



**EAST BERGHOLT**  
neighbourhood plan  
*Our village, our future*

2015- 2030



Consultation Statement

December 2015

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# Introduction

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning regulations 2012. Accordingly, the purpose of this document is to demonstrate the following steps were taken in the production of the East Bergholt Neighbourhood Plan:

- Established the need and support for a Neighbourhood Plan
- Obtained formal agreement to produce a Neighbourhood Plan and define the area covered by the Plan
- Engaged with the community to inform and gain their participation in the Plan production process
- In accordance with Section 14 of the Act, consulted with stakeholders and statutory bodies and considered their feedback

The supporting information and details of the consultation and feedback are held in the Appendices. Appendices marked CONSULTATION are included in this document, those referred to as A.n, B.n, C.n and D.n (where n is the appendix number, e.g. A.4) are held in the main plan and have not been reproduced in this document to save duplicated printing.

# 1 Establish Need to Produce a Neighbourhood Plan

Starting in August 2013, a number of public meetings were organised by the Parish Council. These were advertised on the Village website and Council notice boards (Appendix CONSULTATION 1). Flyers were also posted around the village. Officers from Babergh District Council and a Parish Councillor from Lavenham, who were in the process of producing a Neighbourhood Plan, were invited to speak about the Neighbourhood planning process, its benefits and costs. These early meetings were attended by around 10 – 15 people. The main focus of these meetings was to gauge the level of support within the community.

Visits for interested parties were organised to other Parishes in Babergh and South Suffolk who were preparing a Neighbourhood Plan.

As a result of a unanimous vote taken at the August public meeting, the September meeting of the Parish Council (Appendix CONSULTATION 2), gave approval to take the Neighbourhood Plan forward and enlist the help of the community to prepare the Plan. It was agreed that Babergh District Council be notified of this decision.

The formation of the Neighbourhood Plan Committee was ratified by the Parish Council in December 2013 (Appendix CONSULTATION 3) and the terms of reference for a temporary Neighbourhood Plan Committee agreed (Appendix B.1).

## 1.1 Neighbourhood Plan Committee and Working Groups

The Parish Council Neighbourhood Plan Committee managed the production of the Neighbourhood Plan, rather than a Steering Group for the following reasons:

- To ensure the Committee was able to operate under the legally agreed Parish Council Standing Orders
- So that all financial transactions would be managed by the Parish Council Responsible Finance Officer.
- To ensure a proper reporting and recommendation structure to the responsible body, the Parish Council.

The Committee meetings were organised to ensure full community participation while still complying with Parish Council standing orders.

Monthly meetings started with an informal ¼ hour tea and biscuit session. This allowed parishioners attending the meeting for the first time to be welcomed to the committee. This also provided time for informal discussions between members. The informal meeting was followed by a formally chaired public meeting. This normally started with presentations either from outside bodies, interested parties and the Working Group Chairs reports followed by questions and discussions.

Everybody attending the Neighbourhood Plan meetings was encouraged to voice their views and join in the debate. Because of the number of meetings and depth of discussions, the Minutes of these meetings have not been included in the Appendices but are available on request from the Parish Clerk.

Decisions were made by a democratic vote of all those attending that meeting as reflected in the various Minutes of these meetings.

A closed Parish Council meeting was held following the public meeting attended by the Councillors and co-opted Working Group Chairs to formally ratify the decisions taken in the public meeting and to agree the recommendations to be taken forward to Full Council for approval.

The successful operation of the Neighbourhood Plan Committee was a key factor in gaining the high level of community support and assistance that has demonstrably been achieved.

### 1.1.1 Working Groups

The Plan was produced by eleven Working Groups whose operating protocol is defined in Appendix B.3. These Groups were formed solely from volunteers in the community. During the final phases of developing the Plan, two Parish Councillors joined the Working Groups. One had previously been the Chair of a Working Group and was elected onto the Council. The other, with a long standing family history in the village, offered his experience to the Environment and Views Working group.

Each Working Group, typically consisting of 4 – 6 volunteers, elected their own Chair who was then formally co-opted onto the Parish Council Neighbourhood Plan Committee.

The following Working Groups were constituted:

1. Communications
2. Data Gathering & Collation
3. Finance & Budget
4. Plan Production
5. Questionnaire
6. Strategy & Planning

Once work on creating the Plan commenced, the following additional Working Groups were formed:

7. Free Text Comment Analysis
8. Design Guidelines
9. Environment and Views
10. Housing
11. Village Character Assessment

The first task of the Communications Group was to design a logo that could be used to create a strong brand image for the Neighbourhood Plan activities. The logo has been used on all communications and is included at the head of this document.

The first task of the Strategy and Planning Working Group was to formulate a Project Plan (Appendix B.4). This was based on advice obtained from Babergh District Council, Planning Aid England and other sources on the Internet. It formed the basic working framework used in the production of the Plan.

This plan was published on the Village website and regularly updated to show as the work progressed.

## 1.2 Agreement of Neighbourhood Plan Area

At its January 2014 meeting, the Parish Council agreed the area covered by the Neighbourhood Plan should be the Civil Parish of East Bergholt (Appendix CONSULTATION 4). After the statutory consultation period, a designation notice was issued by Babergh District Council (Appendix B.6).

One significant comment was received from a resident of East End a satellite 2.6 miles, 51 minutes' walk, east of the Village Heart. This stated any Neighbourhood Plan must consider the needs of the residents of East End. To address this a number of steps were taken:

- The monthly Neighbourhood Plan committee meetings were held alternately in the Benneworth lounge (for the benefits of the community living near the Village Heart) and Grange Country Park (for the benefit of the people of East End)
- Attendance of the Village Event and responses to the Questionnaire were tracked by post code to ensure people from all areas of the village were contributing
- All material relating to the Neighbourhood Plan was distributed to the pub and retail outlet at East End as well as those near the Village Heart

A resident of East End put their name forward and was elected onto the Parish Council at the 2015 elections demonstrating the effectiveness of these steps.

## 2 Community awareness and Stakeholder Consultation

Over the period of developing the Neighbourhood Plan, members of the community and stakeholders were involved and kept aware of progress by various means:

- Liaison officers from Babergh District Council assisted with the preliminary work in gaining agreement for the Neighbourhood Plan, attended some of the committee meetings and were copied on all general emails. As the Plan was nearing fruition, they arranged meetings with officers from other departments, such as Special Planning to allow ideas to be tested and solutions agreed.
- An initial brainstorming session was held at the public meeting on 16 December 2013 to gather and assess the strength of people's views. This was used to formulate the strategy and focus of the initial consultation process.
- Visits to Clubs and Societies - 51 groups and societies that meet regularly in the village were consulted (See section 2.2).
- Consultation visits to the village Nursery and Primary and Secondary schools in the village.
- Monthly Parish magazine – articles were published regularly in the Parish Magazine, which is distributed to all households in the Parish, informing and encouraging people to join the Committee, outlining progress and describing the key decisions that have been taken (Appendix CONSULTATION 6).
- Leaflet drops– printed postcards advertising coming events, one page leaflets, enveloped notices and results of the village Questionnaire were distributed to all households in the Parish.
- Website – a dedicated and regularly updated section on the village website (<http://www.eastbergholt.org/>) was used to advertise meetings, provide links to documents, online forms, etc. On average there are 11 unique visitors daily to this section of the website, excluding search engines, making this the top ranking website on Google when searching for the East Bergholt Neighbourhood Plan.
- Monthly Neighbourhood Plan Committee meetings – advertised on the village website and with an open invitation to everybody. Each monthly meeting was typically attended by 25 – 30 people with a cumulative total of 64 different people registering their attendance over the 2 year period it took to produce the Plan.



Agendas and Minutes of these meetings were emailed to all those who had attended the meetings, including Babergh District Council.

- Two developer representatives (Bidwells and Sharon Smith) who were planning major developments in the Parish were invited to present to the Neighbourhood Plan Committee, receive questions and encouraged to become further involved with the process. They were invited to put information about their proposals on the website and were copied on all Committee emails with an open invitation to attend any meeting.
- A representative from the Community Land Trust was invited to present at one monthly meeting and to answer questions on the provision of affordable housing.
- A representative from the Dedham Vale AONB and Stour Valley Management Partnership was invited to present at one meeting to discuss their approach and policies in managing the Area of Outstanding Natural Beauty.
- The majority of land in the Parish is owned by two landowners. Both were consulted at various stages through the development of the Plan and they were invited to attend the Neighbourhood Plan Committee meetings. Other smaller landowners who lived in the village were contacted as residents. All landowners who could be identified and who did not live in the village were contacted for the Section 14 consultation.
- Officers from Babergh District Council were invited to attend and made presentations at some meetings.
- East Bergholt on Show – a one day event was organised at a central village location to ask parishioners “How would you like the future of our parish to develop”. This was attended by 315 visitors from all areas of the village (See section 2.3 and Appendices C.4 and C.5).
- Actively encouraged comments - Notices and feedback forms left in all the 4 public houses in the main part of East Bergholt and the one at East End, also at the retail outlets in both locations to encourage people to comment on various aspects of the Plan.
- Formal questionnaires – questionnaires were delivered to every household in the Parish and registered letters sent to all businesses registered with Babergh District Council as operating in the Parish. (See section 2.4). Drop off points around the Village Heart and at East End were provided to return completed questionnaires. An online version of both questionnaires was also made available.

- Landscape Sensitivity and Capacity Appraisal – a third party, The Landscape Partnership, was commissioned to perform this work (Appendix D.9). This report was used to inform the Views and Open Spaces assessments.
- Housing Needs Assessment – Community Action Suffolk, a third party recommended by Babergh District Council, was commissioned to perform a housing need survey in the Parish (Appendix D.5). Additionally, the household Questionnaire contained 5 questions relating to housing need. These reports along with data from other sources was used to triangulate the housing need for East Bergholt and its hinterland villages and inform the assessment for the number of required homes.
- Estate agents serving the Parish of East Bergholt were consulted to assess demand for housing (Appendix D.7). This was also used to inform the assessment for the number of required homes.
- Planning Aid England – as part of the Direct Support grant received by East Bergholt Parish Council, a consultant from Planning Aid England worked with the Plan Production Working Group to provide training, and ran workshops to consider and prioritise community feedback. Brainstorming sessions were used to extract key themes, write and agree a vision for the Plan, define objectives and outline policies. These sessions were typically attended by 8 – 12 members of the committee.
- Babergh District Council officers providing advice and training on the use of the “the Oxford Toolkit” to a group of 15 people on how to produce a character assessment of the Parish.
- Ann Skippers Planning – a senior planning consultant was employed by the Parish Council to draft the first version of the Plan based on the initial feedback from the Plan Production Working Group.
- Section 14 consultation – a number of additional steps were taken to inform residents of the Parish and statutory consultees during the Section 14 consultation period. These are described in Section 4.
- Healthcheck – during the Section 14 consultation, a Healthcheck on the Plan was performed by an independent Inspector, Clare Wright, (<http://communityspiritpartnershipcic.org/the-team/>). Her comments are logged in the feedback and were considered for incorporation into the Plan.

## 2.1 Early Communications Strategy

During the early phases of developing the East Bergholt Neighbourhood Plan, the communications strategy focussed on informing and educating people about:

- What a Neighbourhood Plan was
- How it benefitted the community
- The process of producing a Plan
- The meaning of planning terms where they differed from those in normal usage (e.g. Affordable Housing, Sustainable, etc.)

As community awareness increased and the development of the Plan progressed, the communications strategy changed to:

- Ensuring everybody in the Parish was kept informed of progress
- Alerting parishioners to events run by the Neighbourhood Plan Committee
- Encouraging parishioners to complete questionnaires or provide feedback on versions of the Plan, including the Section 14 consultation.
- Providing feedback to the community when appropriate

## 2.2 Visits to Clubs and Societies

During the early phases of producing the Plan, 51 groups and societies that meet regularly in the village were contacted. This was a major part of the exercise to ensure that all elements in the village had the opportunity to express their opinions as to how the village should develop. The objectives of these visits were to:

- Publicise the Neighbourhood Plan and inform people of its purpose
- Invite them to attend the Neighbourhood Plan Committee meetings
- Explain the objects of the East Bergholt on Show event
- Offer space at the East Bergholt on Show event for them to publicise the activities of their club

Sample reports from two of these visits are included in Appendix CONSULTATION 6.

Nineteen groups responded to the offer for space at the Village Event, and they filled one half of the Lambe School with their publicity material. The other half of the building was given over to a video presentation and sticker boards which give the 315 visitors the opportunity to express their views on all aspects of village life and how they would like it to develop.

## 2.3 East Bergholt on Show



To attract visitors to this well publicised event, clubs and societies in the Parish were invited to setup a table to advertise their club and a local artist produced large paintings of important properties in the Parish. There was also a quiz for children.

The objective of this event was to ask Parishioners “How would you like the future of our parish to

develop”. Visitors were asked to give their views on three questions:

- What they liked about East Bergholt
- What they disliked about East Bergholt
- What they would like to see changed

Visitors to the Event were encourage to write their views on Postit notes or enter them on-line on the village website. The Postit notes were collated, photographed and sent to a third party company for entry into the database to ensure impartiality of the final data.

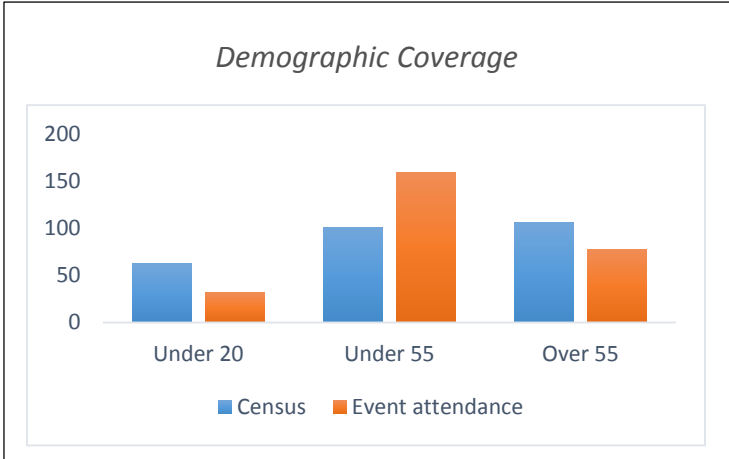


The views were ranked by computer using the following methodology:

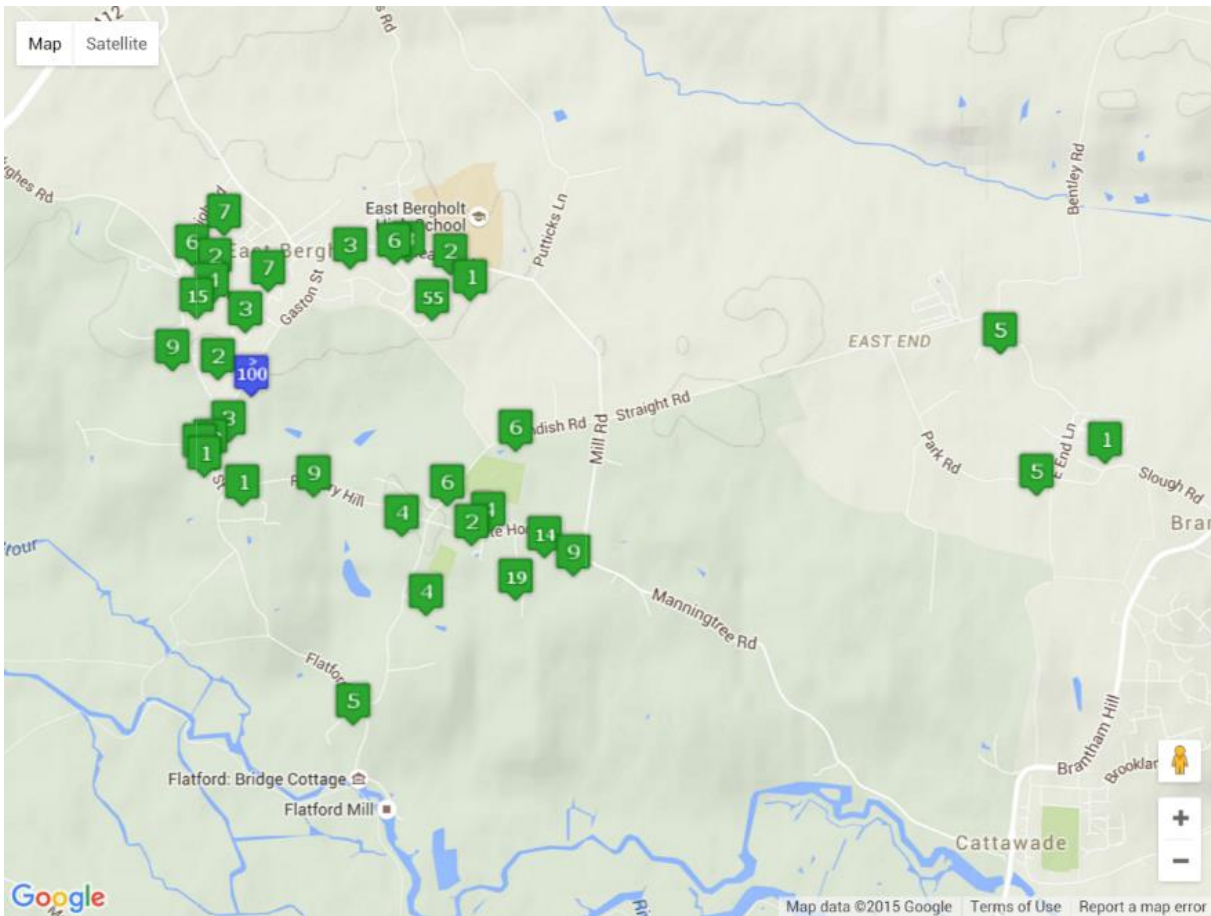
- Each view was split into separate words
- Prepositions or common words (e.g. East or Bergholt) were ignored
- The count of how many times each word was used in all the views was calculated
- Each view was ranked using the sum of word usage / number of words in that view

This approach removed any possible bias from the data analysis and allowed the common themes to be quickly identified. A sample output is shown in Appendix C.5. The findings of this analysis were used to inform the village Questionnaire (Section 2.4).

The details of people attending the event were collected and used to ensure that the views expressed provided a good demographic and geographic representation of the community of East Bergholt



## Geographic Coverage



*The number in the green boxes shows the number of respondents from that postcode area*

## 2.4 Village Questionnaire

Based on the input from the Village Event two questionnaires were created for:

- Households
- Businesses

### 2.4.1 Household Questionnaire

The household questionnaire consisted of 26 pages with a total of 56 questions (23 boxes for free comments and 33 closed questions) (Appendix C.6). In addition, the closed questions relating to housing were structured to allow the self-consistency of the answers to be validated. (For example to detect cases where people implied they wanted a large number of houses developed whilst stating there were suitable sites).

Uniquely coded, printed copies were circulated to each household asking how many people were represented by this response. Additional copies with a different unique code could be obtained from a number of locations around the village and at East End. Collection boxes were situated at key locations (e.g. shops, pubs, etc.) around the village and at East End for the return of completed questionnaires.

In addition the full questionnaire could be completed on-line at the village website. This however, required the unique code from the paper copy to be entered. These same Web forms were used by the third party company to enter the data from the completed paper copies to ensure no bias could be introduced into the open, free text questions. As a result all the responses, both online and paper based, were held on the same database to ensure consistent analysis.

To encourage people to complete and return their questionnaires, a £50 voucher, donated by the East Bergholt Society, was offered to the winner of a prize draw.

This use of these unique codes was to:

- Protect against online hacking
- Identify attempts to bias the survey by submitting multiple entries
- Identify where people had submitted either the distributed form or an additional copy
- For the prize draw

There was a high degree of consistency between the completed responses and both the level and quality were exemplary, in addition the statistics below demonstrate people had taken considerable time and effort in completing these questionnaires:

- 46.8% of households responded to the questionnaire
- On average people provided 96 answers out of a total of 121 possible
- All the comments made to the free text questions were relevant with a total of 6039 text box comments submitted covering a total of 1013 different points.
- 14% of responses used the online questionnaire
- People spent an average of 75 minutes completing the online questionnaires

The questionnaire started by asking how many people's views were represented by the responses. This number was used as a multiplier when aggregating the structured or multiple choice questions.

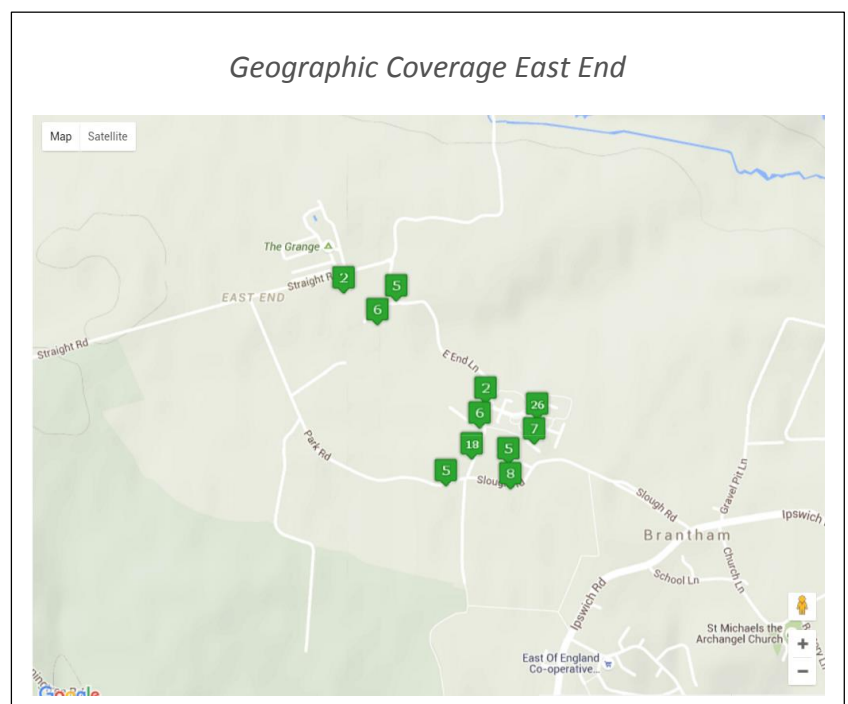
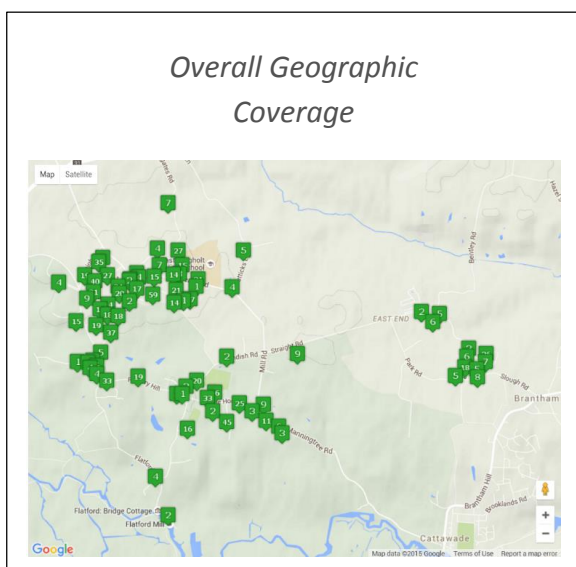
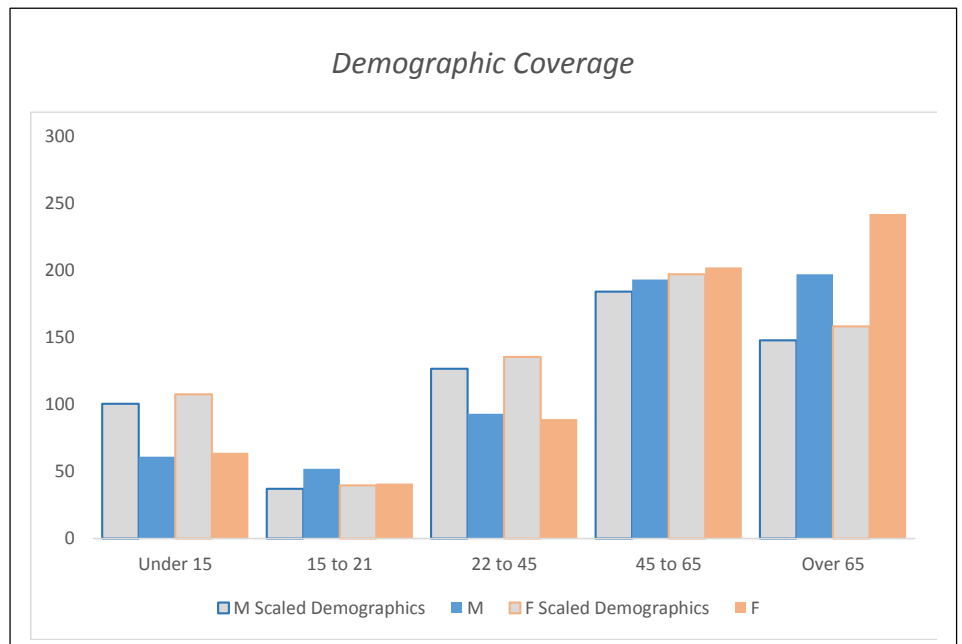
The free text comments were categorised and summarised by a Working Group, using a database analysis tool, with cross checks to ensure no individual in the Group had undue influence over the final results (Appendix C.8).

Questions 1, 5, 6 & 7 in the housing section were structured to allow the self-consistency of responses to be assessed. The analysis (Appendix C.9) shows that the number of answers which were not self-consistent was too small to influence the final interpretation:

- 19 responses (1.7% of the total responses) were inconsistent
- 41 responses (3.7%) showed surprising interpretation of the words “moderate growth”

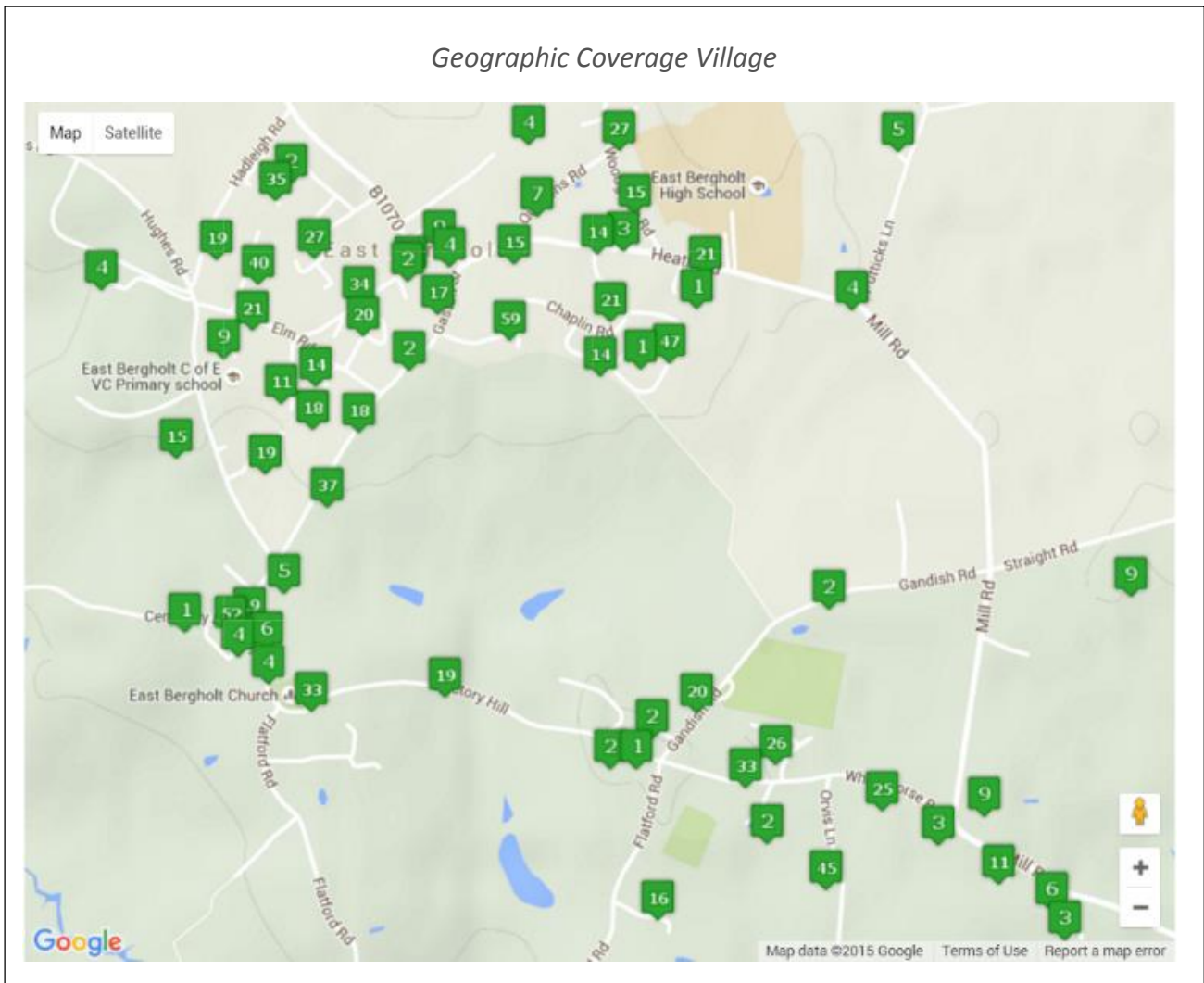
These figures have **not** been removed from the final report show in Appendix C.7.

The respondent profile was a close match to the demographics and settlement pattern of the village demonstrating the views expressed had not been unduly influenced by any one sector. In addition a large number of responses were received from the community at East End demonstrating the steps taken to ensure their involvement had been effective.





### Geographic Coverage Village



## Business Questionnaire

A separate business questionnaire was produced (Appendix C.10) consisting of 10 questions (5 boxes for free comments and 5 closed questions). This was only available on-line. Letters (Appendix C.11) were sent to 83 businesses registered with Babergh District Council requesting they complete the online Questionnaire.

The 8.4% level of response (Appendix C.12) was poor and it was not able to draw significant conclusions from this data. Personal contact was made with key businesses in the area and their verbal feedback used to inform the plan along with the general statistical evidence for the Parish (Appendix A.1) and local knowledge.

## 3 Initial Plan Production and Consultation

### 3.1 Vision

The overall vision for the Plan was produced by the Plan Production Working Group in coordination with the Planning Aid England consultant. Once agreed by this Working Group, the Vision was published on the website along with a feedback form to allow parishioners to submit comments.

The Vision was available for comment for 2 months while the initial drafts of the Plan were produced.

### 3.2 Drafts 3 & 4 Consultation with the Committee

The Parish Council employed a Planning Consultant to produce the first version of the Plan based on the output of the Plan Production Working Group in coordination with the Planning Aid England consultant. This Draft was reformatted and extended to produce Draft 3.

Draft 3 was circulated to the 64 people who had attended the Neighbourhood Plan meetings seeking their views. Feedback was received, logged and incorporated into the Plan to produce Draft 4. Comments were also sought from the Planning Consultant who had produced the first Draft and the consultant from Planning Aid England.

A similar process was followed with Draft 4.

Comments on Drafts 3 & 4 and their consideration can be found in Appendices CONSULTATION 10.1, CONSULTATION 10.2 and CONSULTATION 10.3.

### 3.3 Other Consultees

Draft 4.2 was passed to both Babergh District Council and Suffolk County Council ahead of the formal consultation process. Their comments were included with and considered along with other comments raised against this draft and are logged in Appendix CONSULTATION 10.3.

## 3.4 Consultation with Babergh District Council

During the production of these Drafts a number of separate meetings were organised with Babergh District Council officers to discuss:

- How the Neighbourhood Plan Committee could work more closely with Babergh in the production of the Plan.
- A methodology for assessing housing needs and to review the proposed approach. Babergh's recommendations were adopted. (Appendix CONSULTATION 9)
- The requirement for a Strategic Environmental Assessment

The Clerk to the Parish Council also tried to organise a meeting with the District Council elected members and senior officers to discuss the timescales for completing the Neighbourhood Plan in relationship to other major proposed housing developments in the Parish. Unfortunately, it was not possible to arrange this meeting before the Section 14 consultation.

## 4 Section 14 Consultation (Draft 5.2 of the Plan)

The Plan Production Working Group considered all comments on Draft 4.2 (Appendix CONSULTATION 10.3) to produce Draft 5. Two further drafts were produced. 5.1 to update maps, diagrams and front pictures, add focal point maps and technical updates to policies. Draft 5.2 corrected references to appendices.

The Neighbourhood Plan Committee recommended to the Parish Council that Draft 5.2 of the Plan be submitted for Section 14 consultation along with a one page overview and five key appendices. This was ratified by the Parish Council on 8 October 2015 (Appendix CONSULTATION 11).

The following documents were made available for direct download from the website along with the statement that other appendices could be obtained by contacting the Parish Council Clerk:

1. One page overview
2. Draft 5.2 of The East Bergholt Neighbourhood Plan
3. A.1 Baseline Data for East Bergholt
4. C.7 Household Questionnaire results
5. D.1 East Bergholt Character Assessment
6. D.5 Housing Need Survey Executive Summary
7. D.9 Landscape Sensitivity and Capacity Assessment

### 4.1 Formal Notification

A formal notification was sent to Babergh District Council on Friday 9 October 2015 stating the closing date for the consultation was midnight on 23 November 2015. See Appendix CONSULTATION 11.

A link to the Village website <http://www.eastbergholt.org/NP5/> provided:

- The means to individually download the published documents
- Instructions on how to provide feedback
- An online feedback form

## 4.2 Contact with Parishioners

A one page flyer (Appendix CONSULTATION 12) was delivered to ALL households in the Parish on the 9, 10 and 12 October 2015. This:

- Informed the community the Neighbourhood Plan had gone to formal consultation
- Provided a link to the Village website to a page where the Plan and key Appendices could be downloaded and feedback submitted
- The link to a one page Overview document which described how the Plan was organised and the approval process (Appendix CONSULTATION 13)
- The date by which all representations had to be submitted
- Details of how and where to make representations
- Three open days where residents could come to discuss, view printed copies of the plan and key appendices and provide feedback. These were held at various times and locations (one evening, one afternoon and one morning session at locations convenient for both East End and the main part of the village)
- 10 locations, around the Parish, where printed copies of the plan and key appendices were available throughout the consultation period.

## 4.3 Contact with Other Consultees

The list of statutory consultees as specified by Neighbourhood Planning (General) Regulations 2012 were obtained from two sources:

- Babergh District Council provided one list
- This list was augmented through local knowledge and research on the internet

These consultees were contacted by email where possible or a copy of the notice delivered by hand where this was not possible (see Appendix CONSULTATION 14).

The Notice stated:

- The purpose of the consultation
- A link to the Village website to a page where the Plan and key Appendices could be downloaded and feedback submitted
- The date by which all representations had to be submitted

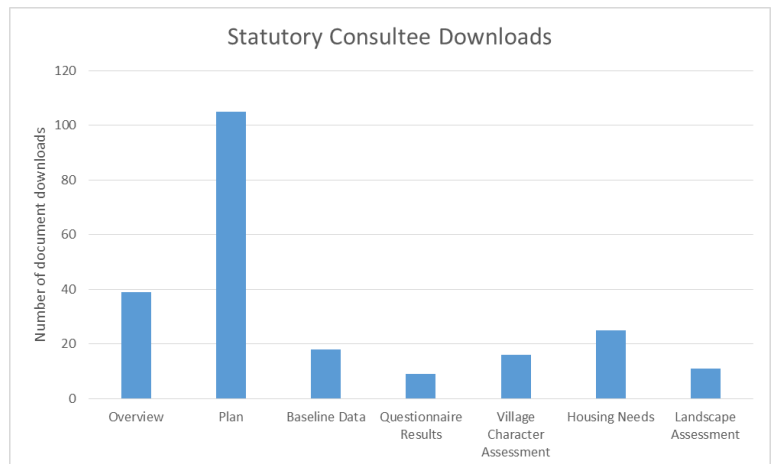
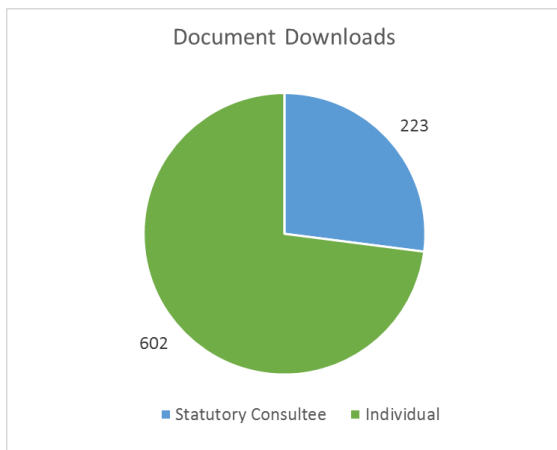
## 4.4 Validating Section 14 Consultation

Distributing documents by email does not guarantee they will reach the recipient. Furthermore, neither posting a flyer through a door nor receiving an email provides any guarantee the recipient is fully aware of its purpose.

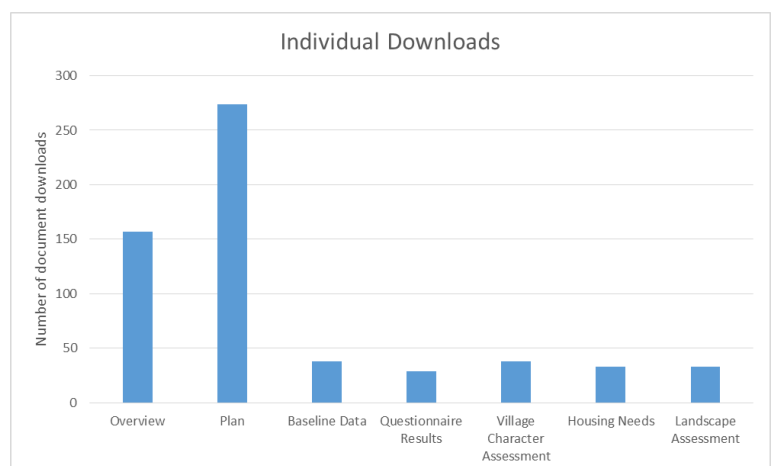
To provide evidence of the effectiveness of the consultation process and ensure consultees were aware of and actively referencing the Plan:

- Downloads from the website were tracked and recorded
- A “snapshot” survey was taken at the Village shop prior to the last open day

Download reports clearly show a large number of consultees, both statutory and individuals referenced the website and downloaded the documents over the whole consultation period. This demonstrates the effectiveness of the methodology used to inform consultees and provision to access the documents online.



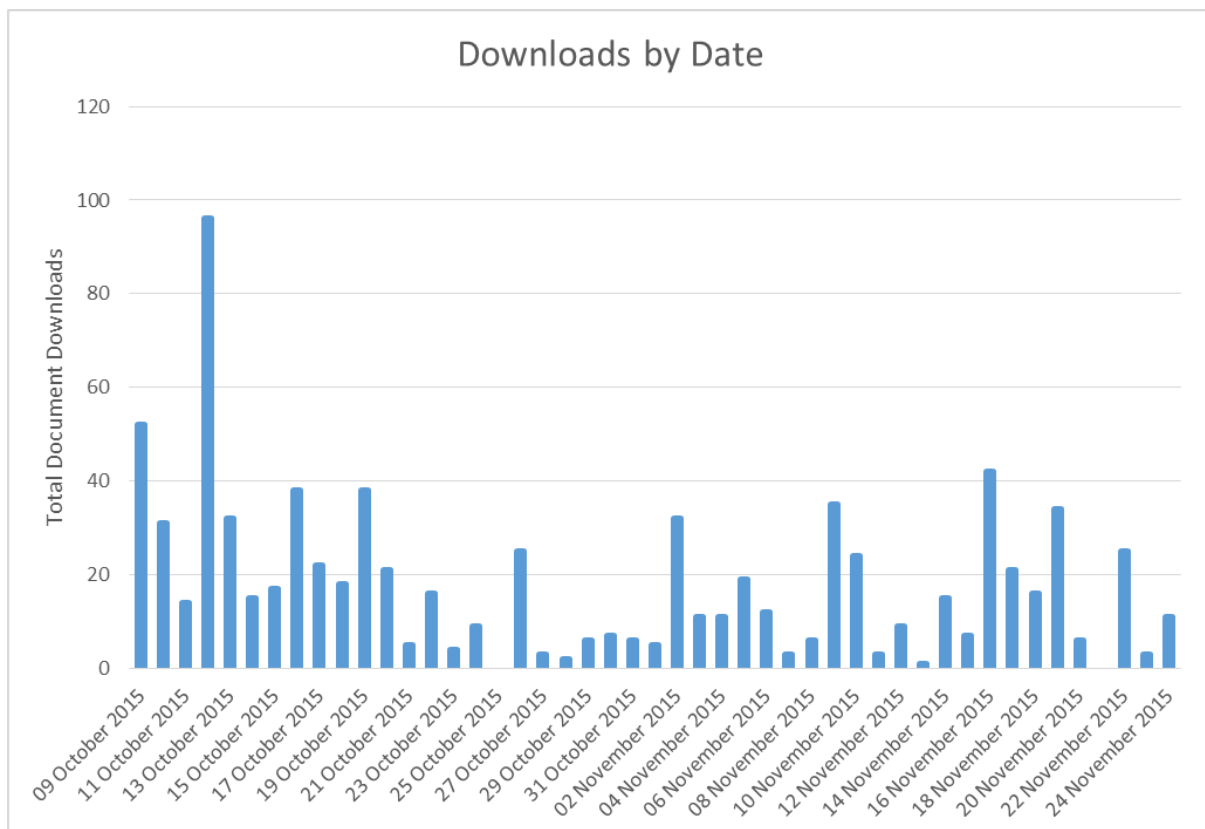
These figures show that approximately 60% of the households in the Parish downloaded copies of the documents.



The number of downloads by date, importantly demonstrates people were aware and accessing the Plan documents at the start of the consultation period.

Two requests were made for Appendices that had not been published for the Section 1 consultation. These were:

- Appendix D.8 requested by Suffolk County Council
- Appendix D.6 requested by Babergh District Council. In the event the updated version to be published with Draft 6.0 of the Plan was provided.

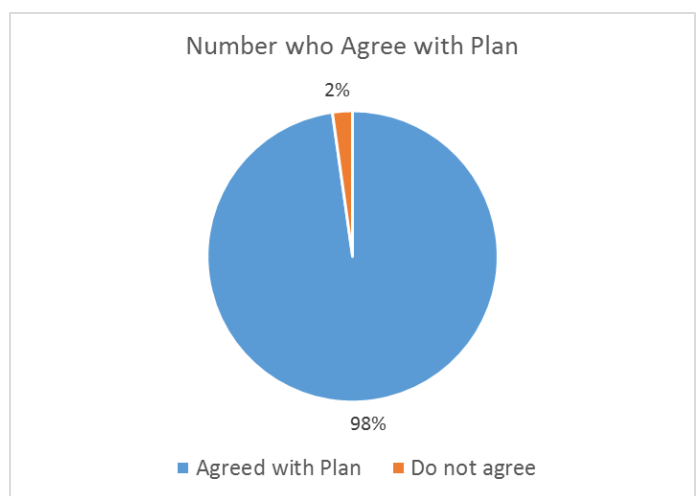
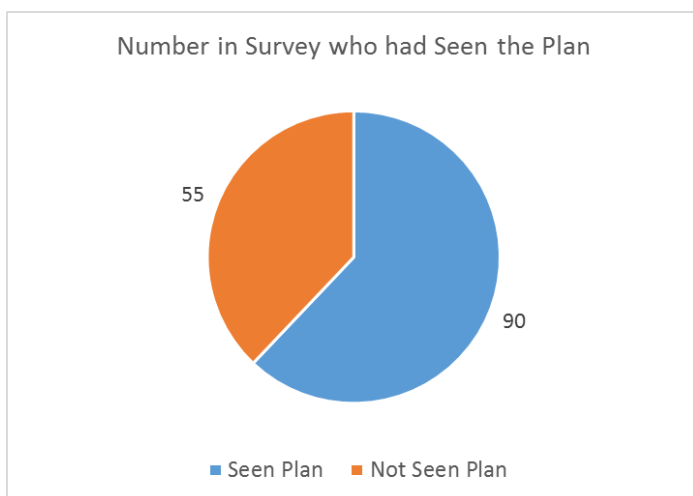
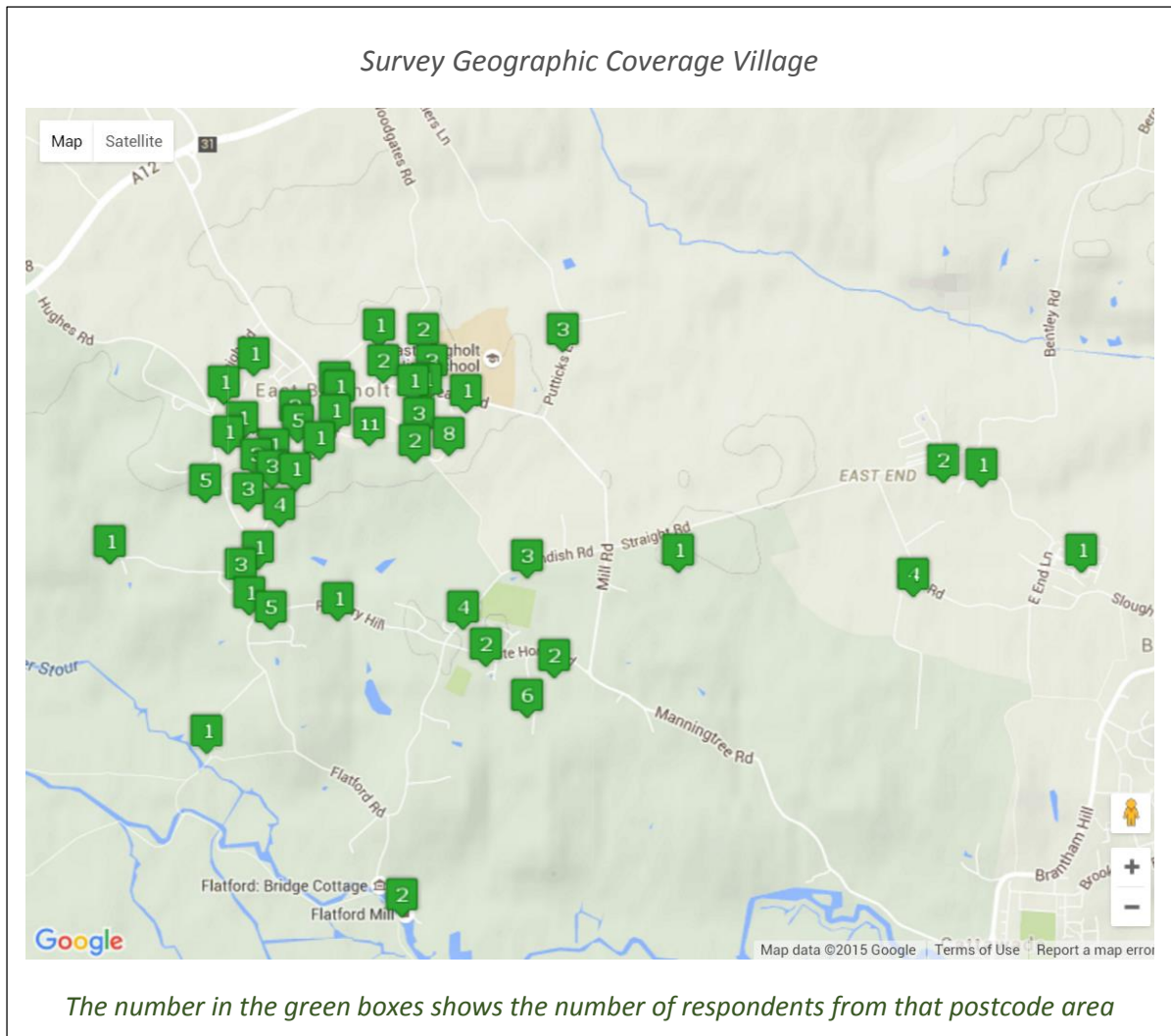


## 4.5 Village Shop Survey

On a Saturday morning before the close of the Section 14 consultation, all people visiting the village shop were asked three questions:

- What was their postcode (for the purposes of checking geographic coverage)
- Had they seen the Neighbourhood Plan
- If they had seen the plan did they support it

A total of 145 people were interviewed whose postcodes represented all areas of the Parish and the figure of 62% stating they had seen the Plan corresponds with the number of website downloads :





## 4.6 Healthcheck

Draft 5.2 was submitted to an independent Healthcheck organised by NPIERS. Comments from the Inspector were managed as below. The Inspector’s report is available as a separate download from the website.

The Inspector’s report stated: “This is a very good introduction to the reasoning and format of the Plan. There is a vast amount of information and the group has obviously worked extremely hard and should be credited for the amount of detailed work and the accuracy of this work.”

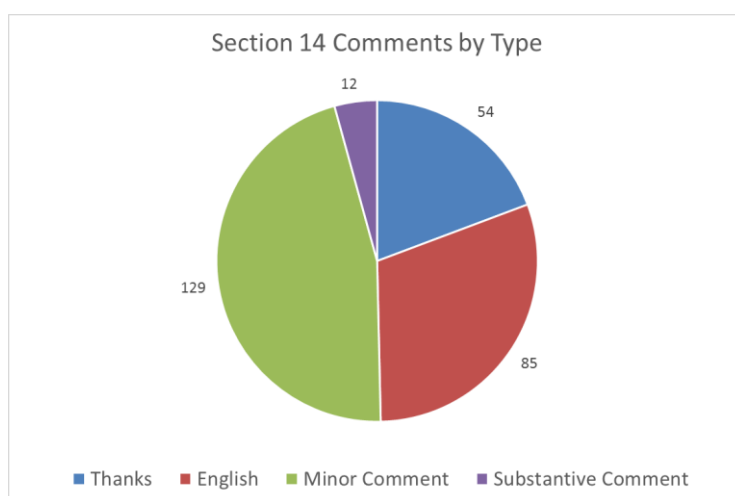
## 4.7 Representations

The representations received and considerations are listed in Appendix CONSULTATION 10.4.

In total there were 280 individual comments raised. They were classified as follows:

- Thanks – complimenting the Plan or thanking those involved with its implementation
- English – requesting changes to the English to clarify sentences or make them easier to read
- Minor Comment – minor amendment or addition to strengthen a statement, Policy or Project
- Substantive Comment – a comment questioning the Plans conformity with the NPPF or Babergh Core Strategy or questioning the intent of a Policy

A breakdown of these comments is shown below and demonstrates that 96% of the comments positively reinforce the content of the Plan.



The Plan Production Working Group met a number of times to review and consider these representations, this included the input from the Healthcheck.

The majority of the Substantive Comments were submitted by Babergh Strategic Planning department. These were resolved after a meeting between Babergh District Council, the Independent Inspector and the Plan

Production Working Group. The remaining Substantive Comments were a result of either misunderstandings or misinterpretation of the Policies and have been addressed without major changes to the Plan.

The updated Plan resulting from the agreed changes was used to produce Draft 6 which was approved for release to Section 16 consultation by the Parish Council on 10 December 2015.

## 4.8 Objections from Babergh District Council

Some objections from Babergh District Council, suggested Draft 5.2 of the Plan was not compliant with the NPPF and their Core Strategy. These are listed in CONSULTATION 10.4 along with the responses and summarised here:

- Page 20 - Section 3.2 – East Bergholt must also accommodate district wide need, not just the need generated locally as it is a Core Village.
- Page 24 - Policy EB1 –
  - a) It is not considered that EB1 (and the supporting Appendix D6 (as amended)) demonstrates support for the Local Plan or the positive delivery of local development; this is contrary to the NPPF, paragraph 16.
  - b) Despite the explanation provided during the course of the informal meeting on 19 November 2015 (which does not appear within the plan) the supporting information contains a number of statistical anomalies and inaccuracies which if rectified could change the output of the option assessments.
  - c) Options contained within the assessment are based upon the assumption that Brantham, which is defined by the Core Strategy (Policy CS2) as a hinterland village, be reclassified as a Core Village. This reclassification is considered contrary to the Local Plan and beyond the remit of the plans considerations. This is contrary to the evidence that supports the Babergh Core Strategy settlement strategy and the overall spatial pattern of development.
  - d) The assumption that housing need is calculated from the basis of the East Bergholt population does not take account of the requirement to support strategic development needs.
  - e) There is limited information available to justify the proposed approach to levels, constraints and phasing of housing delivery. In such respects as this it is considered that the basis of the Neighbourhood Plan fails to adhere to the

premise that it supports the strategic development needs and the overall delivery of sustainable development.

- f) Accordingly it is unclear how the outcome of the assessment of options 1 – 4 has resulted in the dwelling numbers and phasing as proposed in Policy EB1 and based upon the information available,
  - g) The assessment does not demonstrate overall conformity to the Babergh Core Strategy or the NPPF (paragraph 16)."
- Page 24 - Policy EB2 –
    - a) The proposal that housing requirements will be met through small-scale development of up to 15 homes, either on small sites or larger sites that are phased does not demonstrate conformity with the Babergh Core Strategy, Policies CS2 and CS11.
    - b) Policy CS2 sets out that Core Villages will act as a focus for development within their cluster and, where appropriate, site allocations to meet housing and employment needs will be made in the Site Allocations document.
    - c) The approach proposed for small-sites is not considered to align with this policy which sets out the settlement pattern for accommodating the District's strategic development needs and if implemented, could preclude the delivery of housing allocations and sustainable development. Policy CS11 goes on to provide detailed criteria for assessment to inform the acceptability of development proposals in Core Villages. The approach proposed does not have due regard to this policy approach. It is also unclear as to what is meant by 'exceptional benefit'."
  - Page 27 - Section 3.3.3 - It would be useful to include commentary within this section to link the strategic provisions of the Babergh Core Strategy, (in particular Policy CS18) to reinforce the aims of Policy EB4. As drafted Policy EB4 could result in the provision of less affordable housing; was this the intent?

To address these points, two meetings were organised with Babergh District Council officers on 9 and 16 December 2015. The first was chaired by the Healthcheck inspector. The following changes were agreed at this meeting and the Plan subsequently updated to take account of all the points.

## 4.8.1 Notes and actions arising from 9 December 2015 meeting

The following notes have been included in the Healthcheck by the Examiner.

*At a meeting on 9 December between the Healthcheck Examiner, EBNDP and Babergh DC, the following additional work needs to be completed in the EBNDP, particularly the Basic Conditions Statement, for EBNDP to demonstrate general conformity with strategic development plan policy particularly in terms of CS11 and CS2. EBNDP will:*

- i. Provide a more detailed commentary within the Plan and Basic Conditions Statement in the form of a detailed and literal statement to make perfectly clear and understandable the method of calculating housing numbers utilised in EBNDP. As discussed, EBNDP had taken these figures from 3 different sources and these need to be cited clearly. EBNDP had taken an intermediate approach which, again, needs describing clearly.*
- ii. State how EBNDP policies EB1 and EB2 relate to and will deliver Babergh Core Strategy policies CS11 and CS2. This will need to be highlighted in the Plan and the rationale explained in detail in the Basic Conditions Statement.*
- iii. Give the rationale more clearly of the suitability of 15 homes per development rather than a higher or lower figure. Cite the difficulties with the earlier, larger developments, of 100+ homes each over the last 30-40 years. State the pattern of successful developments in the village that have led to the figure of 15 homes being settled upon as the optimum size of new clusters of development. Perhaps differentiate between the capacities of different parts of the village to accommodate new development. Evidence will be brought forward from the landscape assessments of both district and EBNDP to establish size and location.*
- iv. Revisit the issue of a phasing policy to address LPA concerns of introducing uncertainty for developers and consider removing totally or to become an indication in the text.*
- v. Consider seeking 'statements of joint intent' to deliver from the larger landowners to support delivery of smaller developments around the village and as evidence to support policy intent.*
- vi. Policy EB2. Rename 'development size and location'.*

*The updated plan was presented to Babergh at the meeting on 16 December who accepted the changes and suggested Appendix D6 (now D5 in Draft 6.1) should to make it clearer. It was agreed this would not prevent the Plan moving forward to Regulation 16 consultation.*

## 4.8.2 Notes and actions arising from 16 December 2015 meeting

At a follow-up meeting on 16 December between the EBNDP and Babergh DC, the following points were made by BDC Officers:

For -

- Phasing now ok
- Anticipated 'statements of joint intent' from the larger landowners to support delivery of smaller developments around the village and as evidence to support policy intent.
- Incorporation of five yearly review action
- EB17 now referenced and is good
- Like reworded tourism EB21

Against – Not sure can agree it yet - need to look at it with more time

- 1) Triangulation not addressed – must ensure response is compliant, need to review changes to D5
- 2) EB1 & EB2 – 15 threshold/phased still very restrictive
- 3) ? 64? is this the figure after Brantham taken out – need to understand fully and see 'sense of place'. Critical all fits together.
- 4) Para 3.3 page 31, second bullet – should say 'may not require SEA/sustainability EIA'
- 5) Para 3.3 third bullet – not use 'control' better a management phrase
- 6) Put date of 2011 on current SHLAA list
- 7) Add 'enable provision of high quality broadband connectivity and future proofing' to Page 62
- 8) Add 'Consider use of Article 4 directive' Page 65, EB8 – removes permissive development rights
- 9) Concerned at garden depths - BDC need to discuss with Development & Viability teams

The changes requested by Items 4 to 9 were accepted and have been incorporated into the text.

At the end of the meeting it was suggested the Plan was fit to be submitted for Regulation 16 on 21 December, providing it was approved by the Parish Council. This was accepted by Babergh.

## 4.9 Habitats Regulation Assessment

Under the provisions of the EU Habitats Directive and translated into English law by the Habitats Regulations (The Conservation of Habitats and Species (Amendment) Regulations 2012), a competent authority must carry out an assessment of whether a plan or project will significantly affect the integrity of any European Site, in terms of impacting the site's conservation objectives.

There are 13 European sites which lie within 20 km of East Bergholt. These were identified by Suffolk Biological Records Centre and are shown on the map in Appendix A.1. Only two European Sites lie within 8 km of East Bergholt: the Stour and Orwell Estuaries SPA / Ramsar Sites.

To ensure the East Bergholt Neighbourhood Plan did not impact these sites, an assessment was prepared by Natural Environment Ecology team at Suffolk County Council. This is presented in a separate document.

All the recommendations made by this assessment were included in the Plan.

# Appendices

## CONSULTATION 1. Minutes of Public Meeting to Discuss Need for a Plan

### **EAST BERGHOLT PARISH COUNCIL**

#### **MINUTES OF A NEIGHBOURHOOD PLAN SUB-COMMITTEE MEETING HELD ON TUESDAY 27 AUGUST 2013 – BENNEWORTH LOUNGE**

##### **Present**

Chairman – Cllr P Ireland  
Mrs V Ayton - Clerk

Cllr M Theeman  
Cllr R Steele

Cllr R Lansdell

Cllr S Smith

Also in attendance: – 11 members of the public, District Cllr J Hinton, Cllr G Abbs

##### **Meeting commenced at 7.05p.m.**

**1. APOLOGIES:** Cllr C Totman

##### **2. TO AGREE MEETING PROTOCOL:**

**Chair** proposed meeting be run as ‘open meeting’ – **Cllr R Lansdell** seconded – 4 in favour  
**Cllr Abbs** from the floor asked sub-committee to introduce themselves which they duly did.

**Tony and Beryl Bridgen** asked what is the sub-committee – **Chair** stated is first meeting to decide if village wants to produce a Neighbourhood Plan. **Tony Bridgen** asked if will be pursuant to Babergh. **Chair** asked to defer response as more information to be imparted.

##### **3. CLARIFICATION OF ISSUES:**

**Chair** stated 3 issues to consider

a) Drive from government to support development and housing in their need to get Country out of recession

b) Parish Council when asked to consider/comment on Planning Applications try to represent villagers views but Babergh have other drivers and do their own thing rather than take notice of the Parish Council. A Neighbourhood Plan would help in this.

c) Babergh Council has Strategy for its district. Parish Council submitted comments on the Strategy which is with an Inspector for review. Cllr Lansdell is looking into the Strategy because East Bergholt has been classed as a Core Village with identification of potential sites for 500-600 houses. This changes with the wind but a Neighbourhood Plan could help us to define and direct how these developments take place. Chair asked if that had given a good view.

##### **4. PURPOSE OF NEIGHBOURHOOD PLAN AND ISSUES BEHIND CREATING ONE**

Chair continued if Plan produced by community it may for example only want 2 bed bungalows which is put in Plan. Plan then informs planning decisions and Babergh have to consider it. Plan could give Parish Council greater control. Neighbourhood Plan can identify ‘listed properties’ – only way currently to protect properties is by ‘listing’ them but having important properties in the Plan means they would not carry ‘listed’ restrictions. Developers would not just be able to act, it would give the village control over identifying spaces not to have development on. Creating a Plan could be done by Planner at high cost – better comes from community – hence this open meeting, Plan when written passes to Babergh for their comment and a referendum (paid for by Babergh) in the village requiring more than 50% agreement for it to be implemented. Any questions?

##### **5. DISCUSSION OF NEED TO PRODUCE A NEIGHBOURHOOD PLAN**

**Michael Abbs** – See plan takes on similar pattern as other villages i.e. cricket club, community

**Cllr Smith** – Neighbourhood Plan driver is for all to be involved, I am Planner by profession - Government/District/Parish Council neighbourhood plan real opportunity for village to drive future of village- open spaces; community buildings; agricultural land; look at all buildings and their importance; capacity of growth. Collingwood Fields lot of houses another development like that would raise question of sustainability. Plan is opportunity for village to reflect how it wants it to grow.

**Cllr Lansdell** – employment opportunities to be included. **Cllr Smith** – when looking at committing capital need to identify important things and build from there.

Discussion took place about inclusion of all groups and format of plan but Chair draw attention to purpose of meeting to decide if do Neighbourhood Plan or not. **District Cllr Hinton** stated East Bergholt not do Parish Plan but that very different from Neighbourhood Plan which is about the development of village. It cannot be contrary to Babergh Plan but can influence it. Only Lavenham doing currently, is long and complicated process, Officer from Babergh will come to assist.

**Tony Brigden** – Core Plan be laid on us soon and says what will happen. Is there any point in Neighbourhood Plan? **District Cllr Hinton** stated Neighbourhood Plan introduced after Core Plan

currently. Without local development framework the default is the National Planning Development Regs so ideally need Neighbourhood Plan to influence outcome. **Cllr Smith** – Core Strategy shows sites for development in Brantham which if they do not deliver will put pressure on East Bergholt. Further down road Neighbourhood Plan be of greater value, Babergh be aware of it, and even if only at referendum stage, Babergh will have to take notice. **Tony Brigden**- Limited timescale?

**Cllr Smith** – Constantly evolving, Core Strategy 10 years plus and rolling on. **Jean Taylor** – Print off website? **Chair** – 2011 Strategic Housing Land Area Assessment is what you have. They go to landowners on what prepared to sell. Identified 600 but does not mean will get the land but potential is there. **District Cllr Hinton** – Will build if demand and jobs are available. **Cllr Smith**

– If Council operating authorities 5 year plus land supply, developers using their loop holes. Neighbourhood Plan could close the loop holes i.e. area not use for development – tourism, street view etc. shape what need for village. **Chair** – Allows community to input to what development is.

**Jean Taylor** – Look at infrastructure Doctors etc. **Chair** - Can be broad or narrow on community wishes. Need input from all groups on their own requirements so can take all proposals back to Parish Council. **Christine Ireland** – East Bergholt Society keen to support taking Neighbourhood Plan forward – Society now looking forward. Keen to protect special place East Bergholt is and would assist with referendum. **Charlie Stannett** – Worth doing, need whole village behind it. **Cllr Theeman** -This meeting is to take a proposal to Parish Council for their debate. Spend Council money and then get negative feedback. **Christine Ireland** – Flyer of parameters – what needs to be thought about.

**Cllr Theeman** - Motion to let East Bergholt produce Neighbourhood Plan not support it. **Cllr Smith** -Need to reflect parishioners rather than Parish Council – what parishioners want from their Neighbourhood Plan. **Chair** – led by Parish Council so can tell Babergh and then do consultation process. **Cllr Lansdell** – Need more evidence from village that it is supported. Greater publicity?

Money from Parish Council? **Michael Abbs** – Can Sharon say timescales? **Cllr Smith** –if Babergh Core Plan goes forward those site allocations will come forward. Babergh say their favoured parts. Depending how far on the Neighbourhood Plan is will indicate whether it has to be considered or not. Small window. **Cllr Theeman** My own guess is 2-3 years. **District Cllr Hinton** – Not until Core Strategy signed and sealed then do Site Allocations. **Cllr Smith** – Decision on Core Strategy likely to be in New Year if Inspector not approve then Babergh have to revisit arrears. **Charlie Stannett** –

Thought tonight was whether Parish Council go ahead with Neighbourhood Plan. Urge Sub-committee to push Parish Council to do Neighbourhood Plan and let Babergh know. Could do 6 month review and pull out if necessary. Willingness in room and in village – urge Parish council we do start it. **Tony Brigden** – Fully support, especially as can pull out. Need to harness the energy and make progress in finding better way to communicate.

**Cllr Theeman** proposed – Parish Council continue the process to produce a Neighbourhood Plan and signal to Babergh the Parish Councils intention to do so.

17 in favour

1 abstention

## **6. IF 5 AGREED – discuss way forward**



**Chair** – How would the Community like to proceed? One thought I had is to run a Saturday event at Lambe School where villagers come in to talk and understand what Neighbourhood Plan and Babergh Strategic Plan are and for them to give their view. **District Cllr Hinton** – Has merit. Public need to know what it entails. You could get help from Babergh. Best if single meeting. **Cllr Smith** – Lot people not understand, use website to promote Neighbourhood Plan so have knowledge. **Cllr Abbs** – However notify do specific invite to secretaries of all clubs and societies so all areas of community represented. **Charlie Stannett** – Invite to include people to be on steering group. Publicise as wide as possible

**Chair** – Thanked people for coming and asked if interested in joining the Steering Committee please put your details on the form available.

Meeting closed 8.00pm.

## EAST BERGHOLT PARISH COUNCIL

### MINUTES OF A PLANNING MEETING HELD ON THURSDAY 12 SEPTEMBER 2013 - LAMBE SCHOOL

#### **Present**

Chairman – Cllr M Theeman      Cllr R Elmer      Cllr C Totman      Cllr G Abbs  
Mrs V Ayton-Clerk      Cllr R Moss

Also in attendance: –County Councillor D Jones, District Cllr J Hinton, District Cllr M Bamford and PCSO S Cooper. Correspondence was tabled.

7.30 Public Open Session - Chair invited PCSO and County & District Councillors to give their reports. **PCSO Cooper** reported 8 crimes last month. Mill Road x2 –garden equipment stolen. Gaston End – motorbike stolen. Gaston Street – damage to wall. Criminal damage in The Street- fence damaged. Hadleigh Road – harassment/distress. (Appendix 2) Lot of burglaries and thefts from vehicles across Babergh area - suspects are 2/3 quad bikers, one quad is red, if seen call police. They have been seen in areas of crimes and especially going across fields and leaving shortly after crime reported. Presented flyers regarding roadshow of Suffolk Police & Crime Commissioner with the Chief Constable. **Cllr Abbs** raised matter of vandalism on allotments and was informed PC colleague dealing with matter.

**District Cllr Hinton** gave his report (Appendix 2). Cllr Totman raised matter of junk mail and satchel deliveries - could Babergh do sticker. Cllr Hinton will ask for it to be put on Babergh’s suggestion list.

**District Cllr Bamford** reported the Hadleigh Tesco hearing was next Thursday at Guildhall; notified the forthcoming Orwell Bridge closure; his on-going correspondence about dog poo in Dedham Vale where the AOOB are doing signage promotion to tackle it; a Mental Health networking event at Portman Road; Suffolk Broadband implementation link from Babergh website. **County Cllr Jones** spoke about Education. Suffolk schools increase in English & Maths brings them 5% closer to National Average; East Bergholt High School reversed negative trend of last year with good results and making efforts to raise standards; Ofsted targeting 36 schools, mainly primary, as underperforming, some closed end of July!; push to get 5000 pupils entitled to free meals to take them – funding stream as worth £1200 per pupil to school; Suffolk promoting apprenticeships; consulting on home care and community meals services; crack down on fly tipping; Ipswich bus station completed before Christmas rush; A14 toll consultation started; asks if any views on these topics please record them; locality budget – GP referral scheme/gym at school- will visit Headteacher on it. **Cllr Moss** asked if parents not claiming school meals been surveyed. **County Cllr Jones** –mainly primary schools and Data Protection prevents Education declaring those affected.

**Planning Meeting commenced at 7.50p.m.**

**1.APOLOGIES AND REASONS FOR ABSENCE:** Cllr P Ireland- holiday, Cllr R Eley - judging Flower Show in Harrogate, Cllr K Atkin –foot operation, Cllr Smith – appointment prior to becoming cllr, Cllr Wood – sickness, Cllr Steele – held up at work, Cllr Lansdell - holiday

**2.DECLARATION OF INTERESTS:** Cllr Theeman declared a non-pecuniary interest in High School as near neighbour and received notice of planning letter. Cllr Abbs declared a pecuniary interest in Fiddlers Lane development.

**3.DISPENSATION:** None

**4.MINUTES.** To confirm and sign minutes of Council’s Planning meeting held on 8 August 2013

**Cllr Moss** – Item 6 shows seconder as Cllr Atkin but unlawful as not present at relevant meeting.  
**new seconder Cllr R Elmer**

Minutes now acceptable

Proposed: Cllr R Moss      Seconded: Cllr M Theeman      all in favour

Minutes signed by Chair

**5. MATTERS ARISING** from Council’s Planning Meeting of 8 August 2013.

Cllr Totman confirmed he had sent feedback to L Russell.

**6. PLANNING:** Councillors had been issued with list of applications

**B/13/00895/FUL** East Bergholt High School Installation 3<sup>rd</sup> generation artificial grass multi-use games area with floodlights and fencing

Following discussion Chair proposed Parish Council comment to Babergh be 1) Important application that should go to Committee rather than be decided under delegated powers and 2) Recommend refusal on basis of light pollution and concerns over noise pollution particularly due to opening hours suggested in the application.

Proposed Cllr M Theeman Seconded Cllr R Moss 2 in favour 3 abstentions

**B/13/00898/TCA** Binfield, Gaston Street Crown reduction by 30% to 3 no. Silver Birch and 5 no. Fir and 1 no. Oak Trees; and crown reduction of 15% to 1 no. Cherry Tree

Recommended approval subject to Trees Officer comments on % reduction to Oak Tree

Proposed Cllr R Moss Seconded Cllr G Abbs All in favour

**B/13/00223/FHA**

**Appeal to Secretary of State** Maythornes, Whites Field Erection of single-storey side extension

Parish Council has no further comments to those already submitted

Proposed Cllr R Moss Seconded Cllr M Theeman All in favour

**B/13/00729/FHA** Chadacre, Whites Field Erection of gable roof and side extension to form additional living accommodation (part retention of) as amended by revised drawing nos. GP21 10D and GP21 12A received on 21<sup>st</sup> August 2013

PC comments resubmitted for 4 September Babergh planning meeting

No vote as Babergh have notified already refused the application

**B/13/00948/FHA** The White House, Gaston Street Erection of cart lodge

Recommended approval

Proposed Cllr M Theeman Seconded Cllr C Totman 4 in favour 1 against

**B/13/00913/ROC** Land east, 31 Fiddlers Lane Application under Section 73 of the Town & Country Planning Act (1990)- erection of 4 no. 2 bedroom bungalows with associated parking and construction of 3 no. parking spaces without compliance with condition 7 of B/13/00268/FUL (visibility splays)

Proposal 'no comment'

Proposed Cllr C Totman Seconded Cllr R Moss 3 in favour 1 against 1 abstention pecuniary interest

**B/13/00983/FHA** 4 Clarence Cottages Manningtree Road Erection of two-storey side extension, rear conservatory. Demolition of single-storey flat roof extension

Recommended approval

Proposed Cllr R Moss      Seconded Cllr Theeman      All in favour

**7.CORE STRATEGY WORKING PARTY** To receive an update

Cllr Totman passed around proposed response to Inspectors questions for submission by 16 September for meeting on 25 September.

Proposal to submit

Proposed Cllr C Totman      Seconded Cllr R Moss      All in favour

Parish Clerk to submit the response to Babergh before 16 September

**8. NEIGHBOURHOOD PLAN** To receive an update

Cllr Theeman told of meeting two weeks ago where unanimous view of those present to take Neighbourhood Plan forward and enlist other groups in village to prepare it.

Proposal to notify Babergh and involve community to get commitment

Proposed Cllr M Theeman      Seconded Cllr C Totman      4 in favour      1 against

**9. RED LION CAR PARK TOILETS** update

Parish Council to take over car park and conveniences from 1 September 2013. Green King and Babergh holding lease. Parish Council to become Babergh licensee. Public Liability to be identified, if Babergh no longer cover then Clerk to speak to Parish Council insurers

**10.CORRESPONDENCE.**

Nothing to be actioned

**There being no further business the meeting closed at 8.50 pm**

**NB: All written reports, attached as appendices, may be viewed by arrangement with the Clerk.**

## EAST BERGHOLT PARISH COUNCIL

### MINUTES OF A PLANNING MEETING HELD ON THURSDAY 12 DECEMBER 2013 - LAMBE SCHOOL

#### **Present**

Chair – Cllr P Ireland                      Cllr R Steele    Cllr R Elmer    Cllr G Abbs  
Cllr S Smith    Cllr C Totman    Cllr R Moss    Cllr N Wood    Cllr R Lansdell  
Mrs V Ayton – Clerk

Also in attendance: – District Cllr J Hinton, 5 members of public.    Correspondence was tabled.

#### **7.30 Public Open Session –**

Cllr Hinton (JH) reported Babergh Core Strategy undergoing check for final version to Council in February 2014 unless Planning Director says differently. Average speed cameras to be installed on A12 at cost £850K. JH sent comment to minister. JH to attend Strategic Rail Committee re increasing resilience. Babergh formally seing specific site allocations for Local Plan Development. Capel appeal won because non-compliant with NPPF and also because Babergh not met housing land target – consideration for EB Neighbourhood Plan. Dog bin at Pitts End on floor but being emptied. JH confirmed Babergh Core Strategy non-public until checked and published, and that A12 cameras a done deal. Mike Abbs spoke on Ashview planning application and reference to JH involvement. JH advised applicant on planning application process.

Police report by Sam Gilkes (copy in correspondence) - crimes in EB- break-ins, car damage, theft from pub, burglary derelict bungalow. Police stock shed alarms, security light switches, high viz vests can take to community events.

Tracey Silburn spoke against 10 White Horse Road planning application – grave concerns, property requires renovation not demolition. Mike Abbs asked what grounds stop demolition, AOONB? Listed Building? Party Wall Act protection? Cllr Smith stated notice of works required if planning permission granted.

Chair said report received from County Cllr Jones sent by e-mail to all Cllrs - A4 toll dropped, SCC investing 1.5million in apprenticeships across County, Norfolk/Suffolk formed cross border partnership, SCC bidding for funds for broadband investment, SCC have grit for winter, 1<sup>st</sup> year Care UK marked in Bury St Edmunds.

#### **Planning Meeting commenced at 7.54**

**1.APOLOGIES AND REASONS FOR ABSENCE:** Cllr D Knights – family commitment,  
Cllr M Theeman – work, Cllr R Eley – work, County Cllr G Jones – Education Meeting,  
District Cllr M Bamford - holiday

**2.DECLARATION OF INTERESTS:** Cllr Smith declared an interest in Planning item 2.

**3.DISPENSATION:** None

**4. MINUTES** Confirm & Sign

(i) Planning Meeting 14 November 2013

Proposed Cllr Lansdell    Seconded Cllr Elmer    8 in favour    1 abstention

(ii) Statutory Meeting 14 November 2013

Proposed Cllr Steele    Seconded Cllr Lansdell    8 in favour    1 abstention

**5.MATTERS ARISING** from Planning Meeting 14 November 2013

Cllr Abbs Item 9 – 1-4 Fiddlers Close –proposed post code is Elm Estate not Fiddlers Lane.

Clerk to write to Post Office explaining why post code seems incorrect.

Proposed Cllr Lansdell    seconded Cllr Abbs    3 in favour    4 against    1 abstention    not carried

**6. TO RATIFY THE FORMATION OF THE NEIGHBOURHOOD PLAN COMMITTEE AND  
TERMS OF REFERENCE** whose purpose is to investigate and, if supported by the Parishioners’,

produce a Neighbourhood Plan for the Parish of East Bergholt as defined on the map (attached). Review and revise the list of Councillors who are members of this committee.

Proposed Cllr Ireland seconded Cllr Totman

Cllr Ireland stated on agenda as Committee members not minuted previously and Area to be East Bergholt Civil Parish. Removal of 'and Mid Suffolk from bullet point in Terms of Reference

proposed Cllr Lansdell seconded Cllr Moss all in favour

Councillors prepared to stand on Committee – Cllr Lansdell, Cllr Ireland, Cllr Moss, Cllr Totman, Cllr Smith. Cllr Theeman ex-officio. Vote on all six - 9 in favour

## 7. PLANNING Councillors had been issued with list of applications

1. **B/13/01323/FHA** 4 Clarence Cottages, Erection of two-storey side extension  
Manningtree Road

Recommend approval Proposed Cllr Smith Seconded Cllr R Lansdell 9 in favour

2. **B/13/01316/FHA** Gatewell, Hadleigh Road Erection of front, side & rear ground  
floor extensions, and loft conversion

Recommend approval Proposed Cllr Abbs Seconded Cllr Steele 9 in favour

3. **B/13/01165/FHA** Tufnells, Gaston Street Erection of boundary wall and gates  
(following demolition of existing  
entrance gates and piers)

Recommend approval Proposed Cllr Lansdell Seconded Cllr Smith 8 in favour 1 abstention

4. **B/13/01267/FHA** 18 Fiddlers Lane Erection of two-storey side/rear extension  
Recommend refusal - imbalance symmetry of pair of existing dwellings. Dominant in street scene.

Proposed Cllr Smith Seconded Cllr Lansdell 7 in favour 1 against 1 abstention

5. **B/13/01211/ROC** Ash View, Elm Road Application under Section 73 of Town &  
Country Planning Act (1990) to vary  
condition 04 attached to Planning Permission  
B/10/00963 to allow removal of the hedge on  
the frontage of Plot 1 known as Ash View

Recommend refusal – Fact that Babergh conditioned it originally it was seen to be important. Others in  
Road mostly have hedges. Currently provides soft edge frontage.

Proposed Cllr Smith Seconded Cllr Abbs 8 in favour 1 abstention

6. **B/13/01289/FHA** Victoria Cottage, Heath Road Erection of two-storey side extension,  
alterations to existing single-storey  
extension and erection of front porch

Recommend approval Proposed Cllr Abbs Seconded Cllr Lansdell 4 in favour 5 abstentions

7& 7a. **B/13/01280/FUL** 10 White Horse Road Erection of 1 No. two-storey dwelling  
(following demolition of existing dwelling)  
As amended by submission of an amended  
plan showing elevations and plans as  
existing numbered A3 received 27.11.2013

Recommend refusal – Parish Council increasingly concerned at demolition of historic buildings in  
AONB replacing with modern buildings out of character with street scene as shown in Parish Council  
Planning Policy (attach).

Proposed Cllr Smith Seconded Cllr Moss 9 in favour

8. **B/13/01352/FHA** Dalea, White Horse Road Erection of single-storey side and rear extensions. Conversion of garage into additional living space.

Recommend approval Proposed Cllr Lansdell Seconded Cllr Smith 9 in favour

9. **B/13/01322/FHA** 2 Fiddlers Lane Erection of single-storey extension

Recommend approval Proposed Cllr Abbs Seconded Cllr Steele 8 in favour 1 abstention

10. **B/13/01371/FHA** Old Hall, Rectory Lane Erection of ground mounted photo voltaic (PV) system

Recommend refusal – because of location in AONB and views across from Flatford and not wanting to set precedent. Proposed Cllr Smith Seconded Cllr Elmer 9 in favour

**8. CORE STRATEGY WORKING PARTY** Nothing further to District Cllr Hinton’s report

**9. AIRSPACE CONSULTATION** Proposal for Parish Council to respond to on-line consultation on increasing flights over East Bergholt and Dedham and letter to be sent  
Proposed Cllr Totman Seconded Cllr Moss 9 in favour

#### **10. CORRESPONDENCE**

War Memorial – Cllr Totman to contact Cllr Knights regarding previous action and report back.

Great Local Run – Clerk to pass to Charlie Stannett

East End Playground mole problem – Cllr Wood to [ass ‘mole man’ contact details to Cllr Steele

Red Lion Conveniences – if hot water problem persists/finance involved budget to be checked

Hospital Car Ride Scheme – Clerk to send copy to Doctor’s Surgery

#### **11.A.O.B.**

Memorial Plaque for Mervyn Austin – Cllrs Totman and Moss to look into and report back

Budget – Cllr Elmer requested Chairs figures s still awaiting Babergh tax base rate detail

Neighbourhood Plan(NP) meetings – Cllr Smith suggested doing dates for year. Cllr Ireland to raise at next NP meeting.

**There being no further business meeting closed at 8.55pm**

**NB: All written reports, attached as appendices, may be viewed by arrangement with the Clerk.**

## CONSULTATION 4. Initial Brainstorming Session

### INITIAL INPUT

At the, Start up, meeting on the 16<sup>th</sup> December the following items were collected from the posted notes (brainstorming).

#### SYNOPSIS OF IMPORTANT ISSUES SHEET

- Housing
  - Housing for older people (sheltered)
  - Affordable Housing
  - Limit on housing for commuting
  - Avoid cramming
  - Clear village perimeter
  - Limit housing to match facilities (shops , doctors etc)
  - Limit infilling
  - Limit housing to infrastructure capability
- Employment
  - Units for small businesses
- Transport
  - Environmentally friendly transport issues
  - Transport for those who cannot drive
- Environment
  - Keep a village environment (not a town)
  - Retain and respect AONB
  - Perception of EB as a special place
  - Green issues
  - Fitness issues
  - No street lighting (sky at night)
- Infrastructure
  - Facilities – shops , halls etc
  - Maintain pubs
  - Fitness equipment for older people
  - Facilities for young people
  - High Speed Broadband



## SYNOPSIS OF **WORKING GROUPS** SHEET

The posted notes sheet asking for proposed Working Groups tended to also cover issues rather than specific team activities but I have tried to make sense of the notes and create three headings of what could be main Working Groups.

### FACTFINDING TEAM

- To enable us to have some datum facts to work on it would seem necessary to collect data about the current situation, how things have changed in recent years and projections for future needs.
  - Housing quantities and types
  - Population
  - Age profile
  - Employment profile and statistics
  - School capacities
  - Doctors / fitness facilities
  - Shops
  - Use of facilities (halls, pubs etc)

### HOUSING TEAM

- To look at the current situation and future needs
  - Needs
  - Impact on environment
  - Identify possible sites
  - Minimum standards
  - Style
  - Sustainability

### TRANSPORT TEAM

- Public transport
  - Time window for transport
  - Destination
  - Future needs

## **EAST BERGHOLT PARISH COUNCIL**

### **MINUTES OF A PLANNING MEETING HELD ON THURSDAY 9 JANUARY 2014 - LAMBE SCHOOL**

#### **Present**

Chair – Cllr M Theeman      Cllr P Ireland      Cllr R Elmer      Cllr G Abbs  
Cllr S Smith      Cllr R Steele      Cllr R Moss      Cllr N Wood      Cllr R Lansdell  
Cllr R Eley      Mrs V Ayton – Clerk

Also in attendance: – District Cllr M Bamford, 2 members of public. Correspondence was tabled.

#### **7.30 Public Open Session –**

County Cllr Jones and District Cllr Hinton had submitted written reports which had been circulated to Parish Cllrs prior to meeting. County Cllr Jones sent late item concerning signage to Grange Country Park – SCC instructed AA to remove signs by 16 January 2014. Cllr Abbs questioned item in Cllr Jones report about location of the 9 care homes and was east Bergholt to have one. District Cllr Bamford said no, 9<sup>th</sup> in Ipswich. Cllr Theeman suggested care home in East Bergholt for Neighbourhood Plan discussion. Cllr Ireland raised item in Cllr Hinton report about ‘developers in several village locations’. Cllr Bamford stated Holbrook, nothing specific to East Bergholt. District Cllr Bamford gave his report – Core Strategy still with Inspector; Neighbourhood Plan event at Lavenham, Babergh draft for communities available. Babergh Council Tax freeze proposed so may be told of more restraints in next few weeks. Warm Houses offer with SCC for over 65’s and homes with under 5’s – may get help with boiler repairs, bills etc. contact Babergh. Meeting at Needham Market council offices 30.1.14 re proposed rent increases. National Grid overhead deferred to 2020. Average speed cameras on A12 Stratford to Copdock to improve safety. Cllr Ireland asked what evidence, as slowing down at cameras causes bunching around exit/entrances. Cllr Lansdell said 800K be better spent improving Four Sisters slip roads on A12.

M Abbs asked Cllr Bamford whether enforcement notice issued on Chadacre, Whites Field. Cllr Bamford stated Enforcement at Babergh in turmoil but will press on that point. Cllr Theeman requested written response for next meeting to go in correspondence.

#### **Planning Meeting commenced 7.45pm**

**1. APOLOGIES** - Cllr Totman –sick

**2. DECLARATION OF INTERESTS** – none

**3. DISPENSATION** – none

**4. MINUTES** –Planning Meeting 12 December 2013

Item 2 -Cllr Moss stated ‘personal’ should be inserted before ‘interest’  
Minutes can then be signed

Proposed Cllr Ireland      Seconded Cllr Smith      8 in favour      2 abstention

**5. MATTERS ARISING** from Planning Meeting 12 December 2013 - none

**6. PLANNING** Councillors had been issued with list of applications

1. **B/13/01180/FHA**      Stour View, Orvis Lane      Erection of single-storey rear extension

Recommend approval Proposed Cllr Ireland Seconded Cllr Abbs unanimous

2. **B/13/01373/FHA** Constables View, Flatford Road Erection of four-bay cartlodge

Recommend refusal – Inappropriate bulk and form especially within AONB  
Proposed Cllr Lansdell Seconded Cllr Moss unanimous

3. **B/13/01449/TAC** Tufnells, Gaston Street Tree Surgery

Recommend refusal – whereas Parish Council happy with proposed works to Sycamore tree they feel the appropriate action for the Oak is the removal of the deadwood and crown reduction not exceeding 30%. Crown reduction of 50% is potentially very damaging

Proposed Cllr Eley Seconded Cllr Ireland unanimous

7. **CORE STRATEGY WORKING PARTY** Nothing to report as awaiting Inspectors report

8. **NEIGHBOURHOOD PLAN COMMITTEE** – Cllr Ireland reported 2 meetings taken place; 27 volunteers and more still joining; 5 working groups formed – planning, communications, grants, data gathering, questionnaire. Cttee recommend PC to approve request for Clerk to notify Babergh confirm going ahead and register Civil Parish as area.

Proposed Cllr Ireland seconded Cllr Moss 9 in favour 1 abstention

### **9 . CORRESPONDENCE**

Item 8 – Stour Valley consultation – PC not respond leave to individuals

Proposed Cllr Theeman seconded Cllr Smith unanimous

Item 12 – Grier & Partners – Cllr Theeman to attend, clerk to pass over the invite

Item 14 – Grit for Orvis Lane - Cllr Lansdell to pass last year's list to Clerk for action

Item 15 – Cherry Lane Nursery – Clerk to attend

### **10.A.O.B.**

1. Clerk to send thank you to SCC Highways for action on AA Grange Country Park signs

2. Clerk to send letter to Highways Agency cc SCC Highways on A12 speed camera spend and 4 Sisters egress safety.

Proposed Cllr Theeman seconded Cllr Ireland unanimous

**There being no further business meeting closed at 8.05pm**

**NB: All written reports, attached as appendices, may be viewed by arrangement with the Clerk.**

## CONSULTATION 6. Example Parish Magazine Article

### The Future of East Bergholt is in all our hands.....

East Bergholt is a good place to live. It is a thriving village with shops, schools, doctors, pubs and a strong community ethos. However, if we want to preserve the special nature of our village, we, the residents of East Bergholt, need to come together and have a voice.

Our village has been designated a 'Core Village' by Babergh District Council. That means that the resources of East Bergholt are considered vital not only for our village but for other communities around us. The Government is telling local authorities to increase the housing stock. East Bergholt, as a 'core village' is likely to become a target for aggressive development because of its resources and facilities. Whilst recognising that there is a housing shortage, we are concerned that the level of housing development will be unacceptable and will ruin the character of our village.

The Parish Council wants to create a "Neighbourhood Plan". This will allow local people to have a say in the development for our community and will give us influence over what happens to our village. Once successful in putting together the Plan and having it adopted, Babergh will be obliged to consider the wishes of the community when making decisions. A Parish Council Neighbourhood Plan Committee has been formed to collect your views and formulate the plan based on those views.

The Parish Council Neighbourhood Plan Committee needs your help to create a plan that will be submitted to a referendum of everyone in the village. In the New Year there will be daylong event to which you will all be invited.

Come and have your say. These are not rumours – this is real!

Get informed. Get involved.

Please watch out for further details in the New Year.

Contact Valerie Ayton Parish Clerk 01206 298692

e-mail [east.bergholtpc@btconnect.com](mailto:east.bergholtpc@btconnect.com)

## East Bergholt Neighbourhood Planning Committee

## CONSULTATION 7. Sample Feedback Form from Visits to Clubs

### FEEDBACK FORM

**Society: Bellringers**

**Number of people addressed: 7**

#### **Feedback:**

- **historically there had been council opposition to the conversion of gardens to building plots**
- **in-fill was preferable to large developments of houses**
- **perception that the development of houses at East Bergholt was a foregone decision and would the village be listened to if the villagers expressed ideas.**
- **The group said they would prefer to see a good mix of housing including bungalows, semi-detached and small detached houses**
- **united concerns about the traffic implications of increased housing in particular the access to and from the A12**
- **concerns expressed regarding the capacity of the sewer system if additional houses were built**
- **concerns expressed about the GP surgery capacity to cope**
- **no interest in Bellringers having a presence at the June 14th Open Day but individuals would possibly visit**

## CONSULTATION 8. Feedback Forms from Visits to Schools

### FEEDBACK FORM

**Society:** Lavender Hall Nursery

**Number of people addressed:** 1

**Feedback:**

- Interest was expressed as the Lavender Hall Nursery are keen to know about activities within the village that could affect them.
- Papers and flyers were distributed.
- Ways the Nursery could get involved were discussed.
- Ways the Nursery could get in contact were established.

### FEEDBACK FORM

**Society:** East Bergholt Primary School

**Number of people addressed:** 1 –The Head Teacher

**Feedback:**

- Expressed an interest in this initiative
- Agreed to discuss with her colleagues and identify ways the school could get involved
- Agreed to attend the next full committee meeting
- Papers/flyers etc were received
- Agreed to circulate June 14<sup>th</sup> Open Day flyers to every family attending the school
- Children in Year 6 would participate in identifying the Village Assets exercise.

### FEEDBACK FORM

**Society:** East Bergholt High School

**Number of people addressed:** The Finance Manager

**Feedback:**

- The school would like to be informed and possibly involved in the formulation of the EBNP
- Areas where involvement could occur were discussed at length e.g. geography, school council ,ethics,
- The Senior Management Team would discuss and get in contact when/if the school's direct involvement had been agreed

- **Representation from the school possibly Head Teacher or representative of the Governing Body would attend future meetings of the Committee. The finance manager was made aware of date and time of next meeting at Constable Hall.**
- **Relevant papers were left at the school – flyers, ways schools can get involved etc.**
- **Ways the school could contact EBNP were established.**

## CONSULTATION 9. Meeting with Babergh District Council to Discuss Housing Numbers

### **Main points from a meeting with Babergh, 7.8.15**

Present :

Nick Ward, Jennifer Candler, Phil, Joan Miller, Paul Ireland

The purpose of the meeting was researching methodologies that might be used for assessing Housing Need for East Bergholt's Neighbourhood Plan.

### **Process for identifying Housing Needs number**

Nick Ward explained that there are a number of methodologies that might be used to for a Housing Needs Assessment. He gave us the PAS Neighbourhood Planning Advice Note "Housing Needs Assessment for Neighbourhood Plans". The paper itemises the core differences between a SHMA approach and a Neighbourhood Plan approach and the sources of evidence that might be used in compiling both. The PAS will provide us with a baseline against which we can check our EBNP approach to date.

Jennifer Candler explained that Babergh assess Housing Needs against three core factors which work together: the 2014 Core Strategy and its evidence base; the Assessed housing need and demand; and the Capacity of the area and the impact test of housing in that area using scenario tests.

She explained that behind all housing decisions is a Viability model, this is a government directive and so Babergh must use this. The starting point is that everything must be justified by the evidence.

Babergh advice when calculating Housing Need is to use a range, low to high, rather than an exact number.

Babergh thought our combined approach was logical in as much as the figure that we arrive at could be a combination of Affordable Housing Needs Assessment and Housing Needs assessment derived from Core strategy figures.

They agreed that because of the special case of Brantham, with its regeneration site and population size with services to support, it is logical to consider Brantham as separate and that it can be considered separately from the EBNP. EB will therefore pick up the proportionate hinterland villages minus Brantham in its assessment of housing need.

They agreed that where a hinterland village relates to more than one core village, it is pragmatic to take the population figures of the hinterland village and apportion it equally to the core villages they are attached to. In the absence of direct evidence they also agreed that it was pragmatic to consider hinterland villages that relate in this way to EB, to have the same proportionate level of need to the research figures for EB.



Babergh suggested that a comprehensive approach for the EBNP team in assessing housing need might include:

- An arithmetic calculation (including affordable housing need combined with a calculation for commercial build to subsidise the affordable housing; housing needs assessment based as a proportion of Babergh's assessed housing need; supply and demand evidence such as the builds/permissions over that past 15 years and estate agents' surveys).
- Use PAS document fig 1 as an example to plot the full range of possibilities and come to a mid point range for housing need for EBNP
- An assessment of infrastructure capacity (eg: potential blockers such as sewage constraints would put a cap on numbers of houses that could be built; other constraints such as schools; parking constraints probably not known by Babergh so an opportunity for EB to highlight). The advice was to highlight just a few key infrastructure factors rather than to make this too long and complex.
- Market demand assessment (estate agent survey of demand and supply; house prices relative to area)
- Use the triangulation results of the above to test in model scenarios on the ground. That is, once a number range has been reached, use this to test out the "what if.." scenarios as they might apply in EB.

### **EB village development policies**

We discussed the particular characteristics of the village of EB that it is a village with many centres, built in a doughnut around the heath land so retaining an open village feel, but that it is nevertheless a cohesive community. Whilst the community encourage the right mix of development and support the build of houses that match local need, they do not support the promotion of free range building developments. The need for the village is identified as:

- Develop over time (evenly over 15 years) in small settlements that contribute to the development of the diverse range of EB centres to encourage integration of new residents into the community.
- Develop in particular mixed developments including smaller houses for young families and older people (a mix which encourages both affordable and low market cost houses) to encourage a full-life accommodation in the village.
- Develop policy and design criteria to encourage this to happen.
- Establish a village project, such as a Land Trust, to allow for a proportion of housing need for older people to be built so that they are both close to the heart of the village and also retain the functionality for older people over time.
- Establish a village project to allow for a proportion of housing need for young families to be built so that the houses retain the features of size/price over time.
- Establish a project to look at safe footpath and cycle paths which can be used to connect EB/East End and Manningtree.

Babergh thought that we might be able to use policies already current to be able to encourage a better mix of small houses on a development and also look at exception sites for affordable/local need housing. Nick and Jennifer will consider how this might

be useful to our EBNP policies. They will also consider the methods we might use to encourage developers to make “off-site” contribution of commute monies to achieve these objectives.

They advised that a mixed development to include employment options would be supported by Babergh policies. So for instance, developers might be encouraged to invest in building a community hub, which might provide a service centre for home-workers to reduce travelling for long distance workers (London) and also to provide local community facilities.

Babergh advised that we could look at data patterns of house sizes/travel to work distance patterns/ etc to see if this could support our wish to encourage a more sustainable build pattern/travel pattern and support the opportunities for local families and work and home working/local working patterns to reduce travel burdens.

Babergh are early in their SHLA assessment process and Jennifer is keen to involve us when they get to the start of the site assessment process.

### **Workshop on Character Assessment & Site Allocation**

We also asked if Babergh could assist us in developing our Character Assessment. Nick offered to run a workshop for us that would help us to use the Oxford City Council guidance for character assessment.

<http://www.oxford.gov.uk/PageRender/decP/CharacterAppraisalToolkit.htm>

He would take us through the approaches and how it works. Might also be able to involve their landscape architect. This workshop might also include a session on site allocation methodology and assessment. This workshop would be a demonstrator for how Babergh might run future workshops for other villages developing neighbourhood plans.

7/8/15

## CONSULTATION 10. List of Comments Receive and Actions

### CONSULTATION 10.1 Draft 3

Comment	Source	Action proposed?
Issue draft plan/meet with BDC informally prior to consultation release	A Skipper	
<p>Ask BDC if SEA required SEA</p> <p>I consider it unlikely that this plan will trigger the need for an SEA. It is not impossible however given the value of your surrounding landscape, the AONB and the plan's approach to housing coming forward in comparison to what Babergh Core Strategy CS11 already does. If the need for SEA is triggered, then the SEA will need to be undertaken ahead of the Regulation 14 pre submission consultation. Hence the importance of seing an SEA screening determination as soon as possible. You can proceed with Regulation 14 pre submission consultation withouth the SEA screening undertaken but you take the risk that you need to repeat the consultation if the need for SEA is then determined.</p>	A Skipper, & PAE	Done
Add title to policies?	A Skipper	Add titles in final draft
NP policies & projects section start too late at page 27?	A Skipper	Done

Separate projects into separate section?	A Skipper	Considered
Page 15 - add why EB is distinct	A Skipper	To Do in final draft
Minimize appendices: put maps/key data into main body of report? Or evidence section? In general terms any assertions of, for example, “tenure pattern is judged to be well balanced” (page 17) or “...Local services and facilities...are adequate for current requirements.” (page 18) need to be backed up by evidence. This is also the case with policies such as Policy EB2, why 15 homes or EB5, why 10? The Character Appraisal will help with this sort of justification. But figures cannot be arbitrary; if there is no evidence to support these thresholds the Examiner is likely to delete them or the whole policy.	A Skipper	Review content of appendices for addition to NP
Section 2 (page 22) – there are many details that should go in the Consultation Statement rather than the NP itself. This section usefully forms the basis of a very detailed Consultation Statement. However, it is arguably ok to include with the pre- submission draft NP if you wish so that the community can see what has happened and the rationale and arrangements for the NP, but I would be concerned if they were not moved to another separate document at later stages.	A Skipper	To consider. Decision prior to final document issued
I would avoid statements like “...only a small degree of weight was given to these results...” on page 26 as this discredits what you have done and lessens the value of those responses you did have so I’d tend to keep it factual.	A Skipper	To Do in final draft, revise wording

Housing section - revise with positive wording	A Skipper	To Do revise wording to a positive for final draft
Check for conflict in policies	A Skipper	To Do -
Policy EB6 (page 32) – a way of tying up the occupancy could be via S106 or a condition attached to the grant of permission – although this is likely to have the effect of not encouraging such development. This is certainly one to discuss with BDC.	A Skipper	To investigate with BDC
Policies EB7 and EB8 (page 33) duplicated. Is there enough land near the centre of the village for a care home?	A Skipper	REJECT: There is land in ANOB/conservation area, though may be controversial
Policies EB9 and EB10 (pages 34 and 35) go beyond the remit of the NP and the PC and in my view are unlawful in their content so should be deleted. These issues are set out in law and are matters for BDC.	A Skipper	CHECK DRAFT V4.1 -
Natural Environment, Landscape and Open Space section (page 36 onwards) – revise with positive wording. Not 'protect'	A Skipper	To Do final draft, revise wording to a positive -
Page 39, consider whether you wish to designate any Local Green Spaces (see NPPF).	A Skipper	To decide -

Design, Character and Heritage section (page 42 onwards) – how the design statement is dealt with needs further discussion (particularly in view of how appendices are being regarded by some Examiners) and should be discussed with BDC too.	A Skipper	To be done
Policy EB16 (page 45) goes beyond the development and use of land remit of a NP policy, but could perhaps be a ‘project’ (?)	A Skipper	To Do, convert to a project
Transport section (page 46 onwards) – objectives and background come across well. Policy EB17 (page 47) supports any development that mitigates the impact of traffic; is this what is meant?	A Skipper	Considered
Policy EB24 (page 50) I don’t think covers planning issues, but could be a ‘project’; could discuss with BDC and see what they think about retaining this as a policy.	A Skipper	Discuss with BDC
Sustainability section (page 63 onwards) – includes some issues which I feel might be better located elsewhere in other sections?	A Skipper	which issues? Considered
Policy EB35 (page 65) requires a substantial amount of evidence if it is to be retained; I have never seen a policy like it in any plan and I think it will thwart any development (which is not the idea) and in any case how will this be demonstrated or enforced?	A Skipper	Considered

n this is essentially a housing policy, it needs to align with any housing and employment policies if it is retained.	A Skipper	Check compatibility of policies -
Policy EB36 (page 65) is an interesting one; I'm currently grappling with this issue in another Parish - keep it in and see how it gets on.	A Skipper	Review position before final draft
Reference to the Crawley Down NP (page 67) – the Examiner's report has now been published and Policy CDNP07 on Sustainable Drainage Systems (which I think was the issue) was recommended for rewording by the Examiner. I remain of the view that the approach taken in the NP is the more appropriate one, but the reworded Crawley Down policy could be imported in the NP if the Group so wished.	A Skipper	Review wording for final draft
Are projects EB18 (page 67) and EB1 (page 68) similar / duplicated?	A Skipper	Review potential duplication
Overall: (a) A major omission is the lack of a plan showing the NP area; this should come towards the start of the NP.	A Skipper	To Add NP area plan to EBNP
b) to include information which is currently in appendices within the NP itself as appropriate; particularly where a policy relies on some information shown in an appendix, for example a map of views or a definition/designation of the 'heart of the village'. All these need to be defined so the community and other stakeholders will have an opportunity to comment on them in a draft NP. AND PAE: I see Ann has commented on	A Skipper & PAE	Review appendices for inclusion in main NP document

your use of appendices. I recommend all your evidence base documents are changed into standalone evidence base documents rather than appendices.

General comment: some of the page numbers do not agree with "Contents", some pages not numbered. ALL pages must be numbered including the Contents page	M&G Abbs	To check when doc revised at final read through
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.Page 12: Line 1 delete second "is". "At this stage this document is being created from this base data" Three "THIS" and the sentence needs clarification - what base data ??	M&G Abbs	To Do, revise in final draft
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Page 13: This page is not listed in "Contents". Para 2 should be the first para. Last line - delete "our" insert "this"	M&G Abbs	To Do, revise in final draft
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INTRODUCTION No page number.	M&G Abbs	To Do, revise in final draft
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Page 2: Para 3 "the home of the Randolph Churchill " delete "the"	M&G Abbs	To Do, revise in final draft
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Page 4: Para 2 It would be good to say when Old Hall was established as a Community (1974) because it shows stability - many Communities fold in under 10 years. Para 3 insert "9" charity managed almshouses. Insert "4" new housing Association managed bungalows. Insert "12" if this a reference to Foxhall Close	M&G Abbs	To Do, revise in final draft
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Page 5: delete "Suffolk Sheds" and insert "Wheelers Yard" (Suffolk Sheds is only one unit). "miles" my Sat Nav shows Ipswich & Colchester each to be 10 miles, but it	M&G Abbs	To Do, revise in final draft
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does depend on what you consider to be the centre. Para 1.6 line 3 insert "rail" before "station". Line 5 insert "is" used.

Page 7: Developing the Neighbourhood Plan. "our" ???

M&G Abbs To Do, revise in final draft

Page 12: 2.4.3.1 Last sentence needs to be complete.

M&G Abbs To Do, revise in final draft

Page 14: Last para. - is this strictly correct? There have been a number of small houses/bungalows demolished and replaced with large executive houses - Hadleigh Road, Elm Road.

M&G Abbs Check detail

Page 14: 3.2.1. end of Para 2 "described in introduction" delete and insert "see Para 1.3 Housing." Suggest - after have built insert "few large groups of executive housing."

M&G Abbs To Do, revise in final draft

Page 15: 3.3.2 110 homes at Chaplin/Richardson Roads according to the full Electoral Roll. Add the date of construction ???

M&G Abbs Check detail

Page 20: 3.3.5. The first sentence does not read right "and that changes" suggest "these approved Policies"

M&G Abbs To Do, revise in final draft

Page 21: As a general comment - when there is only one Project should the "s" be dropped? Se3cond sentence "This frees (not "free" ) developers..."

M&G Abbs To Do, revise in final draft

Page 23: 4.3.1. first sentence “in” “in” does not read right. Would “.. during consultation for the preparation of the Plan “ be better ?? Para 3 local people refer to the Donkey Track not the Path. It is referred to later in the Plan as Track.

M&G Abbs To Do, revise in final draft

Page 23: PROJECT - Has this been discussed with Old Hall ??

M&G Abbs Check detail

Page 30: Where are these designated Heritage Assets listed ??

M&G Abbs Check detail

Page 32: para 6.2 First sentence does not read right. Suggest.... “in promoting sustainable development and improving the quality of life “ para 6.2 sentence two, should “that” be inserted between “likely” and “people”. First bullet point. Not strictly true, increased traffic does not make the roads narrow.

M&G Abbs To Do, revise in final draft

Page 38, EB12: what does “over the length of the B1070 mean” ??

M&G Abbs Check detail & revise

Page 50: para 9.2 last para “the Parish IS not “are”. And EB37 Para 9.3.4. Second sentence “ the Parish “IS” not “are”

M&G Abbs To Do, revise in final draft

Page 51: Policy EB5 “housing” should this be “houses” ? Is this the real world ? How could it be implemented ?

M&G Abbs To do revise in final draft

Page 51: Para 9.3.2. Distances between points in the village are such (insert “that” ) make electric cars a feasible.....

M&G Abbs To Do, revise in final draft

Page 51: Para 9.3.3. Some existing areas already suffer temporary flooding following heavy rain because of poor drainage e.g. Gaston St end of Elm Rd and Fiddlers Lane.	M&G Abbs	Check detail & revise
Policy EB 37. All new development regardless of size or number of houses now has to show how it is providing good surface drainage - and cannot have, for example, total hard impervious paving for car parking.	M&G Abbs	Considered
Policy EB37: Last sentence should read - "comply with the principles of these Projects"	M&G Abbs	To Do, revise in final draft
3.2.1. I find it surprising that only 17 houses have been added to the stock since 2011 – when did the period over which the calculation was made end?	P Kelly	Checked
I understand the point of Policy EB3, but am unable to relate it to EB4 about the precise the meaning of which I am not clear.	P Kelly	Considered
The second sentence of EB5 seems to me to be far too prescriptive and should be deleted. The first and third sentences provide a sensible policy.	P Kelly	Considered & revised
Policy EB6 – either just keep to the generic term as suggested or delete "prison" (unless one is planned for the near vicinity – which I suggest that we would all oppose) and 'public sector' – which has neither more nor less claim that the private and voluntary sectors to be considered "key".	P Kelly	Revised

The phasing point made between EB6 and EB7 is important and should be incorporated into overall guidelines, though it need not apply to small developments..

P Kelly

Considered

Do EB9 and EB10 add much? On the former, is it reasonable to block an improvement, for instance, and on the latter one doubts its status if there is a dispute over and above the existing enforcement regulations.

P Kelly

Considered

EB11 Is OK in principle, but comment is meaningless without sight of Appendix 9.

P Kelly

Considered

Might it not be wise to specifically exclude vermin and pests from EB13?

P Kelly

Revised

Project EB2 How about some cost/ benefit analysis first.

P Kelly

Considered

One needs to see Appendix D12 before comment.

P Kelly

Considered

6. It should be made clear that any proposals for parking charges would be unacceptable.

P Kelly

Considered

6.4. Footpath signage is at least as relevant as that for cycle paths.

P Kelly

Considered

7.3.4. I have considerable doubts about the 'work hub' idea, EB34; it would have to be quite large to have any use for networking. EB33 is much more important; proper high speed internet, full and consistent (4G and soon 5G) mobile signals are essential utilities which the village lacks.

P Kelly

Considered

9.3.1 Policy EB35; how would anybody fail to demonstrate this?	P Kelly	Considered
This is a very large document. Has it been considered to list all the policies and projects together in one place to form an abridged document with the most important parts as well as the main document with all supporting evidence.	M Duncan	Considered
Foreward - mentions "Apprehension" and "difficult to persuade people to undertake the task" - Fell this sounds a bit negative in showing peoples commitment to developing a plan?	M Duncan	Considered
1.4 SOCIAL - should we mention the Fountain House tea room. This is a quality establishment which is good for tourism, for meeting people and providing employment	M Duncan	Done
2.4.2 VILLAGE EVENT - It mentions people gave their views on postit notes. Should we also say they could also put their views on line at the event and afterwards. This would demonstrate our desire to get as many views as possible.	M Duncan	Done
3.2.1 HOUSING - it mentions average house price over a two month period. This is a very limited time period which could lead to distortion of the true average house price. how many house sales were there in the period? should a calendar year be used as a more reliable representation?	M Duncan	Considered

3.3.2 MANAGING HOUSING GROWTH - "Chaplin / Richardsons Road caused a significant disruption and it took the community 10-20 years to recover" - Is there evidence to support this claim? M Duncan Considered

3.3.2 MANAGING HOUSING GROWTH - Is there a contradiction between Policy EB3 (New housing development will be located within 800m from village Focal Points) and EB4 (No infill development or redevelopment of plots with dwellings in large grounds will be allowed within 800m of the Village Heart) M Duncan Considered

3.3.4 SUPPORTING OLDER PEOPLE - Policy EB7 and EB8 appear to be the same? M Duncan Done

9.3.4 - Project EB17 GREEN ENERGY - should we specifically mention ground source and air source heat pumps as there are very "green" These were mentioned in the questionnaire where a number of people and them or were considering getting them. M Duncan Done

9.3.4 - Project EB17 and 9.4 Project EB1 - are there the same? Seems to be a few EB1's M Duncan Done

CONSULTATION 10.2 Draft 4.1

Comment	Source	Action proposed?
words need tidying on page 7, last para.	NH	To Do in final draft
numbers on maps/pages 29, 32 are too small	NH	To Do in final draft
classification of open spaces 4.3.3.1 - 4.3.3.4 would be reinforced if we knew how each of those numbered spaces was classified.	NH	To consider -
do we need all the para numbers under 4.3.3? - just a drafting point.	NH	To Do in final draft
summary of what we did in character assessment, key results and application is obviously still to be added. It should be able to dovetail well with the design guidelines.	NH	To Do in final draft
the local design guidance for housing pages 37,38,39 should have a clear heading, and on page 27 where it says "to be read alongside policy EB12" this raises an issue because EB12 refers to residential and non residential. Suggest removing non residential in EB12 as design guide is clearly just resi focussed. Also suggest policy says "development should follow the guidance", rather than "considered and adhered to"	NH	to review for consistency -

listing and conservation area policy already protects heritage assets so first part of EB13 is I believe covered. If we retain policy EB13 for second part, we would need to specify what the non designated heritage assets are that we will consider and how we would define these. Not sure we are in position to do this currently are we? Perhaps a project for specifying local listing as part of process to extend conservation area(project EB4). BDC would be supportive of this for a project.	NH	Review and remove 1st part of EB13, specify heritage assets & consider policy rewrite
on reflection policy EB 26 is weak and it's not clear what we mean. What developments enhance home working? We also have no control over mobile and broadband coverage nor computing support. Suggest remove.	NH	
policy EB27 - by support, do we mean favourably consider a small development that would provide a work hub.....perhaps also say in accessible location.	NH	Yes? To Do reword in final draft
Mapping: Any policy that has site specific requirements (e.g. protection of open spaces, defined views, built up development boundary) will need to be mapped in order for the policies to be implementable. I recommend you speak to Baberg District Council to agree how they wish the designations to be mapped. They may well wish for it to be shown on a Neighbourhood Plan Proposals Map: This can be resolved following the regulation 14 pre submission consultation.	PAE	(a) Speak to BDC re map designation - (b) To Do revise with agreed mapping included for identified sites
Ensure all references to Planning Aid England are correct. i.e. Planning Aid England rather than Planning Aid	PAE	To Do, find and replace as part of final edit



Page 20, Housing section

The top paragraph starting with “as a consequence...” reads as conjecture. It would be better to provide the data on completion figures and what houses sizes these were. Babara Koesler at Babergh District Council will be able to assist with this. Why not also show the existing housing mix in the village; not just the desire housing mix as per the questionnaire results. This can be obtained from Census 2011 see QS411EW or <http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11122939&c=East+Bergholt&d=16&e=61&g=6465525&i=1001x1003x1032x1004&m=0&r=1&s=1441789263881&enc=1&dsFamilyId=2556>

PAE

To Do, Review & revise housing data sources -

Third paragraph starting with “Two inde.....” Where as affordable housing is defined nationally, low cost market housing is not. If the HNS undertaken by Commmunity Action Suffolk refer to a low cost market housing need then also reer to the definition which they use.

PAE

To Do, Review & revise housing definitions -

Fourth paragraph starting with “A survey of local estate agents.....” probably good for clarity purposes that they are referring to the second hand market. Otherwise this can be confusing. i.e. on the one hadn you are saying that new housing is predominantly larger properties where as what the community needs are smaller properties where as the estate agent say current supply is okay??

PAE

To Do, revise wording to clarify -

Fifth paragraph. Refers only to the needs of ageing population but this is not consistent with what is written above and later on in the document under 3.3.3 refernece is made to needs of younger population.

PAE

To Do, check consistency -

3.2.2 This is inadequate coverage of the Local and national policy context for the housing chapter. The Core village designation and what this means for East Bergholt should be included. PAE To Do, revise and add NPPF criteria -

3.3. note SHLA should be SHLAA PAE To Do in final edit

Policy EB1 86 is a minimum so the policy can then not restrict phasing in such a specific away. Recommend you liaise with Babergh on the most effective way of dealing with this. PAE Advice from BDC

What is an exception and when would it apply? The village development boundary would have to be mapped in order for this policy to be implementable. Presumably this is the same as the Built up Area Boundary in which case it would include parts of East End. Because of this I don't understand what is meant by smaller scale exception development being allowed within East End. The term exception housing needs to be clarified. "conversion of conversion of existing buildings" and "or is for rural exception site affordable housing" I consider to be two different scenarios so should be separate bullets. The sentence "Exceptions will be made..." is too vague. What exceptions will be made (is it location or size of development; and the following list of bullet points are not sufficiently clear enough to understand when such exceptions would be made. PAE Check wording and meaning and revise for consistency

EB2: Second bullet point: is inaccurate and insufficient reference is made to the importance of landscape and views work including AONB. EB9 deals with this well so I recommend deleting the second bullet point. PAE Review and revise -

EB2: Third bullet point is not needed as sites won't come forward unless they are deliverable PAE Review and revise -

EB2: Fourth bullet point is contrary to NPPF and doesn't address the issue effectively anyway. My understanding with the concern over the loss of larger homes on larger plots that currently are a positive contributor to the character of the village is the very fact that they add to the character of the village. This being so I recommend this whole issue is wrapped up into the Character Assessment and that your Design policy EB12 deals with this or alternatively, if they can be listed as non designated heritage assets then policy EB13 already would address this issue. EB12 or EB13 could include something along the lines of Inappropriate extensions or revisions to properties make a contribution to the character of the area will be resisted. For example EB12 could be written as follows: Proposals must plan positively for the achievement of high quality and inclusive design reinforcing the locally distinctive and aesthetic qualities, as described in the East Bergholt Character Assessment, of the buildings and landscape in the Parish. Inappropriate extensions or revisions to properties make a contribution to the character of the area will be resisted. Residential Development proposals will be expected to adhere to the Local Design Guidance produced alongside this document

PAE

Revised

EB3 and EB4. Don't need both policies. All development proposals should include a mix. See comment on pdf.

PAE

Revised

EB5. This doesn't meet NPPF and won't survive the examination in its current wording.

PAE

Revised

3.3.4 and EB6 EB6 is insufficient coverage of Character Assessment and as currently worded policy is weak. Also duplicates EB12 which deals with this much more comprehensively although EB12 also needs to be expanded to highlight the importance of Character Assessment which presumably defines East Bergholt's locally distinctive and aesthetic qualities.

PAE

Revised

4.3.2 There are risks attached to identifying so many open spaces to be protected. There are many open spaces identified for protection here. Check that the value of the most significant of these are not undermined by doing so and that opportunities for bringing forward sustainable development are not thwarted.	PAE	Revised / added map showing allowable areas
--	-----	---

Are there sufficient opportunities for sustainable development to come forward during the plan period? If not your plan will not meet the basic condition of “contributing towards achieving sustainable development”.	PAE	As above
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4.3.3. This can go in a standalone evidence base document relating to Open spaces	PAE	To Do - revise in final draft
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5.2.1 Yes. It is very important that the work of the Character assessment is set out here. The locally distinctive and aesthetic qualities should be described in the character assessment in order for policy EB12 to be effective. See comments provided above under EB2	PAE	To check as per 47-50 above - revise in final draft
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5.3.1.1 Point 2 on the Design Guidance should be carefully revisited as it seems to contradict with your approach to encourage semi detached and terraced OR as this approach been reviewed. Smaller houses on larger plots will allow for future extensions too. Check the intention of the plan as a whole.	PAE	Check for consistency
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EB12 This policy needs to include reference to the Character Assessment. See pdf.	PAE	To Do, revise in final draft
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EB5. This doesn't meet NPPF and won't survive the examination in its current wording.

PAE

Revised

CONSULTATION 10.3 Draft 4.2

Comment	Policy/Projects ref no.	source	Action proposed?
Suggested revision of Paul's introduction - as per CT's proposal		C Tuppen	To Do, revise in final draft
Section 1.7 could be usefully fleshed out. Would you like me to have a go at this?	section 1.7, page 13	C Tuppen	Revise section 1.7 with more detail
1.4 para 4: comma space separation "garage,playing fields"	1.4 para 4	C Tuppen	To Do, revise in final draft
1.5 para 3:revise to -- East Bergholt has its own distinct local economy and, unlike many other villages, is not just a dormitory for commuters.	1.5, para 3	C Tuppen	To Do, revise in final draft
Page 13: add reference to "Both north and southbound junctions of the B1070 onto the A12 serving East Bergholt are recognised as substandard and dangerous by the Highways Agency."	Page 13 top of page	C Tuppen	To Do, revise in final draft
Page 20: I don't follow the logic of this statemen "As a consequence of the higher building cost and the requirement for 35% affordable housing, developers have		C Tuppen	Revise wording to make clearer -

focused on providing larger, executive housing on existing redevelopment sites and in smaller new schemes. This has skewed the housing mix."

3.3.1 para 1 - explain who has allocated the number of houses	3.3.1	C Tuppen	To Do, revise in final draft
3.3.1 not complimentary but <u>complementary</u>	3.3.1	C Tuppen	To Do, revise in final draft
Section 3.3.1 para : some grammar errors. "The plan has adopted an average of the three methods (86 homes with a likely error of 22 homes) for <u>the</u> purposes of specifying the minimum...." Is that +/- 22?	3.3.1	C Tuppen	To Do revise the final draft and clarify that it is up to 22
The Plan has adopted an average of the three methods (86 home with a likely error of 22 homes) for the purposes of specifying minimum number of houses that is appropriate over the period to meet its role as a Core village.	4.3.1	C Tuppen	To Do, revise in final draft
4.3.1 para 2: questions use of 'sustainable development' in this section	4.3.1	C Tuppen	Reject: a term in planning technical use
4.3.1 para 3: replace "form" with " <u>from</u> the Donkey track"	Page 23	C Tuppen	To Do, revise in final draft

4.3.2 last para: add "as" before "an area of important..."	4.3.2	C Tuppen	To Do, revise in final draft
Policy EB11: add "and" before "comply" in first sentence	EB11	C Tuppen	To Do, revise in final draft
4.4 A postit note I cant open and questions whether Suffolk Wildlife Trust or Edward Jackson been consulted. p36 Good idea but I don't see how a community farm or improving the general health of the population necessarily promotes biodiversity. There could be a case if a farm followed organic or some other recognised biodynamic approach.	4.4	C Tuppen	To review
5.2.2 bullet point 3 and 4: word corrections	5.2.2	C Tuppen	To Do, revise in final draft
5.3.1.1: New Housing Size and Plot (add) <u>Objectives</u>	5.3.1.1	C Tuppen	To Do, revise in final draft
5.3.1.1.does this encourage big houses	5.3.1.1	C Tuppen	To Do: review and revise
Page 40, point 5: add "deep" to end of sentence	Page 40	C Tuppen	To Do, revise in final draft



Page 40, points 4 ad 5 seem contradictry? Point 5 remove capital F on Front, look at table numbers which do not seem to make sense?	Page 40	C Tuppen	To Do: review and revise
Page 40, point 13 - replace "or tarmac" with "or any other impermeable surface"	Page 40	C Tuppen	To Do, revise in final draft
Page 41, point 2 b: delete "for". Replace "or" with "for"	Page 41	C Tuppen	To Do, revise in final draft
Page 41, point 5: add "chimneys may also serve central heating boilers"			To Do, revise in final draft
Page 47, EB8 <input type="checkbox"/> Propose and implement, with appropriate agencies and partners, the redesign and reconfiguration of road and pavement space in the village centre and associate these with traffic measures .....	EB8	C Tuppen	To review/revise
7.1: replace sentence with "Support the continuation of local farming and agriculture". Changed to reflect what is written and avoid confusion with what I would consider sustainable farming. Of course this would be good to do as well!! Sarah Wilson who lives near Bentley is a DEFRA expert on such matters.	7.1	C Tuppen	To review/revise
7.3.2: delete "also" in 3rd para, 3rd word	7.3.2	C Tuppen	To Do, revise in final draft

7.3.3, 2nd sentence: delete "so" in front of "famous"	7.3.3	C Tuppen	To Do, revise in final draft
7.3.4, 2nd para, last sentence: replace "and a." with "such as"	7.3.4	C Tuppen	To Do, revise in final draft
8.2, 2nd para, last sentence: remove word between "gas" and "effectively"	8.2	C Tuppen	To Do, revise in final draft
Page 59: add "East Bergholt's location at a <u>significant</u> distance..."	Page 59	C Tuppen	To Do, revise in final draft
Page 59: "A survey of typical houses shows that 1/3 of the carbon emissions result from commuting" This doesn't ring true. 1/3 may be transport and of this 22% is commuting according to DfT 2008. See attached paper.	Page 59	C Tuppen	To Do, review and revise
Project EB18, there are 2 postit which I cant open. Also some wording change suggestions which might need discussion (a) Can you have a project to introduce a policy if you can't have a policy? (b) Not sure how one makes this a project. Plus I was discussing this with Sir John Harman (ex head of the environment Agency) who does not think it is a viable policy to include. It would also be incredibly difficult to retrospectively do it on a building	EB18	C Tuppen	To Do, review and revise

HayWain set at Dedham Mill?		J Hinton	Reject, Haywain is set by Willy Lott's
With regard to the item referring to new RSL properties x 4 and to 12 Council ones within .8 km of the centre, apparently the latter refer to Elm Estate where in fact there are 50 properties, approx. ½ are privately owned the rest Council properties, but ignores the fact that there are 15 in Foxhall Close, all council and 62 in Foxhall Fields again approx. ½ private owned. Let's not exclude the ones on Heath Road, Woodgates Road and Orvis Lane, again a mix of Council and Private homes! As you can see that totals quite a lot of Council / Social Housing plus there are some on Collingwood Fields that are RSL owned.		J Hinton	Check source of data -
Policy EB5 : Would it be possible to add into this a policy about the presumption against change of use of current employment locations (shops, pubs, businesses) to residential use?	EB5	J Miller	To Do, revise in final draft
Page 26/29: Can we add back in a project to investigate options on building sheltered accommodation such as Dove Court in Capel?	Page 29	J Miller	To Do, revise in final draft
Page 1: Add BDC and Dedham Vale AONB & Stour Valley Partnership to list of consultees/partners	Page 1	J Miller	To Do, revise in final draft

With an eye to "devolved Suffolk", do we want to add more to Economic Development, Transport, Tourism, Energy, Broadband, Pathways/cycle routes items?	general	J Miller	Considered
Section 1.3 para 1: Is the 1 mile to East End compatible with 4.3 kilometers in section on page 9 last para?	1.3 para 1	J Miller	Check source data
Page 16 - inconsistency in number of clubs and societies mentioned elsewhere	Page 16	J Miller	Check source data
Page 20, last para "housing" instead of "hosing"	Page 20	J Miller	To Do, revise in final draft
Policy EB5 Can this include the presumption against change of use of employment locations (retail services, businesses, engineering works) to residential accommodation?	EB5	J Miller	To Do, review and revise
Paragraph 1.8 refers to a prediction that 20% of the additional traffic arising from development at Brantham will travel through East Bergholt. Has this been taken from a Transport Assessment document? It would be useful to refer to the source	Para 1.8	R Feakes, SCC	To Do, review and revise
Policy EB7 could helpfully be refined to explain what type of housing is being encouraged. There are a wide array of different types of housing for older people – a spectrum depending on the level of adaptation and care provision. Are you looking for sheltered housing, extra care housing, residential care, retirement homes, and so on?	EB7	R Feakes, SCC	To Do, review and revise -

Alternatively, you could leave it vague, as encouragement and sign posting for the market to provide something

<p>Policy EB8 – again, you might want to consider whether ‘care home’ is suitable terminology. Care homes are, colloquially, generally considered to be residential or nursing care homes. The policy would suggest that you are not supporting sheltered, extra care or hospice housing. That may be what you are intending to do. Otherwise, you may prefer to refer to ‘housing with care’ to provide a broad range of options.</p>	<p>EB8</p>	<p>R Feakes, SCC</p>	<p>To Do, review and revise -</p>
<p>Policy EB9: An Inspector may ask you to amend this policy to say ‘significant adverse impact’. No adverse impact would tend toward precluding all development, and so could be seen as being too strong in restricting development.</p>	<p>EB9</p>	<p>R Feakes, SCC</p>	<p>Noted</p>
<p>Policy EB10: I haven’t checked, but these areas could include land owned by the County Council. To give an example of where we have considered this before, another Parish identified school playing field as an area where development couldn’t take place, which would restrict the County Council’s ability to provide school facilities. On that basis, without checking who owns what, could Policy EB10 be broadened to include ‘social infrastructure’ as development allowed in exceptional circumstances. That would, potentially, be very helpful to SCC.</p>	<p>EB10</p>	<p>R Feakes, SCC</p>	<p>To Do, review and revise</p>

In the section on parking standards, you refer to Broxbourne in Herts. Have you considered the new SCC parking guidance? This is what we are using as of December of last year, and you might consider it sufficient or it might give you some further ideas about parking and design. See: <a href="http://www.suffolk.gov.uk/assets/suffolk.gov.uk/Environment%20and%20Transport/Planning/2014-11-27%20Suffolk%20Guidance%20for%20Parking.pdf">http://www.suffolk.gov.uk/assets/suffolk.gov.uk/Environment%20and%20Transport/Planning/2014-11-27%20Suffolk%20Guidance%20for%20Parking.pdf</a>	Parking	R Feakes, SCC	To Do, review and revise
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P6.3.3 Would a plan of rights of way in the area be helpful? I can ask colleagues to generate a map for you. We would be very keen to discuss ways in which neighbourhood plans can encourage walking and cycling.	P6 3.3	R Feakes, SCC	To Do, review and revise - ???
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Para 8.2: The Plan can have influence over infrastructure provision, because SCC (as an infrastructure provider) will need to consider whether the growth proposed can be managed. The key point here is schools (see below).	Para 8.2	R Feakes, SCC	Noted and appendix included
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Policy EB27: This policy, as drafted, will be difficult to enforce in respect of the ‘no adverse impact’. Paragraph 32 of the NPPF says that, in respect of highway capacity, that ‘severe’ impacts are the only grounds for refusal, i.e. additional traffic is acceptable. An Inspector may ask you to amend this policy.	EB27	R Feakes, SCC	To Do, review and revise
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On your earlier question of infrastructure capacity, I don’t have any information back from transport colleagues I’m afraid, from either SCC or the Highways Agency. Education colleagues have got back to me	infrastruc capacity	R Feakes, SCC	Noted
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We tested different scenarios for Primary, Secondary and Sixth Form provision, to help you 'zero in' on the best level of housing growth. The attached spreadsheet sets out the numbers, and I can explain further if helpful. For Secondary and Sixth Form provision, the scenarios we tested (up to 250 dwellings) can be absorbed at catchment schools. For primary provision, based on current forecasts, 105 new dwellings can be absorbed by the school based on its current provision. The school couldn't cope with much more than 105 additional dwellings (unless they were restricted to retirees) without expansion. It may be possible to expand the school to 315 places but a larger scale of growth would be useful to fund that expansion. So – if a school needs to expand, it makes most sense to expand it by half a form of entry at a time, and piecemeal development makes that difficult. 150 or 250 dwellings would not fill an additional half form or entry and so are challenging housing growth figures to manage. It appears that local pre-school/early education providers have spare capacity and could cope with growth up to 250 dwellings.

school capacity

R Feakes, SCC

Noted and appendix included

Section 3.1 Should this section say additionally that new housing is also welcome to support new local employment opportunities? Otherwise it could imply that we are against newcomers.

section 3.1

S Whalley

To Do, review and revise -

Section 3.3.1 The figure in Item 2 – 88 homes - is that from the 62 homes in Item1 with allowance for 35% 'affordable'? Note that 65% of 88 is 57. Should the homes figure in Item 2 actually be 95, to get 65% or 62 'non-affordable' homes, and 35% or 33 'affordable'?

Section 3.3.1

S Whalley

To Do, review and revise -

Section 3.3.2 Policy - EB2 “Smaller scale development of exception sites will be allowed within East End” I) Should there be some explicit requirements list for East End along the lines of the preceding bullet points for EB Village Heart? II) What would be those exceptions for East End?	Section 3.3.2	S Whalley	To Do, review and revise -
Section 3.3.3 “Currently there is a net outflow of younger people (Appendix D.1) and the Plan will se to encourage younger families either to stay or move into the village.” The net outflow of younger people is not unusual for a village, and there is in fact already a net inflow of people in their thirties and their families. They are likely not to be the same people leaving and arriving, and a change of some of the population mix is probably for the good of the village.	section 3.3.3	S Whalley	to note
Section 3.3.5 Policy EB8 “The development of a care home in the village will be acceptable.” Should we specify a maximum size for a care home? Or perhaps specify that it should be consistent with EB local needs?	EB8	S Whalley	To Do, review and revise -
Section 4.2 ONB or Conservation Zone? “Biodiversity” do we need a definition of this somewhat vague term?	Section 4.2	S Whalley	To Do, review and revise -
Section 4.3.2 Open Spaces. High School playing field should be added to the list?	Secton 4.3.2	S Whalley	To Do, review and revise -



Section 4.4 Community Farm Project EB3 This is a nice ambition, but is fraught with issues such as funding, viability, liability, profitability, management, and ownership. Can this be reconsidered for inclusion in the Plan?

section 4.4

S Whalley

To Do, review and revise

Section 6.4 Project EB8 Village Heart “Propose and implement, with appropriate agencies and partners, how road and pavement space in the village centre could be redesigned and reconfigured with any associated traffic management measures...” If there is a redesign it should be done in a manner sensitive to the location, preserving the traditional feel of the village centre. That is, minimum road markings, no extra signs, tarmac road surfaces and not paved, and adequate sized pavements with kerbs.

Section 6.4

S Whalley

To Do, review and revise

Section 8.2 Background Bullet Point “Delivering the vision for East Bergholt of reducing the carbon footprint of commuters” This is an aspiration. The term 'carbon footprint' does not have an actual meaning. What is the point of delivering a 'vision', which is just a view on a situation? It has no intrinsic worth. Remove the bullet point.

S Whalley

Considered

Section 9.1 Objectives i) "Support EU and UK policies: o EU Energy Reduction Commitment – 20% reduction by 2020 o UK Climate Change Act 2008 - UK national CO2 emissions to reduce by 35% by 2020, 50% by 2025 and 80% by 2050 o UK's obligation to meet the EU's 2020 renewable energy target - 15% of UK energy (electricity and heat) to come from locations. They are also about high level political policies far away from the remit of the Parish. Remove them.renewables by 2020" The set of objectives in the three bullet points ii) "Encourage implementation of domestic, local low carbon energy generation."above have little direct relevance to the Neighbourhood Plan, which is about the provision of housing in terms of numbers, styles and Why have this bullet point? This is not relevant to a NP. We do not specify other possible details,. e.g. that floors have to be from recycled flagstones, or that we should have Aga woodburners.

S Whalley

Considered

i) "The need to reduce carbon emissions and make better use of our water supply is recognised at national and local level." There are many people who would see the statement re carbon emissions as highly contentious, and introducing an agenda into the NP which has no mandate to be there.

S Whalley

Advice to include from Babergh

<p>ii) “The results from the Questionnaire (Appendix C.7) show there is strong support for energy conservation and low carbon energy generation in the Parish:” I think that it is a big leap from the actual results of the questionnaire to suggest that there is 'strong support' for low carbon energy generation. If people in East Bergholt were asked if they wanted 150m high wind turbines or acres of solar panels surrounding the village, they would most certainly say no. This should just be: “ The results from the Questionnaire (Appendix C.7) show there is strong support for energy conservation.”</p>	S Whalley	To Do, review and revise
<p>iii) On the percentages shown in the bullet points: as they are that high it would seem that EB has already gone down the path of understanding the need for energy efficiency, and doing something about it.</p>	S Whalley	To Do, review and revise
<p>iv) The diagram on Annual Carbon Production is just not adding anything to the NP document and only serves to distract from what should be its housing policy focus. Remove it.</p>	S Whalley	To Do, review and revise
<p>v) “A survey of a typical household shows that approximately 1/3 of the carbon emissions result from commuting. The policies in this chapter are to enable people in the community to contribute in a real way towards carbon reduction, green energy generation and efficient use of scarce resources.” If people wish to take onboard 'carbon reduction', 'green energy generation', etc. then they are able to do it themselves by choice. We do not need to help them via the NP.</p>	S Whalley	Considered

vi) “Unfortunately, whilst the Parish is keen to include a set of policies to achieve these ambitious targets, a Government Written Ministerial Statement in March 2015 made it clear that neighbourhood plans should not set out any additional local technical standards or requirements relating to construction, internal layout or performance of new dwellings.” The above statement is a political criticism, which should have no place in a NP document. Remove it.

S Whalley

Typos:	S Whalley	To Do as above
p11, “garage playing fields” needs comma	S Whalley	To Do as above
p20, “While there only a demonstrable”, add 'is'	S Whalley	To Do as above
p20, “the volume hosing”, housing	S Whalley	To Do as above
p21, “complimentary approaches”, complementary	S Whalley	To Do as above
P/3 Please change “9 Seo” to read “9 Sep”.	I Scantlebury	To Do, review and revise
P/4 VISION Does it help to give bullet points or bold headings to stand out?	I Scantlebury	To Do, review and revise

P/9 Do we need the maps to show the boundary of AONB, Conservation Area, and land owned by the National Trust?	I Scantlebury	To Do, review and revise
P/11 SOCIAL May we quote the year in which there were 171 pupils in the primary School and 904 in the High School?	I Scantlebury	To Do, review and revise
P/16 Should we explain how to use links to useful websites to be clear to those readers who wonder “What’s in it for me?”	I Scantlebury	To Do, review and revise
P/ 17, 21 Should there be a glossary of acronyms like NPPF to be clear? (Line 33 of 35)	I Scantlebury	To Do, review and revise
P/20 at 3.3 POLICIES, Should “the volume hosing” be changed to “the volume of housing”?	I Scantlebury	as per previous comment
Suggested wording to describe the Haywain. Wording wise I would suggest that reference to “The Haywain, painted in the Stour Valley close to John Constables Home at Flatford”, would leave sufficient margin for constructive interpretation without potential offense to our Essex neighbours!	J Hinton	as per previous comment
Further information on Babergh owned properties: Elm Estate: 30, Foxhall Close: 15, Foxhall Fields: 32, Heath Road: 2, Woodgates Road: 1, Orvis Lane: 3	J Hinton	TO DO - check data in draft 4.1 and correct -

Bottom of the document is a table of housing association owned houses in EB	J Hinton	TO DO - check data in draft 4.1 and correct -
Para 2...."based on OUR responses to the Q": based on responses to +the Q (as it could be read as being the responses of the few volunteers.	para2 P&P Wright	To Do, revise in final draft
Para 3...once the Plan has been adopted the POLICIES will have legal weight (not the Projects).	para 3 P&P Wright	To Do, revise in final draft
We are aware that there has been a lot of e mail traffic concerning the consideration of the implementation of Projects. It still reads as though the PC will now decide whether or not they should be considered for implementation. The Projects have already been agreed in principle and further discussion by the PC is obviously going to be needed to decide if they are viable and how and when they might be achieved. As it reads now it seems as though the PC can simply have a discussion and reject them. Labouring the point but may we suggest the sentence:The projects, having been identified in principle, will be further considered as to their viability.	P&P Wright	To Do, revise in final draft
Finally, the last para has a mix of tenses - I think.... How about: Chapter 3 onwards describes how this Vision is to be delivered, starting with the observations and following with the justification and appendices	P&P Wright	To Do, revise in final draft

Conservation area map is the wrong one	Section 5.2	NH	To Do, revise in final draft
Purpose of Plan 2nd paragraph. Remove UK Economy.	P 14	NH	To Do, revise in final draft
Table of contents: uniform caps or lower case as in Supporting Older People Maintaining and Enhancing Existing Facilities Maintaining and Enhancing Existing Facilities at East End	P 7	P&P Wright	To Do, revise in final draft
bullet point Strategic Environmental Assessment and Sustainability Appraisal (?) Final par: During the formal consultation process, the final stages of gathering and collating the evidence base....	P 7	P&P Wright	To Do, revise in final draft
...be welcoming to visitors and tourists and, through sustainable development, will support.... 3rd para 1st sentence move to end of par a 4: ...in the heart of Constable Country. The people of East Bergholt have identified clearly the desire to preserve the special character of the village and maintain its strong sense of community.	P8	P&P Wright	To Do, revise in final draft
Tourists and visitors : aren't they the same thing? Or is there a difference?!	P8	P&P Wright	To Do, revise in final draft

1,182 and 2,765 (comma missing from second number)	P9	P&P Wright	To Do, revise in final draft
River Stour with capital R in River	P10	P&P Wright	To Do, revise in final draft
TripAdvisor (not Trip Adviser)	P11	P&P Wright	To Do, revise in final draft
garage, playing fields.... There is a butchers and fifth public house at East End.	P11	P&P Wright	To Do, revise in final draft
At the end of the 1st para and before the list: There are:	P12	P&P Wright	To Do, revise in final draft
...Hinterland villages. Continuity of cap H and cap V and ditto for Core Villages. I think they are mixed.... ALSO we have one reference to NPPF (and I think it might actually be the first time it appears) and then have it spelt out in full on numerous, if not all, occasions....	P14	P&P Wright	To Do, revise in final draft
For all financial transactions to be managed/so that all financial transactions would be managed?	P14	P&P Wright	To Do, revise in final draft



two additional Parish Councillors	P14	P&P Wright	To Do, revise in final draft
Each working group, consisting of volunteers,....	P15	P&P Wright	To Do, revise in final draft
....appendix 8.4). This was based on ...	P15	P&P Wright	To Do, revise in final draft
N P Designation Notice - cap d and n	P16	P&P Wright	To Do, revise in final draft
Ann Skippers Planning (drop consultants? I think her business is called this? Or Ann Skippers of Ann Skippers Planning or is she actually a one woman band?)	P16	P&P Wright	To Do, revise in final draft
...attending Neighbourhood Plan Committee meetings	P16	P&P Wright	To Do, revise in final draft
Parish Magazine, leaflet drops (upper case M and lower case L)	P17	P&P Wright	To Do, revise in final draft
While there is only a small demonstrable ? While there is a demonstrable?	P20	P&P Wright	To Do, revise in final draft

... of housing and delete that conforms to the criteria: However, the volume of housing proposed can be accommodated using the current SHLAA sites... SHLAA NOT SHLA? Strategic Housing Land Availability Assessment?	P20	P&P Wright	To Do, revise in final draft
First para -core and hinterland villages: caps or no caps?	P21	P&P Wright	To Do, revise in final draft
...as a Core Village. However, our Plan has undertaken	P21	P&P Wright	To Do, revise in final draft
How did we arrive at the figures in points 1, 2 and 3? Where do we show our maths?!	P21	P&P Wright	To Do, revise in final draft
for the purposes of specifying a minimum number of/ specifying minimum numbers....	P21	P&P Wright	To Do, revise in final draft
Retain houses with large gardens and green aspects to FRONT, side and rear characteristic of East Bergholt	P21	P&P Wright	To Do, revise in final draft
Housing Type and Tenure	P24	P&P Wright	To Do, revise in final draft

600 people? Who responded to Questionnaire or 600 out of total population?	P24	P&P Wright	To Do, revise in final draft
Para 4 and 5 together. Break para 5 at This is in line with.....	P24	P&P Wright	To Do, revise in final draft
couple with its location WITHIN and ADJACENT to....	P25	P&P Wright	To Do, revise in final draft
source reference not found is not highlighted....?!	P29	P&P Wright	To Do, revise in final draft
....and uninterrupted views. It is enclosed to the East and South....	P29	P&P Wright	To Do, revise in final draft
References to Parish Council and not to NP committee....?	P29	P&P Wright	To Do, revise in final draft
AONB. The characteristics....criteria identified in the Natural England publication .....	P31	P&P Wright	To Do, revise in final draft
Collingwood Fields with an s.	P34	P&P Wright	To Do, revise in final draft

Also, have we been consistent about Chaplin Road/Richardson Road? With our without apostrophes? P34 P&P Wright To Do, revise in final draft

Bell Cage P34 P&P Wright To Do, revise in final draft

Children's P34 P&P Wright To Do, revise in final draft

Score sheer score? Just score sheet? P35 P&P Wright To Do, revise in final draft

This in turn has led to the identification of Areas of Important Open Space P35 P&P Wright To Do, revise in final draft

bullet point including playing fields and cemetery P35 P&P Wright To Do, revise in final draft

Proposals for development must protect and enhance biodiversity and comply with the following criteria P36 P&P Wright To Do, revise in final draft

...in East Bergholt and it's environs P37 P&P Wright To Do, revise in final draft

...is very important not only to our residents but also to our visitors/both to our residents and to our visitors	P37	P&P Wright	To Do, revise in final draft
The EB guide was not produced as part of EBNP as implied here! The East Bergholt Society booklet "Looking at East Bergholt" provided a commentary to key buildings	P37	P&P Wright	To Do, revise in final draft
and,John's piece generally: he refers to consultation survey....does he mean the Questionnaire?	P38	P&P Wright	To Do, revise in final draft
5.3.1.1 I title in italics & P41 5.3.1.2 italics		P&P Wright	Considered
P40 point 5 To reduce (not reduces?)	P40	P&P Wright	To Do, revise in final draft
Points 7, 8,9 and 10 are in a table ... Should they all be one point in which case subsequent numbers need adjusting!	P40	P&P Wright	To Do, revise in final draft
1b ....and timber (lower case t)	P41	P&P Wright	To Do, revise in final draft
2a delete "are all acceptable" or rewrite	P41	P&P Wright	To Do, revise in final draft

2b Flat roofs must be green (delete For)	P41	P&P Wright	To Do, revise in final draft
3... and their arrangement in the elevation need... (Delete s)	P41	P&P Wright	To Do, revise in final draft
4...,,wood is preferred for windows, rather than UPVC....	P41	P&P Wright	To Do, revise in final draft
...is paramount in preserving.... .... particularly the "6 footers".... ...now a Field Studies Centre....	P42	P&P Wright	To Do, revise in final draft
.....and statutory bodies (delete other)	P43	P&P Wright	To Do, revise in final draft
key focal points or Key Focal Points?	P44	P&P Wright	To Do, revise in final draft
...is not lost, together with a project that....	P45	P&P Wright	To Do, revise in final draft
Project EB 6, EB7 also page 47.., grammar	Projects EB6, EB7	P&P Wright	To Do, revise in final draft

...increase capacity and promote its use.. (Not,promoting)	Prohject EB9	P&P Wright	To Do, revise in final draft
Bullet point 5 ageing with an e	various	P&P Wright	To Do, revise in final draft
7.2 National Planning Policy	P50	P&P Wright	To Do, revise in final draft
.....a number of people ... and in light industry/light industrial operations from a range of units at Wheelers Yard and the Gattinetts.	P50	P&P Wright	To Do, revise in final draft
Last para There are a relatively high number ?..	P50	P&P Wright	To Do, revise in final draft
..inc the butcher's shop...Our NP ses to maintain this range and mix of essential businesses and ensure services are not lost.	P50	P&P Wright	To Do, revise in final draft
Maintaining and Enhancing Existing Facilities	P51	P&P Wright	To Do, revise in final draft
EB20 Proposals for change if use (delete the)	P51	P&P Wright	To Do, revise in final draft

The majority of land is Grade 2	P52	P&P Wright	To Do, revise in final draft
and businesses will no longer be attracted	P53	P&P Wright	To Do, revise in final draft
Favourable (not favourably)	EB26	P&P Wright	To Do, revise in final draft
delete most usually.... in East Bergholt is the responsibility of statutory undertakers and not something OVER which the Plan has significant influence. However it is important that, as the village develops, .....	P56	P&P Wright	To Do, revise in final draft
...ensuring new developments consume..... in the most efficient way possible	P56	P&P Wright	To Do, revise in final draft
....development, this Plan ses to achieve these objectives through....	P59	P&P Wright	To Do, revise in final draft
...including low carbon...IN the design (not INTO)	EB18	P&P Wright	To Do, revise in final draft



History Seo should be Sep		PaxTim	To Do, revise in final draft
What is the purpose of this statement and 4 bullet points without any explanation of relevance? - Perhaps add a Website link	P7	PaxTim	Considered
Typo - River Stour - little r	P9 & 10	PaxTim	To Do, revise in final draft
Section 1.3 Contradiction? This isn't a reason "other than" the cost of housing - doesn't this point underline that it is the cost of housing in the village that is prohibitive for young families	P11	PaxTim	To Do, revise in final draft
1.4 Social, second sentence missing "."	P11	PaxTim	To Do, revise in final draft
TripAdvisor (not Trip Adviser)	P11	PaxTim	To Do, revise in final draft
(S)econdary Schools	P12	PaxTim	To Do, revise in final draft

define focal point more specifically or cross reference Appendix A.4?	P12	PaxTim	To Do, revise in final draft
page 11 states 53 clubs/societies	P16	PaxTim	To Do, revise in final draft
Business Survey - Could their response be challenged - should this have been repeated to try to gather a larger, representative response rate?	P17	PaxTim	Considered
Neighbourhood Plan section of the website) ". "	P17	PaxTim	To Do, revise in final draft
page 9 states 1182 houses	P19	PaxTim	To Do, revise in final draft
hosing - housing	P10	PaxTim	To Do, revise in final draft
aging - ageing	P25	PaxTim	To Do, revise in final draft
Appendix Error	P29	PaxTim	To Do, revise in final draft

form (from) the Donkey Path	P29	PaxTim	To Do, revise in final draft
(the) village and the A12.	P29	PaxTim	To Do, revise in final draft
criteria (in) identified	P32	PaxTim	To Do, revise in final draft
of areas (an) Area of Important	P35	PaxTim	To Do, revise in final draft
out by (a) group of 20	P38	PaxTim	To Do, revise in final draft
their own characters (characteristics), with	P38	PaxTim	To Do, revise in final draft
Babergh District Council standards(.	P38	PaxTim	To Do, revise in final draft
street, (F)ront gardens	P40	PaxTim	To Do, revise in final draft

and 6 metres (deep).	P40	PaxTim	To Do, revise in final draft
flint and (T)imber weather	P41	PaxTim	To Do, revise in final draft
windows, wood (rather) is preferred rather than UPVC	P41	PaxTim	To Do, revise in final draft
there is a visitor centre () and - missing reference	P41	PaxTim	To Do, revise in final draft
non-designated heritage (assets) defined	P41	PaxTim	To Do, revise in final draft
in light industrial (and) operate	P49	PaxTim	To Do, revise in final draft
village's growing and ag(e)ing	P49	PaxTim	To Do, revise in final draft
There are (is) a relative high	P49	PaxTim	To Do, revise in final draft

and jobs focussed main(ly)	P49	PaxTim	To Do, revise in final draft
Favourabl(y)e consideration	P52	PaxTim	To Do, revise in final draft
water and gas (in) effectively and incorporate	P52	PaxTim	To Do, revise in final draft
panels installed (or) are considering & next line	P59	PaxTim	To Do, revise in final draft
development. T(, t)his Plan	P59	PaxTim	To Do, revise in final draft
This has skewed the housing mix." Would it be better to say "This trend skews the housing mix	P20	PaxTim	To Do, revise in final draft

CONSULTATION 10.4 Draft 5.2

Comment	Source	Action proposed
Thank you	Rev Stephne van der Toorn	noted
I just wanted to congratulate all concerned for the tremendous amount of work that was obviously involved in its production. It is excellent. it looks as though the first and second sentences may be the wrong way round	Dianne Willett	Agreed
delete 'primary' add 's' to school	Valerie Ayton	Agreed
Open space 18 - Farmyard - brownfield not sure should be a green space	Sara Eley	Ask EK to remove - done
? Sustainability of comment -'The replacement of smaller homes with larger homes will be resisted'	David Searle	considered, but not seen as a problem by the health check

This is an excellent plan well drafted with a few minor matters/errors of a typographical or similar nature. They are not significant.

Christopher McEwan      thanks, noted

I believe that Section 2.5 underplays the extraordinary lengths that the volunteers have gone to in involving the community. The leaflet drops (how many - a lot) and web site have been active throughout the lengthy process, and the enthusiasm of those involved is astounding.

Christopher McEwan      noted

Section 3.5 says "The best villages have developed...". It is subjective - BUT I wholly agree with the sentiment.

Christopher McEwan      considered

I believe that the thrust of the plan is excellent and I wholly support the conclusions.

Christopher McEwan      noted

When considering the extent of the historic environment in Section 1.2 reference should also be made to the conservation area and that the Bell Cage in the churchyard is listed at Grade II\*. It might also be worth noting that the Flatford Mill area includes four grade II listed buildings (Flatford Mill, The Miller's House

Historic England      Agreed

and Cottage, Willy Lott’s Cottage, and Valley Farm House) and one Grade II\* building (Bridge Cottage).

Policy EB3 Village Heart – We recommend that this policy be extended to include a requirement that small scale infill developments should also reflect the traditional scale, form, massing and siting of buildings in the area, and that developments should not harm the character or appearance of the conservation area, nor adversely impact on the setting of a designated heritage asset.

Historic England

agreed, added to design guidance within the plan

Historic England welcomes the identification of significant and valued views within the Plan and the associated policy EB7. Similarly we welcome the identification of important open spaces within the parish and the associated Policy EB8. Where relevant, these protect views and open spaces should also be incorporated into the review of the conservation area (Project EB6).

Historic England

agreed, added to plan

Comment on Roof pitches echoed by John Lyal

Historic England

Agreed

When considering chimneys, we suggest that they may also be used to accommodate extract ventilation and

Historic England

Agreed



heat recovery systems as well as more conventional flues.

Policy EB10 would be strengthened if it included a requirement that developments in the conservation area should be expected to preserve or enhance the character and appearance of the conservation area, whilst developments within the setting of a listed building should not result in harm to that building's significance.

Historic England

agreed, added to plan

Policy EB11 would be more correctly titled; Preservation of Non-Designated Heritage Assets, and might be expanded to include the expectation that non-listed buildings that make a positive contribution to the character or appearance of the conservation area should be retained, and that their demolition would only be permitted in exceptional circumstances.

Historic England

agreed, text clarified

Historic England welcomes both Project EB5 (Update the Village Asset List) and Project EB6 (Review the Conservation Area). We further recommend that the village asset list be used to inform the review of the conservation area.

Historic England

noted

With reference to Project EB9 – The Village Heart - we ask that consideration is given to enhancing the public realm through the reduction of visual clutter and the use of good quality materials for all hard landscaping, footpaths and roadways. Considerations should also be given as to how CIL payments (that would be made to the Parish Council once the District Council has adopted a CIL charging schedule) might be used to deliver enhancements to the public realm.

Historic England

Agreed

Policy EB21 Conversion of Agricultural Buildings; Historic England has produced guidance on the conversion of traditional farm buildings and you may wish to consider referencing that guidance in your Plan (this can be accessed on our website).

Historic England

Agreed

Thank you for this reminder. We have no comment to make except to say that the Draft Plan looks to be a very professional document and is a credit to those involved in its preparation.

Martin Cave on behalf of High Trees Farm (East Bergholt) Management Company Limited

noted

Areas 18 and 28 are the site of farm buildings and as these are brownfield sites (where potential

Rupert Eley

Ask EK to remove - done

development is allowed) it is not sensible to list them as “open spaces” when they are not.

The area shaded in blue (underneath the 28 number) should be included as an open space.

Rupert Eley

Agreed, EK add in new open space

Other than these comments, Rupert stated he felt the Plan was professionally produced and fully supported its position.

Rupert Eley

noted

I would like to congratulate the team who worked so hard to produce this draft. It reflects the characteristics of the village of East Bergholt very well, highlighting the features that make it such a distinctive and attractive community. The document also makes positive proposals about future, sensitive development whilst maintaining the essential character of the village. I particularly approve of two of the proposed projects; the community farm and the dedicated cycle way to Manningtree station. Both these exciting proposals will enhance the eco-friendly nature of the area. The latter project will be even more crucial in view of the likely increase in traffic on the B1070 consequent upon the intended housing developments at Brantham and

Dr Richard Needle

noted

Manningtree/Lawford.. I wholeheartedly endorse the content of the Neighbourhood plan

5.2.2 Local Design Guidance : suggest we add one extra bullet point, like: “The recommended use of the Building in Context Toolkit allows for a nationally-accepted checklist of important issues to be considered in any new development”.

John Lyall

Agreed

5.3.1.2 New Housing Materials and Appearance, add to the section on roofs, after 2.a about pitched roofs: “There should be a variety of angles of roof pitch if a large grouping of cluster of properties are proposed. The pitches should suit the roofing materials (e.g. clay pantiles at 35 deg, plain clay tiles at a minimum of 40 deg, slates at at least 30 deg, and even shallower pitches for zinc, copper and eternit ).

John Lyall

Agreed

“Flat roofs must be green, growing roofs (sedum or biodiversity planting)” .....note the “or” is important; it currently reads “for” .

John Lyall

Agreed

P 44 Policy - EB10 : add a couple of notes :At the end of the first sentence: "...and follow the Local Design Guidance" add a brief sentence: " The spirit of this guidance is to encourage good design whether it may be historically-derived or in a contemporary idiom."

John Lyall

Agreed

"Inappropriate extensions or revisions to properties that fail to make a positive contribution to the character of the area will be resisted."

John Lyall

Agreed

For Policy – EB11, I would change its title , as David Grech suggests, and add his wording...it could save some mis-guided demolition

John Lyall

Agreed

P13 -1.6- Reference to congestion on B1070 due to High School Traffic, etc. but no reference to the Surgery (opposite). Character Assessment mentions "Heavy traffic associated with the surgery"

Mr John Jeffreys

Agreed

P20 - 3.2 -"Future growth of large scale inappropriate development along existing boundaries. Should this also state "within" existing boundaries.

Mr John Jeffreys

agreed, referenced in para above.

P25 - EB2 - Statement appears to be incomplete	Mr John Jeffreys	don't understand comment
General - maps are poor quality / low definition	Mr John Jeffreys	noted - will put large scale maps in appendix
P58 - EB18 - What about mains drainage?	Mr John Jeffreys	noted
P61 = EB26 - Can this be justified in a village?	Mr John Jeffreys	noted
General - Appendices may be on-line but not included in the Plan		noted
Various comments on english and consistency of presentation (i.e. use of title case)	Mr & Mrs Peter Wright	Agreed
The document only distinguishes between EB numbers for policies and projects by colour (pink and green). EB numbers do say Policy and Project. Could this be confusing when referring to say EB6 either for the colour blind or for the rest of us as there are two EB 6's?	Mr P Wright	noted

P23 The three methods of calculating how we arrived at our housing numbers is one of if not the most crucial aspect of the plan. The evidence in Appendix D6. MUST be flagged as otherwise it looks as though it has been plucked out of the air. Appendix D6 is a brilliant piece of work on which the plan rests. I know it is referenced two paras earlier, but I think a comment below the 1,2,3 methods saying something like "evidence and explanation for these numbers can be seen at Appendix D6" in this instance isn't overdoing it.

Mr P Wright                      noted

P23 Is there no way we can soften the word "minimum" ? I know why it's there, but it really does undermine the numbers!

Mr P Wright                      noted

P26 Not sure what the two maps are for at this point.

Mr P Wright                      noted

P48 & P49 Can the PC really "implement" or "provide" these things and couldn't this backfire on the PC?

Mr P Wright                      noted

P63 I hope the Appendix link won't appear on final version in the same form.

Mr P Wright                      noted

P63 appendix A4 shouldn't be in the appendices list as the map itself. You should click to get to it.

Mr P Wright

noted

The attempt to prevent three-story houses is too intrusive and unreasonable. As a resident in a three-story house, opposite a three-story house, and with three-story houses to the near west and east of me, I find the suggestion strange – particularly as this locality is described as the core of the village. This restriction should be omitted and decisions on the appropriate height for buildings should be made in the light of individual circumstances.

Mr Paul Kelly

considered - discarded as relates to terraced houses and cottages



Policy EB4 is an issue where the draft plan is totally misguided. It would seem to be a response to the apparent demand for smaller houses revealed by the questionnaire. I am very dubious of the validity of the responses on the matter of house sizes that people desire. It is rational that people want less expensive homes – and this is normally associated with their being smaller. This does not mean that in a market with adequate housing supply (which is what the whole local planning exercise is about) that this means smaller. When housing becomes affordable (in the normal rather than the current political meaning of ‘affordable’) because supply is no longer artificially constrained, for example, with average house prices at the long-term norm of 3 to 3.5 times average earnings, it is most unlikely that this apparent preference for smaller houses will be evident. The response also reflects the systemic (and unavoidable) weakness of this survey – it reflects the views of current residents rather than the people that will be living in East Bergholt in 20 years time. There is an inevitable bias towards established families whose next move may well be to downsize rather than grow their establishments in line with their families.

Mr Paul Kelly

noted. The Plan is based on estimates of current circumstances and will be monitored and reviewed regularly

The proposal appears to me to reflect a bias towards 'tweeness' rather than a programme further to improve the quality of the housing stock and the dynamic, but controlled, development of the village. I come from the positions that (a) progress should be encouraged and (b) that there is a duty to use scarce resources as effectively as possible. People generally aspire to live in more spacious and better-equipped houses and the morality of attempting to frustrate the achievement of this aspiration is dubious, at best. More practically, East Bergholt has many small and outdated houses built on substantial, well-located sites; these are obvious candidates for improvement and replacement with more substantial properties. In the rare cases of existing properties of architectural merit, it may be appropriate sensitively to improve and extend, but for the great majority replacement is more appropriate. (There is an informative exercise close to the centre of the village where the alternative routes have recently been followed. I believe that superior route is obvious from the results.)

Mr Paul Kelly

Noted

It is also a practical matter: the law of unintended consequences. In my previous village there was a decision to build an area of three bedroomed houses. There followed years of disruption as these houses were (usually inelegantly) extended to take an extra bedroom or two and additional living space. The result was houses that were externally less attractive, internally less well designed, and more expensive to build than they should have been. Drop this damaging policy.

Mr Paul Kelly

considered

I am in two minds about the other point that I wish to raise: the preservation of the strip of land in front of Stour. This strip has only been in its current state for the past three or four years and since it is very narrow it seems to me to be so de minimis that it should be deleted from the list as its inclusion is over-intrusive. On the other hand it suits me personally for this strip not to become a footpath. Should the Parish Council decide to retain this as a green space for preservation, please may I ask that they also press the county highways department to put in a kerb to protect it from further erosion by the wheels of large vehicles, particularly empty busses?

Mr Paul Kelly

considered - will inform a project

Once the Plan is released to section 16 consultation, it is no longer in the hands of the Committee. They should take into consideration the situation where at some time after submission to Sect16, a large development such as Moores Lane is approved

Paul Ireland

consult Babergh DC

It would appear that little weight is being given to the policies governing development in the AONB. Is it appropriate for the Plan to strengthen these policies?

Agreed wording added

Character Assessment. Fiddlers Lane. The Spirit of the place is described as "a backwater" . This is derogatory and should be deleted.  
Community Land Trust. This is an excellent proposal but the wording could undermine the intention and could give developers an excuse for evading their responsibilities in providing affordable housing.  
Therefore I suggest that the words - "to offset private sector provision" should be deleted.

Mike Abbs

Character Assessment Agreed. Community Land Trust - this was the intention of the project, to allow developers to build a property mix that meets the needs of the community, not artificially impose government targets

Having reviewed the documents on line, we would just comment that we support this plan whole heartedly.

Sue Cassells (Cassilon)

noted

County Assets it states Middle School-0, Pre-School-0, & Sports Centre-0. It should be number '1' in each	Peter Dent	Agreed
Need to add more detail to Plan to show how Appendix D5 supports the housing numbers	Peter Wright	Agreed
As this is 'Constable Country' one would expect more graphical references to Constable and inclusion of the tourist/ income activity from one of its most famous and enduring residents and which is of national importance. Sketches can be found here of the village: <a href="http://www.cheffins.co.uk/fineart/blog/john-constable-ra-at-cheffins/">http://www.cheffins.co.uk/fineart/blog/john-constable-ra-at-cheffins/</a> . Setting of the village is therefore important and could be brought out more in the Introduction as well as the landscape etc chapters.	Clare Wright	picture needed - Patricia sent to Paul
Referencing is important. Within the plan to have a brief overview and then where the full detail can be found within the suite of supporting documents.	Clare Wright	Valerie to do
Information currently within the NDP will benefit from summarising and the detail placed within the	Clare Wright	These have now been completed

statutory:- 1. Consultation statement 2. Basic Conditions statement

Maps to be located next to Policy. Mapping requires a key

Clare Wright

Done

Pre-amble to chapter 3.3 Policies and section 3.3.1 Housing Numbers and Phasing is particularly well reasoned and referenced. You may also consider referencing the recent Tattenhall NDP judgement for this NDP which adopts the similar smaller scale development approach.

Clare Wright

JM to check and provide words for PI - investigated Tattenhall judgement and decided not to use this ref here. Considered, omitted from Plan but included in background conversations

Policy 5.3.1 needs revising and some struck out. It reflects Ministerial advice (WMS) stating no local standards are permitted in an NDP for NEW buildings which govt. now provides.

Clare Wright

Done

1. In the policies replace 'will be permitted' text. Suggest 'will be supported'.

Clare Wright

Have discussed with Babergh who are happy we leave in the two words with distinct meanings Permitted and Supported

2. The document is in small font which does not meet the criteria of the, 'See it Right Guidelines'. Good practice would work within these guidelines and demonstrate promoting equality under your Public Sector Duty (Equality Act 2010), to advance equality for the protected characteristic of disability. See attached.

Clare Wright

Already in standard 12 point

3. Who is the Plan written for: The Plan is written for the delivery of the Parish's views, the fact that it has to go through an examination is part of the process not the objective in writing the Plan

Clare Wright

noted

The Plan Vision: a reference on how the vision was decided? Was this done with the community or by Parish Council and how was it market tested?

Clare Wright

First para of the Vision explains also see Consultation Document

A brief outline within the NDP body text of the current demographics of the parish will be helpful. The population has a breakdown by age and information of disability and health in Appendix 1 though you have to plough through a lot of information to get there. A paragraph on who makes up the population would sit well alongside the history. Found this in context – 3.2.1 – perhaps move it up a bit?

Clare Wright

Already Agreed, Chapter 1

1.3 'the tenure is judged', by who? If there is a reference it would be good to see it in here.	Clare Wright	Statement added "Reflects Questionnaire"
1.7 'residents demonstrably', how? Where is the evidence?	Clare Wright	Agreed, text changed
2.1 again 'residents demonstrably', where and how?	Clare Wright	Agreed, text changed
2.1 could this be reworded in a positive light where future development will be supported that will be appropriate for the parish - then rejecting inappropriate development.	Clare Wright	Agreed, para ordering switched
2.2 How were the meetings organised to take account of the community? Evidence here in the Consultation Statement of the make up and representation of community.	Clare Wright	already in Plan
2.5 this could form the basis of the consultation statement and be referenced in this part of the document with a brief overview.	Clare Wright	Already Agreed, 2.5 changed



3.2 The object of the Plan is to contain appropriate development which will enhance the character of the village. This seems to say more about what is not wanted rather than what is – makes it sound NIMBY

Clare Wright

Patricia revised wording to a positive tone - new words added 23/11/15

3.2.1 much of this could go in to the consultation statement

Clare Wright

already Agreed

3.2.2 How is the Plan taking this in to account, does it need to be specific and reference? Found this in 5.3.1 Local Design Guidance for Housing. Cross reference?

Clare Wright

Text revised

3.3.2 The first sentence might be moved to start with the evidence of the community's wishes and finish with 'this is why a large development would not reflect the history of development in the area and the wishes of the community'.

Clare Wright

Agreed

3.3.2 the character assessment is excellent. Would it help to reference actual examples as definition for new housing? Housing would be expected to.....

Clare Wright

noted

3.3.4 good to see the term older people rather than the elderly	Clare Wright	noted
3.4 good to see a CLT as a potential outcome	Clare Wright	noted
5.3.1 gives strong guidance which applications can be weighed against.	Clare Wright	noted
1.1 Have the necessary statutory requirements been met in terms of the designation of the neighbourhood area?	Clare Wright	The application for designation was submitted 29 January 2015, thereby in advance of the new NDP Regulations which came into force 29 February 2015. Therefore the statement and plan submitted were in the correct format and advertised for the correct time. Responses were considered and responded to.
1.3 Has the plan been the subject of appropriate pre-submission consultation and publicity, as set out in the legislation, or is this underway?	Clare Wright	yes
1.4 Has there been a programme of community engagement proportionate to the scale and complexity of the plan?	Clare Wright	As understood from the raw data available, the questionnaires and photographic evidence of engagement events indicate a proportionate scale of

community engagement. The eventual Consultation Statement will demonstrate this more adequately

1.8 Has an SEA screening been carried out by the LPA?	Clare Wright	Yes. Concluded no formal SEA required unless notable subsequent changes made to NDP.
1.9 Has an HRA screening been carried out by the LPA?	Clare Wright	D/K
Distinction is clear between policies and projects through colour differentiation and title. The logic is obvious between the two.	Clare Wright	noted
Suggest retitling as 'Implementation Projects' and referring to the difference between the two in the introduction and a descriptive introductory text the same for each batch of projects, clearly stating their non-planning nature. Project references might be changed to 'Project –PEB4'.	Clare Wright	The projects need to be agreed by they Parish Council before they can be implemented. This is made clear in Section 2.6
Suggest the body or bodies that will be instigating the actions. E.g who will be establishing or leading the Community Farm, EB 4.	Clare Wright	Yes. Concluded no impact on HRA above that of Core Strategy (pages 6- 8 refer)

Is there a clear explanation of the ways the plan contributes to the achievement of sustainable development?

Clare Wright

noted

From the background data available, there is a strong likelihood of a conscientiously produced Consultation Statement providing details of methods of publicising events and responses. So far the detail of the Plan appears to have been carried out in a manner unlikely to raise issues of compatibility with human rights or other EU obligations.

Clare Wright

noted

2.6 Scope of the Plan. Does the plan avoid dealing with excluded development including nationally significant infrastructure, waste and minerals?

Point included in 2.1

2.7 Is there consensus between the local planning authority and the qualifying body over whether the plan meets the basic conditions including conformity with strategic development plan policy and, if not, what are the areas of disagreement?

Clare Wright

Yes, meetings 9/12/15 and 16/12/15 Babergh broadly content with changes made as a result of their comments. They will however do a final check and respond to us if not content.

Are there any obvious errors in the plan?

noted, as yet

Plan policies are clear and reflect the community's aspirations. The order of the Plan is logical and follows through very well.

Clare Wright

noted

The QB may wish to consider the following minor policy suggestions: -

Clare Wright

as below

Policy-EB1 – might be augmented by adding: 'Subject to other criteria based policies within this NDP. Proposed housing which meets these criteria, may be accommodated using the current SHLAA sites identified in Babergh's Core Strategy if appropriate.'

Clare Wright

ask Clare, conflicts with other advice (PAE) Done, added reference to EB1, put comment with Basic Condition Statement+E68

This raises the question of the SHLAA rejected development sites that are similarly rejected by the NDP. The QB may find it helpful to consider adding their reasons for rejecting these sites within the NDP's Basic Conditions Statement to confirm the local reasons for rejecting sites in the event of any future planning applications.

Clare Wright

EBNP not rejecting any sites

Policy-EB2 – use numbers for criteria. For example 1.1 Within a maximum of 800 metres from the Village Heart etc (show 800m plan and Village heart)	Clare Wright	Agreed
1.2. Infill development will be designed in a manner that is sensitive to its immediate and wider context etc ... respecting the rhythm, pattern, proportions and height of existing ....	Clare Wright	Agreed
2. Development schemes outside the 800m zones or are not located adjacent to the village boundaries will be permitted where all the following criteria are met....	Clare Wright	Agreed, any instead of all
Text after this would benefit from a plan showing Constable’s studio, Flatford Mill etc and perhaps a sketch or photo and indication of public access to his sites.	Clare Wright	Agree principle - pictures are added throughout the NP
Policy EB 4 – Housing type and tenure – incorporate a five year review (thereby corresponding with policy EB 1). Remove ‘Developments of ten or more ..... over the period of this plan’. Begin policy with ‘Residential units	Clare Wright	Agreed

will provide ..... housing needs of the Parish and reviewed every 5 years’.

Policy EB 5 – begin policy with ‘Development of up to 1/3 of the total homes .... Will be supported ...

Clare Wright                      Agreed

Include the five year review.

Clare Wright                      Agreed

Policy EB6 begin ‘Supportive care ..... will be welcome (or encouraged)

Clare Wright                      Agreed

Suggest Project EB2 include additional consideration of deciding a scope of activities the parish may operate.

Clare Wright                      noted

4.3 Policies might benefit from a landscape painting or drawing that illustrates the analysis.

Clare Wright                      Agreed - drawing to be identified

It would also benefit from an explanation of how the community-led views plan was developed from the landscape study.

Clare Wright                      Agreed

Policy EB 7 – begin with ‘Development proposals will be supported where they meet all of the following criteria:

Clare Wright

change to positive but kept 'permitted' because allowed when NP made

....

Demonstrates and takes account of the relationship with the capacity assessment etc

Clare Wright

EB 7 Agreed

Exception:

Clare Wright

as above

Where a school etc the development will be considered in terms of need and mitigation measures...

Clare Wright

as above

Policy EB 8 – as above

Clare Wright

Agreed

Is Policy EB9 Biodiversity repeating a Local Plan policy? If so, this just needs to be referenced. If not, it needs more specific reference to particular sites within the Plan.

Clare Wright

Add ref to Babergh Plan

Policy 5.3.2 Suggest this section is amended and then remainder might be appendicised to the NDP to enable flow of understanding within the policies.

Clare Wright

Text revised



A 25 March 2015 Written Ministerial Statement (WMS) (responding to the Deregulation Bill 2015 that has received royal

Clare Wright

Text revised

Assent and now law), states NDPs should not include for NEW buildings any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. The WMS indicates that NDPs should not be used to apply the new national technical standards which are, in effect, new additional optional building regulations on water and access and a new national space standard. Ref NPPF 95, 174 and 177. See <https://www.gov.uk/government/speeches/planning-update-march-2015>

Clare Wright

as above - but EBNP relates to design standards not technical standards

Policy EB-10 amend wording to allow for the WMS.

Clare Wright

Agreed

Suggest this might be incorporated by splitting EB10 into two parts – new and existing, where the existing housing must comply with design guidance, if you consider this reasonable. The design guidance may need changing to reflect this.

Clare Wright

Agreed

Policy EB12 'use of the Lion car park etc .... Proposals for any other development will be refused.	Clare Wright	Agreed
Policy EB13, 14 and 15 need to be more specific to the area, or demonstrate they are not duplicating local or national policy. The Basic conditions statement will pick this up. Where these policies are filling a policy vacuum they must be more specific, perhaps suggest places where footpaths are particularly needed and the design/ character needed of pavements etc.	Clare Wright	Noted - put comment with Basic Condition Statement
Policy EB 15 Existing footpaths etc are protected under other legislation and this text isn't required. Begin policy 'where possible, new development etc... and include 'protect'. Again, make more locally specific and include location of a desired route for example.	Clare Wright	Agreed
Policy EB16 – support existing etc sites (not retain)	Clare Wright	Agreed
'the service or facility can demonstrate an acceptable relationship ...'	Clare Wright	Agreed
EB 17 'The retention and improvement of local service outlets etc.. ' Add part to final sentence 'where there is	Clare Wright	Agreed

a demonstrable beneficial impact on the existing service and employment uses and to the community.'

EB 18 – how does this six months marketing relate to the Local Plan requirements.	Clare Wright	Babergh comments will address. Done with Babergh's wording, Text revised
EB 20 – retitle and rephrase to begin with a positive. E.g. 'New development and farm vehicle access'. E.g. New development including changes of use where vehicle access and vehicle generation is involved shall maintain and where possible improve the routes shown on Map D.13 etc etc. Remove the word 'in perpetuity'.	Clare Wright	Agreed
EB 21 suggest beginning criteria with the last para – 'the building in question'. Add another criteria relating to domestic curtilage and treatment of boundaries so that the rural nature of the building and its setting is considered fully and responsive to its surroundings.	Clare Wright	Agreed
EB22 – does this policy repeat Local Plan policies? Would suggest rewording criteria:	Clare Wright	Agreed

Providing supporting information demonstrating impact on the surrounding landscape etc and impact on traffic generation etc...	Clare Wright	Agreed
EB22 Add 'In order to properly assess the impact on the landscape and traffic movements and any residential or business amenity. Development likely to harm these aspects will be refused.'	Clare Wright	EB22 addition text revised
EB 23 as above. Definition needed of 'Tourist services'.	Clare Wright	noted
EB 22 and 23 might also be expanded to include business. Both are traffic generators and will impact the environment and provide employment.	Clare Wright	Agreed
EB 24 suggest reword. Remove 'Favourable consideration will be given to'. Begin with 'Small scale development etc will be supported' subject to compliance with other policies in this plan.	Clare Wright	Agreed
EB 25. This information is already sought in planning application forms and a decision made on the basis of the common sense in this suggested policy.	Clare Wright	Agreed - changed as per Anglian Water comment

Suggest this policy is struck out as it duplicates other policy criteria in this Plan. The more strategic elements should be covered in the Local Plan.	Clare Wright	Agreed - changed as per Anglian Water comment
EB 26 – no change.	Clare Wright	noted
EB 27 This policy meets the WMS, above, subject to any Local Plan cross-over. Suggest policy is reworded to seek a run off management plan that will suit the local circumstances.	Clare Wright	noted
It says: "A considerable number of EB homes now generate their own electricity A combination of concern about the environment and attractive financial returns have meant." but should say something like: "A combination of concern about the environment and attractive financial returns has resulted in a considerable number of EB homes now generating their own electricity"	Chris Tuppen	Agreed
P/10Top line "Centring" add e to read centering	Ian Scantlebury	Agreed

P/46 6.2 BACKGROUND Lack of pavements contributes to the existing problems I have read all the paragraphs of this draft of the Neighbourhood Plan and I firmly agree it should go forward after changes in line with the overall aims are put in place. We all admire the commitment and expertise of those working to produce the Plan, I am sure.

Ian Scantlebury Noted

1. 7 SUSTAINABILITY at para 2 Line1, after 'electricity' add full stop at para 2 line 2 delete full stop and change to small 't' the  
P/17

Ian Scantlebury already Agreed

2.4 EXTERNAL INVOLVEMENT at Bullet 10, Do we need to explain function of Ann Skippers Planning?

Ian Scantlebury noted

P/20 3.2 BACKGROUND I stress extra growth in East Bergholt must contribute to village character AND ENHANCE local benefit.

Ian Scantlebury Agreed

P/22 3.2.2 NATIONAL & BABERGH D C CONTEXT I agree East Bergholt & its hinterland villages should contribute to wider growth.  
P/25

Ian Scantlebury

noted

POLICY EB3 VILLAGE HEART I would object to development schemes larger than 15 homes. I am concerned at a lack of accepted definition of our conservation area designated 1968.

Ian Scantlebury

noted

P/30 4.1 OBJECTIVES (5) We should add the Conservation Area becomes officially “accepted”

Ian Scantlebury

noted

P/32 4.3.1 LANDSCAPE AND VIEWS I strongly support the maintenance of clear separation between the A 12 & the northern boundary of the built village

Ian Scantlebury

noted

P/33 E B SIGNIFICANT & VALUED VIEWS Do our maps need a date when they were first applied?

Ian Scantlebury

noted

P/35 POLICY EB7 LANDSCAPE & VIEWS I fully support this & the thinking behind it.

Ian Scantlebury

noted

4.3.2 OPEN SPACES I fully support this	Ian Scantlebury	noted
P/38 PROJECT EB4 COMMUNITY FARM The existing farm at Old Hall may be considered.	Ian Scantlebury	noted
P/39 5.2 BACKGROUND It is important to follow the precepts of Building-in-Context	Ian Scantlebury	noted
P/40 Top line “secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings” -Should be emphasised	Ian Scantlebury	noted
P/41 5.2.2 LOCAL DESIGN GUIDANCE I would not want to damage the “visual dynamics” of E B.	Ian Scantlebury	addressed in policy
P/43 #9 of 5.3.1.1 NEW HOUSING SIZE AND PLOT Porous ground surface treatment with sustainable drainage should be a priority.	Ian Scantlebury	Agreed



Policy EB25 – Physical Infrastructure Provision  
Anglian Water is the water and sewerage undertaker for East Bergholt Parish. It is important to note that development sites will require a connection to be made to both the existing water supply and foul sewerage networks. Dependant upon the location and scale of development proposed there may also be a requirement to make improvements to the existing network(s) to ensure that there is available capacity to serve new developments.

It is therefore suggested that Policy EB25 should be amended as follows:

‘Any new development will need to estimate the additional likely impact on existing physical infrastructure, such as roads, schools, utilities, etc., and demonstrate that these will not have a severe impact on there is available capacity or that capacity can be made available.’

Anglian Water (Stewart Patience) Agreed

Policy EB27 – Sustainable Drainage Systems  
Anglian Water is supportive of Policy EB27 which requires the provision of Sustainable Drainage Systems (SuDs) as part of major developments within the Parish.

Anglian Water (Stewart Patience) Agreed

I totally support the plan and agreed with the majority of its proposals.

Its main tenant being gradual and sustainable development for all the needs of the residents and future residents of East Bergholt, without overloading its infrastructure.

The kind of development as described in EB2 is particularly pertinent to maintaining the distinctive character of this historic village in its aims to conserve the open feeling by preserving its gardens and providing plenty of space around any new buildings.

Maxine Wombwell

noted

I am writing to strongly object to the building of a large number of houses in East Bergholt together with all the facilities needed for such an increase in the number of inhabitants. I object on the following grounds: Traffic, Scale, and Medical Practice lack of safety.

Kate Scantlebury

noted

These representations are made on behalf of Knight Developments Ltd. Knight Developments Ltd have a planning application (ref: B/15/00673) lodged with Babergh Council since May 2015 for 144 residential units and 360 sqm of employment units on land at Moores Lane East Bergholt. They have an option agreement with the landowner to purchase the site subject to planning permission being achieved. They, therefore, have an interest in the development of the Neighbourhood Plan (NP) for East Bergholt. We would like to raise a number of concerns and objections to the draft neighbourhood plan and these are set out below:

Knights Developments Ltd noted

1) Lack of early consultation with landowners and developers. Paragraph 048 of the National Planning Policy Guidance (NPPG) states the following in relation to the consultation requirements for Neighbourhood Plans: "other public bodies, landowners and the development industry should be involved in preparing a draft neighbourhood plan or order. By doing this qualifying bodies will be better placed to produce plans that provide for sustainable development which benefits the local community, whilst avoiding placing unrealistic pressures on the cost and deliverability of that development."

We do not consider that there has been sufficient early engagement with either landowners or the development industry in the drafting of the plan to date. Neither Knight Developments Ltd or the landowner of the Moores Lane site have been asked to contribute to the development of the plan. There are also a number of other housing developers who are active within the local area who should also be asked to engage in the development of the plan in order to ensure that is robust and deliverable. This should be undertaken prior to publication of the plan for consultation by the Local Planning Authority and the plan should be amended as necessary.

Knights Developments Ltd

- 1) Knights representatives Bidwells and one other developer were invited to and presented their plans at the Committee meetings. There was an open invitation for them to attend other meetings if they wished - they chose not to attend.
- 2) Everybody who attended the meetings were sent regular emails detailing progress, inviting people to meetings, etc. This included Bidwells and the other developer
- 3) On behalf of Bidwells, Knights provided the Committee with photographs of Bidwells previous developments. These have been published on the website since June 2014 (see <http://www.eastbergholt.org/clubs/shared/dirdisp.aspx?folder=ebnp%2fKnight+Developments+Examples&ClubLogo=/clubs/parishcouncil/neighbourhoodplan/images/ebnp%20logo.png&ClubName=>) to inform Committee members. Bidwells did not follow this up.
- 4) Landowners were invited to the Committee meetings and were consulted when producing the views and open spaces assessments. The landowner for High Trees Farm (Moores Lane) has submitted a positive comment about the Plan.
- 5) The website tracking information shows Bidwells viewed the Neighbourhood Plan section of the website on the following dates:
  - 18 May 2015 page impressions 36
  - 21 May 2015 page impressions 21
  - 13 July 2015 page impressions 19
  - 12 August 2015 page impressions 19
  - 01 September 2015 page impressions 24
  - 02 September 2015 page impressions 31
  - 12 October 2015 page impressions 13
  - 19 October 2015 page impressions 27
  - 21 October 2015 page impressions 19

02 November 2015 page impressions 20

03 November 2015 page impressions 3

19 November 2015 page impressions 12

This log clearly demonstrates Bidwells were viewing the progress reported on the website. They were invited to participate in the meetings but they chose not to attend.

The comments from Knights/Bidwells do not align with the evidence.

2) Identified Housing Need for East Bergholt  
Section 3.3.1 of the NP suggests housing growth figures for East Bergholt for the next 15 years based upon what it considers to be "a thorough assessment of the number of new homes that need to be planned for in East Bergholt, including the likely needs of the associated Hinterland villages. There are a variety of potential approaches to estimating future housing requirements. These are set out at Appendix D5".

Appendix D5 contains an East Bergholt Housing Needs Survey Executive Summary June 2015 prepared by Community Action Suffolk. This is focussed upon the requirements for affordable housing within East Bergholt. It does not set out a variety of approaches to estimating future housing need as specified within the NP text above and makes no reference to market housing. There is, therefore, no proper evidence base or justification either within Appendix D5 or within the NP itself regarding the minimum number of 86 new homes that has been set out within Policy EB1.

Knights Developments  
Ltd

*Apparent confusion in numbering, perhaps using an old version of appendixes: D4 = Housing Needs Survey Executive Summary; D5= Housing Needs Options. It is Housing Needs Options paper which has the figs in it. This confusion seems to have resulted in Bidwells thinking that we have discounted the core strategy approach and dwelt instead only on Housing Needs Survey?*

We consider that the adopted Babergh Core Strategy provides the best starting point for assessing future housing requirements in the village. It sets a requirement for the District to deliver a target of 220 dwellings per annum for the first five years of the plan period (2011-2016) rising to 325 homes per year for the remainder of the period. Its 'objectively assessed need' is for a total of 5,975 new dwellings over the plan period, with 60% of these dwellings being directed towards urban centres, and 40% in rural locations.

Knights Developments Ltd

Agree: We started from 2014 Babergh Core Strategy's 1050 for core villages. Revising this to 640/750 for residual dwellings, but doesn't make much difference to averaged total. NB: we also consulted with Babergh on approach to housing numbers and Babergh suggested the averaging several methods (including core strategy and housing needs) approach - see D.5. We might, as Nick Ward suggested on 18/11/15, wish to promote this explanation to our NP? 16/12/18 Agreed approach with Babergh

Of the 5,975 dwellings proposed, 1,050 dwellings have been allocated to Core and Hinterland Villages of which there are ten. East Bergholt is one of the largest and can be considered one of the most sustainable villages taking into account the services and facilities present and therefore, it is considered appropriate that East Bergholt can and should accommodate a larger proportion of this housing target. This would point to a requirement for at least 105 dwellings.

Knights Developments Ltd

Agreed: we used the 1/10th of 1050 houses figure (and a residual 640 houses) as just one of our options in D.5. In other options we took account of the size of EB by using a population proportion of all core villages (and hinterland) and also a dwellings proportion. If Bidwells have not read D.5, then they will be unaware that we have agreed with Babergh that it is sensible to discount Brantham figs. This means EB and hinterland a much lesser proportion of the core villages than Bidwells suggest here. Nick Ward 18/11/15 suggested Brantham left out of consideration altogether and we are revising our D.5 in response to this.

Furthermore, in Babergh District Council's most recent Housing Needs Survey 2008, existing households moving were asked where accommodation was required. The results are shown in Table 9 on page 70 of that report which shows a need for 90 new market homes in East Bergholt. Taking into account the low number of new housing completions in East Bergholt over the last 5 years (18 units), this number is not expected to have decreased and has very likely increased.

Knights Developments Ltd

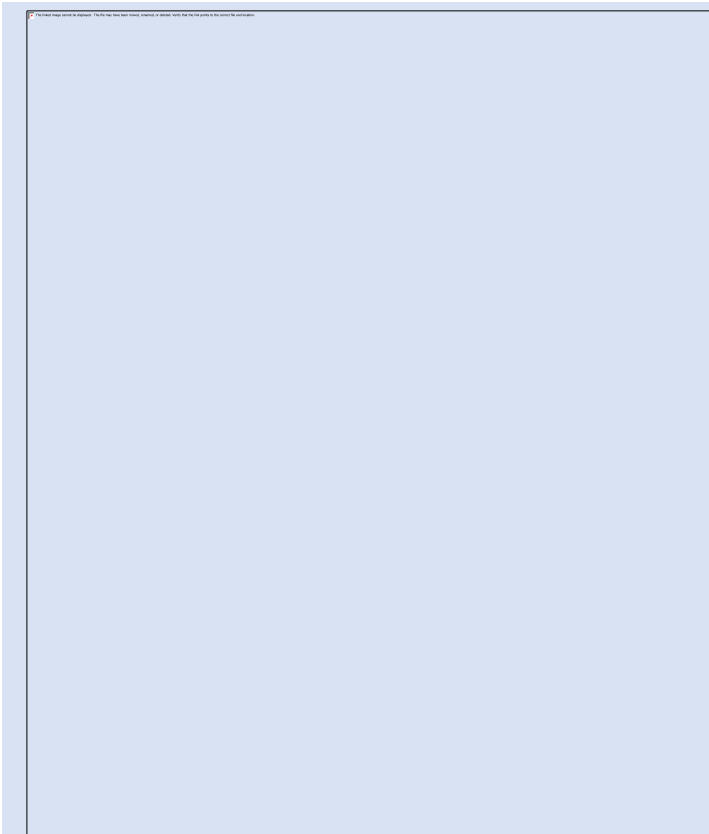
<http://www.babergh.gov.uk/assets/Uploads-BDC/Economy/Strategic-Housing/Housing-and-Homelessness/Housing-Development-and-Delivery-Housing/Housing-Need-Information/Babergh-HNS-2008.pdf>  
Babergh's Housing Needs Survey is 2008. We use EB specific Housing Needs Surveys from 2015. We commissioned CAS to do the survey, on Babergh's advice, as CAS is contracted by Babergh to do such surveys (CAS also did the 2008 HNS for Babergh).

Information has been obtained by Knight Developments Ltd from Babergh District Council Strategic Housing Department on the Housing Register as of the beginning of December 2014 as well as information on the Help to Buy Shared Ownership Housing Register as at January 2015. Below is a data pivot table showing an indication of those households who had an active application for social rented accommodation as at December 2014. It shows that 39 applicants have selected that they have a connection to the parish area of East Bergholt.

Knights Developments Ltd

Noted. CAS HNS 2015 states BDC Housing register for EB is 25 at March 2014. This figure or thereabouts (24) is also shown on Bidwell's table. But Bidwells have also added in Colchester (8) and Ipswich (7) HNS numbers.





Knights Developments Ltd

NB:Figs in Babergh's 2008 Housing Needs paper says " In this summary you will find the main findings from a study undertaken through:-

- (a) A postal survey to 8,000 households in 15 wards across the District, undertaken between 25th June and 16th July 2008, providing statistical confidence at a 95% level of  $\pm 2.11\%$  at District level;
- (b) A housing market survey utilising the Land Registry and Halifax House Price database of areas within the District and an internet survey of house prices;
- (c) Secondary data analysis drawing upon HSSA and Housing Register data on the need and flow of social stock, the 2001 Census, household and population projections and other regional and national research. BUT NB: Babergh accept figures used in EBNP

In addition, the pivot table below also shows some outline figures for those applicants registered on the Help to Buy website who have indicated that they wish to move to the Babergh DC area. These households total 46 ranging between 1 & 4 Bedroom need. In

Knights Developments Ltd

This is confusing. Not sure what the figs refer to, BDC or just EB? Bidwells seem to have apportioned these figures from Babergh figs as a whole in the 2008 report, or else they have access to the raw data?

some cases individual households have also indicated that they would consider additional areas.

Help to Buy Applications	Min Bedroom Required				Grand Total
Housing Status	1	2	3	4	Grand Total
Council Tenant	2				2
Housing Association Tenant	3	1	2		6
Owner Occupier	1				1
Private Tenant	10	3	5		18
Shared Owners			1		1
Tied Accommodation (Job)			1		1
With family or friends	7	7			14
(blank)	1	1		1	3
<b>Grand Total</b>	<b>24</b>	<b>12</b>	<b>9</b>	<b>1</b>	<b>46</b>

Knights Developments Ltd as above

The table above indicates all applicants applying to live in shared ownership homes in Babergh. Whereas the table below indicates applicants that live within Babergh and wish to move into shared ownership accommodation in the Babergh DC area.

Knights Developments Ltd as above

Help to Buy Applications	Min Bedroom Required			Grand Total
Housing Status	1	2	3	Grand Total
Council Tenant	2			2
Discounted Rent		1		1
Housing Association Tenant	2	1	1	4
Owner Occupier	2			2
Private Tenant	5	2	1	8
Temporary Accommodation	1			1
With family or friends	9	3		12
<b>Grand Total</b>	<b>21</b>	<b>7</b>	<b>2</b>	<b>30</b>

Knights Developments Ltd as above

*East Bergholt active help to buy housing register @ January 2015*

Knights Developments Ltd as above

The table above shows that there are 30 applicants that currently already live within Babergh DC area.

Knights Developments Ltd

as above

These figures which are based upon robust evidence, would indicate that as a minimum, a scheme for circa 90 private market homes, 39 social rented homes and a number of shared ownership properties would be appropriate to meet identified local housing need. 90 private market homes plus 35% affordable housing provision would equate to a total of 138 dwellings as a minimum number:

Knights Developments Ltd

see 3 points below:

§ 90 private market dwellings

Knights Developments Ltd

Bidwell's baseline figure of 90 is based upon Babergh's 2008 Housing Needs paper (link above). It takes a single table from this long document (table 9-6) which answers the questions "Existing households moving were asked where accommodation was required". It does not seem to specify that the need for the accommodation required was new built houses.

§ 39 social rented homes

Knights Developments Ltd

This includes figs from Colchester and Ipswich as well as from Babergh's HNS

§ 9 shared ownership homes

Knights Developments Ltd

This does not match the EB HNS 2015 survey results

This minimum number would also accord with East Bergholt's position as one of the most sustainable of the ten identified Core and Hinterland Villages within the Adopted Core Strategy.

Knights Developments Ltd

There is no evidence supporting Knight's proposition that "East Bergholt's position as one of the most sustainable of the ten identified Core and Hinterland Villages within the Adopted Core Strategy". Indeed in Table 9-6 of Babergh's 2008 housing needs doc there are 4 core villages deemed more desirable to live in than EB - these are Lavenham (130); Acton (110); Capel St Mary (107); Long Melford (101).

3) Site Allocations No sites are allocated for residential development within the plan. This is considered to be a major flaw in the robustness of the plan. The plan should identify suitable and deliverable sites to meet the identified housing need in order to provide certainty to developers and ensure that the aims and objectives of the plan can be met. The NPPG clearly states that: "A neighbourhood plan should support the strategic development needs set out in the Local Plan and plan positively to support local development." Taking into account the substantial identified local need, the lack of any allocations shows a worrying lack of commitment to actually meeting that need. It does not provide any certainty to either the development industry or to the District Council about what housing numbers can realistically be delivered in East Bergholt through the Neighbourhood Planning process.

Knights Developments Ltd

Noted, do not agree. 45% of Neighbourhood Plans 'made' to date do not adopt a site allocation approach but rather adopt the criteria-based approach. The criteria based approach provides more flexibility to identify suitable sites as it does not rely upon a particular site being approved for development as long as the criteria are not so severe that they restrict all possible sites. EBNP have tested the criteria against potential sites identified by Babergh in the SHLAA 2011 and sufficient sites can be identified that fit the criteria set by the policies in the Plan.

4) Phasing of Development and Site Size NP Policy EB1 sets a requirement for housing to be phased over three 5 year periods of 36, 30 and 20 homes and NP policy EB2 requires sites to be a maximum of 15 dwellings in size. Both policy requirements are considered to be unnecessarily restrictive to the extent that they will delay the delivery of much needed local housing and will potentially prejudice the delivery of affordable housing. The small size of sites means that affordable housing may not be provided at all, or at reduced levels because the costs of provision will be prohibitive and disproportionate to the scale of development proposed and site viability is therefore a concern.

Knights Developments Ltd

Appendix D.5 describes reasons for phasing (development of infrastructure and employment) and for size of estates (experience of successful integration). This now added to the text of the Plan

Bearing in mind the importance placed upon the provision of affordable housing by local residents within the village questionnaire, as set out within the NP, and the low level of affordable provision in East Bergholt at the current time ( 9.3% compared with Babergh 13.1% and England 17.7%) the proposed policies are not considered to be sound because they are very unlikely to meet the identified housing need within the area.

Knights Developments Ltd

This is a land price issue for new houses? EBNP proposed solution for provision of much needed dwellings for older people and young families is through the Projects EB1 and EB3 and through Policy EB.4, revised text to match Babergh policy in Core Strategy.

Phasing of development into the very small sites or parts of larger sites proposed over 15 years will not provide any significant funding through S106 agreements to help fund improvements to local services and facilities or local infrastructure and may not be enforceable depending upon the order in which sites come forward. Therefore it is only likely to compound any pressures on infrastructure rather than being able to fund useful improvements to capacity, which could be delivered through larger scale developments. Furthermore, this proposal is unlikely to work in relation to larger sites as it is unlikely to make commercial sense for a developer of a circa 40 - 50 unit site to maintain an interest in that site over a 15 year period in order to comply with the phasing policy.

Knights Developments Ltd

The reason for phasing is limitations in infrastructure. Our limitations in infrastructure, especially transport (A12 junctions/trains/employment/parking), needs up front investment unlikely to be affordable by S106 alone. The capacity of local social facilities is high, shops are adequate, even with more residents. Text revised to "proportionate phasing" to allow more flexibility, with infrastructure considered at the time of the planning application.

5) Landscape Capacity and other Constraints  
Policy EB7 seeks to protect landscape and views around East Bergholt. The results of the East Bergholt Views Assessment and landscape and Capacity Assessment undertaken to underpin this policy would appear to preclude development around most of the village with the exception of school playing fields and other small land parcels to the south and east. However, the feasibility of developing any of these areas should be examined more closely in terms of flood risk as there are a number of river and surface water flood constraints to the south and east of the village which

Knights Developments Ltd

Noted. There are areas that tend to flood around the village due to poor drainage. The flooding areas tend to be topical areas rather than whole areas. In general EB is on a hill and not subject to flooding. This includes many areas that may be suitable for development of the scale identified in the Plan. EBNP group commissioned an independent landscape survey which identifies areas less and more favourable for development. This work does not preclude modest development on Moores Lane.

may preclude these already limited areas from any meaningful scale of development.

Knight Developments have a planning application currently under consideration for residential and employment development at Moores Lane, East Bergholt. The land in question is identified as having low to medium landscape capacity within the NP Landscape and Capacity Assessment and as having some significant/valued views across it as identified within the East Bergholt Views Assessment prepared by the Parish Council.

Knight Developments have commissioned a Landscape and Visual Impact Assessment, which examines the proposed residential development at Moores Lane, East Bergholt. It considers this particular site in detail and in accordance with established, scientific methodologies for assessing landscape and visual impact.

Its conclusions are that the landscape within the 2 km study area is variable in character. The landscape in and around the application site is not particularly sensitive, it is not protected and does not contain any notable landscape features. It is considered to be a pleasant landscape but unremarkable and there are more attractive landscapes nearby notably Dedham Vale AONB and the SLA to the east. The farmland around the site is reasonably attractive yet is commonplace within

Knights Developments Ltd

EBNP group commissioned an independent landscape survey which identifies areas less and more favourable for development. This work does not preclude modest development on Moores Lane.

the wider region and is slightly degraded by the A12 Trunk Road and by the housing on the edge of East Bergholt, which have a slight urbanising effect on the rural landscape.

It is considered that the landscape is important at a local scale, as productive farmland and as a backdrop to properties on the northern edge of East Bergholt. Overall the sensitivity of the landscape is considered to be 'Medium' to 'Low' which accords with the findings of the NP study and is comparable with the majority of land around East Bergholt which is outside the AONB. Changes to the character of the landscape would be limited to a very localised area and would not impact on the wider landscape, or the more sensitive protected /historic landscapes to the south.

Knights Developments Ltd

Medium to Low relates to Landscape capacity for building development. In other words not as suitable for building development as areas Medium identified as areas T, F, Q, R and S in Appendix D.8.



In terms of visibility, the development would be located in an area of low-lying ground, away from more visually exposed skylines/ridgelines. Zone of Theoretical Visibility (ZTV) analysis indicates that theoretical views of the development would be possible from the open countryside to the north, northwest and the northeast of the site, although rising land towards the A12 combined with woodland blocks and mature hedgerows limits views to a maximum distance of approximately 1 km. Within the ZTV there are comparatively few visual receptors. The ZTV also indicates that the development would not be visible from East Bergholt, East Bergholt Conservation Area, the nearby Listed Buildings, or from the protected landscapes to the south and east. However, there would be a notable deterioration in visual amenity from a small number of properties on the B1070 and Beehive Close which are orientated towards the site. It is anticipated that the effects on these properties would reduce in time as the proposed screen planting (set out within the landscape Strategy) matures.

Knights Developments  
Ltd

Disagree. A number of comments on Knight's planning application were raised on the visibility and the impact on landscape of the proposed Moores Lane development on the approaches to the village from the A12. The proposed development by Knights is large, to be built on rising land, and with high roof lines. It is assessed to have a marked impact on the landscape at the entrance to East Bergholt and would have a negative impact on the 200,000 tourists per annum who come to East Bergholt and would directly pass this development.

It is, therefore, considered that although the draft policy seeks to protect 'distinctive views' around the village, these views have not been identified using an established scientific methodology and neither are they significant in the context of the wider landscape. It would be unreasonable to restrict development from taking place on the basis that it would not protect these views. A policy that requires developments to demonstrate, through an LVIA, that they will not have an adverse impact upon the local landscape would be more appropriate.

Knights Developments Ltd

Disagree. EBNP commissioned work from the independent 'The Landscape Partnership', Appendix D.8. Their work was further confirmed by the Neighbourhood Plan Views working group who consulted with parishioners.

Great neighbourhood plan and well done and thank you to all involved. Understand a bit more now that have time, have read it and the process and processes explained.

Fiona Cranston

Noted

A thorough and impressive development plan. I fully agree with all aspects, particularly sustainability provisions.

Margaret Cooper

Noted

EB3 backland development -the stated intention of this was to prevent a development such as that at 1 Gaston Street as this was a replacement for a demolished house it doesn't seem to me to cover such a situation and would as written preclude some suitable "backland"sites in the village that would have less

Linda Bestow

Noted, EB3 refers only to village heart. Comment conflicts with conservaton area principles.

effect on the character of the village than say front or side developments. I would therefore like this section to be withdrawn.

EB4 There are still a number of older poor quality some of non standard construction properties in the village. Some of these are quite small sitting on large plots. The nature of development these days would either mean more than one on the site or one larger one. I myself am happy with the idea of one larger one. An example of where the village street scene had been enhanced by this is Verandah Cottage in Gaston Street. Therefore I would like this part of the policy withdrawn.

Linda Bestow

Noted. The Plan seeks to maintain a balanced mix of property types in the village to meet the stated needs of the community.

East Bergholt Neighbourhood Plan – consultation on draft 5.2 (deadline 23rd Nov) I will NOT vote in favour of the plan in its current form. NOTE – I tried more than once to download the drafts on to both a Kindle Fire and a Hudl and the document would not download. This might reduce the level of comments you receive. It does not come across as a plan. It reads more as a proposed charter for people who want to be able to veto other people’s plans. General comments:

Charlie Stannett

Noted

It proposes a MINIMUM number of houses but doesn't even hint at a maximum. Even Babergh don't stipulate a minimum.

Charlie Stannett

Noted. A condition of the NPPF process dictates the approach adopted by the Plan

There is absolutely NO caveat as far as I can see that modifies things to take into account any other proposals currently in the pipeline, such as the Moores Lane proposals (which, incidentally, reading your draft has made me decide is actually the better option).

Charlie Stannett

Agreed and understood. There are no possible options for the NP to enter a caveat against specific developments.

The proposed policies and projects are scattered through the reams of text (some of which looks copied and pasted more than once) which makes it far too much to read before you begin to see the actual meat – something like page 20? It is easier to see who helped draft the document than it is to see what they are proposing. SUGGESTION: By all means leave the policies etc embedded within the reams but make those reams, in effect, appendices, and list the policies and projects in one place at the start of the document: POLICIES Ref Policy Rationale and further information EB1 Telephone boxes must be red Appendix 2999 EB2 Bread must be brown Appendix 54 & 67 EB3 Infill all remaining green spaces

Charlie Stannett

Noted, the list of policies and projects are collated in the NP Contents page.

The introduction of the term “Village Heart” very effectively confuses the issue vis-à-vis any existing Conservation Area; there are some maps which purport to show the Conservation Area but actually seem not to carry any key. I am left with the distinct impression that the authors do not know whether or not there IS a Conservation Area any more. They certainly seem to think that the (former?) Conservation Area doesn't need conserving – let's build within a 800m zone that blankets the Conservation Area/let's infill/let's start fiddling with traffic-calming measures/let's encourage coaches to park on the street by discouraging them from using the car park/...

Charlie Stannett

Agreed, key to be added to maps. Conservation map area added

Why does the “Village Heart” have a big chunk excluded along its NE edge – it includes the modern houses between the primary school and the Hughs junction but exclude the older houses in the roads opposite Fiddlers

Charlie Stannett

Agreed, map modified

East End is treated as though it is a separate village. For example there are FIVE pubs in this village – the Lion, the Head, the Dicky, the Hare & the Carriers – who all interact in various leagues.

Charlie Stannett

Agreed, amended NP wording

Which begs the question: village “Heart”? I would contend that a village’s “heart” is actually the sense of community which comes about from people just doing things with respect for each other. Don’t hijack it the word. SPECIFIC COMMENTS vis-à-vis the proposed POLICIES EB1. I fundamentally disagree with any policy which a. Asserts a MINIMUM but fails to assert a MAXIMUM b. Does not include a caveat along the lines of “This policy assumes current housing numbers as at September 2015. The numbers suggested will be REDUCED by an equivalent amount should any houses be developed between now and the plan’s adoption”

Charlie Stannett

Agreed and understood. Following the guidance of the NPPF, there are no possible options for the NP to enter this caveat.

EB2. I cannot possibly agree with a policy which encourages development within the (former?) Conservation Area and the piece meal infill of the “Village Heart” green spaces. EB3. Piece meal infill should be avoided in as far as it destroys the history. The “large gardens” is irrelevant here; it is consistency with existing FRONTAGES that is important.

Charlie Stannett

Understood

EB4. This is good.

Charlie Stannett

Noted

EB5. This is good.

Charlie Stannett

Noted

EB6. This is good.

Charlie Stannett

Noted

EB7. Mostly okay but why is the primary school (say) allowed to destroy its green space. The High School already has an adjoining mobil mast – go UP not out.	Charlie Stannett	Noted. However capacity may need to be created in schools if the population mix changes
EB8. As EB7.	Charlie Stannett	Noted as EB7
EB9. This is mostly good.	Charlie Stannett	Noted
EB10. This is ambiguous. You seem to want to resist revisions that make a positive extension I am very worried that you are trying to set in stone your 2015 tastes. Remember that the steep pitching which adds so much to the height of new houses comes from earlier attempts to impose subjective aesthetic guidelines. Remember also that many of the historical buildings in the “Heart” would violate your current tastes – Gissings would still be wattle and daub; try counting the number of storeys on many of the older houses.	Charlie Stannett	Noted. The design guidelines were drawn from the Character Assessment, Appendix D.1
EB11. Okay in principal but remember what happened at Sproughton Mill	Charlie Stannett	Noted
EB12. Fundamentally disagree with anything which encourages coaches to pull up in the street.	Charlie Stannett	Agreed. Wording revised

EB13. Why shouldn't a new development include new on-road parking? EB14. In my humble opinion the single worst "improvement" we've had since I moved here has been the introduction of pavements along Hadleigh Road and especially into Gaston Street opposite the pharmacy. It has just led to cars driving faster.

Charlie Stannett

Noted. Refer to Project EB9

EB15. Hmmm

Charlie Stannett

Noted

EB16. Good

Charlie Stannett

Noted

EB17. Good

Charlie Stannett

Noted

EB18. Good

Charlie Stannett

Noted

EB19. Good.

Charlie Stannett

Noted

EB20. Very good.

Charlie Stannett

Noted

EB21. Yes, but should be included with the overall numbers so, e.g., conversion of four barns should reduce the number of new-builds. But also this is simplistic – covert barn into house. Build new barn. Convert new barn into house. Build new barn....

Charlie Stannett

Agreed, Revised text



EB22. Visitors yes; tourists no. Those big tour coaches just pass through.	Charlie Stannett	Noted
EB23. Subject to the impact of new food outlets on existing outlets? But accommodation is required.	Charlie Stannett	Noted. Plan can not restrict free market competition
EB24. They tried this down cemetery lane. (The EB Society donated some money).	Charlie Stannett	Noted
EB25. Good.	Charlie Stannett	Noted
EB26. What whole life cost?	Charlie Stannett	Noted, EB26 follows Govt policy
EB27. Good.	Charlie Stannett	Noted
SPECIFIC COMMENTS vis-à-vis the proposed PROJECTS	Charlie Stannett	Noted
Project - EB1. Not bad.	Charlie Stannett	Noted, NB: Projects describe an intent not a final design
Project - EB2. Not bad at first but actually prevents correction of mistakes.	Charlie Stannett	Noted, NB: Projects describe an intent not a final design
Project - EB3. Not bad.	Charlie Stannett	Noted, NB: Projects describe an intent not a final design

Project - EB4. Stupid idea. Just expand ALLOTMENTS (Old Hall is a community farm and pumps loads of smells into it environment from that chimney)	Charlie Stannett	Noted, NB: Projects describe an intent not a final design
Project - EB5. Check what happened to the pub in Hampstead	Charlie Stannett	Noted, NB: Projects describe an intent not a final design
Project - EB6. THIS IS THE SINGLE MOST IMPORTANT THING THIS DRAFT RAISES	Charlie Stannett	Noted, NB: Projects describe an intent not a final design
Project - EB7. "Traffic management" measures – read the newspaper about the bus lane which slowed down commuting times; look up the history of the calming initiatives on Brantham Hill; check the PC records about why we turned down a proposal to put traffic lights up outside the High School	Charlie Stannett	Noted, NB: Projects describe an intent not a final design
Project - EB8. Just police the village. It is already illegal to drive on the pavement.	Charlie Stannett	Noted, NB: Projects describe an intent not a final design
Project - EB9. Just reduce the speed limit. Absolutely do NOT prevent parking – the car parking is one of the best traffic calming measures we have.	Charlie Stannett	Noted, NB: Projects describe an intent not a final design

Project - EB10. Make a start with encouraging people who work in the “heart” to use the car park (thus freeing up the roadside parking for passing trade).	Charlie Stannett	Noted, NB: Projects describe an intent not a final design
Project - EB11. Are you in danger of treating all cyclists as the same beast?	Charlie Stannett	Noted, NB: Projects describe an intent not a final design
Project - EB12. Reduce the speed limit on the Straight – it’s already the easiest cycle route around here.	Charlie Stannett	Noted, NB: Projects describe an intent not a final design
Project - EB13. So, let’s encourage more lorries to turn off the A12 and drive through the village	Charlie Stannett	Noted, NB: Projects describe an intent not a final design
Project - EB14. Let’s start with reducing the weight limit to bring it in line with the other side of the A12	Charlie Stannett	Noted, NB: Projects describe an intent not a final design
Project - EB15. Why not just suggest the drop off idea to Dunthorne	Charlie Stannett	Noted, NB: Projects describe an intent not a final design
Project - EB16. And why not just turn this in Constable World. I cannot believe I supported the RSPB project which in effect completely destroyed the wild area the sisters bequeathed.	Charlie Stannett	Noted, NB: Projects describe an intent not a final design
Project - EB17. Hampstead Pub.	Charlie Stannett	Noted, NB: Projects describe an intent not a final design

Project - EB18. Good.

Charlie Stannett

Noted

Project - EB19. I don't like where this is going – I still can't believe that houses in the Conservation Area have got panels on their roofs whereas I have to get tiles agreed up front for a garden shed. I do like the "minimise visual impact"

Charlie Stannett

Noted, NB: Projects describe an intent not a final design

Project - EB20. Why not encourage people to use fewer electrical gadgets instead.

Charlie Stannett

Noted, NB: Projects describe an intent not a final design

Project - EB21. This worries me if it means that we start having a proliferation of street furniture.

Charlie Stannett

Noted, NB: Projects describe an intent not a final design

Project - EB22. Have the post town & code change from Colchester Essex to Ipswich Suffolk.

Charlie Stannett

Noted, NB: Projects describe an intent not a final design

Page 8 - Vision - The aims and objectives of the plan are articulated very clearly and are supported.

Babergh District Council

Noted

Page 14 - Section 1.8 - What evidence do you have to support the claims over possible traffic growth and where will the traffic flow?

Babergh District Council

Noted. Personal conversation with a member of Highways Dept, SCC. Village questionnaire.

Page 14 - Section 1.8 - The development referred to in Brantham mentions 350 homes; it should be 320 homes.	Babergh District Council	Agreed 320. Text revised
Page 17 - Section 2.5 - the community engagement event was attended by approximately 11% of the population of East Bergholt (Census 2011 figures) - how much consideration have the group given to this in their analysis?	Babergh District Council	Noted, Text revised
Page 20 - Section 3.1 - replace word “adequate” with “better” (this concurs with the District Councils strategic priorities).	Babergh District Council	Agreed. Text revised
Page 20 - Section 3.2 – East Bergholt must also accommodate district wide need, not just the need generated locally as it is a Core Village.	Babergh District Council	Meetings with Babergh 9/12/15 and 16/12/15 to understand the issues. On Babergh's advice, text revised to show how the numbers in EBNP have been reached.
Page 21 - Section 3.2.1 - The population has not changed much in the last 10 years due in part to the low number of net additional homes built (only 21 in the last 5 years). The inference is that people aged 20 – 35 are moving out of the village due to lack of jobs – how is this evidenced? The passage goes on to say that people are moving out of the village due the lack of jobs and lower cost of housing elsewhere, so conversely the high cost of housing in East Bergholt	Babergh District Council	Agreed sentence revision using Babergh figures. Text revised

should also be stated as a reason that people are moving out of the village. The sentence halfway down page 21 would be better if it read “This trend will increase the demand for a wider range of housing options suitable to meet the needs of older people, freeing up some of the existing family homes in the village.

Penultimate paragraph, Page 21 – It is agreed that there is a higher percentage of 4 bed homes in East Bergholt than the Babergh average. The paragraph from “As a consequence...” is badly worded. It would be more factually correct to say that the predominant type of property built (of the small number of completions) have been 4 and 5 bed houses. As most of the schemes in East Bergholt have been small schemes, few have been affordable housing units or smaller open market homes, so the housing imbalance has been skewed further.

Babergh District Council

Noted, partially agreed. Text revised.

Last paragraph, Page 21 – It is agreed that there is growing need for purpose built older persons accommodation and for 1, 2 and 3 bed roomed homes for younger people and young families both in the form of affordable rented homes and market sale homes.

Babergh District Council

Agreed, Noted

Page 23 - Section 3.3.1 - Neighbourhood Plans should support strategic development needs as set out in the Local Plan (Babergh Core Strategy, 2014) and plan positively to support local development as outlined by the NPPF (paragraph 16).

Babergh District  
Council

Agreed, Text revised 3.3.1

Page 24 - Policy EB1 -(a) It is not considered that EB1 (and the supporting Appendix D6 (as amended)) demonstrates support for the Local Plan or the positive delivery of local development; this is contrary to the NPPF, paragraph 16. (b) Despite the explanation provided during the course of the informal meeting on 19 November 2015 (which does not appear within the plan) the supporting information contains a number of statistical anomalies and inaccuracies which if rectified could change the output of the option assessments.

*(AGREED: SEE POINT BELOW) (c) Options contained within the assessment are based upon the assumption that Brantham, which is defined by the Core Strategy (Policy CS2) as a hinterland village, be reclassified as a Core Village. This reclassification is considered contrary to the Local Plan and beyond the remit of the plans considerations. This is contrary to the evidence that supports the Babergh Core Strategy settlement strategy and the overall spatial pattern of development.*

(d) The assumption that housing need is calculated from the basis of the East Bergholt population does not take account of the requirement to support strategic development needs. (e) There is limited information available to justify the proposed approach to levels, constraints and phasing of housing delivery. In such respects as this it is considered that the basis of the

Babergh District Council

Meetings with Babergh 9/12/15 and 16/12/15 to understand the issues. On Babergh's advice, text revised in EBNP Chapter 3 to show how the evidence was collated and used and Policy EB1 and EB2 reviewed and revised where appropriate to show deliverability of the Plan compliant with Babergh Core Strategy. This wording agreed with Babergh on 16/12/15



Neighbourhood Plan fails to adhere to the premise that it supports the strategic development needs and the overall delivery of sustainable development.

(f) Accordingly it is unclear how the outcome of the assessment of options 1 – 4 has resulted in the dwelling numbers and phasing as proposed in Policy EB1 and based upon the information available, (g) the assessment does not demonstrate overall conformity to the Babergh Core Strategy or the NPPF (paragraph 16).

Options contained within the assessment are based upon the assumption that Brantham, which is defined by the Core Strategy (Policy CS2) as a hinterland village, be reclassified as a Core Village. This reclassification is considered contrary to the Local Plan and beyond the remit of the plans considerations. This is contrary to the evidence that supports the Babergh Core Strategy settlement strategy and the overall spatial pattern of development.

Babergh District Council

Agreed: As per email to NW following meeting on 18/11/15. EB reworking figures to remove Brantham from core villages allocation of 1050. Does not make any difference to the 86 +/- 20

Page 24 - Policy EB2 - (a) The proposal that housing requirements will be met through small-scale development of up to 15 homes, either on small sites or larger sites that are phased does not demonstrate conformity with the Babergh Core Strategy, Policies CS2 and CS11.

Babergh District Council

Meetings with Babergh 9/12/15 and 16/12/15 to understand the issues. On Babergh's advice, text revised in EBNP Chapter 3 to show how the evidence was collated and used and Policy EB1 and EB2 reviewed and revised where appropriate to show deliverability of the Plan compliant with Babergh Core Strategy. This wording agreed with Babergh on 16/12/15

(b) Policy CS2 sets out that Core Villages will act as a focus for development within their cluster and, where appropriate, site allocations to meet housing and employment needs will be made in the Site Allocations document.

(c) The approach proposed for small-sites is not considered to align with this policy which sets out the settlement pattern for accommodating the District's strategic development needs and if implemented, could preclude the delivery of housing allocations and

sustainable development. Policy CS11 goes on to provide detailed criteria for assessment to inform the acceptability of development proposals in Core Villages. The approach proposed does not have due regard to this policy approach. It is also unclear as to what is meant by 'exceptional benefit'.

Page 25 - Policy EB3 - As drafted this policy is overly restrictive. In view of the comments made below about the approach to design and the need to comply with the NPPF It would be better to say that proposals should satisfy the requirements of Policies EB10 and EB11.

Babergh District Council

Text revised, agreed with Babergh 16/12/15

Page 27 - Section 3.3.3 - It would be useful to include commentary within this section to link the strategic provisions of the Babergh Core Strategy, (in particular Policy CS18) to reinforce the aims of Policy EB4. As drafted Policy EB4 could result in the provision of less affordable housing; was this the intent?

Babergh District Council

Text revised, agreed with Babergh 16/12/

Page 27 - Policy EB4 - It would be preferable if the policy could state that "at least 40% of properties should be one or two bedroomed homes in the form or bungalows, flats and houses".

Babergh District Council

Agree: this is compliant with Babergh's core strategy intent. Text revised to Babergh number of 40%

Page 28 - Policy EB5 – This policy could potentially be merged with Policy EB4. As drafted the aim is laudable however there is a danger that the village could become the preserve of the old. How will this achieve secure a balanced community and fulfil sustainable development objectives? It might be more helpful to say that homes should be designed to meet the needs of older people and that those built to Level 2 standards as stated in the Housing Standards Review document and Part M of the Building Regulations (equivalent to ‘Lifetime Homes’ standards) will be expected and encouraged.

Babergh District Council

Noted. Text revised

Page 28 - Policy EB6 - where is the evidence to support or quantify the need for residential care homes?

Babergh District Council

Village questionnaire result provides evidence, see Appendix C.7 which shows people wish to stay in the village. This policy, EB6, more likely to relate to sheltered or very sheltered housing than residential or nursing home care. Title EB6 revised.

Page 28 - Project EB1 - A Community Land Trust (CLT) is a good way of providing affordable homes and locking in the benefit to the community. Possible exemptions for the extension of the ‘Right to Buy’ will be given to CLT’s, however it should be noted that it is unrealistic to expect a CLT to deliver all the affordable homes that need to be delivered. CLT’s are normally restricted to residents with a local connection, and the homes

Babergh District Council

Noted and understood; to be considered by project team. Have Babergh noticed that EB include porportionate hinterland development (District's housing need) in our numbers as per the core villages policies in the Core Strategy thus taking account of District need? Text revised Project EB1 to clarify.

provided would not contribute to District-wide housing needs.

Page 29 - Project EB2 - The enforcement of planning controls is discretionary and it would be unlawful if the District Council's enforcement powers (including the option not to take any action) were fettered in any way. It would be better to rephrase the sentence to say that the Parish Council will work in close collaboration with the District Council's to monitor the implementation of development schemes to ensure compliance with the approved plans.

Babergh District  
Council

Agreed, revised text

Page 29 - Project EB3 - Evidence would be required to support the need for a very sheltered scheme as they are expensive to develop. The need for this should be apparent from the Local Housing Needs Survey.

Babergh District  
Council

Noted, project will conduct a feasibility study. Text revised.

Page 34 - Plan - The title block and key is difficult to read. A clearer version is required

Babergh District  
Council

Noted - Done

Page 35 - Policy EB7 - It would be better to rephrase the second and third bullet points to say that development proposals should respond positively to the especial qualities of the AONB and the landscape setting of the village.

Babergh District  
Council

Noted. Text revised and includes comments from other consultees.

Page 37 - Policy EB8 - This policy helpfully identifies spaces that are important to local people but as part of the green infrastructure that is present in the village a project could be developed for the future management of the spaces identified in conjunction with the relevant landowners. This might also support local biodiversity.

Babergh District Council

Agreed. Text revised, Policy added, new Project EB8

Page 36 - Plan – Ditto previous comments about plan on page 34.

Babergh District Council

Noted

Page 38 - Project EB4 - The intention to establish a community farm is laudable however this may not sit comfortably with Policy EB7 which seeks to safeguard important landscapes and views.

Babergh District Council

Noted, Project to consider and ensure potential conflict addressed. Text revised

Page 41 - Section 5.2.2; first, second and sixth bullet points - the District Council has not defined a minimum space standard for dwelling sizes. The reference is therefore erroneous and should be deleted. The use of standards applied by other local authorities is also potentially restrictive, thwarting the prospect of innovation, as is the suggestion that properties should be limited in height to two storeys.

Babergh District Council

Noted. Text revised, national standard used.

Pages 42 & 43 - Section 5.3.1.1

- Point 1 - as indicated above the District Council has not stipulated minimum dwelling sizes.
- Point 3 - the full stop after 'shade' is probably meant to be a comma.
- Points 5 and 6 - comparison should be made with the preferred approach to parking as set out in Suffolk County Council's adopted 'Suffolk Guidance for Parking 2014' to avoid a potential inconsistency of approach or possibly lesser standards than desired by the plan.

Babergh District Council

Agreed, text revised

Pages 42 & 43 - Section 5.3.1.1

- Point 7 - this is unduly prescriptive. It would be better to say new dwellings should reflect the prevailing pattern of existing development and set back from the street as appropriate to maintain the open character of the village.
- Point 10 - this is overly prescriptive as drafted however the sentiment is understood. It might be better to say terraced house and cottages should reflect the vernacular traditions of the village and for this reason three storey houses are very unlikely to respond to the local context.
- Point 11 - this requires redrafting to make it less prescriptive whilst not losing the intent.

Babergh District Council

Agreed, text revised

Page 43 - Section 5.3.1.2

- Point 2 - Stipulating that all flat roofs must be green is overly prescriptive. It would be better to offer encouragement by saying that where flat roofs are required consideration should be given to the use of a green roof to enhance local biodiversity.
- Point 4 - This is not a District Council requirement but yes wooden frames are preferred. Please delete the reference to the District Council.

Babergh District Council

Agreed. Point 2 & 4 text revised.

In general, further consideration is required to the design section to ensure that it does not conflict with the NPPF, paragraph 59.

Page 44 - Policy EB10 - The second clause could be drafted in a positive manner to say extensions to properties that make a positive contribution to the character of the area will be supported. As drafted a 'do not' appears to be missing. The third clause potentially duplicates the requirement placed upon applicants to produce a Design and Access Statement to support their planning applications. It is also placing an additional burden upon applicants where a Design and Access Statement is not required. It might be better to say that applicants in preparing a Design and Access Statement to support their proposals should demonstrate how they have responded to the design guidance contained within the plan.

Babergh District Council

Action: Reviewed NPPF para 59 for compatability. Compare EB10 revised wording in v6.0 to suggested revised wording in Babergh recommendation



Page 45 - Policy EB11 - It would be better to make reference to a local heritage list rather than an asset list which has other connotations. This applies equally to the terminology used for Project EB5.

Babergh District Council

Agreed. Text revised

Pages 46 - 50 - Transport - Suffolk County Council in its capacity as the local highway authority may have comments to make on this section of the plan. In relation to Policy EB15 it should be noted that existing footpaths and bridleways are already afforded protection. Was the intention to ensure that new developments do not obstruct or lead to the unnecessary diversion of existing paths and wherever possible take advantage of the opportunities provided to improve the network?

Babergh District Council

Noted. Comments from SCC have been considered and adopted. Text revised.

Page 52 - Policy EB17 - Will new retail and other service outlets only be supported in East End? The second part of this policy would appear to require revision to refer to the whole village.

Babergh District Council

Noted. Text revised EB17 removed and incorporated in EB16.

Page 52 - Policy EB18 - This policy requires revision as it could result in the nett loss of employment sites. It might be better to require that mixed-uses are considered first before a residential option is entertained. A twelve month period to explore other options would better allow this to occur and would be

Babergh District Council

Noted. Text revised

consistent with the provisions of the District Council's Supplementary Planning Guidance on safeguarding employment sites and premises.

Pages 53 to 54 - Policy EB21 - Bullet points 1 and 4 could usefully be turned into positive statements and still have the same intent.

Babergh District Council

Agreed. Text revised, revised Policy EB21 to a positive statement

Pages 54 to 55 - Policies EB22 and EB23 - There is a certain amount of repetition in these policies and it would be more effective to have a single policy relating to tourist facilities and services.

Babergh District Council

Agreed. Consider amalgamating EB22, EB23. Agreed, text revised

Page 55 - Policy EB24 - This policy is supported however should the related project (EB15) be more about the identification of the potential need and gaining support from significant stakeholders?

Babergh District Council

Agreed Noted. Project EB15 to review this advice in project initiation phase. Text revised in Project EB15

Page 56 - Project EB17- It is presumed this project is aimed at registering assets of community value under the processes that exist rather than a local heritage list referred to above.

Babergh District Council

Clarify specific intent of Project EB17

Page 61 - Policy EB27 - Suffolk County Council in its flood water management capacity may have comments to make on this policy however as drafted it repeats

Babergh District Council

Agreed, Text revised as per SCC comment

national standards and could be said to be unnecessary.

Page 62 - Project EB19 - the second bullet point is possibly meaningless. It might be better to just encourage standards in excess of the Building Regulations.

Babergh District Council

Agreed. Text revised.

In conclusion, unless the issues raised above, in particular about the delivery of housing growth, are addressed it is unlikely that the neighbourhood planning groups will be able to show that they meet the requirements of Regulation 15 (1) (d) – the ‘Basic Conditions’.

Babergh District Council

Agreed, meetings arranged 9/12/15 and 16/12/15 and agreement on outstanding principles reached

The District Council wishes to ensure that this situation does not arise and is keen to work with the neighbourhood planning group to achieve a successful outcome via a continued dialogue. Once the comments contained within this document have been considered in conjunction with any other observations that have been received it would be prudent for further meetings to be arranged before the plan is formally submitted for consultation (Regulation 16).

I am writing on behalf of the Suffolk Preservation Society (SPS), the only countywide amenity society dedicated to protecting and promoting the special natural and historic qualities of Suffolk. As Neighbourhood Plans offer the opportunity for protecting or improving the heritage of an area, SPS are supportive of plans being drawn up in Suffolk, particularly where they are centred on historic areas such as East Bergholt. With reference to the current consultation on your Neighbourhood Plan, we would like to make the following observations on the heritage and landscape aspects of the document.

Suffolk Preservation Society

Noted

As the draft plan identifies, East Bergholt's strengths include its heritage, particularly the Conservation Area, listed buildings and its links with John Constable. The assessment of the distinct character areas of the built up areas within the parish, appendix D.1, is a detailed and well-illustrated analysis of the important elements of these. Moreover the important relationship between the built up areas and the surrounding countryside including the AONB is highlighted and the plan's identification of important views into and out of the built up area will provide a useful resource to protect these in conjunction with policy EB7.

Suffolk Preservation Society

Noted

The plan aims to ensure that new development relates well to local characteristics and seeks to secure distinctive traditional or contemporary design which incorporates local materials. We do consider, however, that the wording of EB10 which sets out the policy for housing design and quality could be augmented so that it is clearer that any development (whether new build, extensions or alterations) is required to respond to local character and reflect the surroundings. Development should protect or enhance the positive elements of an area, as identified within the Plan's Character Assessment, and proposals must demonstrate that this is the case.

Suffolk Preservation  
Society

Agreed. Revised text

Section 5.3.2 discusses the historic environment and refers to both designated and non-designated heritage assets. The National Planning Policy Framework sets out the protection given to non-designated heritage assets (para. 135) and identifies the use of a local list as a means of identifying them. Babergh District Council does not currently maintain a district-wide local list and SPS considers that the Neighbourhood Planning process presents an ideal opportunity to do so. Historic England also advocates this approach and provides advice to local groups via its website, in particular its guidance note Neighbourhood Planning and the Historic Environment.

East Bergholt's conservation area and listed buildings already enjoy statutory protection and the Neighbourhood Plan allows for the formal identification of the non-designated heritage assets which contribute to the parish's distinctive character. This will strengthen their protection from demolition or harmful development within their setting which is otherwise be limited, particularly outside the conservation area. The Society has recently been involved in two instances elsewhere in the county where the assessment of a building as a non-designated heritage asset has successfully prevented its demolition.

Suffolk Preservation Society

Agree, revised text. Project EB5 will construct the Asset List

Policy EB11 (Preservation of Heritage Assets) refers to a 'Village Asset List' which will be drawn up under project EB5. We are concerned that this should be referred to as a 'Local List' or a 'Non-designated Heritage List' as it must be distinct from the list of village assets covered in project EB17 which will be a list of material assets of community value, as set out in para 4.3 of the baseline data appendix. Moreover whilst we appreciate that the compilation of a local list will require a considerable amount of time, which is why it has been earmarked as a future project, there would be an advantage in setting down the assessment criteria within policy EB11 at this point. This will allow future ad hoc applications for development, including demolition, to be assessed against agreed local criteria in advance of a local list being formally adopted by Babergh DC. We refer you to the criteria for the assessment of non-designated heritage assets recently adopted by Suffolk Coastal DC which may aid your group in this.  
<http://www.suffolkcoastal.gov.uk/yourdistrict/planning/designandconservation/non-designated-heritage-assets/>

Suffolk Preservation Society

Agree, wording revised.

## Archaeology

National policy in relation to archaeology is set out in chapter 12 of the National Planning Policy Framework. By meeting these requirements, and ensuring proper assessment, excavation and recording of archaeology prior to development, the planning system can contribute to the achievement of sustainable development.

Suffolk County Council Archaeological Service routinely advises that there should be early consultation of the Historic Environment Record and assessment of the archaeological potential of proposed sites at an appropriate stage in the design of new developments, in order that the requirements of the NPPF and Babergh Local Plan policies are met.

Given that this Plan does not allocate sites, there are no locations to be assessed at this time. However, assessment is likely to be required as sites come forward.

Large sites (of more than a hectare in size), which have not previously been the subject of systematic archaeological investigation, should be assessed at an appropriate stage in the planning process, in accordance with paragraphs 128 and 129 of the National Planning Policy Framework. Upfront geophysical survey should be carried out, with a programme of trial trenching to be designed and carried out at an appropriate stage, depending on the

Suffolk County Council      Noted, revised wording



results. This will allow archaeological considerations to be factored into project designs and risk management strategies.

If the Parish Council wanted, further detail could be provided within sections 1.1 and 1.2 of the Draft Plan: The location of East Bergholt within the Stour Valley has made it a favourable location for archaeological activity of most periods. The County Historic Environment Record (maintained by Suffolk County Council) has entries for 68 finds and monuments within the parish, with all periods well represented apart from the Anglo Saxon period. The Portable Antiquities Scheme has 755 records of finds from the parish, the dates of which again reflect this trend. Archaeological evidence for prehistoric activity, in the form of finds scatters and cropmarks, is known along the valley sides and on higher ground overlooking the valley. A cremation cemetery of Roman date is recorded within the parish, and where the Roman road crosses the parish boundary into Capel St Mary there is evidence for Roman activity. The town of East Bergholt has medieval origins, and medieval archaeological evidence is recorded from within the historic core, which also has listed buildings of varying dates.

It is worth noting that the statement on page 9 'There was a large Bronze Age settlement in the Parish and there is also evidence of a Roman villa', doesn't actually tally with the archaeological record. Large scatters of prehistoric material have been recorded across the

parish and a number of ring ditches and enclosures which are likely to be prehistoric in date have been detected through aerial photography. Whilst these remains are indicative of activity here throughout the prehistoric period, no clear occupation sites have been defined. Scattered finds of Roman date, along with a Roman cremation cemetery are recorded within the parish; however no archaeological evidence has been found which indicates the presence of a Roman villa.

The County Archaeological Service also has comments relating to the following paragraphs in the Plan:

5.3.2.: There are a number of undesignated below ground heritage assets which may be worthy of inclusion on a village heritage asset list. Information about archaeological sites recorded within the parish is maintained by the Historic Environment Record, and can be provided by the County Council upon request.  
G308

Suffolk County Council

Agreed, text revised

7.3.2: The County Council archaeological service would welcome consultation on any proposals to convert historic agricultural buildings within the parish, as there may be a requirement for a Historic Building Assessment and recording of the building to be carried out prior to conversion. In order to help alert applicants to the need for this consultation, the following would be a useful insertion within the Plan:  
Suffolk County Council Archaeological Service routinely advises that there should be early consultation of the Historic Environment Record for applications relating to the conversion of historic farm buildings and other buildings of historic interest, in order that the requirements of the NPPF and Babergh Local Plan policies are met

Suffolk County Council      Agreed. Revised text

## Health, Wellbeing and Social Care

The recognition given to the needs of older people is welcomed. As stated in paragraph 17 of the National Planning Policy Framework, the planning system should support local strategies for health and wellbeing and the Suffolk Health and Wellbeing Strategy has a focus on the needs of older people.

As noted in paragraph 3.3.4, there is an identified need for housing for older people. However, policy EB5 requires further clarity to make it effective.

- If the intention is that specialist housing with care is developed within housing developments, this is already supported within policy EB6.

- If the intention is that specially designed accessible or adaptable homes are built, this would not be consistent with national planning policy. Following the recent Housing Standards Review, the Government has rationalised housing standards into the Building Regulations and determined that neighbourhood plans will not be able to set housing standards.

- If the intention is that the dwelling size and tenure mix reflects the needs of an ageing population, this needs to be made clear. Arguably, Policy EB4 already reflects this requirement. The key point is that development should reflect the changing demographics of the area, and policy might seek to require that developers demonstrate how they have considered this issue. This should be considered alongside Policy CS18

Suffolk County Council

Noted. Text revised to clarify intent

of the Babergh Core Strategy.

The District Council will be able to advise on the local connections requirement suggested in Policy EB6.

#### Infrastructure Provision

I have previously offered a comment on Policy EB25, in respect of infrastructure provision, and I note that an amendment has been made as a result of my suggestion.

Upon further consideration, it is not clear that the policy is effective across all infrastructure types. The 'severe' test, which relates to traffic impacts as set out in paragraph 32 of the National Planning Policy Framework, does not apply to other types of infrastructure.

Rather than seek to establish new policy at the neighbourhood level, the Parish Council may wish to consider existing frameworks for securing contributions towards additional infrastructure. The Parish Council may be reassured by Policy CS21 of the Babergh Core Strategy, which states:

All proposals for new housing and commercial development will be required to be supported by, and make adequate provision for, appropriate infrastructure, services and facilities to ensure that the development is sustainable and of a high quality.

Suffolk County Council      Noted. Revised text

## Landscape Assessment

Suffolk County Council    Agreed, text revised

Policy EB7 sets out an approach to managing landscape impacts. It is anticipated that the proposed policy wording as presented would not be deemed reasonable by the person examining your plan, as prevention of all adverse impacts is likely to be seen as unduly restrictive.

The suggested changes are designed to ensure that the policy protects the character and special qualities of the landscape identified in the evidence base without excluding the possibility of any change. Proposed new text is underlined and suggested deletions are struck through.

A proposal for development will only be permitted if it meets all the following criteria:

- It takes full account of the capacity assessment set out in the Landscape Sensitivity and Capacity Assessment
- It conserves or enhances and would not have significant adverse impact on the Landscape character, scenic beauty and special qualities of the AONB
- It would not have a significant adverse impact on the landscape setting of East Bergholt
- It would maintain the character of the distinctive views of the surrounding countryside identified in the Views Assessment and marked on the map of Significant and Valued Views shown above

Exception:

- A school developing or expanding its educational or



ancillary facilities

Whilst we welcome, and are grateful for, the intent of the final 'exception' within the policy, this is also unlikely to be seen as unreasonable by the person examining your plan as it is unclear as to why a school should be absolved from meeting requirements in respect of a nationally designated landscape.

Local Green Space

Suffolk County Council    Revised

Further to earlier comments on school infrastructure requirements and local green space designations, we would like to ask that the primary school playing fields are excluded from the list on page 36.

To reassure the Parish Council, school playing fields are protected by legislation. Consent for disposal has to be secured from the Secretary of State under the Schools Standards and Framework Act 1998 and the Academies Act 2010.

Adding policy would not add weight to the protection afforded by the Acts of Parliament. Policy CS14 of the Babergh Core Strategy may also apply in protecting the open space. Furthermore, under the definition of Local Green Space in the National Planning Policy Framework, the Parish Council may find it difficult to explain why this field has a 'particular local significance'.

Landowners not consulted about green space covering their garden. Landowners should have been written to specifically?

Peter & Patricia Wright    Content revised after landowner consulted

### Rights of Way

Public Rights of Way offer an opportunity to encourage travel by sustainable means, to enable enjoyment of the countryside and to promote healthy and active lifestyles.

The Parish Council may wish to consider identifying routes which could be enhanced or extended in support of those objectives, or to have that as a project within the Plan.

Suffolk County Council    Agreed, will be part of the cycle route project. Text revised

## Transport

The priority given to walking and cycling is welcomed. Please note that the junctions referred to in Project EB13 are primarily the responsibility of Highways England (formerly the Highways Agency), who should also be listed there.

The Parish Council may not have noted the Suffolk Guidance on Parking in drawing up the car parking requirements in paragraph 5.3.1.1.6.

If the intention is to reduce on-street parking, the Parish may prefer to use the countywide guidance as it seeks additional on-plot parking, above that which the plan suggests for larger dwellings. For example, the countywide guidance seeks 3 spaces per dwelling in 4+ bed dwellings.

Furthermore, whilst the intent around reducing on-street parking is noted, it is not good practice to exclude on-street requirements parking entirely from new development. Parking on-street cannot be eliminated. It is better to design streets effectively to allow safe and 'tidy' on-street parking, particularly for visitor spaces, than to ignore the requirement in street design and have cars park on street anyway. See chapter 4.2 of the countywide guidance for an indication of the ways in which design can enable good quality on-street parking.

The County Council, unsurprisingly, recommends applying its most recent Guidance (from 2014, updated

Suffolk County Council    Agreed, text revised

in November 2015) in neighbourhood plans. It is suggested that the Parish Council considers the County Council approach, which encourages additional parking within the curtilage of dwellings, and determines whether this neighbourhood plan should make use of the sam+G315e approach.

1 See: <https://www.suffolk.gov.uk/assets/planning-waste-and-environment/planning-and-development-advice/2015-11-16-FINAL-2015-Updated-Suffolk-Guidance-for-Parking.pdf> . Residential minimum parking numbers are set out on page 51.

## Surface Water Management

Suffolk County Council      Noted. Revised text

Policy EB27, in respect of flood risk, mirrors national policy requirements. The Parish Council may also be interested to know a little of the process which is followed to manage this requirements.

A Flood Risk Assessment is required for sites more than 1 hectare and for sites of less than 1 hectare but with a known flood risk. Within that Assessment should be a drainage strategy for the site which includes SuDS. For sites smaller than 1 hectare that don't require an Flood Risk Assessment, the County Council will require its Drainage Proforma to be submitted instead of the Assessment.

The Plan could draw attention to the 'Suffolk County Council Protocol for Advising LPAs on Surface Water Drainage Aspects of Planning & Development Control'. This document provides guidance on those elements of flood risk management for which the County Council is responsible.

<http://www.greensuffolk.org/assets/Greenest-County/Water--Coast/Suffolk-Flood-Partnership/General-Information/SCC-Floods-Planning-protocol-Version-12.pdf>

Three storey pairs or terraces of houses (commonly called 'town houses'), whether or not incorporating integral garages, are not suitable for the village environment. Detached houses should not have steep roofs into which an additional storey may be incorporated lit only by skylights; third floors of houses should either be built into the main structure or illuminated by dormer windows, as should the upper floor of chalets.

Paul Kelly

Agreed, text revised

Thank you for your consultation on the above dated 09 October 2015 which was received by Natural England the same day. Thank you also for allowing us additional time within which to provide our comments. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England is a statutory consultee in neighbourhood planning and must be consulted (under Schedule 1 (1) of the Neighbourhood Planning Regulations) on draft neighbourhood development plans by the parish/town council or neighbourhood forum where they are likely to affect a Site of Special Scientific Interest (SSSI) or 20 hectares or more of Best and Most Versatile (BMV) agricultural land. We must also be consulted where proposals require screening

Natural England

Noted

for Habitats Regulations Assessments (HRAs).  
We welcome the inclusion of policies relating to issues  
within our remit but offer the following suggestions:



Policy EB7 (Landscape and Views)

Whilst specified in the supplementary text of the Plan, it would be helpful to include in bullet point two of the policy itself that the AONB referred to is the Dedham Vale AONB. Although protected landscapes such as AONBs are afforded the highest level of landscape protection, the Plan should also ensure that the wider landscape is conserved and enhanced; we therefore recommend that “and the wider landscape” is added to this bullet point after “AONB”.

Natural England notes that an exception to this policy is given to a “school developing or expanding its educational or ancillary facilities”. We advise that all development within the Plan area should avoid adverse impacts on the AONB.

We also advise that the policy could be strengthened by making reference to the major developments tests as described in paragraph 116 of the NPPF.

Natural England

Agreed, text revised. Noted that EB schools are outside of AONB.

Policy EB8 (Open Spaces)

We welcome the inclusion of this policy to ensure adequate provision of open space within the parish and recommend the use of the Accessible Natural Greenspace Standard (ANGSt) which can be a useful tool in ensuring adequate provision of accessible natural greenspace within a particular area.

Natural England

Noted

Policy EB9 (Biodiversity)

Natural England

Noted. Text revised

Natural England welcomes that this policy seeks to protect sites designated for their biodiversity. The Plan area partly includes and abuts European designated sites (Stour and Orwell Estuaries Special Protection Area (SPA) and Ramsar site<sup>1</sup>) and nationally designated sites (Cattawade Marshes Site of Special Scientific Interest (SSSI)). We therefore recommend that these sites are mapped within Appendix A.1 Baseline Data for East Bergholt to reflect their high importance.

We advise that the first sentence of the policy is amended to read “...protect and enhance biodiversity and geodiversity...” to reflect the requirements of paragraphs 109 and 117 of the NPPF.

Natural England also advise that the policy should be strengthened by amending bullet point one to read “Protecting and enhancing internationally, nationally and locally designated sites” to better reflect the designated sites hierarchy as described in paragraph 117 of the NPPF.

We also suggest that an additional bullet point is added to ensure appropriate protection is given the Stour and Orwell Estuary SPA and Ramsar site:

\* Avoiding potential impacts on the Stour and Orwell Estuaries Special Protection Area (SPA) and Ramsar site. Any potential impacts must be assessed and steps taken to either avoid and/or mitigate any such impacts prior to any development being consented.

We advise that bullet point four is amended to read “Promoting the mitigation preservation, restoration and re-creation of wildlife priority habitats and the protection and recovery of priority species” to better reflect the wording of paragraph 117 of the NPPF. We also recommend that “flora and fauna” in bullet point five is replaced with “biodiversity” to better reflect the wording of paragraph 9 of the NPPF.

Natural England consider that the penultimate sentence of the policy could be strengthened to read “Where adverse impacts on biodiversity cannot be avoided, necessary appropriate mitigation measures or, as a last resort, compensation measures will be carried out required”. This wording better reflects the avoidance-mitigation-compensation hierarchy as described in paragraph 118 of the NPPF.

Finally, in line with paragraph 118 of the NPPF, we advise that wording should be included to encourage the incorporation of biodiversity in and around new developments

\* Listed or proposed Wetlands of International Importance under the Ramsar Convention (Ramsar) sites are protected as a matter of Government policy. Paragraph 118 of the National Planning Policy Framework applies the same protection measures as those in place for European sites.

Policy EB10 (Housing and Non-Residential Design and Quality)

Natural England

Agreed. Text revised

Whilst reference is made to the Character Assessment and Local Design Guidance, we advise that this policy could be further strengthened by reiterating that, due to the highest status of landscape protection afforded to AONBs, the highest standards of design will be required for development within the AONB and, where appropriate, its setting. In accordance with paragraph 125 of the NPPF, we advise that wording should be included within this policy to ensure that light pollution from development avoids negative impacts on the natural environment.

Policy EB19 (Agricultural Land)

Natural England

Agreed. Text revised

Natural England welcome the inclusion of this policy which seeks to avoid the loss of good quality agricultural land. Soil is a finite resource and fulfils many roles that are beneficial to society. As a component of the natural environment, it is important soils are protected and used sustainably. We advise that the policy should include suitable wording, in accordance with paragraph 112 of the NPPF, to safeguard best and most versatile (BMV) land; this is land classified as grade 1, 2 and 3a within the Agricultural Land Classification (ALC) system. Further information on the ALC system including the definition of BMV land is available within Natural England's

Technical Information Note 049 on Agricultural Land Classification.

Habitats Regulations Assessment (HRA)  
Local (and other) Plans need to be informed and tested by an HRA. The process involves consideration of the development plan policies and proposals and their likely significant effects on European sites. This may involve consideration of plans and projects in the plan area and (where appropriate) adjoining areas and discussions with relevant authorities on the potential effects of the plan. Similarly, effects on European sites outside the plan area may also need to be considered. As mentioned, the Plan area partly includes and abuts European designated sites (also commonly referred to as Natura 2000 (N2K) sites) and the Plan therefore has the potential to affect their interest features. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations'). The Plan area includes part of the Stour and Orwell Estuaries SPA which is also listed as the Stour and Orwell Estuaries Ramsar site. The Conservation Objectives for each European site explain how the site should be restored and/or maintained and may be helpful in assessing what, if any, potential impacts a plan or project may have. Natural England has published a Site Improvement Plan: Stour and Orwell Estuaries - SIP232 (May 2015). The plan provides a high level overview of the issues (both current and predicted) affecting the condition of the European features on the site and outlines the

Natural England

Noted, All applications will be assessed

priority measures required to improve the condition of the features. In recent years concerns have been raised about the impact of recreational disturbance on the bird interest of the Stour and Orwell Estuaries SPA. New housing results in an increase in population which may result in increased bird disturbance which is identified as a threat to this site.

There is a very clear basic condition as set out in Paragraph 1 of Schedule 2 to the Neighbourhood Planning (General) Regulations 2012 which states that a Neighbourhood Plan cannot proceed if there is a Likely Significant Effect (LSE) on a European site, either alone or in combination with other plans and projects. We therefore advise that a screening exercise is undertaken to ascertain whether a conclusion of no likely significant effects can be reached. We advise that main potential impact that needs addressing in this screening exercise is the potential for recreational disturbance on the Stour and Orwell Estuaries.

It may be necessary to incorporate measures into the neighbourhood plan to ensure that any likely significant effects are avoided in order to secure compliance with the Regulations. This is important as the overarching Babergh Core Strategy (2014) does not yet have an agreed mitigation strategy in place to address impacts of development on European protected sites, particularly in relation to recreational disturbance impacts.

Page 4 of 4

This concludes Natural England's comments which I hope you will find helpful.  
We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.



Further to my earlier email, unfortunately my education colleagues and I still need to iron out a few issues as regards school provision before responding. I don't think that this will affect the substance of your proposals, in that we are confident that we can provide school places for your proposed 86 dwellings, but when commenting on Plans we find it helps to explain what school places are needed, how much they will cost and how we will provide them.

We need to make sure we are accurate when setting out these issues to you, even if it doesn't affect the substantive content of the Plan, in case of detailed scrutiny further down the line, such as through the examination process.

I will try and get back to you on this by the middle of next week.

I am sorry about this, and would reiterate that I don't think that this effects the substance of your Plan.

SCC Education (Robert Feakes) *Noted*

1. It is an excellent detail of our village now in 2015. It may be of value, not just in the present, but as an archive for future generations

Ted Wheatey *Noted*

I am glad it highlighted the dangers in the A12/B1070 junction. Some work on this could be done cheaply now on the north carriageway of the A12 although a

Ted Wheatey *Noted*

thorough job would be expensive and may have to wait.

There is a need for more properties in the £200,000 to £300,000 range for young families. The Primary School needs more local children. Should numbers continue to decrease and it become a 5 or 6 class school it would be disastrous.

Ted Wheatey

One focus of the Plan is to ensure appropriate properties are available for younger families. This should help address this issue.

I am a handicapped person using an electric mobility scooter which is only allowed for use on pavements. Fortunately I can get nearly everywhere in East Bergholt on a pavement, although the surfaces are often very poor. The only place where one cannot travel is along Gaston Street between Elm Road and the B1070; there is a short section where there is no footpath and the road is dangerous and on a bend. To build it one would need to take about 1 metre from the front gardens of about 3 local residents. It should be done.

Ted Wheatey

Noted. Project EB12 extended to include mobility scooters

I also think that it is vital that our Public Conveniences are maintained as our village attracts a lot of visitors particularly during the summer months

Ted Wheatey

Noted

CONSULTATION 11. Minutes of October 2015 Parish Council Meeting

**EAST BERGHOLT PARISH COUNCIL**

**MINUTES OF A STATUTORY COUNCIL MEETING HELD ON THURSDAY  
8 OCTOBER 2015 - LAMBE SCHOOL**

**Present**

Chair – Cllr Ireland	Vice Chair- Cllr R Moss	Cllr J Miller	Cllr G Abbs
Cllr R Elmer	Cllr C Totman	*Cllr S Williams	Cllr G Woodcock
Cllr N Wood	Cllr P McGain	Cllr Lansdell	Mrs V Ayton – Clerk

Also in attendance: – \*District Cllr Williams, 5 members of the public. Correspondence was tabled and the Public Session was opened by the Chair at 7.30 pm. County Cllr Jones (**Appendix 1**), District Cllr Williams (**Appendix 2**) Police (**Appendix 3**) reports had been circulated to Parish Cllrs before the meeting and were available for the public along with copies of the Agenda.

Residents of Gaston Street objected to the Westmead Planning application, pointing out Babergh’s plans were incorrect and out of date.

**Meeting commenced at 7.45pm**

1. **Apologies for absence:**– Cllrs Eley – work Cllr Steele – school parent’s evening  
Apologies and reasons accepted. Proposed Cllr Ireland Seconded Cllr Lansdell unanimous in favour

2. **Declaration of interests:** None

3. **Dispensation:** None

4. **Minutes:** Statutory Council Meeting 10 September 2015.

To confirm & sign

Proposed Cllr Moss Seconded Cllr Williams 10 in favour

5. **Matters Arising:** from Statutory Council Meeting 10 September 2015

Item 13 - Felling of a mature oak tree in Richardsons Road -Clerk to chase SCC & Babergh

Proposed Cllr Miller Seconded Cllr Woodcock unanimous in favour

Chair moved Item 9 be brought forward on agenda – all agreed

**9. Recommendations from Neighbourhood Plan Committee:**

1(a) Parish Council to switch back the Plan Writing budget to the Plan Health Check budget, under rescission of previous resolution of 10 September 2015 Parish Council item 11.

(Special Motion signed by Cllrs Ireland, Williams, Woodcock, Wood, Totman, Lansdell, McGain, Elmer) Unanimous in favour

(b) To take £350 from reserves to cover estimate for Health Check Examiner

Proposed Cllr Ireland Seconded Cllr Williams unanimous in favour

2. Parish Council to approve the Neighbourhood Plan Draft 5.2 for release to the 6 week, Section 14, Community Consultation

Proposed Cllr Ireland Seconded Cllr Williams unanimous in favour

3. Empower the Neighbourhood Plan Committee to appoint a Health Check Examiner

- |  |                      |                     |
|--|----------------------|---------------------|
| Proposed Cllr Ireland  | Seconded Cllr Moss   | unanimous in favour |
| 4. Clerk to write formally to Babergh asking if SEA Assessment necessary |                      |                     |
| Proposed Cllr Ireland  | Seconded Cllr Miller | unanimous in favour |

**6. Planning** – to consider current planning applications: - Councillors had been issued with list.

1. **B/15/01226** The Gables, The Street Fell 1 no. Poplar Tree -Clerk reported Cllr Eley advised approve  
**RECOMMEND APPROVAL**  
Proposed Cllr McGain      Seconded Cllr Lansdell                      10in favour
  
2. **B/15/01218** Honeysuckle Cottage, White Horse Road Erection of 1 no. detached two-storey dwelling  
(following demolition of existing garage) and construction of new vehicular access  
**RECOMMEND REFUSAL** - the Parish Council comments from the previous application remain,  
i.e. Overdevelopment of small site, Loss of amenity, Protection of species – cockroaches and hedgehogs.  
Proposed Cllr Lansdell      Seconded Cllr Totman                      10 in favour  
  
District Councillor Williams to consider calling in  
Proposed Cllr Ireland      Seconded Cllr Totman                      10 in favour
  
3. **B/15/01208** Gatton House, Hadleigh Road Application for Listed Building Consent – Proposed internal alterations & new timber stable door in existing opening.  
**RECOMMEND APPROVAL**  
Proposed Cllr Ireland      Seconded Cllr Moss                      10 in favour
  
4. **B/15/01314** White House, Rectory Hill Fell 1 no. Ash Tree, 1 no. Oak Tree, 2 no. Poplar Trees and  
1 no. Pear Tree and replace with 1 no. Pear Tree, 1no. Lebanese Cedar Tree and 1 no. Oak Tree.  
Clerk reported Cllr Eley advised approve  
**RECOMMEND APPROVAL**  
Proposed Cllr Ireland      Seconded Cllr Abbs                      10 in favour
  
5. **B/15/01276** Cypfara, Whites Field Erection of single storey side extension with loft extension and replacement garage following demolition of existing garage  
**RECOMMEND APPROVAL**  
Proposed Cllr Abbs                      Seconded Cllr Woodcock                      10 in favour
  
6. **B/15/00956** Etheldene, Dazeleys Lane Re-Advertisement- Erection of two-storey detached replacement dwelling (following demolition of existing dwelling); erection of single-storey detached 3 bay garage with attached store building; construction of replacement vehicular access (following stopping up of existing access); change of use of meadowland to domestic garden; and construction of swimming pool.  
**RECOMMEND REFUSAL** - the Parish Council comments on the original application remain, i.e. inappropriately large for the site; incompatible with adjoining cottages, and the ridge height visual impact as approach down Dazeleys Lane; the visual intrusion on The Dedham Vale AONB, and the conversion of meadowland to domestic use. Is also against East Bergholt Neighbourhood Draft Plan policy EB10 and to retain meadowland in accordance with Babergh’s Joint Landscape Guidance August 2015 Para 26.

Proposed Cllr Totman      Seconded Cllr Lansdell      10 in favour  
District Councillor Williams to consider with discretion whether to call in  
Proposed Cllr Totman      Seconded Cllr Lansdell      10 in favour

7. **B/15/01274&B/15/01275** Meadow Farm, Straight Road Application for Listed Building Consent – Erection of single storey infill extension, single storey extension, first floor extension & erection of detached cartlodge/garden store with office/store over

**NO COMMENT**

Proposed Cllr Totman      Seconded Cllr Miller      10 in favour

8. **B/15/01336** Westmead House, Gaston End Erection of first floor extension, single-storey extension, front and rear porch canopies and conservatory

**RECOMMEND REFUSAL** - overdevelopment of site – overbearing and intrusive; loss of residential amenity; not compliant with street scene. The submitted plans are out of date and inaccurate – the property called Stonecroft was demolished and replaced by Brambles in 2011. In 2011 Babergh requested the proposed roof height of Brambles to be lowered to fit surrounding bungalows - inconsistency of policy if two storey now allowed?

Proposed Cllr Lansdell      Seconded Cllr Totman      10 in favour

District Councillor Williams to consider whether to call in

Proposed Cllr Totman      Seconded Cllr Lansdell      10 in favour

9. **B/15/01400** Red House, Hadleigh Road Reduce crown of 1 No. Ash tree by 30% (BT269)

Clerk reported Cllr Eley advised approve

**RECOMMEND APPROVAL**

Proposed Cllr Ireland      Seconded Cllr Wood      10 in favour

Cllr Williams stated tree plans are not on Babergh website, Cllr Lansdell said was raised with Babergh 12

months ago. Clerk to write to Babergh requesting full location plans put on their website.

Proposed Cllr Ireland      Seconded Cllr Totman      10 in favour

Cllr Woodcock asked if applicants informed of Parish Council recommendations. Clerk replied no. Cllr Ireland proposed ask Clerk to publish on website – not supported.

## 7. Correspondence –

(i) Planning – nothing to report on

(ii) General - The Clerk drew Councillors attention to items 9,13,17,27,28,29,32,34 and 35 on the Correspondence List.

Item 9 – Housing for Refugees – Clerk to write to Babergh & Housing Associations in East Bergholt re housing stock for refugees

Proposed Cllr Totman      Seconded Cllr McGain      10 in favour

Cllr McGain informed Old Hall are looking at space

Item 13 – Call for short stay stopping sites for Gypsies – PC not own any land

Item 17 – Planning together & Community Engagement – no interest

Item 27 – Realising the Value Conference – interested Cllrs to contact the Clerk

Item 28 – Website & Council of Year Award flyers – no interest

Item 29 – Health & Well-being Conference – no takers

Item 32 – Town & Parish Liaison Meeting – Cllrs to book their own place  
Item 34 – Sudbury Winter Gritting Workshop – no takers  
Item 35 – Kings Head Railway Sleepers – Cllrs to note  
Item 11 – Tree planting scheme – Clerk confirmed to Cllr Abbs e-mail had gone to SCC  
Item 24 – Police Meetings – Cllr Elmer called for people to attend & support these meetings  
Cllr Williams was invited to welcome German Students to EB High School – sees it as bridge building opportunity. School high employer in area, 100 people; not consulted on Moores Lane development proposal.

**8. Recommendations from Finance & Policy Committee**

1. Standing Order update – 8 in favour
2. Litter Picker Salary increase/back pay – unanimous in favour
3. Financial Regulation update – unanimous in favour

**10. Environment Agency** – Flatford assistance request - following discussion on PC acting as mediator and skill requirement, proposal for Cllr Williams to act as mediator

Proposed Cllr Ireland                      Seconded Cllr Miller                      4 in favour                      6 against – not carried

**11. Red Lion Car Park update** – Cllr Moss reported leases been exchanged and PC now custodian of toilets & car park for next 19 years. Council’s solicitor advises we have a good deal. Thank Cllr Lansdell for his work and Clerk for her support. Cllr Lansdell stated Cllr Moss also to be thanked.

Proposal Rodney, Robin, Valerie & Toby be thanked formally

Proposed Cllr Ireland                      Seconded Cllr Miller                      9 in favour

Cllr Lansdell said system must be put in place to ensure timely lease payment – Clerk to action  
Cllr Moss reported a meeting with the Car Park maintenance company had identified an item for RFF Committee – overhanging trees from The Gables interfering with lorries. As in AONB will require Babergh’s permission to cut.

**12. A.O.B.** - None

**Meeting closed at 8.58pm**

**NB: All written reports, attached as appendices, may be viewed by arrangement with the Clerk.**

## Notification of Section 14 Consultation

Dear Nick

I am writing to inform Babergh District Council that East Bergholt has commenced its Section 14 statutory consultation on its Draft Neighbourhood Plan version 5.2 today 9 October 2015 until midnight 23 November 2015.

The Draft Plan 5.2 and associated documents can be found at <http://www.eastbergholt.org/NP5/> If you require other information please let me know.

Comments should be sent to the Parish Clerk by e-mail to [east.bergholtpc@btconnect.com](mailto:east.bergholtpc@btconnect.com) or in writing to 12 Fiddlers Lane, East Bergholt, CO7 6SJ

Could I formally request that Babergh assess and notify me whether an SEA is required.

Please confirm receipt of this notification.

Yours sincerely

Valerie Ayton

Parish Clerk

East Bergholt Parish Council  
[east.bergholtpc@btconnect.com](mailto:east.bergholtpc@btconnect.com)  
<http://www.eastbergholt.org/>



As part of the Neighbourhood Plan process the plan is now available for consultation. This statutory consultation period lasts until **Monday 23<sup>rd</sup> November** and your comments will be welcome.

The Plan can be seen at:

<http://www.eastbergholt.org/ebnp/>



- The Constable Country Surgery
- Fountain House Tea Room
- The Grange Country Park
- The Red Lion
- The Hare and Hounds
- The King's Head
- The Parish Clerk also has a copy

Committee members will be available to discuss & capture your views at 3 open events:

- **Saturday 17<sup>th</sup> October**, 10am.-12.00; Lambe School (Lower Hall)
- **Sunday 1<sup>st</sup> November**, 3.00pm.– 5.00; Grange Country Park
- **Wednesday 18<sup>th</sup> November**, 7.00pm.– 9.00; Benneworth Lounge



Alternatively you can submit comments on the website or send written comments to the Parish Clerk (*please note on all returned comments name and postcode will be required*).

The Neighbourhood Plan + village character assessment will be available, the remainder (appendices) can all be seen on <http://www.eastbergholt.org/NP5/> ie: Landscape report, Housing & Data reports.

Any queries please contact Peter Dent, Chair of Communications on 298984.

Valerie Ayton, Parish Clerk.....12 Fiddlers Lane, C07 6SJ & east.bergholtpc@btconnect.com

## CONSULTATION 13. Neighbourhood Plan Overview

This overview gives a brief summary of the purpose and structure of the East Bergholt Neighbourhood Plan.

### What is the Plan for?

The Plan has been produced by members of our community who have volunteered their time in response to the Government's localism bill to enable us to shape East Bergholt's future. The Plan is based on responses to the Questionnaire, circulated last year.

### What is important?

The main output from the Plan are the POLICIES (red boxes) and PROJECTS (green boxes). Once the Plan has been *adopted*, the Policies will have legal weight and will be considered when assessing new developments. The Projects reflect matters of importance to our community. Over the coming years, the Parish Council will consider their viability and how they may be implemented.

### What happens next?

Before our Plan can be *adopted* it has to go through 4 stages:

1. 6 week consultation with East Bergholt parishioners and key stakeholders such as Suffolk County Council and the Highways Agency.
2. After feedback has been considered and the Plan updated, the revised version will be submitted to Babergh District Council for a further 6 week consultation with other interested parties.
3. Once the second 6 week consultation period is completed, Babergh will appoint an independent Planning Inspector who will review our Plan and who may recommend some changes.
4. After the Inspector's changes have been considered and the Plan updated, a final version of the Plan will be circulated to parishioners and Babergh will organise a referendum, probably early in 2016, for everybody of voting age. Providing the majority of people vote YES, our Neighbourhood Plan will become a legally binding document to be adopted by Babergh District Council.

### Who is the Plan written for?

While the Plan represents the Parish's views based on the responses to the Questionnaire. It has been written to inform the Inspector, who will be reviewing the Plan to ensure it meets the basic planning conditions, and includes a description to paint a picture of our "special" village in the Inspector's mind.

### How is the Plan organised?

The Vision (page 8) articulates the overall aim of the Plan and is based on the consistently held views stated in the responses to the Questionnaire.

Chapters 3 to 9 describe how this Vision is to be delivered and cover:

3. Housing
4. Natural Environment, Landscape and Open Space
5. Design, Character and Heritage
6. Transport

7. Economy
8. Infrastructure
9. Sustainability

Each chapter follows the same format, starting with the objectives, the background to that chapter and the justification for each of the Policies. Finally the Policies and Projects. The Inspector will be looking for the evidence to back up any Policy and this is provided through the justification and appendices.

CONSULTATION 14. List of Statutory Section 14 Consultees

Organisation Name	Document sent/date	E Mail Addresses
<b>Suffolk County Council :</b> Planning Dept Spatial Planning Officer Transport Policy Planning Obligations Manager	9.10.15 9.10.15 10.10.15 10.10.15 10.10.15	<a href="mailto:Sara.Blake@suffolk.gov.uk">Sara.Blake@suffolk.gov.uk</a> <a href="mailto:Stephen.Watt2@suffolk.gov.uk">Stephen.Watt2@suffolk.gov.uk</a> <a href="mailto:robert.feakes@suffolk.gov.uk">robert.feakes@suffolk.gov.uk</a> <a href="mailto:dave.watson@suffolk.gov.uk">dave.watson@suffolk.gov.uk</a> <a href="mailto:neil.mcmanus@suffolk.gov.uk">neil.mcmanus@suffolk.gov.uk</a>
<b>The Homes and Communities Agency:</b> Area Manager, Norfolk & Suffolk Team	9.10.15 10.10.15	<a href="mailto:mail@homesandcommunities.co.uk">mail@homesandcommunities.co.uk</a> <a href="mailto:Nhi.Huynh-Ma@hca.gsi.gov.uk">Nhi.Huynh-Ma@hca.gsi.gov.uk</a>
<b>Natural England:</b> Land Use Operations	9.10.15 10.10.15	<a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a> <a href="mailto:Finlayson@naturalengland.org.uk">Finlayson@naturalengland.org.uk</a>
<b>The Environment Agency:</b> Planning Liaison Officer	10.10.15 10.10.15	<a href="mailto:enquiries@environment-agency.gov.uk">enquiries@environment-agency.gov.uk</a> <a href="mailto:lizzie.griffiths@environment-agency.gov.uk">lizzie.griffiths@environment-agency.gov.uk</a>
<b>Historic England English Heritage –Historic Monuments Commission:</b> Principal Historic Environment Planning Adviser	10.10.15 10.10.15	<a href="mailto:customers@english-heritage.org.uk">customers@english-heritage.org.uk</a> <a href="mailto:David.Grech@english-heritage.org.uk">David.Grech@english-heritage.org.uk</a>
<b>Babergh local planning authority:</b> Enabling Officer - Community Planning and Design	9.10.15 10.10.15	<a href="mailto:Nick.Ward@baberghmidsuffolk.gov.uk">Nick.Ward@baberghmidsuffolk.gov.uk</a> <a href="mailto:communityplanning@baberghmidsuffolk.gov.uk">communityplanning@baberghmidsuffolk.gov.uk</a>
<b>Network Rail Infrastructure Ltd (Co No 2904587)</b>	10.10.15	<a href="mailto:enhanceanglia@networkrail.co.uk">enhanceanglia@networkrail.co.uk</a>
<b>Highways England</b>	10.10.15 13.10.15 10.10.15 10.10.15	<a href="mailto:info@highwaysengland.co.uk">info@highwaysengland.co.uk</a> <a href="mailto:eric.cooper@highwaysengland.co.uk">eric.cooper@highwaysengland.co.uk</a> <a href="mailto:planningEE@highwaysengland.co.uk">planningEE@highwaysengland.co.uk</a> <a href="mailto:Aziza.Jeppe@highwaysengland.co.uk">Aziza.Jeppe@highwaysengland.co.uk</a> (LEFT)
<b>British Telecom</b>	16.10.15	<a href="mailto:annette.thorpe@bt.com">annette.thorpe@bt.com</a>
<b>Arqiva (Telecomms Group)</b>	10.10.15	<a href="mailto:enquiries@arqiva.com">enquiries@arqiva.com</a>
<b>The Primary Care Trust:</b> Head of Primary Care-E of England West Suffolk Clinical Commiss Grp Lawson Planning Partnership Ltd on Behalf of NHS England  Suffolk Primary Care Trust	10.10.15 10.10.15 10.10.15 10.10.15	<a href="mailto:apatman@nhs.net">apatman@nhs.net</a> <a href="mailto:ipswichandeastsuffolk.ccg@nhs.net">ipswichandeastsuffolk.ccg@nhs.net</a> <a href="mailto:aartioleary@lpppartnership.co.uk">aartioleary@lpppartnership.co.uk</a>  <a href="mailto:office@suffolkpct.nhs.uk">office@suffolkpct.nhs.uk</a>

<b>Transco - National Grid</b>	10.10.15	<a href="mailto:networkplanning.eoe@nationalgrid.com">networkplanning.eoe@nationalgrid.com</a>
<b>UK Power Networks</b>	10.10.15	<a href="mailto:howard.green@ukpowernetworks.co.uk">howard.green@ukpowernetworks.co.uk</a>
<b>Anglian Water</b>	10.10.15	<a href="mailto:sbull@anglianwater.co.uk">sbull@anglianwater.co.uk</a>
<b>Suffolk VASP (Voluntary and Statutory Partnership) for Mental Health</b>	10.10.15	<a href="mailto:vasp@bsevc.co.uk">vasp@bsevc.co.uk</a>
<b>Babergh Disability Forum</b>	10.10.15	<a href="mailto:John.Grayling@baberghmidsuffolk.gov.uk">John.Grayling@baberghmidsuffolk.gov.uk</a>
<b>Dementia Care Alliance</b>	10.10.15	<a href="mailto:geoff.moore@alzheimers.org.uk">geoff.moore@alzheimers.org.uk</a>
<b>Suffolk Chamber of Commerce</b>	10.10.15	<a href="mailto:info@suffolkchamber.co.uk">info@suffolkchamber.co.uk</a>
<b>Suffolk Constabulary</b>	10.10.15	<a href="mailto:leigh.jenkins@suffolk.pnn.police.uk">leigh.jenkins@suffolk.pnn.police.uk</a>
<b>Suffolk Wildlife Trust</b>	10.10.15	<a href="mailto:james.meyer@suffolkwildlifetrust.org">james.meyer@suffolkwildlifetrust.org</a>
<b>Community Action Suffolk</b>	10.10.15	<a href="mailto:gillian.benjamin@communityactionsuffolk.org.uk">gillian.benjamin@communityactionsuffolk.org.uk</a>
<b>E B Sports Council</b>	16.10.15	<a href="mailto:geoff@geoffangel.co.uk">geoff@geoffangel.co.uk</a>
<b>E B Community Council</b>	16.10.15	<a href="mailto:roytoyne@aol.com">roytoyne@aol.com</a>
<b>St Mary's Church</b>	10.10.15	<a href="mailto:revstephvd@googlemail.com">revstephvd@googlemail.com</a>
<b>Congregational Church</b>	10.10.15	<a href="mailto:maralyn.bambridge@yahoo.com">maralyn.bambridge@yahoo.com</a>
<b>Bidwells</b>	10.10.15	<a href="mailto:isabel.lockwood@bidwells.co.uk">isabel.lockwood@bidwells.co.uk</a>
<b>Knights Development</b>	10.10.15	Via website contact form as no e-mail address
<b>Constable Country Medical Practice</b>	19.10.15	<a href="#">Pete Keeble via Medical Centre on-line contact form</a>
<b>R.S.P.B.</b>	10.10.15	<a href="mailto:philip.pearson@rspb.org.uk">philip.pearson@rspb.org.uk</a>
<b>The National Trust</b>	16.10.15	<a href="mailto:flatfordbridgecottage@nationaltrust.org.uk">flatfordbridgecottage@nationaltrust.org.uk</a>
<b>Sport England (East)</b>	10.10.15	<a href="mailto:philip.raiswell@sportengland.org">philip.raiswell@sportengland.org</a>
<b>E B Primary School</b>	10.10.15	<a href="mailto:gillian.mitchell@eastbergholt-pri.suffolk.sch.uk">gillian.mitchell@eastbergholt-pri.suffolk.sch.uk</a>
<b>E B High School</b>	10.10.15	<a href="mailto:enquiries@ebhigh.org.uk">enquiries@ebhigh.org.uk</a>
<b>Flatford Field centre</b>	16.10.15	<a href="mailto:enquiries.fm@field-studies-council.org">enquiries.fm@field-studies-council.org</a>
<b>Landowner – George Harris</b>	21.10.15	By hand to home address
<b>Landowner – Rupert Eley</b>	19.10.15	<a href="mailto:Rupert.Eley@placeforplants.co.uk">Rupert Eley (sales@placeforplants.co.uk)</a>
<b>Landowner – Robert Hubbard</b>		By hand to Moores Cottage, Moores Lane, CO7 6RF

<b>LSR Solicitors (land abutting Gatton House)</b>	19.10.15	<a href="mailto:sharon@lsrlegal.co.uk">sharon@lsrlegal.co.uk</a>
<b>E B Society</b>	16.10.15	<a href="mailto:wright.603@btinternet.com">wright.603@btinternet.com</a>
<b>Cook's Garage</b>		<a href="#">By hand to business address</a>
<b>Armour Engineering</b>	13.10.15	<a href="mailto:armourengeering@btconnect.com">armourengeering@btconnect.com</a>
<b>AC plus, White Horse Road</b>	19.10.15	<a href="mailto:sales@acplus.co.uk">sales@acplus.co.uk</a>
<b>Cherry Blossom Children's Centre</b>	10.10.15	<a href="mailto:cherryblossom@suffolk.gov.uk">cherryblossom@suffolk.gov.uk</a>
<b>Suffolk Preservation Society</b>	10.10.15 16.10.15	<a href="mailto:director@suffolksociety.org">director@suffolksociety.org</a> <a href="mailto:lindasc@suffolksociety.org">lindasc@suffolksociety.org</a>
<b>Dedham Vale Society</b>	16.10.15	<a href="mailto:enquiries@dedhamvalesociety.org.uk">enquiries@dedhamvalesociety.org.uk</a>
<b>High Trees Management Company Ltd</b>	19.10.15	<a href="mailto:martin.cave2012@btinternet.com">martin.cave2012@btinternet.com</a>
<b>Griers</b>	10.10.15	<a href="mailto:enquiries@grierandpartners.co.uk">enquiries@grierandpartners.co.uk</a>
<b>Lindsells Estate Agents</b>	16.10.15	<a href="mailto:enquiries@lindsells.com">enquiries@lindsells.com</a>
<b>Alton Ward Cllr Alastair McCraw Ward Cllr Harriet Steer</b>	16.10.15	<a href="mailto:alastair.mccraw@babergh.gov.uk">alastair.mccraw@babergh.gov.uk</a> <a href="mailto:harriet.steer@babergh.gov.uk">harriet.steer@babergh.gov.uk</a>
<b>Brantham PC Sarah Keys Clerk</b>	10.10.15	<a href="mailto:branthamparishclerk@yahoo.co.uk">branthamparishclerk@yahoo.co.uk</a>
<b>Holton St Mary PC</b>	10.10.15	<a href="mailto:hsmparishclerk@yahoo.co.uk">hsmparishclerk@yahoo.co.uk</a>
<b>Mid Samford Ward Cllr Sue Carpendale Ward Cllr Fenella Swan</b>	16.10.15 16.10.15	<a href="mailto:sue.carpendale@babergh.gov.uk">sue.carpendale@babergh.gov.uk</a> <a href="mailto:fenella.swan@babergh.gov.uk">fenella.swan@babergh.gov.uk</a>
<b>Manningtree PC</b>	16.10.15	<a href="mailto:clerk@manningtreetowncouncil.org.uk">clerk@manningtreetowncouncil.org.uk</a>
<b>Dedham PC</b>	16.10.15	<a href="mailto:clerk@dedhamparishcouncil.org.uk">clerk@dedhamparishcouncil.org.uk</a>
<b>Stratford St Mary PC</b>	16.10.15	<a href="mailto:parishcouncil@stratfordstmary.org.uk">parishcouncil@stratfordstmary.org.uk</a>
<b>Bentley PC Joy Scott Clerk</b>	10.10.15	<a href="mailto:joyvscott@outlook.com">joyvscott@outlook.com</a>
<b>Place for Plants</b>	10.10.15	<a href="mailto:sales@placeforplants.co.uk">sales@placeforplants.co.uk</a>
<b>Wheelers Yard: Suffolk sheds K W Engineering Services 299826 Rob Steele</b>	10.10.15 10.10.15 10.10.15	<a href="mailto:info@suffolktc.com">info@suffolktc.com</a> <a href="mailto:kevin.warren2@btconnect.com">kevin.warren2@btconnect.com</a> <a href="mailto:rssteele@btinternet.com">rssteele@btinternet.com</a>
<b>Gattinets businesses: Secretary: Anne Wicks</b>	10.10.15	<a href="mailto:lccc@live.co.uk">lccc@live.co.uk</a>
<b>Design Solutions Ltd</b>	10.10.15	<a href="mailto:patrick.freeborough@pfdesignsolutions.com">patrick.freeborough@pfdesignsolutions.com</a>
<b>CONDOR tool &amp; die Ltd - Precision engineering</b>	10.10.15	<a href="mailto:lisa.norris@condortooling.co.uk">lisa.norris@condortooling.co.uk</a>
<b>Property Management Company Ltd</b>	10.10.15	<a href="mailto:robert@dunwellpmc.com">robert@dunwellpmc.com</a>

<b>Accountants</b>	10.10.15	<a href="mailto:jc.accountancy@ntlworld.com">jc.accountancy@ntlworld.com</a>
<b>Christian meeting/prayer</b>	10.10.15	<a href="mailto:funke@praythewordministries.org">funke@praythewordministries.org</a>
<b>Pollution Solutions</b>	10.10.15	<a href="mailto:kathryn.atkin@capturegreen.com">kathryn.atkin@capturegreen.com</a>
<b>Lavender Hall Kindergarten</b>	10.10.15	<a href="mailto:andrealewison@hotmail.com">andrealewison@hotmail.com</a>
<b>Transport logistics</b>	10.10.15	<a href="mailto:support@fargosystems.com">support@fargosystems.com</a>
<b>Internal Design - fabrics etc</b>	10.10.15	<a href="mailto:info@edwardsdesigngroup.co.uk">info@edwardsdesigngroup.co.uk</a>
<b>Gift giving</b>	10.10.15	<a href="mailto:info@pressi.co.uk">info@pressi.co.uk</a>
<b>industrial specialist cleaning</b>	10.10.15	<a href="mailto:info@pro-ductclean.com">info@pro-ductclean.com</a>
<b>Fostering agency</b>	10.10.15	<a href="mailto:info@easternfamilyservices.com">info@easternfamilyservices.com</a>
<b>Financial advisers</b>	10.10.15	<a href="mailto:info@hfcifa.co.uk">info@hfcifa.co.uk</a>
<b>Mountain bike suspension systems.</b>	10.10.15	<a href="mailto:info@sussedoutsuspension.co.uk">info@sussedoutsuspension.co.uk</a>
<b>Medical services for major public events.</b>	10.10.15	<a href="mailto:admin@emergency-doctors.org">admin@emergency-doctors.org</a>
<b>Outdoor hire equipment.</b>	10.10.15	<a href="mailto:gordon@outdoorhirecentre.co.uk">gordon@outdoorhirecentre.co.uk</a>
<b>Logistical tanker supplies and distribution.</b>	10.10.15	<a href="mailto:sue@cassilon.com">sue@cassilon.com</a>
<b>EB United Charities</b>	10.10.15	<a href="mailto:greta.abbs@btinternet.com">greta.abbs@btinternet.com</a>
<b>Dodnash Ward Cllr Stephen Williams Ward Cllr John Hinton</b>	9.10.15 9.10.15	<a href="mailto:stephen.williams@babergh.gov.uk">stephen.williams@babergh.gov.uk</a> <a href="mailto:john.hinton@babergh.gov.uk">john.hinton@babergh.gov.uk</a>
<b>Suffolk MP</b>	9.10.15	<a href="mailto:james.cartlidge.mp@parliament.uk">james.cartlidge.mp@parliament.uk</a>
<b>Suffolk County Councillor</b>	9.10.11	<a href="mailto:gordon.jones@suffolk.gov.uk">gordon.jones@suffolk.gov.uk</a>
<b>Grange Country Park</b>	10.10.15	<a href="mailto:enquiries@thegrangecountrypark.co.uk">enquiries@thegrangecountrypark.co.uk</a>
<b>Stour House</b>	10.10.15	<a href="mailto:birtekelly@sky.com">birtekelly@sky.com</a>
<b>Roger Balmer architects</b>	10.10.15	<a href="mailto:enquires@rogerbalmerdesign.co.uk">enquires@rogerbalmerdesign.co.uk</a>
<b>Higham</b>	16.10.15	<a href="mailto:carr.kingfisher@btopenworld.com">carr.kingfisher@btopenworld.com</a>
<b>Tattingstone PC</b>	16.10.15	<a href="mailto:tatt.pc@gmail.com">tatt.pc@gmail.com</a>
<b>Raydon PC</b>	16.10.15	<a href="mailto:raydonpc@gmail.com">raydonpc@gmail.com</a>
<b>Layham PC</b>	16.10.15	<a href="mailto:layhampc@gmail.com">layhampc@gmail.com</a>
<b>Chemist</b>	10.10.15	<a href="mailto:enquiries@daylewisplc.co.uk">enquiries@daylewisplc.co.uk</a>
<b>Bakery</b>	10.10.15	<a href="mailto:eastbergholtbakery@btinternet.com">eastbergholtbakery@btinternet.com</a>
<b>Dunthorne Crafts</b>	10.10.15	<a href="mailto:nancy.gilbert@live.co.uk">nancy.gilbert@live.co.uk</a>

<b>Co-op</b>	16.10.15	<a href="mailto:enquiries@eastofengland.coop">enquiries@eastofengland.coop</a>
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