sites already with planning permission:

Policy ASSN3 – Site at Assington Barn

A site with an area of 1.1 hectares, as identified on Map 3 and the Policies Map, is allocated for no more than 15 dwellings. The development shall provide a new access off The Street to the development and the adjoining Assington Barns complex.

Development will be expected to take place in accordance with the current planning consents unless superseded by a subsequent planning permission for residential development.



Map 3 – Land at Assington Barns



Map 4 – Land East of St Edmund's Close

Policy ASSN4 – Land East of St Edmund's Close

A site with an area of 0.25 hectares, as identified on Map 4 and the Policies Map, is allocated for no more than six dwellings.

Development will be expected to take place in accordance with the current planning consent unless superseded by a subsequent planning permission for residential development.



Map 5 – Land North of Assington Barns

Policy ASSN5 – Land North of Assington Barn

A site with an area of 1.1 hectares, as identified on Map 5 and the Policies Map, is allocated for up to 8 two, three and four-bedroomed dwellings. The development shall provide a new access off The Street.

Development will be expected to take place in accordance with the current planning consent unless superseded by a subsequent planning permission for residential development.



Map 6 – Land adjacent to Cornerways

Policy ASSN6 – Land Adjacent to Cornerways, The Street

A site with an area of 0.05 hectares, as identified on Map 6 and the Policies Map, is allocated for no more than two semi-detached bungalows of no more than 5.8m in height (excluding chimneys).

Development will be expected to take place in accordance with the current planning consent for each site (as noted) unless superseded by a subsequent planning permission for residential development.



Map 7 – Land South of Maxton and Russets, The Street

Policy ASSN7 – Land South of Maxton and Russets, The Street

A site with an area of 0.10 hectares, as identified on Map 7 and the Policies Map, is allocated for one one and a half storey dwelling of up to three bedrooms.

Development will be expected to take place in accordance with the current planning consent for each site (as noted) unless superseded by a subsequent planning permission for residential development.

and possibly on one site currently without...



Map 8 – Land East of Meadow Way

Policy ASSN8 – Land East of Meadow Way

A site with an area of 0.4 hectares, as identified on Map 8 and the Policies Map, is allocated for up to three bungalows. Each dwelling shall have no more than three bedrooms and with a maximum floorspace of 95 square metres.

Development of the site will not be allowed to commence before 2031.

8. Housing

How to get desirable housing for Assington



Villagers told us they would like to see more affordable housing in the village. We cannot guarantee this but we have included a policy which allows for building outside of the settlement boundary if the housing is affordable in perpetuity, and is offered in the first instance to people with a connection to Assington.

Policy ASSN9 – 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 but adjoining the Settlement 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; and
- ii. is for people that are in housing need because they are unable to buy or rent properties in the village at open-market prices; and
- 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 are no such people in Assington, 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 need and the accommodation proposed should contribute to meeting this proven need.

In exceptional circumstances, a small number of market homes will be permitted where it can be demonstrated:

- a) that no other means of funding the construction of the affordable homes is available; and
- b) the market housing is subsidiary to the affordable housing element of the proposal and the amount of market housing required is, as demonstrated through a viability assessment, the minimum required to deliver the affordable housing.

Where sites for affordable housing are brought forward with an element of market housing, both housing tenures should be built to the same design standards and contribute towards the character of the area.

Policy ASSN10 – Housing Mix

In all housing developments there shall be an emphasis on providing a higher proportion of two and three-bedroomed homes, unless it can be demonstrated that:

- i) the particular circumstances relating to the tenure of the housing dictate otherwise; or
- ii) the latest publicly available housing needs information for the Plan area identify a need for a different mix.

The provision of bungalows will also be supported where the proposal would not have a detrimental impact on the character of the area in the vicinity of the site.

The questionnaire results showed people want smaller houses and bungalows in the village, and policy ASSN10 promotes this.

Policy ASSN11 ensures housing has appropriate internal space and has cycle parking and space to store bins.

Policy ASSN11 – Measures for New Housing Development

All new dwellings shall achieve appropriate internal space through adherence to the latest Nationally Described Space Standards.

Dwellings should also make adequate provision for the covered storage of all wheelie bins and cycles. Cycle parking provision shall be in accordance with the adopted cycle parking standards.

9. Natural Environment

How to preserve Assington's Setting

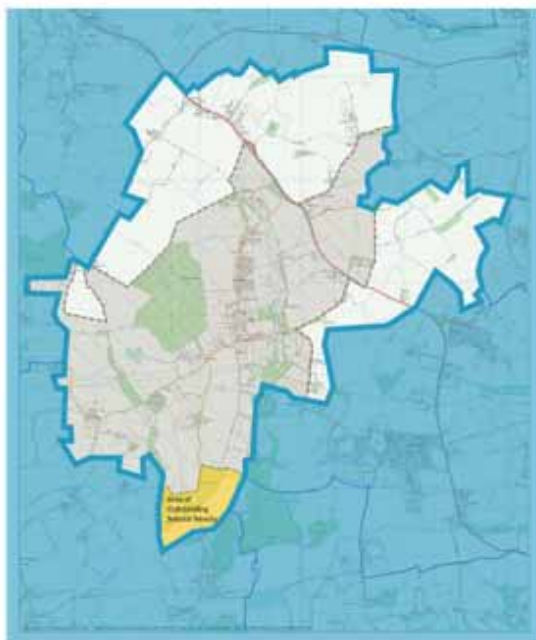


We have developed policies to protect Assington's landscape, the first of which designates an area of local landscape sensitivity, extending the previously designated 'special landscape area':

Policy ASSN12 – Area of Local Landscape Sensitivity

Development proposals in the Area of Local Landscape Sensitivity, as identified on the Policies Map, will be permitted only where they:

- i) protect and enhance the special landscape qualities of the area; and
- ii) are designed and sited so as to harmonise with the landscape setting.



Map 10 – Area of Local Landscape Sensitivity



Map 11 – Protected Views

The next policy aims to preserve the most important views in the parish, as voted for by people through the residents questionnaire.

Policy ASSN13 – Protected Views

Development proposals must not reduce the quality of the 'protected views' identified on the Policies Map.



10. Natural Environment

How can we protect and improve?



The consultations showed that residents want to control light pollution and reduce the impact of the village on local wildlife.

This policy aims to preserve and improve dark skies.

Policy ASSN14 – Dark Skies

While ensuring that new developments are secure in terms of occupier and vehicle safety, dark skies are to be preferred over streetlights. Any future outdoor lighting systems should have a minimum impact on the environment, minimising light pollution and adverse effects on wildlife subject to highway safety, the needs of particular individuals or groups, and security. Schemes should reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark and reducing glare. For the avoidance of doubt, no 'permanently on' external lighting should feature in new developments and security lighting should be motion activated. No uplighting features will be permitted on any new development.

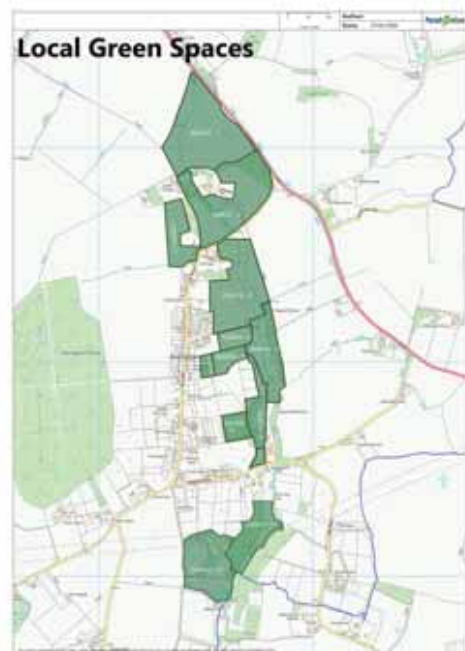
The strongest protection we can give to the natural environment is to designate land as 'Local Green Spaces'. This gives similar protection to green belt land but has strict criteria to be met to be allowed designation. We believe the areas below meet the criteria, as shown in the separate evidence document available to review today and online.

Policy ASSN15 – Local Green Spaces

The following Local Green Spaces are designated in this Plan and identified on the Policies Map.

- 1 Assington Park, north part
- 2 Assington Park, south part
- 3 Area of the Old Vicarage
- 4 Hill Farm land, with rear of "Celandine"
- 5 Meadow View
- 6 Wildlife Area
- 7 The Mere
- 8 Oatetch Grove and Meadow
- 9 The Reservoir
- 10 Part of Old Orchards
- 11 Cotton Wood
- 12 Mill Farm Land

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



Map 11 – Local Green Spaces

Policy ASSN16 – Biodiversity

Except in exceptional circumstances, development proposals should avoid the loss of, or material harm to important trees, hedgerows and other natural features such as ponds.

Where such losses or harm are unavoidable:

- i) the benefits of the development proposal must be demonstrated clearly to outweigh any impacts; and
- ii) suitable mitigation measures, that may include equivalent or better replacement of the lost features, will be required.

It is expected that the mitigation proposals will form an integral part of the design concept and layout of any development scheme, and that development will be landscape-led and appropriate in relation to its setting, context and ongoing management.

Where new access is created, or an existing access is widened through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.

Development proposals will be supported where they provide a net gain in biodiversity through, for example,

- a) the creation of new natural habitats including ponds;
- b) the planting of additional trees and hedgerows (reflecting the character of Assington's traditional hedgerows), and;
- c) restoring and repairing fragmented biodiversity networks.

Policy ASSN 16 aims to protect and improve local biodiversity.

11. Built Environment and Design

What should development look like?



Assington has a high number and quality of listed buildings and Policy ASSN 17 aims to ensure any future development doesn't cause any harm to these buildings or their setting.

Policy ASSN17 – Heritage Assets

To ensure the conservation and enhancement of the village's heritage assets, proposals must:

- preserve or enhance the significance of the heritage assets of the village, their setting and the wider built environment, including views into, within and out of the conservation area as identified on the Policies Map;
- retain buildings and spaces, the loss of which would cause harm to the character or appearance of the conservation area;
- contribute to the village's local distinctiveness, built form and scale of its heritage assets, as described in the Landscape Appraisal and Built Character Assessment, through the use of appropriate design and materials;
- be of an appropriate scale, form, height, massing, alignment and detailed design which respects the area's character, appearance and its setting, in line with the AECOM Design Guidelines for Assington;
- demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside an assessment of the potential impact of the development on the heritage asset and its context; and
- provide clear justification, through the submission of a heritage statement, for any works that could harm a heritage asset yet be of wider substantial public benefit, through detailed analysis of the asset and the proposal.

Proposals will not be supported where the harm caused as a result of the impact of a proposed scheme is not justified by the public benefits that would be provided.

Where a planning proposal affects a heritage asset, it must be accompanied by a Heritage Statement identifying, as a minimum, the significance of the asset, and an assessment of the impact of the proposal on heritage assets. The level of detail of the Heritage Statement should be proportionate to the importance of the asset, the works proposed and sufficient to understand the potential impact of the proposal on its significance and/or setting.

A large number of these listed buildings are in the north of the central village and we propose designating this a 'special character area' and any development in this area would be required to demonstrate how it enhances the setting.

Policy ASSN18 – Assington Special Character Area

A Special Character Area is identified on the Policies Map. Within this area, as well as having regard to the need to preserve and enhance the significance of the heritage assets in or adjoining the area, consideration will be given as to how a proposal enhances the distinct characteristics of the identified area.

Where the harm caused as a result of the impact of a proposed scheme is not justified by the public benefits that would be provided, it will not be supported.



Special Character Area



Map 14 – Special Character Area

12. Built Environment and Design

How should development be designed?



New development should sit naturally alongside the existing buildings in the village. Policy ASSN 19 aims to achieve this by using detailed design guidelines produced by independent consultants AECOM after visiting the parish.



Policy ASSN19 – Design Considerations

Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan area and create and contribute to a high quality, safe and sustainable environment.

Planning applications should, as appropriate to the proposal, demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix B of this Plan and, as appropriate to the proposal,

In addition, proposals will be supported where they:

- recognise and address the key features, characteristics, landscape/building character, local distinctiveness and special qualities of the area and/or building and, where necessary, prepare a landscape character appraisal to demonstrate this;
- maintain or create the village's sense of place and/or local character avoiding, where possible, cul-de-sac developments which do not reflect the lane hierarchy and form of the settlement;
- do not involve the loss of gardens, important open, green or landscaped areas identified on the Policies Map, which make a significant contribution to the character and appearance of that part of the village;
- taking mitigation measures into account, do not affect adversely:
 - any historic character, architectural or archaeological heritage assets of the site and its surroundings;
 - important landscape characteristics including trees and hedgerows and other prominent topographical features;
 - the character and appearance of the building, street scene and surroundings and respects the relationship of the site and its context setting and those of any adjoining properties;
 - identified protected views into, out of, or within the village as identified on the Policies Map;
 - sites, habitats, species and features of ecological interest;
 - the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated; and/or residential amenity;
- not locate sensitive development where its users and nearby residents would be significantly and adversely affected by noise, smell, vibration, or other forms of pollution from existing sources, unless adequate and appropriate mitigation can be implemented;
- produce designs that respect the character, scale and density of the locality;
- produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that all vehicle parking is provided within the plot and seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement;
- wherever possible ensure that development faces on to existing lanes, retaining the rural character and creates cross streets or new back streets in keeping with the settlement's hierarchy of routes;
- not result in water run-off that would add to or create surface water flooding;
- where appropriate, make adequate provision for the covered storage of all wheeled bins and for cycle storage in accordance with adopted cycle parking standards;
- include suitable ducting capable of accepting files to enable superfast broadband; and
- provide one electric vehicle charging point per new off-street parking place created.

Policy ASSN20 – Sustainable Construction Practices

Proposals that incorporate current best practice in energy conservation will be supported where such measures are designed to be integral to the building design and minimise any detrimental impact on the building or its surroundings. Development proposals should demonstrate:

- how they maximise the benefits of solar gain in site layouts and orientation of buildings;
- incorporate best practice in energy conservation and be designed to achieve maximum achievable energy efficiency;
- avoid fossil fuel-based heating systems; and
- incorporate sustainable design and construction measures and energy efficiency measures including, where feasible, ground/air source heat pumps, solar panels and grey/rainwater harvesting and recycling;

Policy ASSN 20 promotes sustainable construction...



... and Policy ASSN 21 aims to improve the quality of Assington's stream

Policy ASSN21 – Discharge of Sewage

Given the relatively low flow rate of Assington's stream, any new development will not be permitted to discharge sewage outputs to the stream, even if treated. New developments will be encouraged to improve the stream quality by providing remediation through reed beds or weeper drains into the fields, or by supporting schemes to reintroduce and establish swan mussels.

13. Infrastructure, Business and Services

The plan is about more than housing!



Clearly we want to support the highly valued shops, facilities, services and recreational spaces in the village, and these policies aim to do just that.

Policy ASSN22 – Community Facilities

Proposals that would result in the loss of valued facilities or services which support a local community (or premises last used for such purposes), including those identified on the Policies Map, will only be permitted where:

- It can be demonstrated that the current use is not economically viable nor likely to become viable. Where appropriate, supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 12 months; and
- It can be demonstrated, through evidenced research, that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or
- alternative facilities and services are available, or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.

The provision of the following community facilities will be supported where they can be implemented such as not to adversely impact upon the rural character of the parish:

- Improved high speed broadband provision
- Improved mobile phone reception
- Increased post office facilities, mobile library provision
- Improvements to the playing field
- Healthcare provision



Policy ASSN23 – Open Space, Sport and Recreation Facilities

Proposals for the provision, enhancement and/or expansion of amenity, sport or recreation open space or facilities will be permitted subject to compliance with other Policies in the Development Plan. Development which will result in the loss of existing amenity, sport or recreation open space or facilities will not be allowed unless:

- It can be demonstrated that the space or facility is surplus to requirement against the local planning authority's standards for the particular location, and the proposed loss will not result in a likely shortfall during the plan period; or
- replacement for the space or facilities lost is made available, of at least equivalent quantity and quality, and in a suitable location to meet the needs of users of the existing space or facility.

Any replacement provision should take account of the needs of the settlement where the development is taking place and the current standards of open space and sports facility provision adopted by the local planning authority.

Where necessary to the acceptability of the development, the local planning authority will require developers of new housing, office, retail and other commercial and mixed development to provide open space including play areas, formal sport/recreation areas, amenity areas and where appropriate, indoor sports facilities or to provide land and a financial contribution towards the cost and maintenance of existing or new facilities, as appropriate. These facilities will be secured through the use of conditions and/or planning obligations.

Clubhouses, pavilions, car parking and ancillary facilities must be of a high standard of design and internal layout. The location of such facilities must be well related and sensitive to the topography, character and uses of the surrounding area, particularly when located in or close to residential areas. Proposals which give rise to intrusive floodlighting will not be permitted.

Policy ASSN24 – Local Businesses

The retention and intensification of employment premises will be supported provided that proposals do not have a detrimental impact on the local landscape character, the amenity of residents and would not generate unacceptable levels of vehicular traffic on local roads.

Proposals for non-employment uses that are expected to have an adverse effect on employment generation will only be permitted where one or more of the following criteria are met:

- evidence can be provided that genuine attempts be made to sell/let the site in its current use, and that no suitable and viable alternative employment uses can be found or are likely to be found in the foreseeable future;
- the existing use has created over-riding environmental problems (e.g. noise, odours or traffic) and permitting an alternative use would be a substantial environmental outweigh the loss of an employment site;
- an alternative use or mix of uses would assist in regeneration and offer greater benefits to the community in meeting local business and employment needs;
- it is for an employment related support facility such as employment training / education, workplace crèche or workplace related café;
- an alternative use or mix of uses would provide other sustainability benefits that would outweigh the loss of an employment site.



14. Highways and Movement



How can we improve for all road users?

Measures to reduce vehicle speeds and ways to encourage cycling, walking and horse riding were clear priorities for residents in our consultation events. These outcomes cannot be achieved by planning policies but we have created the following community actions with the aim of seeking improvements.



Community Action CA3

The parish will work with Suffolk Highways to create a 20mph zone on the Street in the area of the conservation zone. This will be with a view to encouraging walking and cycling in the area, and in particular with a view to improving the perception of safety of pedestrians in an area where there is no pavement, nor space to create one.



The achievement of these aims will need funding as well as the support of Suffolk Highways and/or Babergh. Their achievement is clearly outside the control of residents or the Parish Council. However, by clearly stating these actions in the neighbourhood plan it shows strong community support which may help deliver results.

Community Action CA4

The Parish Council shall work with Babergh Council, Suffolk Highways and Suffolk Police to improve road safety and reduce traffic volume and speed within the Village and the Parish Council will commit parish funding towards road improvements where required and affordable. The three priorities, as discussed with Suffolk Highways are:

1) Traffic Calming Zone

This will mirror the area of the proposed conservation zone and will include a 20mph speed limit. It may also include:

- Pedestrians in road or pedestrian/cyclist/horse rider priority signage
- A changed road surface colour which is sympathetic and enhancing to the rural location
- Additional pinch points using natural features (perhaps facilitating essential on-street parking)

2) Actions to reduce speeds near The Ryes school

These may include:

- "20's plenty" signage
- "School Slow" road markings
- An extension of the 30mph limit from the current location out to beyond Rose Green

3) Speed reduction measures on the straight section of The Street between the village shop and the public phone kiosk

It is essential that any traffic calming features do not urbanise the area and therefore additional pinch points should be natural in appearance and not include large signage. Adequate access for farm vehicles will also be retained

Other suggestions to help achieve improvements could include:

- i the provision of Gateway features at the extents of the existing 30mph speed limit through the village.
- ii additional signing to warn drivers of the likelihood of horses, cyclists and pedestrians, particularly around the narrow lane approaches to the village.
- iii the provision of signing informing drivers of single-track roads and the presence of passing places.
- iv establish a Community Speed Watch group in association with Suffolk Police.
- v Formalising passing places on the narrow roads into the village.



15. Other Community Actions

What else do we want to achieve?



Unusually for Suffolk there is a lack of communal green space in Assington, and throughout our consultations we have been asked if this situation could be improved. Community action CA1 aims to pursue this possibility.

Community Action CA1

The Parish Council shall investigate with landowners the possibility of creating new community green spaces within the village, through either purchase or donation of areas of unproductive agricultural or scrub land. This may be done by the creation of a community land trust in which all parishioners will be able to participate.



A neighbourhood plan can create a special character area, as this one does in Policy ASSN 18. It cannot, however, designate the higher protection and status of a conservation area, which is in the gift of Babergh. Community action CA2 makes it an aim to pursue this.

Community Action CA2

The Parish Council shall work with Babergh Council to establish a conservation area, broadly stretching from The Shoulder of Mutton public house on The Street, through to Assington Hall and the A134. This area will mirror the Special Character Area as shown on the policies map.

Many villagers lamented the lack of well-connected circular walks in the village. While we have countryside footpaths, there are some key connections between these which could be made to create both long and short circular walks. Community action CA5 gives the aim of pursuing such possibilities with land owners.



Community Action CA5

The Parish Council shall work with landowners to create connecting footpaths to allow new circular walks within the parish. While the goodwill of landowners will be needed for this to be possible, it is proposed that some concerns may be overcome by:

- The parish council funding new signage and improvement works to the paths
- New footpaths to be 'permissive' ones only and protected from permanence (where the landowner wishes it) by carefully created signage which is legally watertight.
- Landowners therefore retaining the ability to remove access at any time or restrict it (for example during certain farming activity)

16. What's Next?

We are in the home straight!



Today is the start of a six week period of consultation which ends on **Monday 30th March.**

Please remember to give us your opinion; good, bad or indifferent!



You can fill in a feedback form online at:

<http://assington.onesuffolk.net/assington-neighbourhood-plan/>

or ask for a paper form today to complete and return.



Copies of the plan will be available to borrow from Ian Jordan (07767 035742) or Catherine Harrison (07710 899750). They will also be available at the Shoulder of Mutton, Assington Barn Café, and the village hall foyer, all during normal opening times.

At the end of the consultation we will review all submitted comments, as well as those from organisations such as Suffolk County Council and Natural England before establishing if any amendments to the plan are required.

At the same time a "Consultation Statement" and a document known as the "Basic Conditions Statement" will be prepared. The Final Draft Plan – known as the "Submission Plan" and these two documents will be put to the Parish Council for approval for submission to Babergh District Council.



The Parish Council will be asked for approval to submit the plan to Babergh District Council, who will carry out a further six week consultation.



The plan is then submitted to an independent examiner who recommend whether the plan, possibly with amendments, should proceed to a referendum.

The Independent Examiner will review the Plan and consider any objections to it. The Examiner must consider: • whether having regard to national policies and advice contained in guidance by the Secretary of State, it is appropriate to approve the neighbourhood plan; • the approval of the neighbourhood plan contributes to the achievement of sustainable development; • the approval of the neighbourhood plan is in general conformity with the strategic policies contained in the Babergh Local Plan; and, • the approval of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.



Referendum. This is the final stage organised by Babergh District Council in the same way as a local election.

If there is a simple majority in support of the plan, it will be adopted!

Our aim is for this to happen in 2020.

Thank you for coming to our event today!

Appendix 6: Pre-Submission Consultation Response Form

Assington Neighbourhood Plan

PRE-SUBMISSION CONSULTATION RESPONSE FORM

This form should be completed in conjunction with the draft of the Neighbourhood Plan – February 2020.

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:

- **Ian Jordan 07767 035742 or Catherine Harrison 07710 899750**
- The Neighbourhood Plan pages of the Parish Council website
<http://assington.onesuffolk.net/assington-neighbourhood-plan/>

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

- **Drop off at 59 Barracks Rd Assington (put in porch) or Squirrel House (opposite Red Phone Box)**
- **E mail as an attachment to – AssingtonNP@outlook.com**

Please ensure your response is received by **Monday 30 March 2020**

Q1. Chapters 1-4. Do you support the content of Chapters 1, 2, 3 and 4?	Yes/No
Comments (please specify Objective number if appropriate)	
2. Do you support the Vision and Objectives in Chapter 5?	Yes/No
Comments (please specify Objective number if appropriate)	
3. Do you support Policy ASSN 1 – Spatial Strategy?	Yes/No
If No, please state what changes you would like	
4. Chapter 6. Not including Policy ASSN1 1, do you support Chapter 6?	Yes/No
Comments (please specify paragraph number)	

5. Do you support Policy ASSN 2 – Housing Development?

Yes/No

If No, please state what changes you would like

6. Do you support Policy ASSN 3 – Site at Assington Barn?

Yes/No

If No, please state what changes you would like

7. Do you support Policy ASSN 4 – Land east of St Edmunds Close?

Yes/No

If No, please state what changes you would like

11. Do you support Policy ASSN 8 – Land east of Meadow Way?	Yes/No
If No, please state what changes you would like	
12. Do you support Policy ASSN 9 – Affordable Housing on Rural Exception Sites?	Yes/No
If No, please state what changes you would like	
13. Do you support Policy ASSN 10 – Housing Mix?	Yes/No
If No, please state what changes you would like	

14. Do you support Policy ASSN 11 – Measures for New Housing Development?	Yes/No
If No, please state what changes you would like	
15. Do you support Policy ASSN 12 – Area of Local Landscape Sensitivity?	Yes/No
If No, please state what changes you would like	
16. Do you support Policy ASSN 13 – Protected Views?	Yes/No
If No, please state what changes you would like	

17. Do you support Policy ASSN 14 – Dark Skies?	Yes/No
If No, please state what changes you would like	
18. Do you support Policy ASSN 15 – Local Green Spaces?	Yes/No
If No, please state what changes you would like	
19. Do you support Policy ASSN 16 – Biodiversity?	Yes/No
If No, please state what changes you would like	

20. Chapters 7&8. Other than Policies ASSN 11, ASSN12, ASSN 13, ASSN 14, ASSN 15 & ASSN 16 do you support the remaining contents of Chapters 7 & 8?	Yes/No
21. Do you support Policy ASSN 17 – Heritage Assets?	Yes/No
22. Do you support Policy ASSN 18- Assington Special Character Area?	Yes/No

23. Do you support Policy ASSN 19 - Design Considerations?	Yes/No
24. Do you support Policy ASSN 20 - Sustainable Construction Practices?	Yes/No
25. Do you support Policy ASSN 21 – Discharge of Sewage?	Yes/No



29. Do you support Policy ASSN 24 – Local Businesses?	Yes/No
30. Chapters 10 & 11. Other than Policies ASSN 22, ASSN 23, ASSN 24 do you support the remaining contents of Chapters 10 & 11?	Yes/No
31. Do you support the contents of the Policies Maps including Village Centre Inset Map	Yes/No



32. Appendices. Do you have any comments on the Appendices?	Yes/No
31. Do you have any comments on the Draft Neighbourhood Plan?	Yes/No

Thank you for providing your feedback. We will take your comments into account in deciding whether amendments are required to the Neighbourhood Plan.



A Consultation Report for the Neighbourhood Plan will be published when the Plan is submitted to Babergh District Council.

Appendix 7: Pre-Submission Consultation Question Responses

1. Chapters 1 – 4 Do you support the content of Chapters 1, 2, 3 and 4?					
				Response Percent	Response Total
1	Yes			88.57%	31
2	No			0.00%	0
3	No opinion			11.43%	4
				answered	35
				skipped	1

2. Do you support the Vision and Objectives in Chapter 5?					
				Response Percent	Response Total
1	Yes			90.91%	30
2	No			0.00%	0
3	No opinion			9.09%	3
				answered	33
				skipped	3

3. Policy ASSN 1 - Spatial Strategy. Do you support the policy?					
				Response Percent	Response Total
1	Yes			91.43%	32
2	No			0.00%	0
3	No opinion			8.57%	3
				answered	35
				skipped	1

4. Chapter 6. Not including Policy ASSN 1, do you support Chapter 6?					
				Response Percent	Response Total
1	Yes			91.43%	32
2	No			0.00%	0
3	No opinion			8.57%	3
				answered	35
				skipped	1

5. Policy ASSN 2 - Housing Development. Do you support the content of this policy?

			Response Percent	Response Total
1	Yes		88.57%	31
2	No		5.71%	2
3	No opinion		5.71%	2
			answered	35
			skipped	1

6. Policy ASSN 3 - Site at Assington Barn. Do you support this policy?

			Response Percent	Response Total
1	Yes		82.86%	29
2	No		8.57%	3
3	No opinion		8.57%	3
			answered	35
			skipped	1




7. Policy ASSN 4 - Land east of St Edmunds Close. Do you support this policy?

			Response Percent	Response Total
1	Yes		85.71%	30
2	No		8.57%	3
3	No opinion		5.71%	2
			answered	35
			skipped	1




8. Policy ASSN 5 - Land north of Assington Barn. Do you support this policy?

			Response Percent	Response Total
1	Yes		80.00%	28
2	No		8.57%	3
3	No opinion		11.43%	4
			answered	35
			skipped	1




9. Policy ASSN 6 - Land adjacent to Cornerways, The Street. Do you support this policy?

			Response Percent	Response Total
1	Yes		82.86%	29
2	No		2.86%	1
3	No opinion		14.29%	5
			answered	35
			skipped	1




10. Policy ASSN 7 - Land south of Maxton & Russets, The Street. Do you support this policy?

			Response Percent	Response Total
1	Yes		85.71%	30
2	No		2.86%	1
3	No opinion		11.43%	4
			answered	35
			skipped	1

11. Policy ASSN 8 - Land east of Meadow Way. Do you support this policy?

			Response Percent	Response Total
1	Yes		80.00%	28
2	No		8.57%	3
3	No opinion		11.43%	4
			answered	35
			skipped	1

12. Policy ASSN 9 – Affordable Housing on Rural Exception Sites. Do you support this policy?

			Response Percent	Response Total
1	Yes		82.86%	29
2	No		5.71%	2
3	No opinion		11.43%	4
			answered	35
			skipped	1

13. Policy ASSN 10 - Housing Mix. Do you support this policy?

			Response Percent	Response Total
1	Yes		91.43%	32
2	No		0.00%	0
3	No opinion		8.57%	3
			answered	35
			skipped	1

14. Policy ASSN 11 – Measures for New Housing Development. Do you support this policy?

			Response Percent	Response Total
1	Yes		85.71%	30
2	No		8.57%	3
3	No opinion		5.71%	2
			answered	35
			skipped	1

15. Policy ASSN 12 – Area of Local Landscape Sensitivity. Do you support this policy?

			Response Percent	Response Total
1	Yes		91.43%	32
2	No		2.86%	1
3	No opinion		5.71%	2
			answered	35
			skipped	1

16. Policy ASSN 13 – Protected Views. Do you support this policy?

			Response Percent	Response Total
1	Yes		88.57%	31
2	No		2.86%	1
3	No opinion		8.57%	3
			answered	35
			skipped	1

17. Policy ASSN 14 – Dark Skies. Do you support this policy?

			Response Percent	Response Total
1	Yes		85.29%	29
2	No		2.94%	1
3	No opinion		11.76%	4
			answered	34
			skipped	2

18. Policy ASSN 15 – Local Green Spaces. Do you support this policy?

			Response Percent	Response Total
1	Yes		88.57%	31
2	No		5.71%	2
3	No opinion		5.71%	2
			answered	35
			skipped	1

19. Policy ASSN 16 – Biodiversity. Do you support this policy?

			Response Percent	Response Total
1	Yes		91.43%	32
2	No		0.00%	0
3	No opinion		8.57%	3
			answered	35
			skipped	1

20. Chapters 7 and 8. Other than Policies ASSN 11, ASSN 12, ASSN 13, ASSN 14, ASSN 15 & ASSN 16, do you support the remaining contents of Chapters 7 & 8?

			Response Percent	Response Total
1	Yes		85.71%	30
2	No		5.71%	2
3	No opinion		8.57%	3
			answered	35
			skipped	1

21. Policy ASSN 17 - Heritage Assets. Do you support this policy?

			Response Percent	Response Total
1	Yes		88.57%	31
2	No		2.86%	1
3	No opinion		8.57%	3
			answered	35
			skipped	1

22. Policy ASSN 18 - Assington Special Character Area. Do you support this policy?

			Response Percent	Response Total
1	Yes		88.57%	31
2	No		2.86%	1
3	No opinion		8.57%	3
			answered	35
			skipped	1




23. Policy ASSN 19 - Design Considerations. Do you support this policy?

			Response Percent	Response Total
1	Yes		85.71%	30
2	No		2.86%	1
3	No opinion		11.43%	4
			answered	35
			skipped	1




24. Policy ASSN 20 - Sustainable Construction. Do you support this policy?

			Response Percent	Response Total
1	Yes		91.43%	32
2	No		0.00%	0
3	No opinion		8.57%	3
			answered	35
			skipped	1



25. Policy ASSN 21 - Discharge of Sewage. Do you support this policy?

			Response Percent	Response Total
1	Yes		91.43%	32
2	No		2.86%	1
3	No opinion		5.71%	2
			answered	35
			skipped	1



26. Chapter 9. Other than Policies ASSN 17, ASSN 18, ASSN 19, ASSN 20 & ASSN 21, do you support the remaining contents of Chapter 9?

			Response Percent	Response Total
1	Yes		85.71%	30
2	No		2.86%	1
3	No opinion		11.43%	4
			answered	35
			skipped	1




27. Policy ASSN 22 - Community Facilities. Do you support this policy?

			Response Percent	Response Total
1	Yes		88.57%	31
2	No		0.00%	0
3	No opinion		11.43%	4
			answered	35
			skipped	1




28. Policy ASSN 23 - Open Space, Sport & Recreation Facilities. Do you support this policy?

			Response Percent	Response Total
1	Yes		88.57%	31
2	No		0.00%	0
3	No opinion		11.43%	4
			answered	35
			skipped	1




29. Policy ASSN 24 – Local Businesses. Do you support this policy?

			Response Percent	Response Total
1	Yes		85.71%	30
2	No		2.86%	1
3	No opinion		11.43%	4
			answered	35
			skipped	1




30. Chapters 10 & 11. Other than Policies ASSN 22, ASSN 23, ASSN 24 do you support the remaining contents of Chapters 10 & 11?

			Response Percent	Response Total
1	Yes		82.86%	29
2	No		5.71%	2
3	No opinion		11.43%	4
			answered	35
			skipped	1



31. Policies Map. Do you support the contents of the Policies Maps, including Village Centre Inset Map?

			Response Percent	Response Total
1	Yes		82.86%	29
2	No		5.71%	2
3	No opinion		11.43%	4
			answered	35
			skipped	1

32. Appendices. Do you have any comments on the Appendices?

			Response Percent	Response Total
1	Yes		8.57%	3
2	No		77.14%	27
3	No opinion		14.29%	5
			answered	35
			skipped	1

33. Do you have any other comments on the Draft Neighbourhood Plan?

			Response Percent	Response Total
1	Yes		42.42%	14
2	No		57.58%	19
			answered	33
			skipped	3

Appendix 8: Schedule of Comments Received to Pre-Submission Consultation and Parish Council Responses

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.

Name		Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
1	B Cowlin	Chapter 1, 2, 3 and 4	<p>1 Surprise no mention is made of the special footpaths running parallel to the southern end of The Street. I think they add to the character of this part of the village, and need protecting.</p> <p>2 Small point: In para 2.3 I believe there were two Agricultural Cooperative Schemes started in the village by John Gurdon in 1830 and 1852.</p> <p>3 Small point: para 2.7. Parts had been sold off before 1938. I would suggest better wording of first sentence would be: 'Assington was an estate village until 1938 when most land and houses were sold, subject to existing tenancies.'</p>	<p>Agreed</p> <p>Agreed</p> <p>Agreed</p>	<p>Add new sentence to the beginning of Community Action CA5: <u>"Existing informal footpaths, including those running alongside The Street in the vicinity of Assington Barn and Centuries, and those giving access to the reservoir, shall be protected and preserved for future use."</u></p> <p>Amend the second sentence of paragraph 2.3 as follows: "However, rural poverty was lessened by the internationally-known Assington Agricultural Co-operative schemes, instituted in 1830 and 1852 from 1830-1914, instituted by John Gurdon."</p> <p>Amend the first sentence of 2.7 as follows: "Assington was an estate village until 1938 when most land and houses were sold, subject to existing tenancies all estate land until 1937, but of tenancies, not tied accommodation."</p> <p>Add sentence to the end of 2.2:</p>
2		Suffolk County	Archaeology In the section for Assington's History and	Agreed	Add sentence to the end of 2.2:

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
3	Council	<p>Characteristics, the plan may wish to note in paragraph 2.2 that the County Historic Environment Record1 has approximately 40 entries for the parish, many of which relate to medieval sites, including a watermill, former settlement area and a deer park.</p>		<p><u>"The County Historic Environment Record has approximately 40 entries for the parish, many of which relate to medieval sites, including a watermill, former settlement area, and a deer park."</u> Amend second "3.4" to read "3.5".</p>
	Babergh District Council	<p>Page 11 Paragraph number 3.4 is repeated on this page. If the text is a continuation from above, delete the paragraph number, If not, re-number as para' 3.5.</p> <p>Para 4.6 to 4.8 A reminder that while there is no legal requirement to examine a Neighbourhood Plan against emerging policy, Planning Practice Guidance advises that the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which the neighbourhood plan is tested and, that conformity with emerging plans can extend the life of neighbourhood plans, providing this does not result in conflict with adopted policies.</p>	<p>Agreed.</p> <p>Noted. It is considered that the "preferred options" Joint Local Plan is at a very early stage and carries little weight at this time. There is no indication at present as to when the draft Local Plan will be published.</p>	None
Vision and Objectives				
4	J Symons	5.2 Would like to have seen thought re negotiations to complete a footpath along the street. Pedestrians at great peril.	Agree that pedestrians are in danger. A specific question was asked about roadside paths during consultation and 63% were against tarmac pavements. It would also be very challenging practically in places where a pavement would require purchase of private garden land, farmland or the removal of private	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
5	M Hemmingway	<p>5.1 - Agree</p> <p>5.2 - Agree, with additional comment - Transport & Travel - no mention of retaining public transport links (ie bus service) to maintain access to essential services for those residents/visitors/employees who do not drive?</p>	<p>hedges. Pedestrian safety is therefore to be improved through the road safety improvements detailed in community action CA4.</p> <p>Agreed this should be our aim although we also acknowledge that the success of this aim is largely outside of the control of the Parish Council (i.e. with bus operators and Suffolk County Council's transport policy.)</p>	<p>Amend new paragraph 3.5 (formerly 3.4) as follows: "Bus Services – although Assington retains only a skeletal benefits from bus service to Sudbury and Colchester. (84), there are gaps in service during the afternoons and no evening service. This contributes to a sense..."</p> <p>Add sentence to 5.2 under 'Transport and Travel' subheading: "<u>Wherever possible, bus services and public transport should be maintained or improved.</u>"</p>
Policy ASSN 2 – Housing Development				
6	Babergh District Council	<p>This policy lists one set criteria prefixed by roman numerals and two set of criteria prefixed by letters, which are not consecutive. To avoid confusion a more consistent approach should be applied taking its cues from other policies within this plan. We note also that, elsewhere, some criteria are part-bracketed while others are not.</p> <p>Following on from the above, and with regards to the last set of four criteria, on what basis could a decision be made to say whether a unit or activity is well established or not? Finally, it would be helpful if this plan were to provide some form of definition of 'local need' in the Glossary as this means different</p>	<p>Agreed - The format of this policy needs tidying up.</p> <p>Agreed. We have linked the policy to the NPPF and National Planning Practice Guidance.</p>	<p>Amend part three of Policy ASSN2 to read:</p> <p>"As well as the criteria set out in Policy ASSN1, Proposals for new permanent dwellings outside the Settlement Boundary should, in addition to the criteria set out in Policy ASSN1, also satisfy the following criteria: fulfil the requirements for essential workers as described by current National</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		things to different audiences.		<p>Planning Practice Guidance, or in the event of there being none, the requirements as detailed in 7.8 below.</p> <p>a) a clearly established existing essential functional need for resident workers;</p> <p>b) the need relates to a full-time, not part-time requirement;</p> <p>e) the unit and activity concerned are well established, profitable and have sound financial prospects; and</p> <p>e) the functional need can only be met by the proposed dwelling.</p> <p>7.8 National Planning Practice Guidance currently states <u>that the considerations that it may be relevant to take into account of when applying Paragraph 79a of the NPPF could include:</u></p> <ul style="list-style-type: none"> • <u>evidence of the necessity for a rural worker to live at, or in close proximity to, their place of work to ensure the effective operation of an agricultural, forestry or similar land-based rural enterprise (for instance, where farm animals or agricultural processes require</u>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
				<p>on-site attention 24-hours a day and where otherwise there would be a risk to human or animal health or from crime, or to deal quickly with emergencies that could cause serious loss of crops or products):</p> <ul style="list-style-type: none"> • the degree to which there is confidence that the enterprise will remain viable for the foreseeable future; • whether the provision of an additional dwelling on site is essential for the continued viability of a farming business through the farm succession process; • whether the need could be met through improvements to existing accommodation on the site, providing such improvements are appropriate taking into account their scale, appearance and the local context; and • in the case of new enterprises, whether it is appropriate to consider granting permission for a temporary dwelling for

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
				<p>a trial period.</p> <p><u>Employment on an assembly or food packing line, or the need to accommodate seasonal workers, will generally not be sufficient to justify building isolated rural dwellings.</u></p>
7	F Kempson			
Policy ASSN 3 - Site at Assington Barn				
		<p>All new properties should be forced to have environmental benefits, solar panels, grey water recycling, rain water storage and more than adequate parking provided.</p>	<p>Policy ASSN 20 addresses these matters in the strongest possible manner although a neighbourhood plan cannot generally 'force' features onto new properties.</p>	<p>Amend wording in Policy ASSN20:</p> <p>"</p> <p>... Development proposals should demonstrate <u>how they</u>:</p> <p>a. how they maximise the benefits of solar gain in site layouts and orientation of buildings; (...)</p> <p>b. incorporate best practice in energy conservation and be are designed to achieve maximum achievable energy efficiency; (...)</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
				d. incorporate sustainable design and construction measures and energy efficiency measures including, where feasible, ground/air source heat pumps, solar panels and grey water <u>recycling</u> /rainwater <u>and</u> stormwater harvesting and recycling; "
8	R Symonds	Yes providing development is not allowed to creep any further and that extensions, loft conversions are discouraged.	The development is only allocated for the site diagram as drawn and no further. The design checklist in Appendix B includes considerations about building heights and rooflines which would also apply to extensions and conversions needing planning permission.	None
9	F Kempson	All new properties should be forced to have environmental benefits, solar panels, grey water recycling, rain water storage and more than adequate parking provided.	As per 7 above	None
10	F Kempson	All new properties should be forced to have environmental benefits, solar panels, grey water recycling, rain water storage and more than adequate parking provided.	As per 7 above	None
11	F Kempson	All new properties should be forced to have environmental benefits, solar panels, grey water recycling, rain water storage	As per 7 above	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
12		<p>and more than adequate parking provided.</p>		
Policy ASSN 8 - Land east of Meadow Way				
13	Suffolk County Council	<p>But NOT the field to the east of that part.</p> <p>For information, site ASSN8 would be likely to require a planning condition on any consent to secure a programme of archaeological evaluation and if necessary mitigation work.</p> <p>Transport Assington Village is identified as a Hinterland Village; The Street is a C classified road (C733), part of the strategic highway network is the main route through the village linking the A134 to B1508 at Bures. The village centre is within a 30mph speed limit. For the site of Land East of Meadow Way (ASSN8) to be acceptable by the Highway Authority, a variety of factors will need to be considered. With light traffic numbers generated from the site, the number dwellings are unlikely to have an impact on the highway network. However, due to intensification of use, the access of Meadow Way will require upgrading to shared surface road and extended to new dwellings, and sustainable drainage should be provided to prevent the discharge of surface water from the private dwellings onto the highway.</p> <p>The development will need to provide a footway from the site to the existing footway on Vicary Way to create a safe route for the vulnerable user. On-site parking and turning should be provided in accordance with Suffolk Guidance for Parking 2019 (SGP). It would be helpful if these points were incorporated into Policy ASSN8 to make highways requirements clear to the developer. Community Actions CA3 and CA4.</p>	<p>Agreed – The site allocated is the area as drawn only.</p> <p>Noted</p>	<p>None</p> <p>None</p>
			<p>Given that ASSN19 covers parking standards, it is not necessary to include requirements in site specific policies as well. Matters relating to the footway will be included in the policy.</p>	<p>Add text to ASSN 8: "A site with an area of 0.4 hectares, as identified on Map 8 and the Policies Map, is allocated for up to three bungalows. Each dwelling shall have no more than three bedrooms and with a maximum floorspace of 95 square metres.</p> <p>The development will need to</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
				<p>provide a <u>footway from the site to the existing footway on Vicary Way to create a safe route for the vulnerable user.</u></p> <p>Development of the site will not be allowed to commence before 2031."</p>
Policy ASSN 11 – Measures for New Housing Development				
14	F Kempson	All new properties should be forced to have environmental benefits, solar panels, grey water recycling, rain water storage and more than adequate parking provided.	As per 7 above	None
15	B Edwards	In addition to provision for storage of wheelie bins and cycles I would like to see it compulsory for developers to include holes at the base of boundary fences to provide access for hedgehogs. This has shown to be important conservation measures for these endangered mammals.	Agreed. While we cannot make it compulsory we will add additional language on hedgehogs to the plan.	<p>Add wording to ASSN16:</p> <p>"c) restoring and repairing fragmented biodiversity networks. <u>Through, for example, including holes in fences which allow access for hedgehogs.</u>"</p> <p>Wording added to 8.22:</p> <p>(...) "Relatively small features can often achieve important benefits for wildlife, such as incorporating 'swift bricks' and bat boxes in developments and providing safe routes for hedgehogs between different areas of habitat, <u>specifically hedgehog tunnels in any new development.</u>"</p>
Policy ASSN 12 – Area of Local Landscape Sensitivity				
16	J Stacey	But feel this should also include Further Street and Dyers Lane.	Agree these areas have	Protected views map amended

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
17	P Le Grys	<p>Both areas have landscape value.</p> <p>The Assessment is considered to be rather generalised and based on personal opinions rather than any definitive classification process. It is too widely drawn. The policy is also poor drafted. Paragraph 8.13 states that the designation does not preclude any development taking place but the Policy itself states that development will only be permitted where it protects and enhance the character of the area. The wording should state only appropriate or necessary development will be permitted and then refer to reasonable design policies. the criteria proposed is excessive and is greater than afforded to a designated conservation area.</p> <p>The land shown as 'Hill Farm land' should be excluded or reduced to the designation contained within the adopted District Local Plan.</p>	<p>landscape value but it is difficult to include them without designating the entire parish. Instead we propose preserving the landscape around Further Street and Dyers Lane through adding two views to the protected views map.</p> <p>The policy is as worded in already adopted neighbourhood plans across the district and therefore provides a consistent approach.</p> <p>We disagree. It is considered that the additional land to the east of Hill Farm is of sufficient landscape quality to justify inclusion in the area of local landscape sensitivity.</p>	<p>and a supporting document on the Appraisal of Views has been created.</p> <p>Replace word "equal" with "comparable" in 8.13: "(...)It is extended from the original Special Landscape Area to include areas of equal <u>comparable</u> landscape value."</p>
Policy ASSN 13 – Protected Views				
18	B Cowlin	<p>In addition, the view I would like protected is that looking south down the Assington Brook valley from the main road near and opposite to the entrance drive leading to the parish church, over the meadows grazed by the belted galloway cattle.</p>	<p>Agreed.</p>	<p>Views map amended.</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
19	J Stacey	But feel that the outlying areas of the village contribute to its character and there should be protected views from the A134.	Agreed.	Views map amended.
20	B Stacey	<p>but I would like to see: "and the traditional 'greens' at Threeways and Rose Green..." inserted in point 2 of 8.14 and:</p> <p>"To respect Assington Thicks & other woodland near Assington's village centre, as well as hedges, fields, orchards, verges and the traditional 'greens' at Threeways and Rose Green along the Street and other roads.</p>	Agreed.	<p>Amend wording in 8.14:</p> <p>"To respect Assington Thicks & other woodland near Assington's village centre, <u>traditional greens at Threeways and Rose Green</u>, as well as hedges, fields, orchards and verges, along The Street & other roads;</p>
21	Babergh District Council	<p>The desire to protect important views is understood but we do have some issues with this section of the plan. Prior to formal submission these should be addressed as fully as possible.</p> <ul style="list-style-type: none"> • None of the views are numbered or indexed and there is no clear or obvious link between these and a description / pictorial representation of that importance of that view elsewhere, with the possible exception for Figure 4 in the AECOM Design Guidelines document. • Looking at the Design Guide and Figure 4, there are some discrepancies between the views identified here and those shown on Map 11. Is there any specific reason for this? • The Design Guide (para 2.3) talks about the value of views from footpaths which can be enjoyed by all. Looking at the Inset Map, two of the identified views appear to be from the rear of residential properties and, arguably, are there for the benefit of the minority. <p>Qstn: Can the Group confirm what the reasoning was behind selecting those particular viewpoints if they are not meant to be or cannot be enjoyed by the majority?</p> <p>The policy wording itself is blunt and it is not immediately clear what is meant by the term 'quality'. In other adopted plans the</p>	<p>We agree the important views should be clearly public views and will make amendments to ensure this is so. It is often and inevitably the case that views enjoyed from public locations by the majority are also enjoyed also from private gardens.</p>	<p>Amendments made to Important Views Map</p> <p>New supporting document</p> <p>"Appraisal of Views" added to evidence base.</p> <p>ASSN13 to be amended:</p> <p>"Development proposals must not <u>have a detrimental impact on the key features</u> reduce the quality of the 'protected views' identified on the Policies Map."</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
22	Suffolk County Council	<p>wording used is more helpful, for example, take a look at policy EMST9 in the Elmsett NP which refers to 'important views from public vantage points ...' and a requirement for a Landscape Visual Impact Appraisal or similar. Wording similar to that policy would provide more clarity for all.</p> <p>Natural Environment Natural Environment Objective SCC welcomes policies and objectives that support the enhancement and protection of the natural environment, as part of the ongoing work towards the Greenest County Initiative</p> <p>3 . Protected Views The Neighbourhood Plan displays many important views, which together appear to cover the majority of the surrounding landscape, particularly towards the west. It is unclear from the evidence base how this was translated into policy. The individual views haven't been numbered or given reference, there are no photographs of individual views, or descriptions as to what are the important features of each view . There is a general and broad description of landscape features, which should have further detail. Without this detail in the underlying evidence base the policy may not be effective as the qualities of the views are not clearly defined. In addition the policy itself is overly restrictive. Therefore, SCC suggests that Policy ASSN13 should be amended to include the details stated above, as well as to include the following slight addition; "Development proposals must not significantly reduce the quality of the 'protected views' identified on the Policies Map</p>	As per 21 above	None
Policy ASSN 15 – Local Green Spaces				
23	A Crossman	<p>Thank you for your letter regarding the proposed Local Green Spaces, it was received after the drop in on 15th February had taken place. Please could the Parish Council ensure that all future correspondence is sent to this email address. Please find attached the corrected site description of ASSN 14-4. The area boundary incorrectly overlaps 2 approved planning</p>	The area identified as Local Green Space meets the criteria in the NPPF and, subject to the amendment of the boundary to exclude the land subject to planning permissions, is	Boundary of ASSN14-4 to be amended on Local Green Spaces map.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
24	R Cowlin	<p>applications. I am afraid that I cannot see any justification for a third designation on the land. It is already designated a Special Landscape Area and a County Wildlife Site. Map provided to show preference for LGS designation ASSN 14-12 which excludes millpond, farm building and area I manage as garden.</p>	<p>retained. Agreed.</p>	<p>Boundary of ASSN14-12 to be amended on Local Green Spaces map.</p>
25	P Willer	<p>Congratulations again on reaching this stage with the draft plan! I have made supporting comments online regarding the draft plan, with a few additional suggestions. I could however not find the descriptions of Proposed Local Green Spaces which Nick showed me last week. Green space designation is fine on the areas of our property shown on the map but we object to the descriptions and comments as they are inaccurate and misleading and so request formally that you change them as follows: Assington Park, south part: 'Description and purpose' – this is not as stated 'Parkland in pristine condition' – this is incorrect and misleading. The area land use and purpose is actually 'permanent grazing and commercial forestry, part of a DEFRA registered agricultural smallholding'. The character however retains many features from the former parkland of former Assington Hall including many fine trees under tree protection order, and you could add this comment. Please amend the text. Area of Old Vicarage: Our 1.75 acre paddock with trees is not on your green space map but is included in the description. It needs to be either out or in. I suggest that you remove the description from the green</p>	<p>Agreed</p>	<p>The description in the Green Spaces supporting document to be amended to: "Permanent grazing and commercial forestry, part of a DEFRA registered agricultural smallholding, but retaining the character of the parkland of the former Assington Hall including many fine trees under tree protection order." Parkland in pristine condition ASSN14-2 green space to be updated and wording in supporting document to be</p>

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		<p>space description for simplicity. If on the other hand you want to amend the map to include it in green space then we would require the comments about the community use to be deleted. You have I think misunderstood my previous comments on this subject. For clarity - there is no permitted public access, no foreseeable possibility of it being provided, and it will remain agricultural pasture with trees fenced off, providing a nice view from the footpath. As far as the NP is concerned there should therefore be no mention of potential public access.</p> <p>I would however listen sympathetically to potential proposals in the future from Parish Council as to potential community uses for this area. On the other hand I have reflected that there are probably better sites at the other end of the village given poor access, such as around the pond. In other words I am not sure in my own mind whether there is a suitable potential future community use that would not upset our neighbours who have private use of our track upon contribution to upkeep, and I am concerned as to whether the safety issues on the corner can be mitigated were public use to be allowed. I mentioned the Scout Hut idea as an illustration to try and better understand the options. The way access would in principle have to be done would then have to be purchase or gift of land for public access, with Parish Council becoming responsible for the development and ongoing management costs. A more likely scenario is that somebody buys it from us as a horse paddock, as used in the past by the Ellises.</p> <p>Please confirm NP amendment to the green space designation and comments.</p>	<p>as proposed.</p>	<p>amended to: ‘By permission only, but there is a possibility of free access being granted from the A public footpath which runs adjacent to it.</p>
26	J Brooks	<p>In response to your letter "Local Green Space" received during February 2020 I would like to highlight some concerns that we have with regards to Area of Old Vicarage - ASSN 14-3.</p>	<p>Understood and ASSN14-3 has been amended to only include the area not actively farmed. This much smaller area is,</p>	<p>Green Space map area ASSN14-3 to be amended.</p>



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		<p>From my understanding a small strip of our land running between the Old Rectory and up to the side of the Coach House has been included as a Local Green Space. I'd like to bring to your attention that this is part of the larger arable field (18 hectares) running up to the Assington Thicks. We strongly feel that this should not be included in ASSN 14-3 and believe the boundary should be the wooden fence that runs alongside the bottom of the arable field.</p> <p>We look forward to reviewing the updated ASSN 14-3 in due course.</p>	<p>however, clearly considered by residents to be valuable green space.</p>	
27	B Cowlin	<p>I support the aims of this policy but object to ASSN 15 - 12 coming so close to Mill farmhouse. I regard the millpond and the adjoining farm building as being part of the curtilage, garden and farmyard of Mill Farm and suggest it should be excluded. I will supply a plan showing my suggested boundary change.</p> <p>But would like to see the green triangles at Three ways cottage and Rose Green designated. These are in danger of disappearing due to traffic and parking.</p>	<p>Agreed</p>	<p>Boundary of ASSN14-12 to be amended on Local Green Spaces map.</p>
28	J Stacey		<p>Unfortunately the triangles do not fulfil the NPPF green space criteria, but consideration of the green triangles has been added to 8.14 as per comment 20 above.</p>	<p>None</p>
29	P LeGrys	<p>The Local Green Spaces Appraisals is considered to be rather generalised and based on personal opinions rather than any definitive classification process. It is too widely drawn.</p> <p>The land to the east of Hill Farm does not meet the criteria set out within the NPPF. It is not 'demonstrably special' to the local community, holds no noted wildlife or historic significance, has no recreational value and will continue to be used for agricultural purposes.</p> <p>It is noted that the parish council has not identified the land</p>	<p>We will amend the boundary of ASSN14-4 to reduce it to just land which does meet the criteria set out in the NPPF.</p>	<p>ASSN14-4 to be amended.</p>

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		<p>fronting The Street and forming part of the St Edmund Close development which was designed as an area of open space that would meet the criteria set out in the NPPF.</p> <p>The wording of the policy is too restrictive. It should state that only appropriate and/or necessary development will be permitted.</p> <p>Reference is made to site 4 as being natural due to an 'uninterrupted' history of grazing. This is incorrect, as the land has also been cropped.</p> <p>The land is not owned by the owners of Hill Farm</p>	<p>The open space concerned is newly established and at the present time is considered unlikely to meet the national planning criteria of being "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), tranquility or richness of its wildlife.</p>	<p>Amend Green Spaces document: "The biodiversity along the Brook here is natural, due to a uninterrupted history of grazing"</p> <p>Amend Green Spaces document: "Owners of Hill Farm-Private owner, <u>not currently resident in parish</u>"</p>
30	Babergh District Council	<p>In setting out our thoughts below we have had regard to the Local Green Space Assessment and have also been mindful of our previous informal comment which cautioned against identifying extensive tracts of land. On first glance, Map 13 and the Village Centre Inset Map on page 50 do give that impression. We note also that para' 8.19 recognises that whether</p>	<p>These comments are noted and amendments to the Local Green Spaces will be made where appropriate.</p>	<p>Amend Local Green Spaces as follows: ASSN14-1 – Leave unchanged ASSN14-2 – Include attractive meadow/wooded area of land to the west of the footpath</p>

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		<p>a space meets the NPPF criteria or not is very much a judgement-based decision and that the Independent Examiner may come to their own view with regards conformity or otherwise.</p> <ul style="list-style-type: none"> • Sites 1 & 2: These two sites do appear to meet NPPF requirements. • Site 3: The limit on public access might be an issue here. Another opinion may be that this allocation (intentionally or otherwise) is more about protecting the views to the west from the Old Vicarage and Hill Farm. One for the Examiner perhaps. • Site 4: Assessment comments noted. Qstn: In making this allocation did the Group consider whether a smaller area, perhaps more in keeping with the east / west boundary line given to site 8 (which appears to follow the more natural Brook line), might be more appropriate? • Site 5: We note that this site, along its northern boundary, contains the only usable footpath that links The Street to the Brook Valley. • Site 6: As stated, this land is currently owned by the District Council. The relevant department has been asked a question about this site's long-term use, but it has not been possible to reach a definitive answer within the time constraints of this consultation. We will try to clarify that as soon as possible but, until then, cannot fully support the allocation of this site as a Local Green Space. • Site 7, 9 & 10: The current lack of public access to these sites implies that they are not well connected to village which makes their allocation uncertain. 		<p>ASSN14-3 – Reduce size to only include area which does not have active agricultural use, i.e. the smaller area enjoyed by all on the corner near Hill Farm.</p> <p>ASSN14-4 – Reduce size to ensure compliance with NPPF. Reduced to only include core valley grazing areas in line with Babergh's suggestion.</p> <p>ASSN14-5 – Leave unchanged</p> <p>ASSN14-6 – Leave unchanged</p> <p>ASSN14-7 – Leave unchanged as this does have public access via permissive path.</p> <p>ASSN14-8 – Leave unchanged</p> <p>ASSN14-9 – Reduce in size to exclude less attractive land around Barracks Farm. The site does have public access via permissive path.</p> <p>ASSN14-10 – Remove. We agree on reflection this site may not meet NPPF criteria due to a lack of current public access (even if historically access has been granted).</p> <p>ASSN14-11 – Remove as there are sadly only very limited public views of this land.</p> <p>ASSN14-12 – Reduce in size to exclude the garden / mill pond areas, which is consistent with our approach of generally not</p>

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31	Suffolk County Council	<ul style="list-style-type: none"> Site 8: This site does appear to meet the NPPF requirements. Site 11: A difficult one. Biodiversity value is noted but, as with other sites, lack of public access suggests this allocation is questionable. Site 12: Another difficult one but note that this site could be enjoyed from the public footpaths on its western and southern boundaries. The views of other effected landowners should also be considered before making any final decisions on which sites should or should not remain and be tested at examination. <p>Local Green Spaces The Neighbourhood Plan has designated 12 Local Green Spaces in Policy ASSN15, and whilst the green spaces of Assington are all separate plots, and do appear to meet the criteria set out in the NPPF, however on Map 13 displaying Local Green Spaces, almost all of the sites connect, to form what appears to be a large barrier to the east of the village (sites 1-10).</p>	<p>We have made amendments to reduce the scope of the green spaces. However, the natural topography of the village does mean that most of the special green areas do sit along the valley of Assington Brook. As an area liable to flooding and therefore unsuitable for development, it is clear that there is no intention to frustrate development by this designation.</p>	<p>including garden areas as green space. This is in line with the landowners' request.</p> <p>Per 30 above.</p>
Policy ASSN 16 – Biodiversity				
32	Babergh District Council	<p>Are the NP Group able to expand on what they mean by both 'exceptional circumstances' and 'important trees' within the context of this policy? Para 9.1 – 9.3 Para's 9.2 and 9.3 are a repeat of para 9.1 almost word for word.</p>	<p>The policy will be amended but the word "important" is used a similar policy in the Drinkstone Neighbourhood Plan that has recently been examined and found suitable.</p>	<p>Remove 9.1 as this has been largely duplicated.</p>
Chapters 7 & 8 – Other Comments				
33	Suffolk Wildlife	<p>I have had a read of the Natural Environment and Biodiversity</p>	<p>Agreed. "Scrub land" to be</p>	<p>Amend wording in CA1 to:</p>

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34	Trust	<p>sections of the Assington Neighbourhood Plan and its looking great. The only thing I would change is in Community Action CA1 – it mentions the creation of community green space and the use of unproductive agricultural land or scrub land. Due to records of dormice within the Parish and the importance of scrub habitat for nesting and foraging birds and invertebrates, we would recommend the retention and bolstering of scrub areas.</p> <p>If you have any queries, please get in touch. I understand that SWT staff have good involvement with some of the Wildlife Areas in and around Assington and we are happy to assist you in any way we can with regards to this Neighbourhood plan.</p> <p>Para 8.9 first sentence does not make sense. Should the word 'as' be replaced by 'are'?</p> <p>Under threats to the Assington landscape, no mention is made of the unsympathetic expansion of Assington Autos' Scrap Yard and Graham Hogger's haulage yard. These deserve highlighting in the Plan to prevent even further unsympathetic expansion here in the future.</p>	<p>removed – any unproductive land is suitable, whether that is unproductive in an agricultural sense or in a wildlife/biodiversity sense.</p> <p>Agreed.</p> <p>Rather than highlight specific cases future proposals for all sites will be considered against the policies of the Neighbourhood Plan, once "Made" and, in particular, the development design policies.</p>	<p>"The Parish Council shall investigate with landowners the possibility of creating new community green spaces within the village, through either purchase or donation of areas of unproductive set land."</p> <p>Amend 8.9 as follows: "The main threats to the Assington landscape from those noted more widely by the County Council are:"</p> <p>Wording added to 8.9 "Unsympathetic expansion of local business premises"</p>
35	B Stacey	<p>BUT</p> <p>1) See my comments at No 16 with regard to 8.14 second point and the suggested inclusion of protection of the traditional greens at threeways and at Rose Green.</p> <p>2) 8.25 - This "wish list" comment doesn't really go anywhere; how should this issue be addressed with landowners?</p>	<p>1) Agreed</p> <p>2) Community action CA5 covers this without specifically naming paths at this stage given further feasibility work will be needed.</p>	<p>None</p>

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36	B Stacey	<p>1) I would like a statement that Heritage Assets across the entire village should have precedence over any building/planning/conversion application.</p> <p>2) Although I appreciate that the centre of the village is very important and also most likely to be the target of successful planning applications, I would like to see all the listed properties on one Heritage list (not just the Appendix) and also all identified on a parish-wide map at this point in the NP.</p>	<p>The NPPF requires that "any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification." The Neighbourhood Plan must be in conformity with the NPPF.</p> <p>It is not normal practice to provide such detail in a neighbourhood plan as the list can change during the lifetime of the Plan.</p> <p>The list given here is to support the conservation area only, so is limited to those central village assets.</p>	<p>Change Special Character Area Map 14 so it matches policies map. Currently it extends a little too far south. Should include Whitewebbs but exclude the more modern Zareba, Squirrel and Clynton.</p>  <p>Amend Policies Map to correct the position of the pub and remove Zareba bungalow from conservation area:</p> 

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37	Babergh District Council	<p>See also our general comment about references to the Conservation Area in this policy.</p> <ul style="list-style-type: none"> Criteria c) refers to the 'Landscape Appraisal & Built Character Assessment'. Is this a reference to the AECOM Design Guidelines document or have/are other supporting documents been produced? This policy does not differentiate between designated and non-designated heritage assets. While it is this Councils Heritage Team's view that all heritage assets should receive the same consideration, they make it clear that the NPPF does make a distinction between designated and nondesignated heritage assets. Therefore, it should be made clear which assets are being talked about. For example: "To ensure the conservation and enhancement of the village's designated and non-designated heritage assets, proposals must:" We also advise referring to the NPPF wording: "Proposals will not be supported where any harm - less than substantial or substantial harm - caused as a result of the impact of a proposed scheme is not outweighed by the public benefits that would be provided." We suggest retaining para' 9.1 and the 'Heritage Assets' sub-heading where they are, deleting paragraphs 9.2 and 9.3 as currently shown, and then retaining /and re-numbering all the 	<p>The criteria will be amended to make specific reference to the Assington Design Guide.</p> <p>The Neighbourhood Plan does not identify non-designated heritage assets. It is considered that there is no confusion and that the Plan is consistent with the NPPF.</p> <p>The wording in this policy is exactly the same as that recently examined at Drinkstone. It is not considered appropriate to amend the policy to include these references.</p> <p>Agreed.</p>	<p>Amend criteria c) as follows: c) contribute to the village's local distinctiveness, built form and scale of its heritage assets, as described in the <u>AECOM Design Guide Landscape Appraisal and Built Character Assessment</u>, through the use of appropriate design and materials; pg42</p> <p>Remove 9.1 as it is largely duplicated and move Heritage Assets title to below 9.3.</p>

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		<p>following paragraphs accordingly.</p>		<p>Renumber paragraph numbers accordingly.</p> <p>9.1 Residents value highly the appearance of Assington's central village. At the consultation events, residents' feedback forms showed clear messages, summarised as:</p> <ul style="list-style-type: none"> • Maintain the village feel even if it expands in size. • No more housing estates / large estates, • New build houses to retain village feel & not look out of place, • Maintain a rural environment even at the cost of pavement improvements, • Reduce street light usage. <p>The buildings here generally have a very pleasant, well integrated appearance, and the predominant buildings are still the traditional buildings and the valued council built housing.</p> <p>Heritage Assets</p> <p>9.21 Residents highly value the appearance of Assington's ...</p> <p>Remove incoherent sentence in</p>

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		<p>Para 9.7</p> <ul style="list-style-type: none"> The first sentence mentions buildings that have been identified as being of 'local significance' but, apart from this statement, they do not appear to be specifically identified or justified elsewhere. Perhaps the NP Group could clarify what and where these are. <p>• If not already noted, there is also a typo at the start of the second sentence which should read: "In addition, there <u>the</u> area has ..."</p>	<p>Agreed. Clarity will be added.</p> <p>Agreed.</p>	<p>9.4 (now 9.3): "Landmarks: The farmhouses in and around The Street, and the old school are notable, also the nearby Church, and The Thicks."</p> <p>Amend 9.7 (now 9.6) to:</p> <p>"9.76 The central part of the village, around the pub and heading north to Assington Hall has a number of listed buildings and buildings that have been identified as being all of which have of local significance. It also has significant unlisted buildings – The Old School House and School opposite St Edmunds Close."</p> <p>Amend second sentence of paragraph 9.7 (now 9.6) as follows: "In addition, there <u>the</u> area has ..."</p>
38	B Stacey	<p>Policy ASSN 18 - Assington Special Character Area</p> <p>NB CA2 - No map of proposed zone = below Is the Special Character Area the same as the proposed Conservation Area? This is rather confusing!</p>	<p>The Community Action identifies that the area is as shown on the Policies Map but will be amended to also refer to Map 14.</p>	<p>Wording will be updated to refer to Map 14:</p> <p>"This area will mirror the Special Character Area as shown on the Policies Map <u>and Map 14.</u>"</p>

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39	Anglian Water	<p>Policy ASSN19 - Design considerations</p> <p>Reference is made to ensuring that development proposals do not add or create surface water flooding. It is suggested that Policy ASSN19 makes clear that the use of Sustainable Drainage Systems is the preferred method of surface water drainage.</p>	<p>The Policy will be amended to refer to sustainable drainage systems.</p>	<p>Wording of ASSN19 to be amended: <u>“through the incorporation of sustainable drainage systems including, where feasible, grey water recycling, and rainwater and stormwater harvesting, not result in water run-off that would add to or create surface water flooding.”</u></p> <p>None</p>
40	Babergh District Council	<p>On the theme of similarities between this policy and similar policies in other adopted and in-prep plans:</p> <ul style="list-style-type: none"> • Suggest third sentence read: “Proposals will also be supported where they:” • Could criteria d. i and ii. be combined? • Subject to the views of other consultees, suggest criteria i. read “not increase the risk of both pluvial and fluvial flooding, or the risk of flooding elsewhere” 	<p>The wording on these points is consistent with that in the recently examined Drinkstone Neighbourhood Plan. For the sake of consistency across the district, it is not considered necessary to amend the policy.</p>	<p>None</p>
41	Environment Agency	<p>Waste Management Sites New Sites</p> <p>Any proposed waste sites should also be sited 250m away from residential developments. Policy ASSN19 part e, states that new sites should be away from residential areas, this policy should be strengthened to state at least 250m.</p> <p>Existing Sites</p> <p>New development within 250m of an existing waste facility could result in the community at the proposed development being exposed to odour, noise, dust and pest impacts. The severity of these impacts will depend on the size of the facility, the nature</p>	<p>The wording on these points is consistent with that in the recently examined Drinkstone Neighbourhood Plan. For the sake of consistency across the district, it is not considered necessary to amend the policy.</p> <p>Noted. It is not considered necessary to include this matter, which is subject to separate legislation, in a</p>	<p>None</p> <p>None</p>

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		<p>of the waste it takes and prevailing weather conditions. If the operator can demonstrate that they have taken all reasonable precautions to mitigate these impacts, the facility and community will co-exist, with some residual impacts. In some cases, these residual impacts may cause local residents concern, and there are limits to the mitigation the operator can apply.</p> <p>Only in very exceptional circumstances would we revoke the operators permit. This should also be included in Policy ASSN19.</p> <p>Flood Risk</p> <p>Our maps show the Neighbourhood plan area partially lies within tidal Flood Zone 3, the high probability zone. Paragraph 163, footnote 50 of the NPPF requires applicants for planning permission to submit a site-specific FRA when development is proposed in such locations. There is currently no policy that relates to fluvial flood risk. This should be included in the Neighbourhood plan. We offer below advice which should be included End 3 in the Neighbourhood plan. Any proposed development that falls in a present day or climate change flood zone area should be sequentially sites and will need to be accompanied a by a FRA. An FRA is vital if you are to make an informed planning decision. In the absence of an FRA, the flood risk resulting from the proposed development is unknown. The absence of an FRA is therefore sufficient reason in itself for a refusal of planning permission. Please note: This response is based on the information you have made available at this time. It is based on current national planning policy, associated legislation and environmental data / information. If any of these elements change in the future then we may need to reconsider our position. We trust that the above information is of assistance.</p>	<p>planning policy.</p> <p>Noted. The Policy will be amended to refer to sustainable drainage systems.</p>	<p>Amend Policy ASSN 19 I as follows:</p> <p><u>“i. through the incorporation sustainable drainage systems including, where feasible, grey water recycling, and rainwater and stormwater harvesting, not result in water run-off that would add to or create surface water flooding.”</u></p>
42	Suffolk County Council	<p>Flooding</p> <p>It would be helpful if recognition that parts of the village flood</p>		Add bullet point to 9.8 (now 9.7):

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		<p>was included in the plan, particularly parts of The Street and Barracks Road are predicted to be affected by flooding, and that they have historical issue with draining surface water from The Street. In Policy ASSN19: Design Considerations, the following addition is recommended to part i) to ensure that flood and drainage issues are appropriately addressed: " not result in water run-off that would add to or create surface water flooding; and shall include the use of above ground open Sustainable Drainage Systems (SuDS), which could include wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/recreational areas and biodiversity benefits;"</p> <p>Design Considerations Part g of this policy states; "all vehicle parking is provided within the plot and seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement;"</p> <p>It is suggested that this policy is amended to include the support of a proportion of on-street parking should be included in developments, as some parking on the street will be inevitable, for example by visitors, deliveries and tradespeople. If there is no properly designed, well integrated on street parking incorporated into the development this can cause issues of obstruction, such as mounting of pavements and reduced visibility. To address these issues the policy should specify that the design, location and layout of parking should avoid or minimise these issues.</p> <p>The mention of permeability is welcomed however ASSN19 could be further enhanced by including that movements of</p>	<p>Noted and clarity to be added to policy wording.</p>	<p><u>'do not worsen, and where possible improve the known areas of the village which are susceptible to flooding, including on The Street and Barracks Road.'</u></p> <p>Amend Policy ASSN 19 I as follows: "i. <u>through the incorporation sustainable drainage systems including, where feasible, grey water recycling, and rainwater and stormwater harvesting, not result in water run-off that would add to or create surface water flooding."</u></p> <p>Update ASSN19g to read:</p>

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		<p>pedestrians and cyclists should be prioritised within developments and should connect to existing footways. It is recommended that the explanatory text supporting this policy should mention that parking provisions will adhere to Suffolk Guidance for Parking (SGP).</p> <p>SCC welcomes the provision of electric vehicle charging points, in Policy ASSN19.</p> <p>The above comments can be addressed through amendments to Policy ASSN19. See recommended amendments to this policy below.</p> <p>"...proposals will be supported where they: g. produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that at <u>appropriate</u> vehicle parking is provided within the plot, <u>a proportion of parking is provided on street but is well designed, located and integrated into the scheme to avoid obstruction to all highway users and visibility</u>, seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement, <u>prioritising the movement of pedestrians and cyclists</u>... m. protect and where possible <u>enhance Public Rights of Way</u>."</p> <p>Sustainable Transport</p> <p>The provisions for storage and parking for cycles in Policies ASSN11 and ASSN19 is welcome, as is the mention of encouraging walking and cycling in Community Action 6. The shift towards more sustainable modes of transport for short journeys is important to consider, with aims to reduce carbon emissions as well as the health benefits associated with an increase of physical activity.</p>		<p>"g. produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that at <u>resident</u> vehicle parking is provided within the plot and seek always to ensure <u>permeability</u> that <u>footpaths are provided</u> through new housing areas, connecting any new development into the heart of the existing settlement <u>and prioritising the movement of pedestrians and cyclists</u>."</p>

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Policy ASSN 20 - Sustainable Construction				
43	Anglian Water	<p>Policy ASSN20 – Sustainable Construction Practices</p> <p>We note that reference is made to development proposals demonstrating sustainable design and construction measures including water efficiency/re-use which is fully supported. Anglian Water is actively promoting increased water efficiency and water re-use as part of new residential developments. Reference is made to rainwater harvesting but not stormwater harvesting (where surface water is captured in a pond or tank) in final part of the policy. Also reference is made to grey water harvesting. It is assumed that this term is intended to refer to water recycling systems that capture and treat uses water so it can be reused which can include greywater reuse. For clarity it is suggested the term ‘grey water recycling’ is used. We would therefore suggest that the wording of Policy ASSN20 be amended as follows:</p> <p>‘d. incorporate sustainable design and construction....and grey water recycling/rainwater and stormwater harvesting.’</p>	Agreed	Amend criteria d as follows: “d. incorporate sustainable design and construction measures and energy efficiency measures including, where feasible, ground/air source heat pumps, solar panels and grey water <u>recycling</u> , rainwater and <u>stormwater harvesting and recycling.”</u>
Policy ASSN 21 - Discharge of Sewage				
44	Babergh District Council	CA3 & CA4 For the time being, and for consistency, should references to the ‘conservation zone’ be amended to refer to the ‘Special Character Area	Agree	Amend Community Action 3 as follows: “ The Parish Council will work with Suffolk Highways to create a 20mph zone on the Street in the area of the conservation zone <u>Special Character Area</u> . This will

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				<p>be with a view to encouraging walking and cycling in the area, and in particularly with a view to improving the perception of safety for pedestrians in an area where there is no pavement, nor space to create one.”</p> <p>Amend part 1) of Community Action CA4 as follows: 1) Traffic Calming Zone This will mirror the area of the proposed conservation-zone <u>Special Character Area</u> and will include a 20mph speed limit. It may also include: (...)”</p>
45	B Cowlin	Note Community Action CA2 on page 41 refers to a map of the proposed conservation area which is not attached. Is it the same as the Special Character Area?	The Community Action identifies that the area is as shown on the Policies Map and will be amended to also refer to Map 14.	Wording added as follows: “This area will mirror the Special Character Area as shown on the <u>Policies Map and Map 14.</u> ” None
46	J Symons	10.4 We should look again @ providing a pavement along the street - even if some land has to be purchased along house boundaries.	As per 4 above	
				<p>Update ASSN22 as follows: “The Policies Map identifies <u>valued facilities in the village centre.</u>” - <u>The Shoulder of Mutton Public</u></p>


Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
Policy ASSN 23 - Open Space, Sport & Recreation Facilities				
48	M Hemmingway	Would it be possible to include the term "leisure" facilities rather than only refer to "sport"? Encompasses a wider range of activities, for example walking, as well as formalised sports activities.	Agreed	Amend title of Policy ASSN23 to: "Policy ASSN23 – Open Space, Sport and Leisure Recreation Facilities"
Policy ASSN 24 – Local Businesses				
49	Suffolk County Council	Policy ASSN24 states that intensification or retention of employment premises should be supported unless it "generates unacceptable levels of vehicular traffic on local roads". One of the basic conditions the Neighbourhood Plan needs to meet is that it "has regard to national policy and advice contained in guidance issued by the Secretary of State" Paragraph 109 of the NPPF states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe" It is not clear whether "unacceptable levels of vehicular traffic" in Policy ASSN24 is an equivalent test to that set out in the NPPF and focuses on the level of traffic, rather than the potential consequences of increased traffic. This could lead to a lack of clarity in decision making. To ensure alignment with national policy and that this policy can	The proposed amendments are supported.	Amend Policy ASSN24 as follows: "The retention and intensification of employment premises will be supported provided that proposals do not have a detrimental impact on the local landscape character, the amenity of residents and would not result in an unacceptable levels of <u>vehicular traffic on local roads</u> , <u>impact on highway safety</u> , or <u>result in the residual cumulative impact on the road network being severe</u> ."

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
Chapters 10 & 11 - General comments				
50	P Millier	<p>The focus is very much on the village centre. Should there be more emphasis on things like improving the quality of footpath surfaces parish wide - as the number of residents grows there is a risk that popular paths become seas of mud and that less well used paths today need to be better looked after. This would take the form of a community action and allocation of funds.</p>	<p>Matters relating to footpaths are covered in Community Action CA5. An amendment to that Community Action will be made to amplify our ambitions.</p>	<p>Insert the following at the start of Community Action CA5: “Existing informal footpaths, including those running alongside The Street in the vicinity of Assington Barn and Centuries, and those giving access to the reservoir, shall be protected for future use. Where practical, footpaths surfaces shall be improved but without tarmacking or any hard surfaces which result in an urbanising visual effect.”</p>
51	B Cowlin	<p>Note Should not the Shoulder of Mutton be added to the list in para 11.7?</p>	<p>11.7 lists businesses which are not covered by their listing as a key community facility in 11.2 (such as the Shoulder of Mutton)</p>	<p>None</p>
52	B Stacey	<p>of course the majority of comments/feedback relates to the village centre which is where the majority of residents live. However, Further Street already has a bad deal, being on the (new) busy A134. The special character of this end of the village is being largely ignored (despite the high proportion of listed properties) in the wording, lack of inclusivity for</p>	<p>Further Street is given protection as it is outside of the settlement boundary. However, an amendment will</p>	<p>Add text to the end of 6.2: “Elsewhere in the Neighbourhood Plan Area there are both <u>individual and clusters of dwellings, the majority of which would have originally been</u></p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		protection/opportunities for developers to take advantage of situations presented.	be made to improve the clarity of our aim here.	<p>associated with farm business. The most significant cluster is at <u>Further Street on the A134 where there are 17 properties forming a ribbon of development along the road frontage.</u>"</p> <p>Amend second sentence of 6.4 as follows:</p> <p>"Only in exceptional circumstances will it be appropriate to allow development to take place outside the Settlement Boundary, <u>including at Further Street and Dyers Lane,</u> which will be being limited to that which is essential....."</p>
53	Noreen	<p>I may have missed it but I see no mention of public transport. This may have been overlooked because perhaps at the time of completing the Village Plan the reduction of the bus service to 2 per day (out/in) in addition to 2 school buses had not been flagged.</p> <p>In addition to the speeding vehicles through the The Street I</p>	<p>Public transport is mentioned in 3.5 and agreed that wording needs to be updated to reflect latest situation.</p> <p>While it is acknowledged that</p>	<p>Amend 3.5:</p> <p>"Bus Services – although Assington's village centre retains <u>only a skeletal benefits from a bus service to Sudbury and Colchester. (84), there are gaps in service during the afternoons and no evening services.</u> This contributes to a sense of isolation for both younger and older residents who don't drive."</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		would also like to include the speed of traffic down/up Barracks Road and Marshall's Green which also come into the village boundary.	the national speed limit applies to part of Barracks Road and to Marshall's Green, the narrowness of the road and lack of forward visibility helps to reduce speeds. With limited resources the costs of extending speed limits have to be carefully considered where limited resources are available.	
Policies Map Comments				
54	P Millier	Add protection to the Bush Hill grove bluebell wood to avoid the screen being lost from footpath Also value the views east from Oatetch Grove and path to church	Unfortunately this area does not meet the NPPF criteria to be designated as Green Space, but the protected views will be amended to incorporate this comment.	Views map and Policies Map to be updated.
55	B Cowlin	Add view down the Assington Brook valley seen nearly opposite to the entrance to the church I mentioned in my Response 16 above, relating to Policy ASSN 13	Agreed	Views map and Policies Map to be updated.
56	J Stacey	But would like to see some of the outlying areas included.	The outlying areas of the village, where there are few detailed policy designations, are covered by the overall Policies Map whereas the village centre is covered by a more detailed map to ensure that the detail is legible to the user.	None
57	B Stacey	I would like to see additional protected views across to the thicks/chuirch from near Further Street and Dyers Lane.	Noted.	Views map and Policies Map to be updated.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		It is a little bit too village centre centric		
Appendices Comments				
58	P Millier	I could not see the description of the green areas which Nick showed me - where is this Appendix to check?	Supporting evidence documents were available on the neighbourhood plan website during the pre-submission consultation and will remain available in the future.	
59	Babergh District Council	Appendix A List is helpful but provides no information as to the Grade of these buildings. Suggest you also add a sentence at the top along the lines of: "The information in this appendix was correct at the time of writing this Plan. Up-to-date information should be sought from the Local Planning Authority, the Parish Council or appropriate statutory body."	Agree	Amend Appendix A to identify grades of Listed Building. Add additional sentence: "The information in this appendix was correct at the time of writing this Plan. Up to date information should be sought from the Local Planning Authority, the Parish Council or appropriate statutory body." Remove reference to Conservation Area in Appendix B (fifth from final bullet point): "If the proposal is within a conservation area, how are the characteristics reflected in the design?"

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>page 56 A tighter cropped of this map would be more in keeping with the locations map on page 56. See below for a suggestion;</p> 	Agree	New map to be prepared.
60	P Millier	<p>I think there should be more in the plan to control development of Further Street - this part of the parish seems to be ignored. I was always concerned that this could happen given that most folk live in village centre. Current plan for example does nothing to protect views of current residents of Further Street.</p>	Agreed. Protected views should be public ones, not from private gardens, however.	<p>Update Views Map and Policies Map</p> <p>Add text to the end of 6.2:</p> <p>"Elsewhere in the Neighbourhood</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
61	M Bourner	I have already submitted a formal response to the consultation and made comments. I have an additional comment to make that I omitted from my previous submission if there is still time to consider it. I note on the map of valued views (page 32) that the views from the back of houses on the West side of The Street across to the Thicks are denoted (these views are not visible from the public highway) but this is not mirrored for properties on the East side of The Street, many of which look out onto open farmland at the back which I think would be equally valued. I am not sure whether there is a rationale for this? If not, I wonder	Certainly we considered this but protected views must be from public locations, and there are now sadly only limited ones looking West from The Street following recent developments. However, the West side of The Street looks towards many of the Plan's designated Green	<p>Plan Area there are both <u>individual and clusters of dwellings, the majority of which would have originally been associated with farm business. The most significant cluster is at Further Street on the A134 where there are in the region of 15 dwellings plus businesses forming a ribbon of development along the road frontage."</u></p> <p>Amend second sentence of 6.4 as follows:</p> <p>"Only in exceptional circumstances will it be appropriate to allow development to take place outside the Settlement Boundary, <u>including at Further Street</u>, which will be being limited to that which is essential....."</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
62	Babergh District Council	<p>whether consideration could be given to mirroring the same approach on the East side of The Street. Many thanks.</p> <p>The NP Group should carry out a general check for erroneous reference, dates etc. that are incorrect or not relevant to this plan area. For example, in policy ASSN 17 and, in the first row under the Architectural Details & Contemporary Design section in the table on page 53, there is mention of 'the Conservation Area'. As there is no Conservation Area in Assington do you mean Special Character Area?</p> <ul style="list-style-type: none"> • Include a Glossary (Appendix D) to explain key terminology etc. and add a reference to this on the Contents Page. • Including a definitive list of 'Supporting Documents' (referred to at various points throughout this plan) would helpfully point readers to those at an early stage. Such a list could easily be added after the list of plan policies on the Contents Page. 	<p>Spaces, which will be separately protected as being demonstrably special to the parish.</p> <p>Agreed.</p> <p>Agreed.</p> <p>Agreed.</p>	<p>Pg42 (ASSN17) amended and Appendix amended (now pg59 not 53)</p> <p>A Glossary will be added to the Plan</p> <p>Added list to follow contents page:</p> <p><u>Supporting Documents</u></p> <p><u>ANP Supporting Doc - Area of Local Landscape Sensitivity</u></p> <p><u>ANP Supporting Doc - Biodiversity</u></p> <p><u>ANP Supporting Doc - Local Green Spaces</u></p> <p><u>ANP Supporting Doc - Residents Comments and Feedback</u></p> <p><u>ANP Supporting Doc - Residents Survey Results</u></p> <p><u>ANP Assington Views Appraisal</u></p> <p><u>AECOM Design Guide</u></p> <p><u>AECOM Site Assessment"</u></p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<ul style="list-style-type: none"> The Supporting Documents themselves should be checked to ensure that cross-references to specific pages, maps, etc. within the NP are correct. For example, in the ALLS document, on the third page under section 2, last paragraph, it refers to 'per 8.11 if the Plan'. Presumably, this should now be a reference to para 8.15 	<p>Agreed. These references were added retrospectively after creation of the plan and should be removed.</p>	<p>References to The Plan in Supporting Documents to be removed.</p>
63	Suffolk County Council	<p>Fire and Rescue The Suffolk Fire and Rescue Service has considered the plan and are of the opinion that, given the level of growth proposal, we do not envisage service provision will need to be made to mitigate the impact. It is requested that any new proposal regarding build for access or water for firefighting provision is submitted to the Suffolk Fire and Rescue Service via the normal consultation process.</p> <p>Public Rights of Way As the Highway Authority, the County Council is responsible for the management of Public Rights of Way (PRoW) in Suffolk. Suffolk County Council's Green Access Strategy (2020-2030) sets out the council's commitment to enhance PRoW, including new linkages and upgrading routes where there is a need. The strategy also seeks to improve access for all and to support healthy and sustainable access between communities and services through development funding and partnership working.</p> <p>"Public Access to the Environment" (p37), would benefit from</p>	<p>This is a matter for the consideration of planning applications by Babergh DC.</p> <p>We consider that community action CA5, with improvements, can cover these points adequately.</p>	<p>Language added to community action CA5: "Existing informal footpaths, including those running alongside The Street in the vicinity of Assington Barn and Centuries, and those giving access to the reservoir, shall be protected for future use. Where practical,</p>

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		<p>reference to PRoW. It currently focuses on green spaces however PRoW enables access into the environment and wider countryside. This section could also include a map to illustrate the current PRoW network and suggest proposed links that would benefit the community. Information on the current network can be found on the definitive maps</p> <p>Paragraph 10.5 refers to the parish working with landowners to create new footpaths. This should also include working with the Highway Authority (SCC) who manage the Public Rights of Way network. Community Action 5 Access to the countryside has proven benefits to people's health and wellbeing, and is highlighted in paragraph 11.5, and the desire to create circular walks in the parish stated in paragraph 10.5 is also supported by SCC. However, it is recommended that Community Action 5 (CA5) considers the needs of the user and other types of PRoW are considered and not just permissive paths. While permissive paths provide valuable parts of the PRoW network there is a risk that these paths lack permanence, which can cause uncertainty and confusion for users. Other options such as licence path agreements, or full PRoW can provide more certainty. The establishment of new PRoW can only be funded by external sources (such as developer contributions) in most cases. However some improvements to existing PRoW, such as upgrading footpaths to bridleways which also allows horse riders to use the route, can be inexpensive.</p> <p>The desire to work with landowners is commendable and encouraged. SCC would recommend amendments to CA5, to acknowledge the role of the Highway Authority in creating PRoW and to reflect the needs of users, while balancing these with the needs of landowner:</p> <p>"The Parish Council shall work with landowners and the Highway</p>		<p>footpaths surfaces shall be improved but without tarmacking or any hard surfaces which result in an urbanising visual effect."</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>Authority to create connecting footpaths develop the Rights of Way network to allow new circular walks routes within the parish. While the goodwill of landowners will be needed for this to be possible, it is proposed that some concerns may can be overcome by routes being well designed and signposted to meet the needs of both users and landowners in the long term.</p> <ul style="list-style-type: none"> • The parish council funding new signage and improvement works to the paths • New footpaths to be 'permissive' ones only and protected from permanence (where the landowner wishes it) by carefully created signage which is legally watertight. • Landowners therefore retaining the ability to remove access at any time or restrict it (for example during certain farming activity)." <p>Subject to the availability of funding, the plan could include some specific aspirations on PROW. The plan could include the objective of supporting the development of an off-road public right of way from the south of the village of Assington to Suffolk Wildlife Trust site Arger Fen, a key destination within manageable walking distance. Such an objective would align with concerns elsewhere in the plan over traffic speeds and pedestrian safety. There could be an objective to seek opportunities to create continuous bridleway links. The location where this may be the case is east of Mill Farm where a Restricted Byway (which you can use on foot, horse, bike and any non-motorised vehicle) connects to a Footpath (which you can only use on foot). If the footpath could be upgraded to bridleway, then there would be a continuous route through to High Road on foot, horse and cycle. This suggestion is being made but with the caveat that conditions on the ground may inhibit the upgrade of the status of the footpath.</p> <p>Minerals and Waste</p>	<p>Noted, however we want to retain the space and time to carefully assess which public footpaths should be upgraded or improved, rather than designate certain ones at this time. Community Action CA5 gives the Parish Council the flexibility to complete this exercise at a future date and when time and funding constraints permit.</p>	

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>SCC is the minerals and waste authority in Suffolk. Meaning, that the County Council is responsible for making local plans and making planning decisions with regards to minerals and waste facilities. The current planning documents are the Minerals Core Strategy and the Waste Core Strategy. It is expected that these documents will be replaced this year by the Suffolk Minerals and Waste Local Plan (SMWLP). Mineral Resources Safeguarding.</p> <p>The Minerals Core Strategy and SMWLP include policies which safeguard minerals resources from being made inaccessible (sterilised) by development. In Suffolk mineral resources are mainly sand and gravel. Locations of resources are shown through the Minerals Consultation Area (MCA). The MCA in both the Minerals Core Strategy and SMWLP cover the whole area of Assington Parish. However, as the sites in the Neighbourhood Plan are small and close to the existing built up area of Assington, it is not expected the proposals in the Neighbourhood Plan would cause any minerals safeguarding issues. Minerals and Waste Facilities Safeguarding Both the current planning documents and emerging SMWLP contain policies which protect existing waste and mineral extraction facilities. There are not waste or minerals facilities within the parish, as such it is not expected that the proposals in the Neighbourhood Plan would raise any facilities safeguarding issues.</p> <p>General - Map 13 highlights Green Spaces as "ASSN14" but these are designated in Policy 15. Therefore, this map should be amended to label the green spaces as ASSN15, in line with the Policy Map.</p> <p>Paragraphs 9.1 and 9.2 are duplicates. It is recommended that one of these paragraphs is removed</p>	<p>Agree. Amend Map 13 accordingly</p> <p>Agree</p>	<p>Labels on Map 13 (Local Green Spaces) to be amended from ASSN14-X to ASSN15_X.</p> <p>Paragraph 9.1 removed.</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
				<p>9.1 Residents value highly the appearance of Assington's central village. At the consultation events, residents' feedback forms showed clear messages, summarised as:</p> <ul style="list-style-type: none"> • Maintain the village feel even if it expands in size. • No more housing estates / large estates, • New build houses to retain village feel & not look out of place; • Maintain a rural environment even at the cost of pavement improvements; • Reduce street light usage. <p>The buildings here generally have a very pleasant, well integrated appearance, and the predominant buildings are still the traditional buildings and the valued council built housing.</p>

Appendix 9: Schedule of Proposed Changes to Pre-Submission Consultation Plan following the Regulation 14 Pre-Submission Consultation Stage

Deletions are struck through eg deletion		Additions are underlined eg <u>addition</u>	
Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
Cover		Amend as follows: Pre-Submission Draft Plan February August 2020	To bring the Plan up-to-date
Foreword	First paragraph Third paragraph	Amend as follows: This is the draft Neighbourhood Plan for the parish of Assington. It has been prepared over a period of 2 years by a voluntary group of local parishioners residents in accordance with government regulations within the Localism Act 2011. This is the first <u>second</u> draft of the Neighbourhood Plan, known as the "Pre-Submission Plan", which has been is being consulted on for a period of six weeks. At the end of the consultation, comments received will be reviewed and any necessary amendments to the Plan will be made ahead of it being submitted to Babergh District Council for further consultation and then examination by an independent examiner.	Grammatical correction
Acknowledgements	Final paragraph	Add additional sentences at end: Thanks also go to the Village Charity, Parish Church, Farm Shop and Assington News for their support. Photographs have been kindly donated by many people and we are grateful to everyone who has contributed, with a special mention to Steve Betts for his superb panoramas of the parish.	To bring the Plan up-to-date
Contents Page		Amend title of Policy ASSN23 as follows: Policy ASSN23 – Open Space, Sport and Leisure Recreation Facilities Insert the following after Appendix C <u>Glossary</u>	In response to comments

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
		<p>Insert the following after the list of policies: <u>Supporting Documents</u></p> <p><u>ANP Supporting Doc - Area of Local Landscape Sensitivity</u> <u>ANP Supporting Doc – Biodiversity</u> <u>ANP Supporting Doc - Local Green Spaces</u> <u>ANP Supporting Doc - Residents Comments and Feedback</u> <u>ANP Supporting Doc - Residents Questionnaire Results</u> <u>ANP Supporting Doc – Assington Views Appraisal</u> <u>AECOM Design Guide</u> <u>AECOM Site Assessment</u></p> <p>These documents are to be found on the Neighbourhood Plan pages of the Parish Council website.</p>	
4	1.4	Amend final sentence: "The planning policies appear in green <u>blue</u> boxes..."	To bring the Plan up-to-date
6	1.9	<p>Amend as follows:</p> <p>The Neighbourhood Plan has now reached the "Pre-Submission Consultation Stage" of preparation. Following on from this consultation all comments received will be reviewed and, where appropriate, the draft Plan will be amended ahead of submitting it, along with other required documents, to Babergh District Council. At that stage the District Council will now undertake a further period of consultation ahead of the Plan being examined by an Independent Neighbourhood Plan Examiner. Following examination, any required changes to the Plan will be made and the District Council call a Referendum in the parish in order that those on the electoral Register can vote whether the Neighbourhood Plan should be approved. This is likely to take place in the latter half of 2020. The timing of this is subject to the government's lifting of the restriction on referendums due to the Covid-19 epidemic.</p>	To bring the Plan up-to-date
6	Process Diagram	Amend diagram to identify that the Plan is now at the Further Consultation stage	To bring the Plan up-to-date.
6	1.10	<p>Amend the bullet list to add the following:</p> <ul style="list-style-type: none"> February – March 2020 – Pre-Submission Draft Plan Consultation 	To bring the Plan up-to-date.
7	Following 1.13	<p>Insert new paragraph 1.14 as follows:</p> <p>1.14 In February 2020 formal consultation took place on the "pre-submission" draft Neighbourhood Plan. The consultation lasted from 15 February to 30 March, in excess of the</p>	To bring the Plan up-to-date.

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
8	2.2	<p>minimum statutory requirements. A drop-in event was held at the Village Hall, leaflets were distributed to all households and the Plan and supporting documents were made available on the Neighbourhood Plan pages of the Parish Council website. Statutory bodies were also consulted, as identified in the Neighbourhood Plan Consultation Statement (July 2020).</p> <p>Insert the following at the end of the paragraph: <u>The County Historic Environment Record has approximately 40 entries for the parish, many of which relate to medieval sites, including a watermill, former settlement area, and a deer park.</u></p>	In response to comments
8	2.3	<p>Amend last sentence of paragraph as follows:</p> <p>However, rural poverty was lessened by the internationally-known Assington Agricultural Co-operative schemes, instituted in 1830 and 1852 from 1830-1914, instituted by John Gurdon.</p>	In response to comments
9	2.7	<p>Amend first sentence as follows: <u>Assington was an estate village until 1938 when most land and houses were sold, subject to existing tenancies all-estate land until 1937, but of tenancies, not tied accommodation.</u></p>	In response to comments
11	3.4	<p>Renumber paragraph to 3.5</p>	Typographic correction
11	3.4 Bus Services	<p>Amend Bus Services section as follows: Bus Services – although Assington's village centre retains only a skeletal benefits from a bus service to Sudbury and Colchester. (84), there are gaps in service during the afternoons and no evening services. This contributes to a sense of isolation for both younger and older residents who don't drive. 60% of respondents to the Residents Questionnaire said that public transport service needs improvement.</p>	To bring the Plan up-to-date.
12	4.6	<p>Amend third sentence as follows: <u>At the time it was envisaged that the Local Plan would be adopted in 2024, The District Council published a new "Local Development Scheme" in July 2020 which stated that the Local Plan end date would now be 2037 and that it would not be adopted until Winter 2021/22, after the anticipated date for the completion of this Neighbourhood Plan.</u></p>	To bring the Plan up-to-date.
14	5.2	<p>Add the following sentence to the end:</p>	In response to comments

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
	Transport and Travel	<u>Wherever possible, bus services and public transport should be maintained or improved.</u>	
16	7 Housing	Amend title as follows: Housing Objectives	Typographic correction
15	6.1	Amend sentence as follows: The Preferred Options for the Joint Local Plan (July 2019) identifies Assington as a Hinterland Village but, given that the new Local Plan is unlikely to be adopted until <u>Winter 2021/22</u> , only limited regard can be had to this status at the time of preparing the Neighbourhood Plan.	To bring the Plan up-to-date.
15	6.2	Insert the following at the end of the paragraph: <u>Elsewhere in the Neighbourhood Plan Area there are both individual and clusters of dwellings, the majority of which would have originally been associated with farm business. The most significant cluster is at Further Street on the A134 and Dyers Lane where there 17 properties forming an informal ribbon of development along the road frontage.</u>	In response to comments
15	6.3	Amend second sentence as follows: The boundary is based on that contained in the 1998 <u>2006</u> Local Plan but has been reviewed to reflect changes during that 2014 -year period and opportunities for new development that will arise during the next 20 years.	Factual correction
15	6.4	Amend second sentence as follows: Only in exceptional circumstances will it be appropriate to allow development to take place outside the Settlement Boundary, <u>including at Further Street and Dyers Lane, which will be being</u> limited to that which is essential.....	In response to comments
15	Policy ASSN 1	Amend third paragraph of policy as follows: Proposals for development located outside the Settlement Boundary will only be permitted for those that are essential for the operation of an existing business, agriculture, horticulture, forestry, outdoor recreation, <u>utility services</u> and other exceptional uses, where: [...] ii) it cannot be satisfactorily located within the Settlement Boundaries <u>Boundary</u>	To bring in line with best practice, factual correction, and in response to comments

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
16		Add new sentence at end of policy: <u>For the purposes of policy ASSN1, the exceptional uses would include development required by a utility company to fulfil their statutory obligations to their customers.</u>	
17	Intro Policy ASSN2	Housing Objectives Amend wording as follows: This Plan provides for around 67 additional dwellings in the Neighbourhood Plan area between 2018 and 2036. This growth will be met through: i the implementation of planning permissions for additional dwellings granted between since 1 April 2018 and 1 November 2019 , including those allocated in ii below; Insert new paragraph 7.8 below and renumber paragraphs 7.8-7.25 accordingly to 7.9-7.26: <u>National Planning Practice Guidance currently states that the considerations that it may be relevant to take into account of when applying Paragraph 79a of the NPPF could include:</u> <ul style="list-style-type: none"> • <u>evidence of the necessity for a rural worker to live at, or in close proximity to, their place of work to ensure the effective operation of an agricultural, forestry or similar land-based rural enterprise (for instance, where farm animals or agricultural processes require on-site attention 24-hours a day and where otherwise there would be a risk to human or animal health or from crime, or to deal quickly with emergencies that could cause serious loss of crops or products);</u> • <u>the degree to which there is confidence that the enterprise will remain viable for the foreseeable future;</u> • <u>whether the provision of an additional dwelling on site is essential for the continued viability of a farming business through the farm succession process;</u> • <u>whether the need could be met through improvements to existing accommodation on the site, providing such improvements are appropriate taking into account their scale, appearance and the local context; and</u> • <u>in the case of new enterprises, whether it is appropriate to consider granting permission for</u> 	Typographic correction Factual correction
18	7.8		In response to comments and to provide a greater link between the Plan and national planning policy.

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
17	Policy ASSN 2	<p><u>a temporary dwelling for a trial period.</u></p> <p><u>Employment on an assembly or food packing line, or the need to accommodate seasonal workers, will generally not be sufficient to justify building isolated rural dwellings.</u></p> <p>Amend policy as follows:</p> <p>First bullet point: “the implementation of planning permissions for additional dwellings granted between 1 April 2018 and 1 November 2019, including those allocated in the below <u>this Plan</u>.”</p> <p>Second paragraph: In addition, Proposals for the conversion of redundant or disused agricultural barns outside the Settlement Boundaries into dwellings will be permitted where:</p> <p>Third paragraph: Proposals for new permanent dwellings outside the Settlement Boundary should, in addition to the criteria set out in Policy ASSN1, also fulfil the requirements for essential workers as described by current National Planning Practice Guidance, or in the event of there being none, the requirements as detailed in 7.8 below.</p> <p>As well as the criteria set out in Policy ASSN1, proposals for new permanent dwellings outside the Settlement Boundary should also satisfy the following criteria:</p> <ul style="list-style-type: none"> a) a clearly established existing essential functional need for resident workers; b) the need relates to a full time, not part time requirement; c) the unit and activity concerned are well established, profitable and have sound financial prospects; and d) the functional need can only be met by the proposed dwelling. 	<p>To bring the plan up to date.</p> <p>Factual correction</p> <p>To improve link to NPPF and in response to comments</p>
21	Policy ASSN 6	<p>Amend wording as follows:</p> <p>Development will be expected to take place in accordance with the current planning consent</p>	<p>Grammatical correction</p>

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21	Policy ASSN 7	<p>for each site (as noted) unless superseded by a subsequent planning permission for residential development.</p> <p>Amend wording as follows:</p> <p>Development will be expected to take place in accordance with the current planning consent for each site (as noted) unless superseded by a subsequent planning permission for residential development.</p>	Grammatical correction
22	Policy ASSN 8	<p>To be clarified once response to lan's comment 12 is made</p> <p>Insert the following as a new second paragraph: <u>The development will need to provide a footway from the site to the existing footway on Vicary Way to create a safe route for the vulnerable user.</u></p>	Factual correction
23	7.18	<p>Add word as follows:</p> <p>i) a local need must be established, preferably through an up-to-date housing needs survey of residents; <u>and</u></p>	Grammatical correction
25	Policy ASSN 10	<p>Amend ASSN 10 as follows:</p> <p>In housing developments of 10 or more homes, a minimum of 66% of the development should be two and three bedroomed dwellings there shall be an emphasis on providing a higher proportion of two and three bedroomed homes, unless it can be demonstrated that:</p> <p>i) the particular circumstances relating to the tenure of the housing dictate otherwise; or</p> <p>ii) such provision and other site requirements would make the development unviable; or</p> <p>iii) <u>the latest publicly available housing needs information for the Plan area identify a need for a different mix.</u></p>	In response to comments

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25		The provision of bungalows will also be supported where the proposal would not have a detrimental impact on the character of the area in the vicinity of the site.	
28	7.22	Final sentence – add brackets: " ... and four or more bedrooms (21%), with the..." Amend first sentence as follows: The main threats to the Assington landscape from those noted more widely by the County Council are are:	Typographic correction
31	8.9	Add an additional bullet point at the end of the paragraph as follows: <ul style="list-style-type: none"> • <u>Unsympathetic expansion of local business premises.</u> Amend first sentence as follows: A new Area of Local Landscape Sensitivity is designated in the Neighbourhood Plan. It is extended from the original Special Landscape Area to include areas of equal <u>comparable</u> landscape value.	In response to comments
32	8.13	Amend second bullet point as follows: <ul style="list-style-type: none"> • To respect Assington Thicks & other woodland near Assington's village centre, <u>traditional greens at Threeways and Rose Green</u>, as well as hedges, fields, orchards and verges, along The Street & other roads; 	In response to comments
32	8.14	Add text to end of paragraph as follows: An appraisal of views has been completed and forms supporting document " <u>Assington Views Appraisal</u> " which is available on the Parish Council website.	To clarify evidence source
32	Policy ASSN13	Amend policy as follows: Development proposals must not have a detrimental impact on the <u>key features</u> reduce the quality of the 'protected views' identified on the Policies Map.	In response to comments
33	8.15	Amend paragraph under South Countryside to: This area grades from the Ancient Rolling Valley Farmlands landscape type to the Rolling	Factual correction

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33	Community Action CA1	<p>Valley Farmlands. The former has <u>flat land with is set on deep, steep valley sides, while the later is flat land, but also cut through by</u> in the latter the deep, steep-sided valleys predominate.</p> <p>Amend Community Action CA1 as follows: The Parish Council shall investigate with landowners the possibility of creating new community green spaces within the village, through either purchase or donation of areas of unproductive agricultural or scrub land. This may be done by the creation of a community land trust in which all parishioners <u>residents</u> will be able to participate.</p>	In response to comments
35	Map 13	Amend map to reflect changes to Local Green Spaces as identified in Policy ASSN 15 and correct label mistakes.	In response to comments
36	Policy ASSN15	<p>Amend Policy ASSN15 as follows:</p> <p>The following Local Green Spaces are designated in this Plan and identified on the Policies Map.</p> <ol style="list-style-type: none"> 1 Assington Park, north part 2 Assington Park, south part 3 Area of the Old Vicarage 4 Hill Farm Land, with rear of "Celandine" 5 Meadow View 6 Wildlife Area 7 The Mere 8 Oatetch Grove and Meadow 9 The Reservoir 10 Part of Old Orchards 11 Cotton Wood 12 Mill Farm Land 	In response to comments
36	8.20 / 8.21	<p>Switch order of paragraphs 8.20 and 8.21 and renumber</p> <p>Revise (old) 8.20 to:</p> <p>Background work in the preparation of the Neighbourhood Plan has identified a number of sites in the Plan Area that have biodiversity value. Of particular note are Sites in the Plan Area that are currently protected for biodiversity value, include Tiger Hill Local Nature</p>	To improve flow

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36	8.22	<p>Reserve, and the partly overlapping which partly overlaps the Arger Fen Site of Special Scientific Interest, and there are also three County Wildlife Sites close to the village centre: the Thicks, the Churchyard, and the valley at Oatetch Grove.</p> <p>Amend final sentence as follows:</p> <p>Relatively small features can often achieve important benefits for wildlife, such as incorporating 'swift bricks' and bat boxes in developments and providing safe routes for hedehogs between different areas of habitat, <u>specifically heddehog tunnels in any new development.</u></p>	In response to comments
37	Policy ASSN16	<p>Amend first sentence as follows:</p> <p>Except in exceptional circumstances, development <u>Development</u> proposals should avoid the loss of, or material harm to important trees, hedgerows and other natural features such as ponds.</p> <p>Amend criterion c) as follows:</p> <p>c) <u>restoring and repairing fragmented biodiversity networks through, for example, including holes in fences which will allow access for heddehogs.</u></p>	In response to comments
37	8.24	<p>Add to end of sentence: <u>it is hoped that Community Actions including CA1 will achieve improvements in public accessibility.</u></p>	For clarification and in response to comments
38	9.1	<p>Delete para 9.1 as follows and renumber following paragraph numbers :</p> <p>9.1 Residents highly value the appearance of Assington's central village. At the consultation events, residents' feedback forms showed clear messages, summarised here:</p> <ul style="list-style-type: none"> • We should maintain the village feel even if it expands the size; • there should be no more housing estates/large estates; • any new build houses should retain village feel and not look out of place; • a rural environment should be maintained even at the cost of pavement improvements, and, • we should reduce street light usage. <p>9.2 The buildings here generally have a very pleasant, well integrated appearance, and the predominant buildings are still the traditional buildings and the valued council built</p>	Paragraphs were repeated in 9.2 and 9.3

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		<p>housing; Heritage Assets</p> <p>Amend first bullet of 9.1 to: <u>We should maintain</u> the village feel even if its expands in-size expands</p>	
38	9.4	<p>Delete the following from the end of the paragraph: Landmarks: The farmhouses in and around The Street, and the old school are notable, also the nearby Church, and The Thicks.</p>	Improvement to flow of document.
38	9.5	<p>Inset the following as sub-heading before the paragraph: <u>Heritage Assets</u></p>	To correct error in document
38	9.5	<p>Amend fourth sentence as follows: Suffolk County Council Archaeological Service's Historic Environment Record provides details of finds and sites, and the Service should be consulted at the earliest possible stages of preparing a planning application. Insert the following after the above: <u>In addition to the statutory listed buildings, other buildings and features in the Plan Area which are not designated heritage assets have an important role in the character and history of Assington, including the Old School House and School. It will be important to have regard to the local heritage in considering development proposals.</u> Delete the list of Listed Buildings in the central village as follows: The listed buildings in the central village area are: • Coates Cottage, • Numbers 21 to 23, The Street, • Partridge Row, 50-55,</p>	<p>In response to comments</p> <p>In response to comments</p> <p>Moved to paragraph 9.7</p>

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39	Policy ASSN17	<p>Hollies Cottage; Centuries; 10 and 11, The Street; The Hollies; Telephone Kiosk; The Shoulder of Mutton Public House; The Stores (opposite Shoulder of Mutton); Numbers 13 to 17, The Street; Hill Farmhouse</p> <p>Amend Policy ASSN17 as follows:</p> <p>b. retain buildings and spaces, the loss of which would cause harm to the character or appearance of the conservation area <u>Special Character Area</u>;</p> <p>c. contribute to the village's local distinctiveness, built form and scale of its heritage assets, as described in the <u>Landscape Appraisal and Built Character Assessment AECOM Design Guide</u>, through the use of appropriate design and materials;</p>	In response to comments.
39	9.7	<p>Amend first two sentences as follows: The central part of the village, around the pub and heading north to Assington Hall has a number of listed buildings and buildings that have been identified as being <u>all of which have</u> of local significance. It also has significant unlisted buildings – such as The Old School House and School opposite St Edmunds Close. <u>In addition, there are a number of trees protected by preservation orders and open parkland associated with the setting of Assington Hall and the Church.</u></p> <p>Insert the list of Listed Buildings in the central village previously in paragraph 9.5 as follows: <u>The listed buildings in the central village area are:</u></p> <ul style="list-style-type: none"> • <u>Cootes Cottage.</u> • <u>Numbers 21 to 23, The Street.</u> • <u>Partridge Row, 50-55.</u> • <u>Hollies Cottage.</u> • <u>Centuries.</u> • <u>10 and 11, The Street.</u> • <u>The Hollies.</u> 	In response to comments.

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40	Map 14	<ul style="list-style-type: none"> • <u>Telephone Kiosk.</u> • <u>The Shoulder of Mutton Public House.</u> • <u>The Stores (opposite Shoulder of Mutton).</u> • <u>Numbers 13 to 17, The Street.</u> • <u>Hill Farmhouse</u> <p>Amend boundary of proposed Special Character Area to be consistent with Policies Map</p>	To correct inaccuracies
41	Community Action CA2	<p>Amend last sentence as follows:</p> <p>This area will mirror the Special Character Area as shown on the policies map <u>and Map 14.</u></p>	In response to comments
41	9.8	<p>Insert bullet point:</p> <ul style="list-style-type: none"> • <u>do not worsen, and where possible improve the known areas of the village which are susceptible to flooding, including on The Street and Barracks Road.</u> <p>Insert the following after the bullet points:</p> <p><u>Parts of The Street and Barracks Road are predicted to be affected by surface water flooding according to the Government's Long-Term Flood Risk Map. There is a historical issue with draining surface water from The Street.</u></p>	In response to comments
42	Policy ASSN19	<p>Amend policy as follows:</p> <ul style="list-style-type: none"> f. produce designs that respect the character, e-scale and density of the locality; g. produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that all resident vehicle parking is provided within the plot and seek always to ensure permeability that footpaths are provided through new housing areas, connecting any new development into the heart of the existing settlement, and prioritising the movement of pedestrians and cyclists; i. through incorporation of sustainable drainage systems including, where feasible, grey water recycling, and rainwater and stormwater harvesting, avoid resulting in water runoff that would add to or create surface water flooding; 	In response to comments

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43	Policy ASSN20	<p>Amend second sentence and criterion a. as follows:</p> <p>Development proposals should demonstrate <u>how they</u> maximise the benefits of solar gain in site layouts and orientation of buildings;</p> <p>a. how they maximise the benefits of solar gain in site layouts and orientation of buildings;</p> <p>Amend criterion d. as follows:</p> <p>d. incorporate sustainable design and construction measures and energy efficiency measures including, where feasible, ground/air source heat pumps, solar panels and grey water recycling/rainwater and <u>stormwater</u> harvesting and recycling;</p>	In response to comments
43	9.11	<p>Amend first sentence as follows:</p> <p>Assington's stream runs through the centre of the village and is an important feature for both wildlife and for parishioners' <u>residents'</u> enjoyment of the local environment.</p>	Grammatical correction
44	Community Action CA3	<p>Amend first sentence as follows:</p> <p>The Parish Council will work with Suffolk Highways to create a 20mph zone on the Street in the area of the conservation zone <u>Special Character Area</u>.</p>	In response to comments
45	Community action CA4	<p>Amend first sentence under "Traffic Calming Zone" as follows:</p> <p>This will mirror the area of the proposed <u>Special Character Area</u> conservation zone and will include a 20mph speed limit. It may also include:</p>	In response to comments
45	Community Action CA5	<p>Insert the following at the beginning of the Community Action:</p> <p><u>Existing informal footpaths, including those running alongside The Street in the vicinity of Assington Barn and Centuries, and those giving access to the reservoir, shall be protected and preserved for future use. Where practical, footpaths surfaces shall be improved but without tarmacking or any hard surfaces which result in an urbanising visual effect.</u></p>	In response to comments
46	11.4	<p>Amend first sentence as follows:</p> <p>There was only mixed support for new or additional sports or community facilities, but parishioners <u>residents</u> consider maintaining the existing facilities to be very important to</p>	Grammatical correction

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47	Policy ASSN22	<p>village life.</p> <p>Insert the following at the beginning of the policy:</p> <p><u>The Policies Map identifies valued facilities in the village centre:</u></p> <ul style="list-style-type: none"> - <u>The Shoulder of Mutton Public House</u> - <u>the allotments</u> - <u>Assington Farm Shop</u> - <u>the village hall</u> <p>Amend current first sentence of policy as follows:</p> <p>Proposals that would result in the loss of valued facilities or services which support a local community (or premises last used for such purposes), including those identified on the Policies Map, will only be permitted where:</p>	In response to comments
47	Policy ASSN23	<p>Amend title of policy as follows:</p> <p>Policy ASSN23 – Open Space, Sport and <u>Leisure</u> Recreation Facilities</p>	In response to comments
48	11.8	<p>Amend as follows:</p> <p>Parishioners <u>Residents</u> were generally supportive of existing businesses operating in the parish.</p>	Grammatical correction
48	Policy ASSN24	<p>Amend first sentence of policy as follows:</p> <p>The retention and intensification of employment premises will be supported provided that proposals do not have a detrimental impact on the local landscape character <u>or</u> the amenity of residents, and would <u>not</u> result in an unacceptable impact on <u>highway safety or result in the residual cumulative impact on the road network being severe.</u></p>	In response to comments
49	Policies Map	Amend Policies Map to include additional Protected Views, correct locations of previously identified Protected Views and to amend Local Green Space Boundaries as referred to in modifications to Policy ASSN 13 and ASSN 15 above.	As a consequence to policy modifications
50	Village Centre Inset Map	Amend Village Centre Inset Map to include additional Protected Views, correct locations of previously identified Protected Views and to amend Local Green Space Boundaries as	As a consequence to policy modifications

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51	Appendix A	<p>referred to in modifications to Policies ASSN 13 and ASSN 15 above.</p> <p>Insert the following at the beginning of the list:</p> <p><u>Grade I</u> <u>Church of St Edmund</u></p> <p><u>Grade II</u></p> <p>Delete Church of St Edmund from the list that is consequently listed under Grade II.</p> <p>Add to end of list: <u>The information in this appendix was correct at the time of writing this Plan. Up to date information should be sought from the Local Planning Authority or appropriate statutory body.</u></p>	In response to comments
53	Appendix B	<p>Under the heading "Architectural Details and Contemporary Design" delete: • If the proposal is within a conservation area, how are the characteristics reflected in the design?</p>	In response to comments
54	Appendix C	Delete "Comment" column as there are no comments.	
56	Map	Amend map to be more focused on site rather than covering the whole of the parish.	In response to comments.
After page 56		Insert new Glossary of terms used in the Plan	In response to comments.

ASSINGTON

Neighbourhood Plan 2018 - 2036



Assington Parish Council