

Place Directorate

Responsible for the Economy
and the Environment



Town & Country Planning Act 1990 Neighbourhood Planning Regulations (General) Regulations 2012

Babergh District Council received from East Bergholt Parish Council an application to designate the whole of the Parish as a Neighbourhood Area for preparing a Neighbourhood Plan.

A map identifying the designated area can be viewed at:

<http://www.babergh.gov.uk/assets/Neighbourhood-Planning/East-Bergholt-NP-Map.pdf>

The submission was made under Regulation 5 of the above regulations. Comments were invited on the application between 29th January and 12th March 2014. As no material objections were received, the Head of Economy can designate the Neighbourhood Area through delegated powers awarded by Full Council.

Under Regulation 7 of the above regulations and following the statutory consultation period, the District Council has designated the application area as a Neighbourhood Area in order to facilitate the preparation of a Neighbourhood Plan by East Bergholt Parish Council.

Peter Burrows
Head of Economy
Babergh and Mid Suffolk District Council

31 March 2014

[Note: Web link updated April 2017]

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East Bergholt Neighbourhood Area Designation Application Responses

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In order to prepare a neighbourhood plan, the first formal stage is to designate the Neighbourhood Area (see Neighbourhood Planning (General) Regulations 2012). The 'qualifying body' (the town or parish council) has to apply to Babergh District Council to designate a neighbourhood area, stating its reasons and submit a map of the proposed area.

Babergh District Council received an application from East Bergholt Parish Council to designate a Neighbourhood Area to enable the production of a Neighbourhood Plan. A statutory consultation as set out in the Neighbourhood Planning (General) Regulations 2012 sections 5 – 8, was undertaken by Babergh District Council from 29th January until 4pm on 12th March 2014.

The following comments were received:

Date	Consultee Name	Consultee Organisation	Summary of Main issues	Action required?
30/01/2014	Graham Steel	Environment Agency	We do not normally comment on designation as we feel this is best determined at the locality level. We are happy to be consulted at the scoping and draft stages and would be pleased to hear from you should the process proceed.	N
04/02/2014	Beverley McClean	Colchester Borough Council	Colchester Borough Council has no objections to raise to the proposal to include the whole of East Bergholt parish in the Neighbourhood Plan Area designation. We would however request that Colchester Borough Council is contacted during future East Bergholt Neighbourhood Plan consultations given the fact that the East Bergholt Neighbourhood Plan boundary abuts the Colchester Boundary at Dedham.	N
04/02/2014	David Grech	English Heritage	No objection to this designation. However, given the very large numbers of listed buildings, including a significant number of listed at Grade I and II*, both within the village of East Bergholt and the Flatford Mill Group, in the event that the parish council is granted this status we would request that you remind them that English Heritage has a statutory role in the development plan process, and that there is a duty to consult English Heritage where our interests are considered to be affected. We can then provide specific advice concerning the inclusion of the historic environment in their plan. In this instance we would request an early sight of their plan before it is issued for wider consultation.	N

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			<p>Of course the nature of the locally-led neighbourhood plan process is that the community itself should determine its own agenda based on the issues it is concerned about. At the same time, as a national organisation able increasingly to draw upon our experiences of neighbourhood planning exercises across the country, our input, agreed on a case by case basis, can help those communities reflect upon the special (heritage) qualities which can define their area to best ensure that optimum and sustainable outcomes are achieved. To this end information on our website might be of initial assistance http://www.english-heritage.org.uk/caring/get-involved/improve-your-neighbourhood/</p>	
24/02/2014	Essex Support Team	NHS Property Services Ltd	<p>Thank you for consulting with us in respect of the East Bergholt Plan Area designation and would like to advise that at this stage we do not have any specific comments to make.</p>	N
05/03/2014	Frances Torrington	Resident	<p>The Neighbourhood Plan in East Bergholt has been brought to our notice as from the plans available on your website it seems that the boundary along the edge of Holton St Mary seems to imply that the field we own alongside our drive is actually in East Bergholt which is not correct as far as we are aware concerned. The boundary should run along the line of the underground drain/stream that is marked on the map.</p>	Y
<p>Babergh District Council response:</p>			<p>The parish boundary as displayed on OS maps has been examined and I cannot see any difference to the boundary used to advertise the neighbourhood plan area. I have raised this issue with the relevant Babergh District Council service and the boundary will be further examined. Babergh District Council has the power to conduct a Community Governance Review to amend parish boundaries. However, for the purposes of neighbourhood planning in East Bergholt, I do not see this specific issue as an issue to be concerned about as any proposals in the plan will need to ensure that they deliver sustainable development. Therefore any proposals put forward will be well related to the built up area of the main settlement of East Bergholt.</p>	
10/03/2014	Sarah Keys	Brantham Parish Council	<p>Brantham Parish Council have considered the information received and I am pleased to confirm that the Council does not object to the proposed area designation for East Bergholt. Please note that Brantham Parish Council would like to be kept informed of any future developments and/or proposals in relation to this neighbourhood plan via this email address or at the postal address below.</p>	N

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11/04/2014	Jamie Melvin	Natural England	<p>Natural England is a statutory consultee in neighbourhood planning. We must be consulted on draft Neighbourhood Development Plans where the Town/Parish Council or Neighbourhood Forum considers our interests would be affected by the proposals. We must be consulted on draft Neighbourhood Development Orders and Community Right to Build Orders where proposals are likely to affect a Site of Special Scientific Interest or 20 hectares or more of Best and Most Versatile agricultural land. We must also be consulted on Strategic Environmental Assessments, Habitats Regulations Assessment screening and Environmental Impact Assessments, where these are required. Your local planning authority will be able to advise you further on environmental requirements.</p> <p>The following is offered as general advice which may be of use in the preparation of your plan. Natural England, together with the Environment Agency, English Heritage and Forestry Commission has published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans and development proposals. This is available at: http://publications.environment-agency.gov.uk/PDF/GEHO0212BWAZ-E-E.pdf Local environmental record centres hold a range of information on the natural environment. A list of local records centre is available at: http://www.nbn-nfbr.org.uk/nfbr.php</p>	N
12/03/2014	J Warner	Resident	<p>The proposal is based upon East Bergholt having been designated a Core Village and includes the entire parish, including East End. A core village would appear to be one which provides a larger range of services than the majority of parishes, which is certainly the case for East Bergholt. However, East End is around three miles from East Bergholt and its facilities, whilst being only around half a mile from the centre of Brantham. The residents of East End, therefore, look to Brantham for local services - our children attend Brantham primary school (many of them continuing at Holbrook High School), our drainage runs to Brantham sewage treatment works, we use the shops in Brantham, the buses through Brantham, the roads through Brantham and so on. For planning purposes it is then illogical to include East End in the East Bergholt plan or policies - rather, East End should be considered as a part of Brantham, the</p>	Y

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			<p>village to which East End is immediately adjacent and which the residents use in their everyday lives.</p> <p>I am sure the proponents of the East Bergholt plan would contest that the plan should include the entire village, regardless of East End being, in practical terms, a part of Brantham. I would point out that neither East Bergholt parish council nor the neighbourhood plan group have any residents from East End and cannot be said to be either democratically accountable or representative. I therefore request that the current proposals for the East Bergholt plan are refused and that the boundary for any plan is realigned to cover the core settlement of the village, excluding East End. Babergh District Council should then include East End in Brantham for planning purposes.</p>	
<p style="text-align: center;">Babergh District Council response:</p>			<p>I understand your concerns regarding the whole parish boundary being used for the Neighbourhood Plan area and the proximity of East End to Brantham, and the issue with regards to East Bergholt being classified as a Core Village and Brantham as a Hinterland village.</p> <p>The parish boundary is the most common boundary to be used for neighbourhood plan 'areas' as it is a pre-existing boundary. In non-parished areas, cross-administrative areas or where joint plans are being produced the area is unique for that proposal. When a parish boundary isn't used in its entirety, the difficulty is in determining how the alternative boundary should be drawn.</p> <p>The Babergh Core Strategy classification of Brantham reflects a larger village with relatively few services for the size of the population. However as Core Strategy Policy CS10 allocates a major regeneration site at Brantham and as paragraph 2.1.4 (4) explains, the position that Brantham faces as a Hinterland Village will be monitored and this may be defined as a Core Village in the future.</p> <p>I agree with you that the hamlet of East End looks towards Brantham and this is recognised in the functional cluster approach, however it falls within the parish boundary of East Bergholt. Babergh District Council can conduct a Community Governance Review to investigate whether the boundary should be amended and I have alerted colleagues to this particular issue.</p>	

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			<p>Any development proposals in the plan will need to ensure that they deliver sustainable development and will be well related to the built up area of the village of East Bergholt. However the neighbourhood plan should not be seen simply as a threat of development or buildings. Through the neighbourhood plan process issues may be raised to improve footpaths and connectivity, designate new open spaces, protect and improve woodlands, provide better services/facilities and acting as a conduit for the community to raise planning and non-planning issues such as improved activities. Therefore rather than seeing the Neighbourhood Plan as a threat, I believe the benefits in acting as a voice for the community as a whole should be received positively.</p> <p>I don't believe it will be of any benefit to redraw the Neighbourhood Plan boundary in this case, but I will recommend that the unique situation of East End is referenced by the parish council to alleviate concerns, but at the same time facilitate future input into the plan progress and explore methods of improving the current relationship that East End has within the parish of East Bergholt.</p>	
12/03/2014	James Cutting	Suffolk County Council	<p>Thank you for consulting Suffolk County Council on the matter of designating a neighbourhood plan area for a future East Bergholt Neighbourhood Plan. The county council has no objection to the area as proposed in your email dated 10 July 2013 (sic). However, as the plan is developed, appropriate consideration will need to be given to the impacts of proposals on other parishes in the locality.</p> <p>Neighbourhood Planning is a new process. Our local authorities both have much to learn around implementing neighbourhood plans. Suffolk County Council would be pleased to offer assistance where it can, for example around the impacts of different levels of growth on school provision. Please contact me or my colleague Robert Feakes via the contact details above, if we can be of assistance.</p>	N
12/03/2014	Dot Lodge	Holton St Mary parish Council	The Parish Council wishes to point out that the drive leading to Oaks Farmhouse (Hadleigh Road) is, according to OS maps, in the parish of Holton St Mary.	Y
Babergh District Council response:			The parish boundary as displayed on OS maps has been examined and I cannot see any difference to the boundary used to advertise the neighbourhood plan area . I have raised this issue	

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			<p>with the relevant Babergh District Council service and the boundary will be further examined. Babergh District Council has the power to conduct a Community Governance Review to amend parish boundaries. However, for the purposes of neighbourhood planning in East Bergholt, I do not see this specific issue as an issue to be concerned about as any proposals in the plan will need to ensure that they deliver sustainable development. Therefore any proposals put forward will be well related to the built up area of the main settlement of East Bergholt. Your observations have been passed to East Bergholt Parish Council and as a Parish Council you are a Consultation Body as defined by the Neighbourhood Planning (General) Regulations 2012 and will be kept informed as East Bergholt Parish Council proceed with their Neighbourhood Plan.</p>	

As no material objections were received, using delegated powers, the Head of Economy can designate the East Bergholt Neighbourhood Area to allow the community's plan to proceed to the next stage.

31 March 2014

Application to designate a Neighbourhood Area

Town and Country Planning Act 1990 Neighbourhood Planning (General) Regulations 2012

Publication of applications on the Babergh/Mid Suffolk District Council websites

Please note that the information provided on this application form may be published on the Authority's website. If you require any further clarification, please contact the Communities team.

1. Parish Clerk details

Title:* MRS
First name:* VALERIE
Last name:* AYTON
Property name or no.:* 12
Address 1:* FIDDLERS LANE
Address 2:
Address 3:
Town:* EAST BERGHOLT
County:* SUFFOLK
Postcode:* CO7 6SJ
Email address: v.ayton@sky.com

2. Additional contact details (if different)

Title:
First name:
Last name:
Property name or no.:
Address 1:
Address 2:
Address 3:
Town:
County:
Postcode:
Email address:

3. Relevant body:

Please confirm that you are the relevant body to undertake neighbourhood planning in your area in accordance with section 61G of the 1990 Act and section 5C of the 2012 Regulations.

Yes

No

District:*

Babergh

Parish:*

East Bergholt

4. Name of the Neighbourhood Area:

Please give a name which your neighbourhood area will be formally known:*

CIVIL PARISH OF EAST BERGHOLT

5. Extent of the area:

Please indicate below and attach an OS plan showing the intended extent of the area:*

Whole parish boundary area:

Part of the parish:

Joint with neighbouring parish:

Please describe below why you considered the extent of the neighbourhood area is appropriate:*

The neighbourhood area contains the whole of East Bergholt including the East End area of the Parish. This is the area served by the East Bergholt Parish Council

6. Intention of Neighbourhood Area:

Please indicate which of the following you intend to undertake within your neighbourhood area:*

Neighbourhood Development Plan

Neighbourhood Development Order

Community Right to Build Order

7. Additional joint parish details:

If you are applying with an adjoining parish or parishes please give the clerk's details for each parish:

8. Declaration:

I/we hereby apply to designate a neighbourhood area as described on this form and the accompanying plan.

Name(s)* Valerie Ayton

Date (dd/mm/yy)* 19 Jan 2014

* Indicates a mandatory field

