

ELMSETT

NEIGHBOURHOOD PLAN

2017-2036



CONSULTATION STATEMENT

JANUARY 2019

Prepared by Elmsett Parish Council

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1 Introduction

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

2 Background to preparation of Neighbourhood Plan

- 2.1 In 2017 Babergh District Council (BDC) announced that there was no longer a five years supply of available housing sites in the district. The consequence of this was that their local plan policies for the location of new housing developments were deemed, under government planning guidelines, to be out-of-date. This resulted in speculative and unplanned housing proposals being submitted across the district, including in Elmsett. The local community wishes to preserve the character and services of the village as much as possible. It has a charming and unique character but is vulnerable to external change and, hence, needs to be protected and preserved. The decision to prepare a neighbourhood plan was taken to allow the community to bring a level of control to this situation.
- 2.2 At the Parish Council public meeting on 2 October 2017 the council formally agreed to start the process of making a Neighbourhood Plan for Elmsett. At its meeting on 6 November 2017, following a tendering exercise, the Parish Council appointed Places4People as its planning consultant to assist and steer its way through the legal framework. All of this work has been grant funded from the Government Neighbourhood Planning Grant initiative via Locality, for which the Parish Council is grateful.
- 2.3 The Neighbourhood Plan has been prepared by a steering group representing Elmsett Parish Council which, for the purposes of the Localism Act, is the "qualifying body" preparation of the Plan has been supported by Places4People Planning Consultancy. The content of the Neighbourhood Plan has been led by the community and shaped by results of surveys and drop-in events to ensure that the Neighbourhood Plan reflects the aspirations of the community.

3 How the Plan was prepared and the consultation process

- 3.1 The Neighbourhood Plan has been prepared in accordance with the requirements of the Government’s Neighbourhood Planning Regulations and, in particular, has involved considerable local community engagement to gather evidence for the content of the Plan and later inform the Plan direction and Policies.
- 3.2 On 27 October 2017, in accordance with the Neighbourhood Planning Regulations, BDC formally designated the whole parish as a Neighbourhood Plan Area. Details of the application, publication and designation can be viewed on the District Council’s website under Neighbourhood Planning in Elmsett. There are no other designated neighbourhood plan areas within this boundary and the Parish Council is the “qualifying body” responsible for the preparation of the neighbourhood plan for this area.
- 3.3 The Designated Area



Publicity

- 3.4 A drop-in event to publicly launch the preparation of the plan was held on the evening of Friday 1st December 2017 and the morning of Saturday 2nd December 2017 at the Elmsett Village Hall. Every house in the village was leafletted prior to the event, a copy of the leaflet is shown at Appendix 1 at the rear of this document. We welcomed over 120 residents through the doors over the two-day period. Prior to the drop-in event the parish council took a table at the Village Christmas Fayre on 18th November to introduce the NP concept to all attendees. the Fayre was well attended and the display boards used are shown at Appendix 2 at the rear of this document.



Drop-in Event – Saturday 2 December 2017

- 3.5 A note of all those attending was taken, and residents viewed a series of information boards, prepared by Places4People, that explained the plan process and why we were doing it. Attendees were also asked whether they would like to contribute to the process and whether they would be prepared to be part of the Steering Group. Copies of the launch event information boards are shown at Appendix 2 at the rear of this document.

Steering Group

- 3.6 The inaugural meeting of the ENP Steering Group was held at Elmsett Methodist Church on 14th December 2017 where the group was formed and all noted the terms of reference of the Group which are shown at Appendix 3 at the rear of this document.

Neighbourhood Plan Steering Group Members

Alan Newman - Group Chairman (Parish Council)
Jeremy Francis - Group Secretary
Amanda Bishop (initial stages)
Stan Coram (Parish Council) Ian Chambers
James Crabtree
David Ford
Andrew Morton
Allan Mountfield
Andrew Woodgate (Parish Council)

- 3.7 During 2018 the Steering Group met to formulate the questionnaire, examine the results and to write the plan based on the consensus views of the community. The notes of these meetings can be seen

on the parish council website at <http://elmsett.onesuffolk.net/neighbourhood-plan/> where all of the Plan documentation has been published.

- 3.8 On the 9th July two members of the Steering Group visited the primary school to talk to the children about the Plan and to get their views on living in the village. It was a very interesting exercise and a precis of their views is shown at Appendix 4 at the rear of this document.

Household Survey

- 3.9 The first real chance for the community to have a considered influence on the formulation of the Plan was in April and May 2018 when a comprehensive Household Survey, the content of which was informed by comments received at the drop-in events, was distributed by hand to all households in the village and aimed at residents of the age of 16 and over. The completed questionnaires were collected two weeks after they were delivered. As an alternative, residents were able to access the questionnaire online using an access code from the introductory letter. In all we achieved a 65% return rate.
- 3.10 The questionnaires were totally anonymous, other than a post code. A copy of the survey form is shown at Appendix 5 at the rear of this document. The forms were analysed using "Google forms" that provided the analytics to produce the results in a large spreadsheet and the ability to produce graphs and bar charts.

Plan Preparation

- 3.11 Throughout the process, the ENP Steering Group worked closely with BDC. In particular, the initial draft of the Neighbourhood Plan was provided to planning officers for their informal views prior to the formal Pre-Submission consultation commencing. The Steering Group were keen to ensure that the Plan would not draw significant objections from the District Council during the formal consultation.

Regulation 14 Pre-Submission Consultation

- 3.12 On 19th October 2018 the formal Pre-Submission Draft of the Plan was published and made available for the statutory 6-week period. At this time all of the statutory Regulation 14 consultees were consulted. The full list of the bodies consulted is shown at Appendix 6 at the rear of this document.
- 3.13 Coinciding with the publication of the pre-submission draft a further drop in session and exhibition was held in the Village Hall on the 20th October. Prior to the drop-in session the whole of the village was leafletted again to notify them of the event, so that villagers and landowners could meet the Steering Group again and ask any questions. A copy of leaflet is shown at Appendix 7 at the rear of this document
- 3.14 It was a very successful event and 101 people visited the exhibition, they were also able to complete the consultation form there and then if they wished. Once more all were given the opportunity of making their comments on-line if they wished. At the exhibition display material was on show, covering all the final draft options for policies and recommended community actions required to deliver the objectives of the Neighbourhood Plan. Copies of the pre-submission draft display boards are shown at Appendix 8 at the rear of this document.



Pre-Submission Consultation Launch Event – 20 October 2018



- 3.15 All of the comments received and the Steering Group responses are shown at Chapter 4. The schedule of proposed changes to the Pre- Submission Consultation Plan is shown at Chapter 5.
- 3.16 Throughout the whole process the Parish Council received regular updates on the progress of the Plan via reports from the Steering Group to every council meeting. The minutes of those parish council meetings, including the Plan updates are regularly published in the parish newsletter and uploaded to the parish website making them available to all of the village and keeping all informed.

4 Responses received to Pre-Submission Consultation, Responses to Comments and Proposed Changes

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

No.	Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
Chapter 1 31		Babergh DC	<p>Para 1.5 We suggest the following re-wording of para 1.5 to provide a little more context: "Government policies require local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five-years' worth of housing against their requirement set out in their adopted Plan. The Council's Joint Annual Monitoring Report published in June 2017 concluded that Babergh's housing supply at 1 April 2017 was less than the required five-years. This resulted in an increase in speculative housing proposals being submitted across the district, including in Elmsett. [See also paragraph 4.7]"</p>	Agree	<p>Amend paragraph 1.5 as follows: In 2017 Babergh District Council announced that there was no longer a five years supply of available housing sites in the district. The consequence of this was that their local plan policies for the location of new housing developments were deemed, under government planning guidelines, to be out of date. This resulted in speculative and unplanned housing proposals being submitted across the district, including in Elmsett. Government policies require local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five-years' worth of housing against their requirement set out in their adopted Plan. The Council's Joint Annual Monitoring Report published in June 2017 concluded that Babergh's housing supply at 1 April 2017 was less than the required five-years. This resulted in an increase in speculative housing proposals being submitted across the district, including in Elmsett. (see also paragraph 4.7).</p>
31		Babergh DC	<p>Para 1.15 Why not add employment to the list?</p>	Agree	Amend paragraph 1.15 as follows:

No.	Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
31		Babergh DC	A more realistic timetable, assuming formal submission in Jan 2019, would be: Spring 2019 - Independent Examination of Plan Summer 2019 - Village Referendum Autumn 2019 - Plan adopted by Babergh District Council	Agree to some extent but would be very disappointed if it took until Autumn 2019 to adopt the Plan.	The Plan would therefore focus on the provision of homes but would also consider the transport, education, <u>employment</u> , health and well-being requirements as needed. Amend chart in paragraph 1.21. SPRING-EARLY SUMMER 2019 Village Referendum SPRING SUMMER 2019 Plan Adopted by Babergh District Council
Chapter 3					
31		Babergh DC	Para 3.20 The map cuts off the bottom part of the Old Rectory Scheduled Monument.	Agree. Amend map following para 3.20	Amend map following paragraph 3.20 to include whole of the Scheduled Monument.
31		Babergh DC	Para 3.22 Bullet list. Insert space between first bullet and the word 'Loss'	Agree	Amend bullet list following paragraph 3.22 to insert space between first bullet and the word 'Loss'
Chapter 4					
31		Babergh DC	Para 4.1 (Last sentence). May need to update this and other references made to the NPPF if this Plan is submitted after 24 January 2019	The Plan is submitted before 24 January 2019 so no need to amend.	
31		Babergh DC	Para 4.7 To complete to link to para 1.5 we suggest para 4.7 be amended slightly to read: "As previously noted in paragraph 1.5, when work commenced on the preparation of the Neighbourhood Plan, Babergh District Council did not have a five years supply of available housing land, as required by government policy. However, the 2017-18 Mid Suffolk and Babergh Annual Monitoring Report, published in July 2018, concluded that a five-years supply was available as at 1 April 2018. ..."	Agree	Amend paragraph 4.7 as follows: As previously noted in <u>paragraph 1.5</u> , when work commenced on the preparation of the Neighbourhood Plan, Babergh District Council did not have a five-years supply of available housing land, as required by government policy. However, the 2017-18 Mid Suffolk and Babergh Annual Monitoring Report, published in July 2018, concluded that a five-years supply was available as at 1 April 2018.
Chapter 5					

No.	Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
31		Babergh DC	Para 5.3 Delete 'that' from first sentence so that it reads: "The planning policies will, when the Plan is completed, form part of the statutory development plan ..."	Agree	Amend first sentence of paragraph 5.3 as follows: The planning policies that will, when the Plan is completed, form part of the statutory development plan which will be used for determining planning applications in the parish.
Chapter 6					
31		Babergh DC	Suggest insert line spacing between Objectives heading and para 6.3	Agree	Insert line space between "Objectives" and paragraph 6.3
		Historic England	In particular, we are pleased to see that conservation of the historic environment in Elmsett is included as a core objective on page 25, alongside ambitions for new development to achieve a high quality of design.	Noted	
Chapter 7					
31		Babergh DC	Para 7.7 " ... for its own sake." You may wish to think about how this is worded in light of the recent Woolpit Appeal Decision, and to ensure compliance with the NPPF.	Agree. In the light of a recent appeal decision at Woolpit Mid Suffolk it is considered that this paragraph should be reworded.	Amend paragraph 7.7 as follows: A Built-Up Area Boundary (BUAB) is defined for the main built-up area of the village in order to manage the location of future development and ensure that the location of new development is well related to existing services and facilities. to protect the countryside that surrounds the built-up area for its own sake. The boundary is based on that contained in the 2006 Local Plan but has been reviewed to reflect recent changes and opportunities for new development that will arise during the Neighbourhood Plan period. In order to manage the potential impacts of growth, new development will be focused within the BUAB. This will ensure that the undeveloped rural countryside is preserved and remains largely

No.	Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
31		Babergh DC	<p>Para 7.9 " ... limited to that which is essential for the operation of agriculture, horticulture, forestry,"</p> <p>You may wish to think about how this is worded in light of the recent Woolpit Appeal Decision, and to ensure compliance with the NPPF.</p>	<p>Agree. In the light of a recent appeal decision at Woolpit (Mid Suffolk) it is considered that this paragraph should be reworded.</p>	<p>undeveloped: In addition, a "hamlet" is also defined at Rookery Road where there is a definable cluster of at least 13 dwellings. Through the course of the lifetime of the Plan there may be opportunities for sensitively designed infill dwellings or replacement dwelling to be constructed within the defined Rookery Road "hamlet".</p> <p>Amend paragraph 7.9 as follows:</p> <p>There may be situations where it is necessary for development to take place away from the BUAB, but <u>proposals outside the BUAB will need to be supported by evidence to demonstrate why the proposal has to be located there. this will be limited to that which is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other uses that need to be located in the countryside.</u> However, this approach does not restrict the conversion of agricultural buildings to new uses where proposals meet the government regulations and local planning policies for such conversions.</p>
Policy EMST1					
2			<p>Even with this plan in place what powers will the parish council have to keep to this policy? In the summary the provision is for up to 60 new homes in the village by 2036 but in the housing calculation for Elmsett on page 29 the projected household growth 2017 -2036 is 6000 and annual average growth is 316 dwellings per annum. Have I misread or misunderstood this part of the plan?</p>	<p>The figures on page 29 apply to Babergh as a whole and not the village. The heading will be amended to provide clarity.</p>	<p>Amend heading to table at top of page 29 as follows: The housing for Elmsett calculation for <u>Babergh</u> is shown below.</p>

No.	Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
7			in essence agree as it stands with emphasis on 7.6	Noted	
12			development outside the defined boundaries should only be considered as a last resort and then only if a definite local need is identified for instance where affordable/social housing development was considered necessary	Noted	
13			We should not be designated "Core Village"	The Parish Council has objected to this suggested designation in the emerging Local Plan.	
14			Why has the Meadow been taken within the BUAB, would it not be better in terms of protection to place it outside the BUAB and perhaps there is a form of protection available in planning terms - "Area of local amenity" for example. Within Section 7 it should be stated that the Parish Council objected to both the sites included within the plan citing the reasons and I believe some of these reasons are that they fail to meet some of Babergh's Core Strategies. As such is para 7.4 a true statement?	The Meadow is currently within the BUAB in the Local Plan. However, it is protected from inappropriate development by its designation in Policy EMST17.	
16			Can't see the need for non-affordable housing	The population will continue to grow over the next 20 years and therefore additional housing will be required.	
31		Babergh DC	End of last paragraph " ... essential for the operation of agricultural .." You may wish to think about how this is worded in light of the recent Woolpit Appeal Decision, and to ensure compliance with the NPPF.	Agree. In the light of a recent appeal decision at Woolpit (Mid Suffolk) it is considered that this paragraph should be reworded.	Amend second paragraph of Policy EMST1 as follows: <u>Proposals for development located outside the Built-Up Area Boundary (BUAB) or Rookery Road Hamlet Settlement Boundary will only be permitted where it can be satisfactorily demonstrated that there is an identified local need for the proposal and that it cannot be satisfactorily located within the BUAB / Settlement Boundary. Unless specifically identified elsewhere in the Plan, land outside the Built-Up Area Boundary is defined as countryside, where development will only be allowed for agriculture, horticulture, forestry, outdoor recreation and other uses</u>

No.	Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
Chapter 8					
31		Babergh DC	Para 8.2 Delete 'the' from last sentence so it reads: "... and the numbers identified in August 2017 cannot be relied upon ..."	Agree	Amend last sentence of paragraph 8.2 as follows: The Joint Local Plan is at an early stage in its preparation and the numbers identified in the August 2017 cannot be relied upon given that the consultation document was published prior to the government announcing the requirement to use a standard methodology for the calculation.
31		Babergh DC	Heritage colleagues note the reference made to sites SS0232 and SS0233 as both having potential to cause harm to listed buildings in their vicinity and wish to reiterate that any development in these locations must give great weight and consideration to these designated heritage assets.	Noted. Site SS0232 was recently refused planning permission for housing development and the Plan does not allocate site SS0233 for development.	
31		Babergh DC	Para 8.7 Being mindful of recent Examinations we suggested you replace the word "up to" with "around". The opening sentence in EMST2 would then read as follows: "This Plan provides for around 60 new dwellings to be developed in the Neighbourhood Plan area between 2017 and 2036. ..."	Agree	Amend third sentence of paragraph 8.7 as follows: On the basis of the above calculations and having regard to the local circumstances, landscape character, local highway capacity, the historic environment and environment constraints, the Neighbourhood Plan makes provision for up-to around 60 new homes between 2017 and 2036.
31		Babergh DC	Pages 32 & 33 Suggest it might be helpful if the map titles could include a cross-reference to the appropriate policy, so ... "Hadleigh Road Site Location (EMST3)", "Whatfield Road Site Location (EMST4)" ... and so on through the rest of the plan.	Agree	Amend map title on page 32 as follows: <u>POLICY EMST3_HADLEIGH ROAD SITE LOCATION</u> Amend map title on page 33 as follows: <u>POLICY EMST4 WHATFIELD ROAD SITE LOCATION</u>

No.	Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
31		Babergh DC	Para 8.18 Be mindful of latest NPPF definition as to what constitutes affordable housing.	The Neighbourhood Plan will be examined against the 2012 NPPF in accordance with the 2018 NPPF transitional arrangements.	
Policy EMST2					
2			Small brownfield sites and infills are more acceptable and have less of an impact on the village	Noted	
5			Brownfield sites should take preference over Greenfield sites. Some additional clarification may be required for infill plots as these might become larger developments.	There are few, if any, opportunities at present for large infill development sites in the BUAB.	
7			appears adequate at this time but with little hope that these figures will be adequate in 2036	Noted	
10			I feel that 51 new homes between now and 20131 is a reasonable growth but a figure that should not be exceeded.	Noted	
12			consideration should be given to including Potash Farm as a potential brownfield site within the built up area boundary this would improve the local amenity value and meet housing needs without loss of greenfield sites outside the BUAB	There is currently no need to identify further large sites in order to meet the housing requirement.	
16			60 is too many	Noted	
19			needs to remain at 41 60 is too many	There are already in excess of 41 homes with planning permission in the village, as identified elsewhere in the Plan.	
25			why ask it's a done deal	Noted	
31		Babergh DC	Being mindful of recent Examinations we suggested you replace the word "up to" with "around". The opening sentence in EMST2 would then read as follows: "This Plan provides for around 60 new dwellings to be developed in the Neighbourhood Plan area between..	Agree	Amend opening sentence of Policy EMST2 as follows: The Plan provides for up to around 60 dwellings to be developed in the Neighbourhood Plan area between 2017 and 2036.
Policy EMST3					
1		 but I guess this is a done deal so there should be no relaxation of any constraints imposed upon the development approval. It is certainly a useful	Noted	

No.	Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			argument against significant other developments within the allotted time scale.		
2			For all the reasons which have been stated over many months. With planning permission already given will the developers be held to the stated requirements?	Developers will require permission to deviate away from the stated requirements	
5			As it is already approved, the issues around road access and safety need to be carefully managed. I do not agree with street lighting.	Noted. Street lighting, as appropriate, is a requirement of the planning permission.	
10			again 60 dwellings in the period up to 2036 is reasonable but should not be exceeded	Noted	
13			Improvement to the road is needed to support this housing expansion but I do NOT agree that street lights are needed: we are a rural village, part of the beauty of living here is that it is dark at night!	Noted. Street lighting, as appropriate, is a requirement of the planning permission.	
14			Parish Council opposition to the site should be noted. Is there scope to press for detail on the number and location of passing placed associated with the conditions of this build.	Noted. County Highways will determine the requirement for passing places.	
15			but parked cars should be on the outside of a bend to ensure line of sight	Noted	
16			plan only allows for 15/41 affordable	The 15 affordable homes on this site meets the Babergh 35% Affordable Housing policy	
17			concern re increased volume of traffic, too many new houses	Noted	
19			needs to remain at 41 60 is too many	There are already in excess of 41 homes with planning permission in the village, as identified elsewhere in the Plan.	
22			this is a given as it already as planning	Noted	
25			why ask it's a done deal	Noted	
27		Suffolk County Council	<p>SCC would recommend the following addition to policies EMST3 and EMST4: "This is a site with archaeological potential without previous investigation. Trenched archaeological investigation will be required by condition on this site."</p> <p>While these sites already have planning permission, should permission not be implemented and lapse, this will ensure that archaeological investigations are included in future planning permissions.</p> <p>It is noted that policy EMST3 encourages enhancement to the public footpath running through the site. This is welcome, however it is recommended that the term "public footpath" is changed to "public right of way". This could then increase the scope of potential improvements to a route that could be used by cyclists or horse riders.</p>	<p>The Planning Consent contains a condition that states: "No development shall take place on site until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority."</p> <p>Agree. Amend reference to "public right of way"</p> <p>However, any proposed change of designation from a public footpath to a bridleway should be the subject to local community engagement before any decision to change its status is made.</p>	<p>Amend Policy EMST3 e) as follows: e) enhancements to the public footpath <u>right of way</u> running through the site.</p>

No.	Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
29		Natural England	<p>It is noted that the highways requirements in policy EMST3 are in line with the conditions outlined by SCC as the Highway Authority on the planning application for this site.</p> <p>We note that there is residential development proposed within the parish area (up to 60 dwellings under Policies EMST2, EMST3 and EMST4) and advise that the Neighbourhood Plan will therefore need to be subject to the requirements of the Suffolk Coast RAMS. It does not appear that an HRA has been carried out and submitted alongside the current consultation to screen for 'likely significant effects' on European designated sites arising from the Neighbourhood Plan. This assessment is required for us to provide further substantive comments on these matters and we look forward to being consulted on this in due course.</p>	Noted	
30		Anglian Water	<p>There is an existing rising main (sewer which is pumped from pumping station) in Anglian Water's ownership which crosses the northern part of this site. The site layout should be designed to take this into account to ensure that we can continue to serve our customers.</p> <p>It is therefore suggested that the following supporting text be included in the Neighbourhood Plan (before Policy EMST3)</p> <p>There is an existing rising main in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing rising main should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.</p>	<p>Agree. Additional text to be added to the end of paragraph 8.14.</p>	<p>Amend paragraph 8.14 by adding the following to the end: <u>There is an existing rising main in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing rising main should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.</u></p>
			<p>It is also suggested that a new criterion be added to Policy EMST3 as follows:</p>	<p>Agree. Add additional requirement to end of policy.</p>	<p>Amend Policy EMST3 as follows:</p>

No.	Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
30		Anglian Water	<p>'h) the safeguarding of suitable access for the maintenance of foul drainage infrastructure'</p> <p>It is noted that the Parish Council has identified two housing sites from those assessed as part of the preparation of the Neighbourhood Plan.</p> <p>Consideration should be given to including criteria relating to Anglian Water's existing water and water recycling infrastructure in the above policies to be submitted to Babergh District Council. As the Development Plan is intended to be read as a whole any additional text should be considered in the context of the adopted and emerging Babergh and Mild Suffolk Local Plan.</p>	It is not considered that this is necessary as these matters are addressed elsewhere in planning policies.	iii) suitable access for the maintenance of foul drainage infrastructure is safeguarded.
32			it's a suitable place for housing but the volume is too large for the village to absorb	Noted	
33		Environment Agency	We also welcome the inclusion of new wildlife habitat areas as part of the housing development allocation policy EMST3.	Noted	
33		Environment Agency	The larger housing development site allocation policies EMST3 – Land at Hadleigh Road and EMST4 - Land South of Whatfield Road are both sequentially sited in Flood Zone 1.	Noted	
Policy EMST4					
2			This is a preferred size of development	Noted	
5			Safe access must be ensured both roadway and footway	Noted	
14			Now requires updating to include the latest permission.	<p>Agree. A footnote will be added to page 33 to refer to the decision by Babergh District Council Planning Committee to approve a planning application for an additional 18 homes at Shrubland Nursery subject to the applicant entering into a Section 106 agreement.</p>	<p>Insert footnote at the bottom of page 33 as follows: <u>In November 2018, Babergh District Council Planning Committee resolved to grant planning permission for a further 18 dwellings, including 35% affordable housing, on land south of the land allocated in EMST4. The decision was subject to a Section 106 agreement concerning affordable housing and ecological mitigation contributions. As at January 2019 the planning permission has not been issued.</u></p>

No.	Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
15			But pavement is stranded with no hope of connecting it to the pump triangle	The approval requires the developer to pay for the construction of a footway along the south side of Whatfield Road from the pond to the Hadleigh Road junction.	
17			Concern re increased volume of traffic, too many new houses	Noted	
22			We feel its inevitable this site will spread into the nurseury buildings	In November 2018, Babergh District Council Planning Committee resolved to grant planning permission for a further 18 dwellings, including 35% affordable housing, on land south of the land allocated in EMST4. The decision was subject to a Section 106 agreement concerning affordable housing and ecological mitigation contributions. As at January 2019 the planning permission has not been issued.	
26			I don't think the requirement to link to the village centre with a pavement is necessary. 7 alters the character of the road as it is now	The approval requires the developer to pay for the construction of a footway along the south side of Whatfield Road from the pond to the Hadleigh Road junction.	
27		Suffolk County Council	SCC would recommend the following addition to policies EMST3 and EMST4: "This is a site with archaeological potential without previous investigation. Trenched archaeological investigation will be required by condition on this site." While these sites already have planning permission, should permission not be implemented and lapse, this will ensure that archaeological investigations are included in future planning permissions.	The Planning Consent contains a condition that states: "No development shall take place on site until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority."	
30		Anglian Water	It is noted that the Parish Council has identified two housing sites from those assessed as part of the preparation of the Neighbourhood Plan. Consideration should be given to including criteria relating to Anglian Water's existing water and water recycling infrastructure in the above policies to be submitted to Babergh District Council. As the Development Plan is intended to be read as a whole any additional text should be considered in the context of the adopted and emerging Babergh and Mid Suffolk Local Plan.	It is not considered that this is necessary as these matters are addressed elsewhere in planning policies.	
32			It's important for native hedges to be retained or replanted	Noted	

No.	Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		Environment Agency	The larger housing development site allocation policies EMST3 – Land at Hadleigh Road and EMST4 - Land South of Whatfield Road are both sequentially sited in Flood Zone 1.	Noted	
Policy EMST5					
31		Babergh DC	Sub-para iii): Suggest that this plan defines what is meant by 'local connection'.	Amend criterion iii) of the policy to reference the Babergh definition of "local connection".	Amend criterion iii) as follows: iii) is offered, in the first instance, to people with a demonstrated local connection as identified in paragraph 4.4 of the Babergh Choice Based Lettings Scheme 2016.
Policy EMST6					
2			A good development can be spoiled by houses with too little storage and built too close together.	Noted	
5			External space is as important as internal space. Houses should not be too cramped. In our rural environment, will off street charging points really be required?	Noted	
7			plus mandatory rule for 2 off road covered parking spaces for each dwelling	The County Council parking standards state that the number of spaces will be determined by the size of the dwelling.	
14			If this is national policy what is the point of including it, we don't mention building regulations for example.	The standards do not need to be adhered to unless set out in planning policy.	
19			Good news re electric charging points	Noted	
22			Current infrastructure is creating to support existing local needs	Noted	
27		Suffolk County Council	It is welcome that policy EMST6 requires use of the currently adopted parking standards, however to be specific the plan should state that these are the Suffolk Guidance for Parking 2015.	Disagree. The policy, as written allows for the use of whatever car parking standards might be adopted during the plan period.	
Policy EMST7					
1			According to the figures now before us there will only be one development of 10 or more homes, of which I understand the ratios have already been determined.	The policy makes provision should, exceptionally, any developments of 10 or more come forward during the plan period that satisfy the requirements of other policies in the Plan.	
5			However the statement is not definitive so it will always be open to interpretation.	Site development costs can sometimes make meeting policy requirements such as set out in EMST7 unviable. However, this would need to	

No.	Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
10			But good controls with teeth need to be in place to stop over development of larger (4 / 5 bedroom) dwellings	be demonstrated satisfactorily at the time of the planning application. Noted	
12			while there is undoubtedly a need for one and two bedroom accommodation in Eimsett 47% seems a very high percentage to specify as most single people and couples without children will work outside the village and this will mean increased travel and pressure on the roads etc a lower figure of say 30% might be more appropriate	There are opportunities for employment in the village and increasing numbers working from home.	
14			Is this not too late to influence the mix of already agreed planning permissions.	The policy makes provision should, exceptionally, any developments of 10 or more come forward during the plan period that satisfy the requirements of other policies in the Plan.	
25			providing young people are given priority for affordable homes	Noted	
26			I think there should be a proportion of single storey houses to keep village accessible for old and infirm	Noted	
Chapter 9					
		Historic England	We welcome the policies in Section 9, and consider that the use of maps to support the policies themselves is particularly useful – especially with regard to the protection of important views.	Noted	
		Environment Agency	<u>Natural Capital</u> Studies have shown that natural capital assets such as green corridors and green amenity spaces are important in climate change adaptation, flood risk management, increasing biodiversity and for human health and well-being. An overarching strategic framework should be followed to ensure that existing amenities are retained as well as enhancements made and new assets created wherever possible.	Noted	
Policy EMST8					
11			Should not allow any housing development, EMST1 focuses on BUAB. This policy should be more strongly worded to object to all development but that necessary for agricultural use.	The Plan cannot stop all development taking place in the area covered by this designation.	
Policy EMST9					
2			Preservation of local green spaces with access for all is most important. Although we are surrounded by countryside much of it is not accessible to the public	Noted	

No.	Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
5			It would be better if it states Development will not be permitted without exceptions.	The NPPF states that development will be allowed in "very special circumstances"	
10			Controls to prevent potential abuse of these spaces must have teeth	Noted	
14			Why is the Meadow not included here?	Policy EMST17 protects The Meadow from any inappropriate development and the loss of the playing field.	
15			Why is the Meadow not included	Policy EMST17 protects The Meadow from any inappropriate development and the loss of the playing field.	
23			No development should be permitted on green field sites	The NPPF states that development will be allowed in "very special circumstances"	
25			Elmsett green must be retained for reasons other than sport	Noted	
		Environment Agency	We are pleased to see within Section 9: Historic and Natural Environment of the Neighbourhood Plan Draft, Policy EMST9. The designation of 'local green spaces' is an important method of protecting natural capital assets. We recommend the protection of these spaces, and encourage enhancements to be made to them to help support biodiversity and varied habitats that will help improve the ecological footprint of any development locations in the parish.	Noted	
31		Babergh DC	Suggest deletion of the last sentence. [See, for example, para 198 of the Debenham NP Examiner's Report which refers to utility infrastructure, locational needs and special circumstances.]	This sentence has already been accepted in made neighbourhood plans	
Policy EMST10					
7			see also comments on EMST 11	Noted	
14			Were these views provided from a selection of members of the parish, if not there may be other views of interest/importance to the village.	There have been opportunities during the preparation of the Plan to identify important views.	
22			hard one to keep as planners often don't visit the site	Noted	
27		Suffolk County Council	Policy EMST10, which protects important views is potentially overly restrictive. This issue can easily be resolved by amending part "i" of the policy to (added text in italics): "the proposal ... can be accommodated in the countryside without having a significant detrimental impact..." It is understandable that the plan would protect views considered important to the area and local community, however the evidence document (Important Views Assessment) does not describe the qualities of each view which make it important to protect. Understanding these qualities will be important if Policy EMST10 is used to make planning decision	Disagree. This approach has been successfully incorporated in a number of neighbourhood plans where the importance of the views has been demonstrated through assessment.	

No.	Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
27		Suffolk County Council	<p><u>Public Rights of Way (PROW)</u> The plan could include policies to protect and enhance Public Rights of Way. Public Rights of way include the following:</p> <ul style="list-style-type: none"> • Public footpaths – which can carry foot traffic; • Bridleways – which can carry foot traffic, horse traffic and cycle traffic; • Restricted byways - which can carry foot traffic, horse traffic and cycle traffic, or horse drawn vehicles; and • Byways open to all traffic - which can carry foot traffic, horse traffic and cycle traffic; horse drawn vehicles and motorised vehicles. 	It is not considered necessary to include policies to protect public rights of way as they are already protected by separate legislation.	
31		Babergh DC	<p>Suggest including a cross-reference within this policy to the two 'Important Views' maps on page 40 and to the Proposals Map. Suggest also that the views on the latter are appropriately numbered. Regards the requirement for proposals for new buildings outside the BUAB being required to be accompanied by a LVIA, suggest that this needs to be proportionate to the scale of development being proposed.</p>	Agree to cross reference to the Proposals Map but not to numbering them as it would over complicate the map.	Amend first paragraph of Policy EMST10 as follows: Distinctive views from public vantage points either within the built-up area or into or out of the built-up areas to the surrounding countryside, as identified on the <u>Proposals Map</u> , shall be maintained.
Policy EMST11					
1			provided this policy is applied with common sense.	Noted	
7			add area and views around St Peters Church and include 9.5 -10-11-12	Views towards and from the church are identified on the Policies Map.	
10			where an impact is not justified, it should not just be 'not supported' but actively fort against	The policy will be used to determine such proposals where an impact is not justified	
18			plan doesn't seem to address the issue of por road and congestion from existing let alone future olumes	The Neighbourhood Plan cannot propose changes to the highway network. However, it is recognised that the Plan could be stronger in terms of ensuring roads are adequate.	
26			I would like the pla to emphasise the need for downsizers to free up homes for families	Noted	
31		Babergh DC	Heritage colleagues suggest that you may wish to consider re-wording the second paragraph so that it reflects the language used in the latest NPPF (July 2018) in relation to designated heritage assets and the Local Plan.	The Plan is to be examined against the content of the 2012 NPPF.	
34		Historic England	We welcome the principle of including a Special Character Area (Policy EMST11), but suggest that the boundary of this area could be more carefully drawn around the area of significance it is attempting to protect. At present its shape is somewhat amorphous, and appears arbitrarily placed, taking in parts of existing boundaries and buildings. As with Conservation Areas designated at local planning authority level, the boundary of this area of special character should ideally reflect the	Agree. The boundary will be redrawn to follow defined boundaries.	Amend the Special Character Area boundary as identified on the map on page 41 and the Policies Map.

No.	Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			architectural and historic interest of buildings and spaces within it, and its boundary should not include parts of buildings and should ideally follow historic property or plot boundaries. Doing so will strengthen the protection it offers, by more sharply defining the precise area of historic and architectural significance, and is in line with the requirements of Paragraph 186 of the NPPF. We would refer you to Historic England Advice Note 1: Conservation Area Appraisal Designation, Appraisal and Management for more information: https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/ . If there is a Character Statement that supports this designation, we would recommend that it is included as an appendix and referred to in the policy.		
Policy EMST12					
31		Babergh DC	As above, you may wish to consider amending policy wording to pick up on the greater weight now afforded to the protection of heritage assets etc. in the latest NPPF (July 2018).	The Plan is to be examined against the content of the 2012 NPPF.	
34		Historic England	We suggest, however, that a map showing designated and non-designated heritage assets (or perhaps two, showing them separately) is included in Section 9, to support Policy EMST12 in particular.	The Plan does not identify non-heritage assets and it is not considered necessary to include a map to illustrate heritage assets as these can be found elsewhere, such as the Historic England records.	
Policy EMST13					
7			add area and views around St Peters Church and include 9.5 -10-11-12	Views towards and from the church are identified on the Policies Map.	
27		Suffolk County Council	<u>Flooding</u> SCC is the Lead Local Flood Authority and is the authority responsible for surface water flooding issues. It is welcome that surface water flooding is recognised as a potential issue in Policy EMST 13, however as written the policy does not consider flooding from all sources, or that the effect of increased surface water run-off can increase the risk of flooding elsewhere. It would be helpful for the plan to include a more comprehensive description of flooding in Elmsett. This description should include flooding from all sources including fluvial (flooding from rivers and the sea) and pluvial (surface water flooding). Proposed wording for this description is recommended below.	Noted Noted. It is not considered necessary given the statutory requirement to consider the impact of development proposals on flooding.	

No.	Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			<p>"Elmssett has a number of watercourses that run through the parish including a main river (unnamed) that rise in the west and flows in an easterly direction. These watercourses are the primary way the village is drained due to the significant depth of clay the village is built upon. The village centre is predicted to be affected by surface water flooding during significant rainfall events (1:30 and 1:100), but Suffolk County Council have only four historical reports of surface water flooding in the parish. These are along Hadleigh Rd, Whatfield Rd and The Street. Some of these reports including flooding to internal property."</p> <p>It would also be helpful for the plan to signposted to the relevant the national policy (paragraphs 99 and 100 of the NPPF of the previous NPPF and paragraphs 155 and 161 of the new NPPF), local policy (Policy EN11 of the Babergh Local Plan) and strategy Suffolk Flood Risk Management Strategy.</p> <p>Amending part "i" of policy EST13 is recommended, to account for flooding from all sources and the potential to increase flood risk elsewhere.</p> <p>"Proposals should as appropriate... i) not increase the risk of both fluvial and pluvial flooding, or the risk of flooding elsewhere."</p>	<p>Agree</p> <p>Given the relative lack of flood risk, it is not considered necessary to include these.</p>	<p>Amend part i of Policy EMST13 as follows:</p> <p>i) not result in water run-off, that would add to or create surface water flooding not increase the risk of both fluvial and pluvial flooding, or the risk of flooding elsewhere.</p>
30		Anglian Water	<p>To accompany this response fluvial and pluvial flood risk maps have been provided, and it is recommended that these are included in the plan evidence base.</p> <p>Reference is made to development ensuring that surface water run-off does not result in surface water flooding. The policy could be strengthened by making it clear that the expectation is that developments within the Parish would incorporate Sustainable Drainage Systems unless it can be shown to be technically unfeasible and that discharge to the public sewer is considered as a last resort only.</p>	<p>Not all development would be required to incorporate SUDs. It is considered that the policy is sufficient in this respect.</p>	
31		Babergh DC	<p>Sub-para b) Policy EMST13 makes a number of references to new development contributing to Elmssett's local landscape and built character but this is not defined.</p>	<p>Noted.</p>	

No.	Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
34		Historic England	<p>Question: Will a 'Local Character Assessment' for Elmsett be prepared and will this define what is meant by 'local character'?</p> <p>We welcome Policy EMST13, but suggest that it could include a requirement for developers to refer to and use the latest best practice guidance for new development in historic places, particularly with regard to the layout of new housing and the provision of public realm and transport infrastructure such as cycle paths, parking etc. Guidance on this includes Historic England's Streets for All, Manual for Streets and Manual for Streets 2. We would also refer you to the forthcoming Suffolk Design Guide being prepared by Hemingway Design and which, depending on the timescales for its production, you may wish to include reference to.</p>	<p>A Local Character Assessment has not been prepared.</p> <p>It is not considered necessary to refer to guidance documents as there are a large number of documents and the Plan could soon become out of date by referring to them.</p> <p>The Suffolk Design Initiative have emphasised that they are not preparing a Suffolk Design Guide.</p>	
Policy EMST14					
Policy EMST15					
Policy EMST16					
31		Babergh DC	Sub para c) refers to good access to public transport: Question: Is this a realistic requirement for Elmsett?	The policy requires good access by public transport or cycling or walking. Therefore, good access to public transport is not a requisite if the one of the other modes can be met.	
Policy EMST17					
31		Babergh DC	Fourth paragraph ("Where necessary to the acceptability ...") Question: Is this appropriate for Elmsett?	Agree that the range of development proposals contained in the paragraph is not relevant to Elmsett. Amend paragraph to delete uses other than housing.	<p>Amend fourth paragraph of Policy EMST17 as follows: Where necessary to the acceptability of the development, the local planning authority will require developers of new housing, office, retail and other commercial and mixed development to provide open space including play areas, formal sport/recreation areas, amenity areas and where appropriate, indoor sports facilities or to provide land and a financial contribution towards</p>

No.	Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan the cost and maintenance of existing or new facilities, as appropriate.
Community Actions					
31		Babergh DC	Community Action 1 Note the interest in exploring the CLT option and will be happy to put the Parish Council in touch with colleagues who are working in this area	Noted	
General Comments					
		Natural England	<p>The Elmsett Neighbourhood Plan follows previous consultation with Natural England by Babergh District Council on the emerging Babergh and Mid Suffolk Joint Local Plan (our latest response ref: 224480, dated 10th November 2017). At that time, we advised that the emerging strategic solution – the Suffolk Coast Recreational Avoidance and Mitigation Strategy (Suffolk Coast RAMS) – is a key consideration of the Local Plan Habitats Regulation Assessment (HRA).</p> <p>In the context of the 'Habitats Regulations'¹, it is anticipated that, without mitigation, certain types of new development in certain areas are 'likely to have a significant effect' on the sensitive interest features of a number of European designated sites² in Suffolk, through increased recreational pressure when considered either 'alone' or 'in combination' with other plans and/or projects; increased recreation (e.g. from walking, dog walking etc.) can negatively impact on the European site features (e.g. through disturbance of birds, trampling of vegetation etc.).</p> <p>As you may be aware, the emerging Suffolk Coast RAMS is a large-scale strategic project which involves a number of Suffolk authorities, including Babergh District Council, working together to mitigate the effects arising from such development. Once adopted, the RAMS will comprise a package of strategic mitigation measures to address these effects and make the European sites more resilient to increased recreational pressures (including site rangers etc.). The strategic mitigation package is currently being worked up and costed and will be funded by financial contributions sought from developments which are considered 'likely to have a significant effect' on the European sites; a key aspect of the RAMS development has been the identification of 'zones of influence' (ZoIs) within which residents of new development are considered likely to visit the European sites to undertake recreation on a regular basis, and therefore within which developer contributions will be necessary.</p> <p>Considerations for the Elmsett Neighbourhood Plan</p>	Noted	

No.	Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			<p>In the context of the above, the Elmsett parish area falls partially within the Suffolk Coast RAMS Zol, being within 13 km of the Stour and Orwell Estuaries Special Protection Area (SPA) and Ramsar site. We note that there is residential development proposed within the parish area (up to 60 dwellings under Policies EMST2, EMST3 and EMST4) and advise that the Neighbourhood Plan will therefore need to be subject to the requirements of the Suffolk Coast RAMS. It does not appear that an HRA has been carried out and submitted alongside the current consultation to screen for 'likely significant effects' on European designated sites arising from the Neighbourhood Plan. This assessment is required for us to provide further substantive comments on these matters and we look forward to being consulted on this in due course. It should be noted that the recent judgment from the Court of Justice of the European Union (Case C-323/17 People Over Wind v Coillite Teoranta) will have implications for this Neighbourhood Plan and its HRA. This judgement provided authoritative interpretation relating to the use of mitigation measures at the screening stage of a HRA, when deciding whether an appropriate assessment of a plan or project is required. The court concluded that measures intended to avoid or reduce the harmful effects of a plan or project on a European site can only be considered as part of the appropriate assessment stage of HRA, and not at the preceding screening stage. This means that it is no longer appropriate to rely on these measures when deciding whether a plan or project is 'likely to have significant effect' on a European site(s). In line with this judgement and without wishing to prejudice the findings of the HRA screening assessment, our view is that a conclusion of 'no likely significant effect' is unlikely to be reached without the Neighbourhood Plan including mitigation measures in line with the Suffolk Coast RAMS approach.</p> <p>Natural England is currently considering the particular implications of the above judgment for neighbourhood planning and the basic condition that the making of the neighbourhood plan is not likely to have a significant effect on a European site (paragraph 1, Schedule 2 of the Neighbourhood Planning (General) Regulations 2012). In the interim, we advise that Local Planning Authorities, as competent authority for neighbourhood plans, should consider this judgement before relying on measures intended to avoid or reduce the harmful effects of the plan to screen neighbourhood plans under the Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations'). Local Authorities may wish to take their own legal advice on the implications of the judgment, particularly with respect to the Suffolk Coast RAMS strategic solution.</p>	<p>The Neighbourhood Plan has been screened for potential impact and the SEA / HRA Screening report is submitted with the Neighbourhood Plan.</p> <p>It is understood that the Suffolk Coast RAMS is still emerging and therefore the Neighbourhood Plan cannot be judged against this project.</p> <p>A new replacement Basic Condition came into force on 28 December 2018. The Neighbourhood Plan complies with this and all other relevant Basic Conditions.</p>	

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27		Natural England Suffolk County Council	<p>Please see Annex 1 of this letter for our advice on other matters within our remit.</p> <p>SCC is not a plan making authority, except for minerals and waste. However, it is a fundamental part of the planning system being responsible for matters including:</p> <ul style="list-style-type: none"> - Archaeology - Education - Fire and Rescue - Flooding - Health and Wellbeing - Libraries - Minerals and Waste - Natural Environment - Rights of Way - Transport <p>This response, as with all those comments which the SCC makes on emerging planning policies and allocations, will focus on matters relating to those services.</p> <p>SCC is supportive of the Parish Council's vision for the area. This letter highlights some potential issues and opportunities within the Plan and the Parish that the plan may wish to address. SCC is happy to discuss anything raised in the response.</p>	Noted	
27		Suffolk County Council	<p><u>Archaeology</u></p> <p>It is welcome that the role of SCC Archaeological Service is explained in paragraph 9.12 and the general approach to archaeology in the plan is appropriate.</p> <p>Should the parish wish to include any more archaeological information in the plan or plan evidence information can be found on the Suffolk Heritage Explorer.</p>	Noted	
27		Suffolk County Council	<p><u>Education</u></p> <p>Early Years</p> <p>It is noted that Community Action 4 involves investigating the possibility for improvements to the Village Hall, or construction of a New Hall. Currently the Hall is used as an early years setting. If the parish move forward with improvements to the Village Hall and continue to include the early years provision at the hall, SCC would be happy to discuss early years requirements. Increases to early years capacity is funded through CIL, and the District Council has been informed through consultations on planning applications that SCC will likely make a CIL bid to expand early</p>	Noted	

No.	Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
27		Suffolk County Council	<p>Fire and Rescue</p> <p>Suffolk Fire & Rescue Service has considered the plan and are of the opinion that, given the level of growth proposed, we do not envisage additional service provision will need to be made in order to mitigate the impact. However, this will be reconsidered if service conditions change. As always, SFRS would encourage the provision of automated fire suppression sprinkler systems in any new development as it not only affords enhanced life and property protection but if incorporated into the design/build stage it is extremely cost effective and efficient. SFRS will not have any objection with regard access, as long as access is in accordance with building regulation guidance. We will of course wish to have included adequate water supplies for firefighting, specific information as to the number and location can be obtained from our water officer via the normal consultation process.</p>	<p>These matters of details are believed to be for consideration at the detailed planning application and Building Regulations stage of development.</p>	
27		Suffolk County Council	<p>Minerals and Waste</p> <p>SCC is the minerals and waste planning authority in Suffolk and will be responding in reference to the current adopted Minerals Core Strategy and Waste Core Strategy, as well as the emerging Suffolk Minerals and Waste Local Plan (SMWLP). Minerals and Waste local plans once adopted are part of the development plan. The SMWLP is currently in Submission Draft and is going through additional focussed consultation before proceeding to submission to the planning inspectorate in December or January.</p> <p><u>Minerals</u></p> <p>Most of the minerals extraction in Suffolk is for sand and gravel and there is no extraction taking place in Elmsett. Both the Minerals Core Strategy and the SMWLP contain Minerals Consultation Areas (MCA), which indicate where sand and gravel resources are likely to be present. Development within the MCA could potentially sterilise sand and gravel resources and SCC is the responsible authority for safeguarding this resource.</p> <p>There are parts of the MCAs which extend into the parish of Elmsett, which are associated with the river to the east of the parish. However, none of</p>	<p>Noted</p> <p>Noted</p>	

No.	Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
27		Suffolk County Council	<p>the allocated sites within the Neighbourhood Plan are within the MCA, therefore the neighbourhood plan does not create a mineral safeguarding issue.</p> <p><u>Waste</u></p> <p>The Waste Core Strategy and SMWLP contain policies to safeguard waste facilities. This is to ensure that development taking place in the vicinity of a waste facility does not prejudice its ability to operate. There are two waste facilities in the parish: Parkwood Autos, which is a Metals and End of Life Vehicles facility; and an Anglian Water Waste Water Treatment facility. Both of these facilities are a significant distance away from the built-up areas in Elmsett and the proposals within the plan are not expected to cause a waste facility safeguarding issue.</p> <p>PRoW Policy</p> <p>The NPPF (paragraph 98 of the 2018 version and 75 of the 2012 version) states that planning policies should "protect and enhance Public Rights of Way and access". It would be beneficial for the plan to include a general PRoW policy to achieve this. PRoW can perform multiple functions, including: benefiting mental and physical wellbeing by providing opportunities to exercise and access to the countryside; enabling sustainable transport in rural areas; and providing wildlife corridors. A proposed policy wording is recommended below.</p> <p>"Public Rights of Way should be retained and enhanced and where possible development should provide new connections to the existing network."</p> <p>PRoW Maps</p> <p>In addition to a PRoW policy it would be beneficial for the Plan to refer to the PRoW definitive maps. The definitive maps form part of a legal record defining the PRoW routes and they also define the type of routes (footpath, bridleway, etc...). This could be referenced as evidence. Definitive maps for parishes, as well as additional information on PRoW can be found here: https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/definitive-maps-of-public-rights-of-way/.</p> <p>The definitive map could also be included in the plan provided the Parish Council joined the Public Sector Mapping Agreement (PSMA). SCCs current Ordnance Survey mapping licence prohibits sharing maps for reproducing (such as a neighbourhood plan). However members of the PSMA are able to share maps more freely. If the parish Council wishes to further investigate this more information can be found here: http://www.ordnancesurvey.co.uk/business-and-government/public-sector/parish-communities/guidance.html</p>	Noted	
				<p>A separate public rights of way policy is not considered necessary in the Neighbourhood Plan.</p> <p>It is considered that this would over complicate the Plan.</p> <p>The Parish Council has joined the scheme in order to produce maps for the Neighbourhood Plan. However, it is not considered necessary to include the public rights of way map in the Plan.</p>	

No.	Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
33		Environment Agency	<p>Thank you for your consultation dated 19 October 2018. We have inspected the Regulation 14 Neighbourhood Plan Draft, as submitted, and have highlighted key environmental constraints, as detailed below, which should be considered during the development of the Elmsett Neighbourhood Plan.</p> <p>Our principle aims are to protect and improve the environment, and to promote sustainable development, we:</p> <ul style="list-style-type: none"> • Act to reduce climate change and its consequences. • Protect and improve water, land and air. • Work with people and communities to create better places. • Work with businesses and other organisations to use resources wisely. <p>You may find the following document useful. It explains our role in the planning process in more detail and describes how we work with others; it provides:</p> <ul style="list-style-type: none"> • An overview of our role in development and when you should contact us. • Initial advice on how to manage the environment impact and opportunities of development. • Signposting to further information which will help you with development. • Links to the consents and permits you or developers may need from us. <p>Our role in development and how we can help: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/289894/LIT_2745_c8ed3d.pdf</p>	Noted	
33		Environment Agency	<p>Development management will guide the provision of green infrastructure which should be delivered in a collaborative approach between developers, councilors and the local community. Sustainable Drainage Systems (SuDS) are often part of building green infrastructure into design. For more information please visit https://www.susdrain.org/delivering-suds/using-suds/background/sustainable-drainage.html.</p>	Noted	
33		Environment Agency	<p>Flood Risk</p> <p>We consider that the Neighbourhood Plan would benefit from a separate section on flood risk. Whilst we note that the majority of the Parish is situated in Flood Zone 1, the Belstead Brook, designated a 'Main River' flows through the Parish, and areas of Fluvial Flood Zone 2 and 3 are found inside the Parish boundary. In particular around the Rookery Road Hamlet where Policy EMST2 mentions plans of small scale infill housing development to meet housing targets.</p>	Disagree. Sufficient policy guidance is available elsewhere, including the local plan and the NPPF that does not need to be repeated in the Neighbourhood Plan.	

No.	Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			<p>Sequential Approach</p> <p>The sequential approach should be applied within specific sites in order to direct development to the areas of lowest flood risk. If it isn't possible to locate all of the development in Flood Zone 1, then the most vulnerable elements of the development should be located in the lowest risk parts of the site. If the whole site is at high risk (Flood Zone 3), a site-specific FRA should assess the flood characteristics across the site and direct development towards those areas where the risk is lowest.</p>		
33		Environment Agency	<p>Please note that the view expressed in this letter by the Environment Agency is a response to the proposed Neighbourhood Development Plan only and does not represent our final view in relation to any future planning or permit applications that may come forward. We reserve the right to change our position in relation to any such application.</p>	Noted	
34		Historic England	<p>We welcome the production of this neighbourhood plan, and are pleased to see that it considers the built and historic environments of Elmsett throughout, from the introductory text and Objectives through to the detailed policies in Section 9. We regret that we are unable to provide detailed advice at this time, but offer brief comments below.</p> <p>For further information we would refer you to our recently published and detailed guidance on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/.</p> <p>For further advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Suffolk County Council, who will be able to provide additional information on non-designated archaeology.</p> <p>To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.</p>	Noted	

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

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

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
Cover		PRE-SUBMISSION CONSULTATION VERSION PLAN <u>PRE-SUBMISSION CONSULTATION VERSION PLAN</u> OCTOBER 2018 <u>JANUARY 2019</u>	To bring the Plan up-to-date
Foreword	Para 4	This document is the " pre- Submission d Draft Neighbourhood Plan". <u>It has been submitted to Babergh District Council £ following the statutory six weeks consultation in October/November 2018. Amendments have been made to the draft Plan and this round of consultation, the Plan will be amended where necessary and then submitted to Babergh District Council for them to will now take it through the final formal stages of the process.</u>	To bring the Plan up-to-date
Foreword	Third column	Amend as follows: Neighbourhood Plan Working Steering Group Members	Factual correction
Foreword	Summary	The Plan makes provision for the construction of up to <u>around 60</u> new homes in the village by 2036, primarily on sites at Hadleigh Road and Whatfield Road that <u>have been</u> were <u>recently</u> granted planning permission.	In response to comments from Babergh DC and to bring the plan up-to-date
6	1.1	Amend first sentence as follows: The Localism Act 2011 introduced new rights and powers to allow local communities to shape new development in their community by preparing a Neighbourhood Development Plan, which can establish general <u>local</u> planning policies for the development and use of land in the neighbourhood.	To provide greater clarity on the purpose of a Plan
6	1.5	Amend paragraph 1.5 as follows:	In response to comments from Babergh DC and to bring the plan up-to-date

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
7	1.15	<p>In 2017 Babergh District Council announced that there was no longer a five years supply of available housing sites in the district. The consequence of this was that their local plan policies for the location of new housing developments were deemed, under government planning guidelines, to be out-of-date. This resulted in speculative and unplanned housing proposals being submitted across the district, including in Elmsett.</p> <p><u>Government policies require local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five-years' worth of housing against their requirement set out in their adopted Plan. The Council's Joint Annual Monitoring Report published in June 2017 concluded that Babergh's housing supply at 1 April 2017 was less than the required five-years. This resulted in an increase in speculative housing proposals being submitted across the district, including in Elmsett. (see also paragraph 4.7).</u></p>	In response to comments from Babergh DC
8	1.21	<p>Amend paragraph 1.21 as follows: The Plan would therefore focus on the provision of homes but would also consider the transport, education, employment, health, and well-being requirements as needed.</p> <p>Amend paragraph 1.21 as follows: <u>In October 2018 the draft Plan was subject to a six weeks "Pre-Submission" consultation when residents, landowners, statutory bodies and other organisations were asked for comments. The stages that remain in the preparation of the Plan are identified in the diagram below:</u></p> <p>In the flow diagram: Delete OCTOBER 2018 Pre-submission Draft Neighbourhood Plan</p> <p>Amend chart as follows: <u>SPRING EARLY SUMMER 2019</u> Village Referendum</p>	To bring the Plan up-to-date and in response to a comment from Babergh DC

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
9	MAP	SPRING SUMMER 2019 Plan Adopted by Babergh District Council	
19	MAP	Enlarge the Designated Area Map to include the whole area.	For clarity
20	List following Para 3.22	Enlarge map to include the whole of the Scheduled Monument area	In response to comments from Babergh DC
21	Map	Insert space between bullet point and Loss of village identity	Typographic amendment
22	4.5	Enlarge map to include whole area Amend second sentence as follows: In August 2017 a consultation document was published but as of September 2018 January 2019 there was no indication as to when a draft Local Plan would had yet to be published for consultation.	For clarity To bring the Plan up-to-date.
23	4.7	Amend paragraph 4.7 as follows: As previously noted in paragraph 1.5, when work commenced on the preparation of the Neighbourhood Plan, Babergh District Council did not have a five-years supply of available housing land, as required by government policy. However, the 2017-18 Mid Suffolk and Babergh Annual Monitoring Report, published in July 2018, concluded that a five-years supply was available as at 1 April 2018.	In response to comments from Babergh DC
24	5.3	Amend first sentence of paragraph 5.3 as follows: The planning policies that will, when the Plan is completed, form part of the statutory development plan which will be used for determining planning applications in the parish.	In response to comments from Babergh DC
25	6.3	Insert line space between "Objectives" and paragraph 6.3	Typographic amendment
26	7.7	Amend paragraph 7.7 as follows: A Built-Up Area Boundary (BUAB) is defined for the main built-up area of the village in order to manage the location of future development and ensure that the location of new development is well related to existing services and facilities. to protect the countryside that surrounds the	In response to comments from Babergh DC

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
26	7.9	<p>built-up area for its own sake. The boundary is based on that contained in the 2006 Local Plan but has been reviewed to reflect recent changes and opportunities for new development that will arise during the Neighbourhood Plan period. In order to manage the potential impacts of growth, new development will be focused within the BUAB. This will ensure that the undeveloped rural countryside is preserved and remains largely undeveloped. In addition, a "hamlet" is also defined at Rookery Road where there is a definable cluster of at least 13 dwellings. Through the course of the lifetime of the Plan there may be opportunities for sensitively designed infill dwellings or replacement dwelling to be constructed within the defined Rookery Road "hamlet"</p> <p>Amend paragraph 7.9 as follows:</p> <p>There may be situations where it is necessary for development to take place away from the BUAB, but proposals outside the BUAB will need to be supported by evidence to demonstrate why the proposal has to be located there. this will be limited to that which is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other uses that need to be located in the countryside. However, this approach does not restrict the conversion of agricultural buildings to new uses where proposals meet the government regulations and local planning policies for such conversions.</p>	In response to comments from Babergh DC
27	Policy EMST1	<p>Amend second paragraph of Policy EMST1 as follows:</p> <p>Proposals for development located outside the Built-Up Area Boundary (BUAB) or Rookery Road Hamlet Settlement Boundary will only be permitted where it can be satisfactorily demonstrated that there is an identified local need for the proposal and that it cannot be satisfactorily located within the BUAB / Settlement Boundary. Unless specifically identified elsewhere in the Plan, land outside the Built-Up Area Boundary is defined as countryside, where development will only be allowed for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside.</p>	In response to comments from Babergh DC

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
29	Housing calculation table	Amend heading to table at top of page 29 as follows: The housing for Elmsett calculation for <u>Babergh</u> is shown below.	To clarify the data in the table
28	8.2	Amend last sentence of paragraph 8.2 as follows: The Joint Local Plan is at an early stage in its preparation and the numbers identified in the August 2017 cannot be relied upon given that the consultation document was published prior to the government announcing the requirement to use a standard methodology for the calculation.	In response to comments from Babergh DC
29	8.7	Amend third sentence of paragraph 8.7 as follows: On the basis of the above calculations and having regard to the local circumstances, landscape character, <u>local highway capacity</u> , the historic environment and environment constraints, the Neighbourhood Plan makes provision for up to around 60 new homes between 2017 and 2036.	In response to comments from Babergh DC and comments about highway capacity to accommodate additional growth.
31	Policy EMST2	Amend opening sentence of Policy EMST2 as follows: The Plan provides for up to around 60 dwellings to be developed in the Neighbourhood Plan area between 2017 and 2036.	In response to comments from Babergh DC
32	Map	Amend map title on page 32 as follows: <u>POLICY EMST3 HADLEIGH ROAD SITE LOCATION</u>	In response to comments from Babergh DC
32	8.14	Amend paragraph 8.14 by adding the following to the end: <u>There is an existing rising main in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing rising main should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.</u>	In response to comments from Anglian Water

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
33	Policy EMST3	Amend Policy EMST3 as follows: e) enhancements to the public footpath <u>right of way</u> running through the site.	In response to comments from Suffolk CC
33	Policy EMST3	Amend Policy EMST3 as follows: iii) <u>suitable access for the maintenance of foul drainage infrastructure is safeguarded.</u>	In response to comments from Anglian Water
33	Map	Amend map title on page 33 as follows: <u>POLICY EMST4 WHATFIELD ROAD SITE LOCATION</u>	In response to comments from Babergh DC
33		Insert footnote at the bottom of page 33 as follows: In November 2018, Babergh District Council Planning Committee resolved to grant planning permission for a further 18 dwellings, including 35% affordable housing, on land south of the land allocated in EMST4. The decision was subject to a Section 106 agreement concerning affordable housing and ecological mitigation contributions. As at January 2019 the planning permission has not been issued.	To bring the Plan up-to-date
35	Policy EMST5	Amend criterion iii as follows: iii) is offered, in the first instance, to people with a demonstrated local connection as identified in paragraph 4.4 of the Babergh Choice Based Lettings Scheme 2016.	In response to comments from Babergh DC
41	Policy EMST10	Amend first paragraph of Policy EMST10 as follows: Distinctive views from public vantage points either within the built-up area or into or out of the built-up areas to the surrounding countryside, as identified on the Proposals Map, shall be maintained.	In response to comments from Babergh DC
41	Map	Amend the Special Character Area boundary as identified on the map on page 41 and the Policies Map.	In response to comments from Historic England
43	Policy EMST13	Amend part i of Policy EMST13 as follows:	In response to comments from Suffolk County Council

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
43	After 9.15	<p>i) not result in water run-off, that would add to or create surface water flooding not increase the risk of both fluvial and pluvial flooding, or the risk of flooding elsewhere.</p> <p>Insert new paragraph 9.16 as follows: <u>9.16 The Plan Area falls within the 13km 'zone of influence' (ZOI) of European designated sites on the Orwell. New housing is likely to have a significant effect upon the interest features of the designated sites, through increased recreational pressure. Local authorities and Natural England are preparing a Recreational Avoidance and Mitigation Strategy (RAMS) to mitigate the recreational impacts. The strategy is due to be supported by a Supplementary Planning Document to cover cost implications and subsequent implementation. All residential development within the Plan Area will be required to make a financial contribution towards mitigation measures to avoid adverse in-combination recreational disturbance effects on European Sites. Natural England advise that, in the interim period before the Suffolk RAMS is completed, all residential development will need to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></p>	In response to Natural England's response to the consultation on the SEA and HRA Screening Report.
43	Policy EMST13	<p>Insert additional sentence at end of policy as follows: <u>All new residential development proposals will need to contribute to measures as detailed in the Suffolk RAMS, to avoid adverse in-combination recreational disturbance effects on European Sites (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></p>	In response to Natural England's response to the consultation on the SEA and HRA Screening Report.
45	10.6 onwards	<p>Insert new paragraph 10.7 as follows and renumber paragraphs 10.7 to 10.9 accordingly: <u>Roads and Transport</u></p>	In response to comments concerning the roads and transport network.

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
47	Policy EMST17	<p>10.7 <u>The village is served by a road network that is typical of a rural agricultural area, with access roads to the main destinations being narrow and, in some situations, being reliant on passing places and drivers giving way to allow others to get through. The situation is made worse when large vans and lorries try to access the village. The planning permission relating to Policy EMST3 requires a financial contribution for the creation of passing places in Ipswich Road and Flowton Road, but it is considered that this is unlikely to resolve all the issues due to the narrowness of roads in the wider area. Public transport is also very poor and there is no bus service to either Hadleigh or Ipswich that would enable people to travel to work by public transport.</u></p> <p>Amend fourth paragraph of Policy EMST17 as follows: Where necessary to the acceptability of the development, the local planning authority will require developers of new housing, office, retail and other commercial and mixed development to provide open space including play areas, formal sport/recreation areas, amenity areas and where appropriate, indoor sports facilities or to provide land and a financial contribution towards the cost and maintenance of existing or new facilities, as appropriate.</p>	In response to comments from Babergh DC

ELMSETT

Neighbourhood Plan



The Parish Council is leading the preparation of a Neighbourhood Plan so that the village can have the opportunity to influence where any new development goes over the next 20 years.

Neighbourhood Plans are a new kind of planning document designed to allow local people to play an active part in planning where and when new housing should be located in their area.

We propose that the Plan should focus on choosing the location of new homes locally rather than Babergh Council deciding for us.



Once approved, the Plan will be an important document that Babergh will have to take account of when determining planning applications.

The Parish Council, with professional support, will drive this process forward over the next 12 months. But we need YOUR help and involvement to make sure that the Neighbourhood Plan truly reflects the wishes and aspirations of local people.

We hope you will become involved and help the Parish Council to deliver a Neighbourhood Plan that truly reflects local need.

WANT TO KNOW MORE?

*Come to the drop-in event at the Village Hall on
Friday 1st December 6.00-8.30pm &
Saturday 2nd December 9.30-12.30pm
to find out more and help to make it happen*

YOUR VILLAGE



NEEDS YOU

YOUR VILLAGE - YOUR PLAN

1. WELCOME



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

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

What is a Neighbourhood Plan?

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

It can, for example, also identify proposals for:

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

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

Why we're doing it

Our village is coming under increasing pressure for new development. Babergh have just decided to approve 41 new homes off Hadleigh Road and it's likely that more homes will be needed over the next 20 years.

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

YOUR VILLAGE



NEEDS YOU



Neighbourhood Plans have been produced for: East Bergholt, Lawshall, Hadleigh, Hartest, Glemsford, Great Wixtringfield, Little Wixtringfield, Long Melford

YOUR NEIGHBOURHOOD YOUR PLAN



2. BACKGROUND



What a Neighbourhood Plan can and cannot do

A Neighbourhood Plan can...

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

A Neighbourhood Plan cannot...

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



Who prepares the Plan?

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

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

If you would like to get involved then please let us know. We'll need people to distribute questionnaires, gather information and analyse surveys.



3. THE PROCESS



How it's prepared

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

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

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



4. PLANNING RULES



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

National Planning Policy Framework

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

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

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

Babergh Current Local Plan

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

The Local Plan identifies a Settlement Boundary (illustrated right) within which new homes will normally be allowed to be built.

But the Plan also allows housing to be built outside but adjoining the Settlement Boundary.



New Local Plan

Babergh are just starting work on a new joint Local Plan with Mid Suffolk that will guide where development goes up to 2036. They've just finished consulting on preliminary matters.

The initial consultation document proposes that Elmsett would be designated as a Core Village, taking higher levels of growth than Hinterland Villages. The Parish Council has contested this proposed designation.



The new Local Plan will take about 2 years to complete.



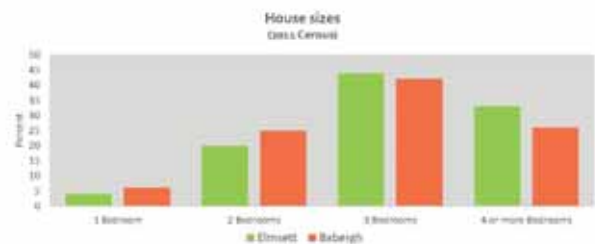
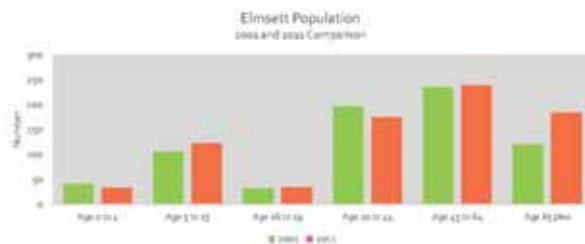
5. HOUSING



We think that the Neighbourhood Plan should focus on identifying where new homes will be built between now and 2036.

There is an expectation that we must build new homes to meet the needs of the local area. The population continues to grow because of people moving into the area and due to the fact that people are living longer.

- Between 2001 and 2017 there were 43 new homes built in the village.
- This represents a 14% increase over that time.
- By comparison, the number of homes across Babergh grew by 12% in the same period.
- If the rate of growth over the last 15 years continues we'd need to plan for 51 new homes by 2036.
- The recent consultation on the emerging Local Plan would suggest that, whichever category of settlement Elmsett would fit in (Core Village or Hinterland Village), there would be a minimum need for a further 37 new homes by 2036.



Use red or green dots to indicate if we do or don't need these

But we do need to consider what type of housing we need for the village

- Do we need more small homes (1-2 bedrooms)?
- Do we need more family homes (3 -4 bedrooms)?
- Do we need more large homes (5 bedrooms)

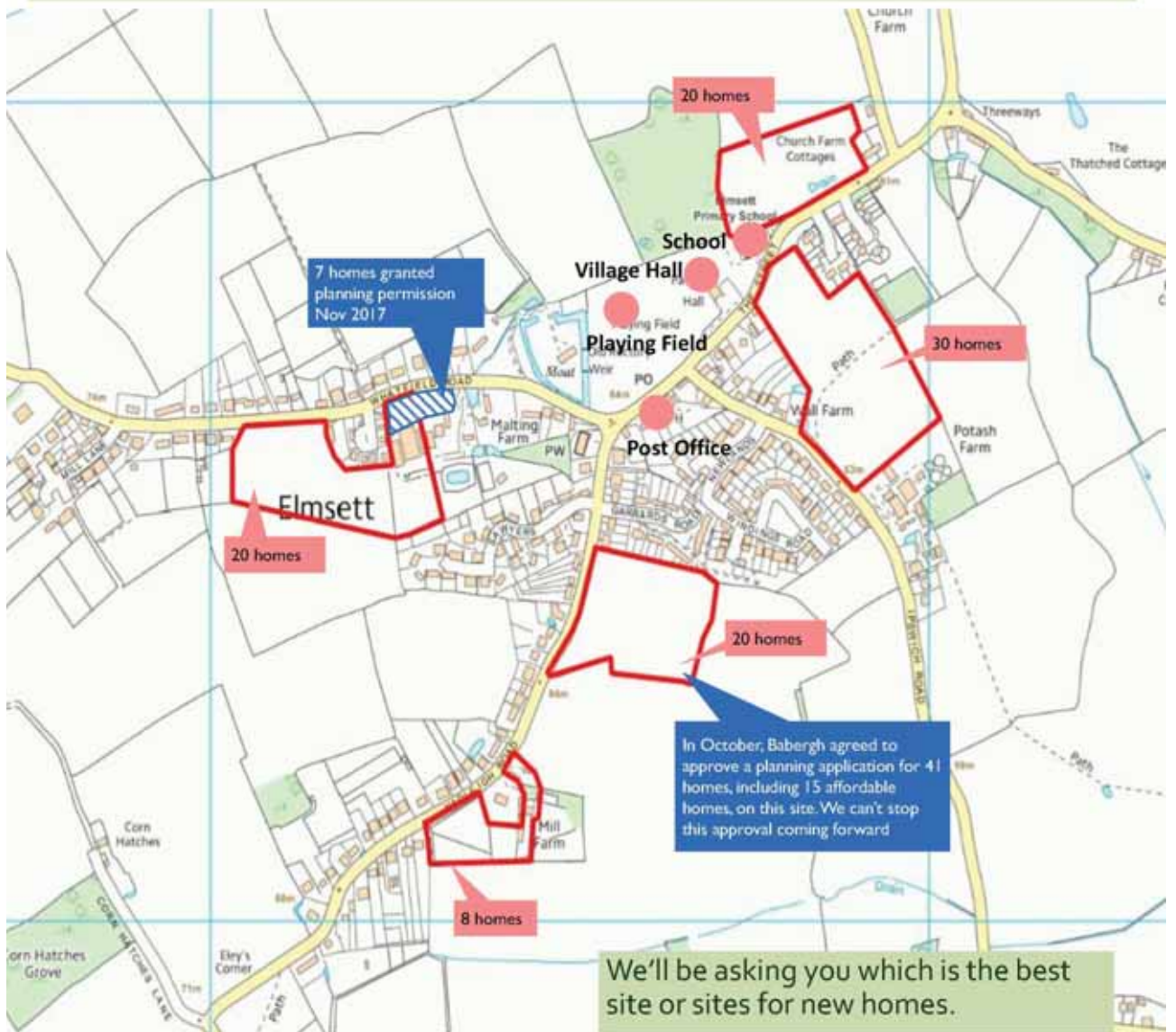


6. HOUSING SITES



The recent Babergh Local Plan consultation draft identified a number of sites that they considered might be suitable for housing. The map identifies where they are and the number of homes Babergh suggest might be built on each site.

But we won't need to have all of them to meet our needs.



We'll be asking you which is the best site or sites for new homes.



7. SITE SELECTION



Currently, Babergh Planning Policy takes into account the following matters when considering sites for new homes in the village

The housing should:

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

We will consider these criteria when considering the location of any further new homes that might be identified in the Neighbourhood Plan

What other matters should we consider when thinking about sites for homes?

Use post-it notes to add comments



8. LIKES & DISLIKES



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

MOST CHERISH

*Use post-it notes
& coloured dots*

LIKE TO SEE IMPROVED



9. WHAT NEXT



Over the coming months the Steering Group will be focusing on a number of projects to provide the evidence to support the Plan

Questionnaires

You'll soon be receiving a detailed questionnaire which will help us to get up to date information and views about the residents of the villages and your needs.

Statistical Data

We're gathering information about the parish, its residents and the environment.

All of this will help inform what we should include in the Plan.

Site Assessments

As mentioned on the previous board, we're going to see which potential sites are best for development and when that work is done, we'll consult you before choosing any sites.



Can you help?


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

Keep up to date – visit the Neighbourhood Plan pages on the Parish Council website

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

**YOUR NEIGHBOURHOOD
YOUR PLAN**

Elmsett Neighbourhood Plan



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YOUR VILLAGE



NEEDS YOU



Neighbourhood Plans have been produced for East Angles, Lawshall, and are underway at Hadleigh, Hartest, Glenfield, Great Walsingham, Little Walsingham, and Long Melford.

YOUR NEIGHBOURHOOD YOUR PLAN



Elmsett Neighbourhood Plan



How it is prepared

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

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If you would like to get involved then please let us know. We'll need people to distribute questionnaires, gather information and analyse surveys.

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

- Babergh Designate Neighbourhood Plan Area

- Establish Working Group

WE'RE HERE

- Community Engagement
- Household Surveys
- Information Gathering

- Gather Evidence

- Community Engagement

- Identify Key Issues
- Prioritise Issues and Themes
- Develop Aspirations
- Consider options

- Test Options
- Agree Plan Content

- Community Engagement
- Minimum 6 weeks
- Opportunity to comment

- Write the Plan
- Consult on Plan

- Final Consultation Babergh

- Amend Plan and
- Submit to Babergh Council

VILLAGE REFERENDUM

- Independent Examination

BABERGH COUNCIL ADOPT



Elmsett Neighbourhood Plan



New Babergh Local Plan

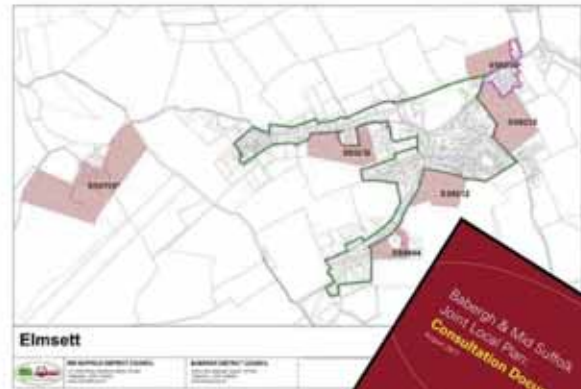
Local Plans set out where future development will take place

The new Local Plan is planning for the next 20 years

There will be some expectation for Elmsett to take more new homes.

The recent consultation document identified five possible sites for new homes plus one site for employment uses.

By producing a neighbourhood plan, we can decide where that development will be



WANT TO KNOW MORE?

*Come to the drop-in event at the Village Hall on
Friday 1st December 6.00-8.30pm
&
Saturday 2nd December 9.30-12.30pm
to find out more and
contribute to the early stages of the Plan*



ELMSETT NEIGHBOURHOOD PLAN - STEERING COMMITTEE TERMS OF REFERENCE

1. Elmsett Neighbourhood Plan(ENP) will be undertaken by representatives from the Parish of Elmsett, with a minimum of three Parish Councillors will as members of the Steering Committee. The Steering Committee will not exceed 9 members
2. At the first meeting, appointments of Chair and Secretary and will be made
3. The Steering Committee will work under the guidance of the appointed Planning Consultant for Elmsett Neighbourhood Plan. The committee will advise the Parish Council and will make decisions in accordance with the guidance of the Planning Consultant. The Steering Committee will provide communication reports to the Parish Council. The Parish Council will control the budget for the ENP to ensure transparency and clear book-keeping.
4. The Steering Committee will facilitate actions and information required by the Planning Consultant, to ensure and encourage involvement in the ENP by members of the village and village groups.
5. Meetings will be at least monthly but more frequent initially. Notes will be published on the Neighbourhood Plan pages of the Parish Council Website.
6. Additional sub groups may be formed that will report into The Steering Group.
7. Responsibilities of all members of the Steering Group and sub groups:
 - To ensure that the probity of the Group and sub groups and their work is open and transparent.
 - All members of the Steering Group and sub groups must declare any personal interest that may be perceived as being relevant to any decisions or recommendations made by the Steering Group and sub groups. This may include membership of any organisations, ownership of interest in land (directly or indirectly) or a business or indeed any other matter likely to be relevant to the work undertaken by the Steering Committee.
 - To ensure that there is no discrimination in the plan-making process and that it is an inclusive, open and transparent process for all groups involved in ENP.
 - Members of the Steering Committee will treat other members of the Committee with respect and dignity allowing members to air their views without prejudice and interruption.
 - Members of the Steering Committee have a responsibility to act in the best interests of the Neighbourhood Plan area as a whole and to contribute to the preparation of a long- term plan that will enhance the economic, social and environmental interests of the Parish within the Neighbourhood Plan area, following consultations with the whole community.
8. On completion of Elmsett Neighbourhood Plan the Steering Committee will be officially dissolved.

Appendix 4 - Views of the village from the school children

Members of the Steering Group were invited to visit the Primary School in July 2018 to talk about the Neighbourhood Plan and ask children what they thought about their village and whether they would like to have further facilities. The ensuing discussion produced the following:

Things children liked about living in Elmsett:

- Lots of space
- Lots of nature and fields
- Everything close and easy to get to
- Good shop
- Quiet roads
- Quiet to relax in gardens
- Being able to walk to school
- Trees for wildlife

Some of the negative things:

- Only one shop
- Speed of cars
- Tall grass in front of ditches
- Dogs poo everywhere
- Lots of potholes
- Roadworks diversion
- Not enough buses
- Blind corners
- Harvest spiders
- Number of houses being built
- Not enough bins

Children's Wishlist:

- Zebra Crossing near Methodist Church or shop
- Lolipop person
- Upgrade play equipment at Mill Lane
- More football pitches
- Buses to Hadleigh / Ipswich at weekends
- Tennis court
- Better village hall
- Skate park

Appendix 5 – Household Survey Form



Dear Resident of Elmsett

We hope by now you have heard of the Neighbourhood Plan for Elmsett, which was launched in December. The Neighbourhood Plan is being drawn up by a steering group of residents working with your parish councillors and the group wants you all to have your voice heard.

This questionnaire is the next stage in the programme of engaging with you to ensure that the Plan reflects the aspirations of the majority of Elmsett's residents. The Plan will help to guide any future development in the Parish, as well as helping us protect what we like about our community.

We are distributing one paper copy of the questionnaire to each resident over 16 years of age and we hope everyone will complete it.

If you prefer, you may complete the questionnaire online by using the following website URL in your browser, and entering the unique security reference supplied on this page:

Website : elmsett.onesuffolk.net
Select the "Neighbourhood Plan" menu
followed by the "Survey" option

Security code:

Affix label here

Please be assured that your names are NOT shown on the survey, and that ALL ANSWERS WILL BE TREATED AS CONFIDENTIAL.

Your opinion counts!

**Please complete this Neighbourhood Plan Survey
within two weeks of receiving it**

We will return to collect your survey in a fortnight

PART 1 - YOUR VIEWS ON HOUSING DEVELOPMENT

In 2011 the population of Elmsett was 788 having grown by 7% since 2001. In the same period, the number of homes in the village grew by 11% and there have been a further 9 new homes completed since 2011. This brings the current number of homes to around 325.

Babergh District Council have recently given permission for 7 new homes on Whatfield Road and have agreed to approve development of 41 new homes on Hadleigh Road to the south of Garrards Road. We are also aware that a further 80 dwellings, or so, are being considered by other landowners and may come forward in the near future. This results in very close to a 40% increase.

There is a government-driven, national need for further homes over the next 20 years so we cannot be insulated from change – “no development here” is not a realistic option. But we can influence the location and size of any further new development in Elmsett so that we –

- maintain the general character and layout of the village;
- try to meet the needs of local people; and
- minimize the adverse impact on local infrastructure, facilities and other assets.

SECTION A: YOUR VIEWS ON HOUSING DEVELOPMENT IN THE VILLAGE

A1. What do you think about the number of houses we have currently (including the number currently approved, as outlined above)? Please tick one box.

Need a lot more Need a few more About right

A2. In your opinion, how many more new homes should be built here in the next 20 years? Please tick one box.

Less than 10 <input type="checkbox"/>	10-25 <input type="checkbox"/>
25-50 <input type="checkbox"/>	50-75 <input type="checkbox"/>
75-100 <input type="checkbox"/>	100-150 <input type="checkbox"/>
150+ <input type="checkbox"/>	Don't know <input type="checkbox"/>

A3. What importance do you attach to the following reasons for new housing in Elmsett in the next 20 years? Please tick one box for each reason.

	Important	Not important	No opinion
To enable young people to remain in the community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
To meet the wider need for more housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
To enable older people to move to suitable accommodation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
To maintain sufficient use of village services and amenities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
To add to the social mix of the community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
To fund improvements to the community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A4. What form would you prefer any future development to take? Please tick any that apply.

- | | | | |
|------------------------------------|--------------------------|-------------------------------------------------|--------------------------|
| No preference | <input type="checkbox"/> | Several small developments of up to 5 dwellings | <input type="checkbox"/> |
| In-filling | <input type="checkbox"/> | Several small developments of 6 - 10 dwellings | <input type="checkbox"/> |
| 1 or 2 larger developments (11-50) | <input type="checkbox"/> | 1 very large development of 50+ dwellings | <input type="checkbox"/> |

A5. What types of housing do you think will be most needed in Elmsett in the next 20 years?

Please tick one box for each type of housing.

	Strong need	Moderate need	Low need	No need	No opinion
Starter/affordable homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Social housing e.g. shared ownership or rental through a housing association	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Private rented accommodation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homes for 'downsizers'	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Family homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Luxury i.e. executive homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retirement housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sheltered housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other? Please specify here:					

A6. How important do you think it is for any new building development (including those previously approved) to match the styles of surrounding buildings or the character of the village? Please tick one box.

- | | | | |
|------------------|--------------------------|---------------|--------------------------|
| Very important | <input type="checkbox"/> | Not important | <input type="checkbox"/> |
| Fairly important | <input type="checkbox"/> | No opinion | <input type="checkbox"/> |

A7. How concerned are you about the consequences of new housing development in Elmsett?

Please tick one box for each potential consequence.

	Very	Quite	Neutral	Not very	Not at all
Environmental impact (flooding, wildlife, air quality, drainage etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access and safety problems associated with additional traffic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Construction traffic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pressure on school places	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pressure on health centres	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of other facilities and services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Loss of village identity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A8. New development can bring with it money from the Community Infrastructure Levy to enhance existing and provide new facilities. Having a Neighbourhood Plan in place means that the Parish Council gets 25% of the Levy instead of the 15% without one. If new development were to happen in Elmsett what facilities would you like to see improved/provided? Please tick one box for each facility.

	Strong need	Moderate need	Low need	No need	No opinion
Improvement to existing Village Hall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New Village Hall/Community Building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New Pre-school	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Health Centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Over 55's development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sheltered Accommodation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improved services (e.g. mains gas/broadband)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Are there any other facilities that you think should be considered? Please specify here:

A9. What principles should influence the design of new houses? Please tick one box for each principle.

	Important	Not important	No opinion
Use of modern efficient energy and eco-friendly technology?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have off-street parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Be innovative in design	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Be limited to two storeys	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have pavements and kerbstones by the roadside	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have a garden	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Be in keeping with the current look and feel of the village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A10. Selection of sites for new housing

The Neighbourhood Plan may identify additional sites for new homes over the next 20 years. What do you consider to be the most important factors to be considered when identifying sites for new housing in Elmsett. *Please tick one box for each factor.*

	Important	Not important	No opinion
Sites should be "brownfield" – ie previously developed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sites should be greenfield – ie farmland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Preference should be given to sites closest to the village centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Development should not impact on historic buildings or their setting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Development should not impact on important trees, natural features or open spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proposals should protect important views into and out of the village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sites should have existing pavement links to the village centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The site is available for development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The site will not increase the risk of flooding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A safe vehicle access to the site can be achieved	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Are there any other factors that you consider are important? Please specify here:

If you have anything further to add to Section A, please comment in the space below:

SECTION B: YOUR VIEWS ON LOCAL TRANSPORT/HIGHWAYS

B1. Do you agree with the following? Please tick all that apply.

The frequency of bus services to Ipswich needs to increase	<input type="checkbox"/>	The frequency of bus services to Hadleigh needs to increase	<input type="checkbox"/>
No opinion	<input type="checkbox"/>	Do not use the bus services	<input type="checkbox"/>
Additional bus routes are needed	<input type="checkbox"/>		
If ticked , To/From: _____			
Pavements within the village need improvement	<input type="checkbox"/>		

If you have anything further to add to Section B, please comment in the space below:

**SECTION C: YOUR VIEWS ON THE ENVIRONMENT,
GREEN SPACES AND RENEWABLE ENERGY**

Elmsett has several green spaces that contribute to its rural character. We'd like to find out whether you know about them and use them! There are also public footpaths and bridleways that provide access to green spaces and the surrounding countryside.

C1. Please tell us whether you agree or disagree with these statements. Please tick one box for each statement.

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
Our hedgerows and mature trees need to be protected	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
We have plenty of accessible green spaces to walk in and enjoy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
We need more footpaths and bridleways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I value the wildlife and biodiversity in our community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open views across fields and woods are important assets to be protected	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The dark night sky is an asset	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I use our local green space to walk in	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If faced with the choice, our housing need should take priority over protection of the environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Our history and built heritage is important	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Our peace and rural quiet is important	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I am in favour of developments which harvest energy from natural sources.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I think we should invest in renewable energy sources in a project organised by the community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

C2. Are you satisfied that you have sufficient access to the countryside?

Yes Go to C4 No Go to C3

C3. Please indicate all of the things that are preventing access: Please tick all that apply.

	Yes
Lack of signage or condition of signage	<input type="checkbox"/>
The state or condition of footpaths	<input type="checkbox"/>
Lack of footpaths	<input type="checkbox"/>
Inaccessible because of stiles or gates	<input type="checkbox"/>
Too much dog fouling	<input type="checkbox"/>
Please tell us where these problems are in the comments at the end of the section.	<input type="checkbox"/>

C4. How frequently do you use the following? Please tick all that apply.

	Daily	Weekly	Monthly	Not as often	Not at all	Never heard of it
Buckle's Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Rectory Meadow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Play area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Our local public footpaths and bridleways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please state:						

C5. What do you feel are the POSITIVE features of our community? Please tick all that apply.

A sense of community	<input type="checkbox"/>	Rural yet close to bigger towns	<input type="checkbox"/>
Quiet	<input type="checkbox"/>	Village shop and Post Office	<input type="checkbox"/>
Open and green fields	<input type="checkbox"/>	Walks and pathways	<input type="checkbox"/>
Local wildlife and habitats	<input type="checkbox"/>	Friendly and safe environment	<input type="checkbox"/>
Village Pub	<input type="checkbox"/>	Village School and Play Group	<input type="checkbox"/>
The rural character of the Parish	<input type="checkbox"/>	Village Hall	<input type="checkbox"/>

Something else? Please tell us here:

C6. What do you feel are the WEAKNESSES of our community? Please tick all that apply.

Pedestrian safety	<input type="checkbox"/>	Car parking	<input type="checkbox"/>
Volume of traffic	<input type="checkbox"/>	Speed of traffic	<input type="checkbox"/>
Litter	<input type="checkbox"/>	Dog fouling	<input type="checkbox"/>
Road quality	<input type="checkbox"/>	Light pollution (e.g. exterior/security lighting)	<input type="checkbox"/>
Excessive or inappropriate signage	<input type="checkbox"/>		

Something else? Please tell us here:

If you have anything further to add to Section C, please comment in the space below:

SECTION D: YOUR VIEWS ON SERVICES, AMENITIES AND EMPLOYMENT

D1. Please tell us whether you agree or disagree with these statements. Please tick one box for each statement.

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
Our village shop is a valuable asset	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Our village pub is a valuable asset	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
People generally park considerately	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
We have enough play areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
We have enough sports facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Our mobile library service is good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The village hall is a valuable asset	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
We have enough village groups, clubs and social activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
We need more things for young people to do	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
We need more things for older people to do	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
We need more visitor accommodation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
We need more dog waste bins	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
We need more litter bins	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
We need more benches/seating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Our Churches are a valuable space for the community to gather	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Something else? Please tell us here:

D2. Is more employment in the village and local area needed for Elmsett to stay "vibrant"?
Please tick one box.

Yes No

D3. Do you work in Elmsett or work from home? Please tick one box.

Yes Go to "Part 2 – your housing needs"
 No Go to D4
 Don't work / Retired Go to "Part 2 – your housing needs"

D4. Do you travel to work from Elmsett? Please tick all that apply.

Yes Go to D5 No Go to "Part 2 – your housing needs"

D5. If yes, how do you normally travel?

Car/van driver Car passenger Motorcycle Bus Bicycle

If you have anything further to add to Section D, please comment in the space below:

PART 2 - YOUR HOUSING NEEDS

In this part of the survey we are collecting information on any specific housing needs that you may have now, or anticipate having in the future. This information will guide the development of the Neighbourhood Plan by helping us understand the type and mix of housing that is required locally.

SECTION E: YOUR CURRENT HOME

E1. Is this your main home? Please tick one box.

Yes, main home Go to E2
No, second home Go to "Part 3 – and finally"

E2. What type of home do you live in? Please tick one box.

Bedsit / Studio	<input type="checkbox"/>	Detached House	<input type="checkbox"/>
Flat / Apartment	<input type="checkbox"/>	Detached Bungalow	<input type="checkbox"/>
Terraced House (inc. end of terrace)	<input type="checkbox"/>	Semi-detached house	<input type="checkbox"/>
Mobile Home (permanent site)	<input type="checkbox"/>	Semi-detached bungalow	<input type="checkbox"/>
Other	<input type="checkbox"/>		

E3. What is the status of this home? Please tick one box.

Owner-occupied (no loan / mortgage)	<input type="checkbox"/>	Tied housing (linked with job)	<input type="checkbox"/>
Owner-occupied (with loan / mortgage)	<input type="checkbox"/>	Shared ownership (housing association)	<input type="checkbox"/>
Rent privately	<input type="checkbox"/>	Rent from the Council	<input type="checkbox"/>
Rent from a Housing Association	<input type="checkbox"/>	Other	<input type="checkbox"/>

E4. How long have you lived in the following places? Please tick one box for each option.

	Under 1 year	1- 3 years	4 – 10 years	Over 10 years
This home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elmsett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suffolk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

E5. How many bedrooms does your home have? Please tick one box.

1 2 3 4 5 or more

E6. How many people normally live in your household? Please tick one box.

1 2 3 4 5 or more

E7. How many of the household's vehicles are regularly parked within the boundaries of your property? Please tick one box.

0 1 2 or more

E8. How many of the household's vehicles are regularly parked on the public highway? Please tick one box.

0 1 2 or more

E9. Is your house adapted for long-term illness or disability? Please tick one box.

Yes

No

SECTION F: YOUR FUTURE NEEDS

F1. Do you think you will move to a different home in the future? Please tick one box.

- | | | | |
|----------------------------------------------------|--------------------------|---------------------------------------------|--------------------------|
| Yes, in the process of doing so
<i>Go to F2</i> | <input type="checkbox"/> | Yes, in 3 to 5 years
<i>Go to F2</i> | <input type="checkbox"/> |
| Yes, within a year
<i>Go to F2</i> | <input type="checkbox"/> | Yes, but don't know when
<i>Go to F2</i> | <input type="checkbox"/> |
| Yes, in 1 to 2 years
<i>Go to F2</i> | <input type="checkbox"/> | No
<i>Go to "Part 3 – and finally"</i> | <input type="checkbox"/> |

F2. If you are thinking of moving would you like to move to: Please tick one box.

- | | | | |
|-------------------------------------------------------------|--------------------------|-------------------------------------------------------------------|--------------------------|
| Within / to Elmsett only
<i>Go to F3</i> | <input type="checkbox"/> | A parish adjoining Elmsett
<i>Go to "Part 3 – and finally"</i> | <input type="checkbox"/> |
| Elsewhere in Suffolk
<i>Go to "Part 3 – and finally"</i> | <input type="checkbox"/> | Outside Suffolk
<i>Go to "Part 3 – and finally"</i> | <input type="checkbox"/> |

F3. What type of house would you like to move to: Please tick all that apply.

- New build *Go to F4* Self-build *Go to F4* An existing house *Go to F5*

F4. As you ticked "New build" or "Self-build" in F3, why? Please tick all that apply.

- | | | | |
|-------------------------------------------------|--------------------------|-----------------------------------------------------|--------------------------|
| Lower maintenance costs
<i>Go to F6</i> | <input type="checkbox"/> | Better energy efficiency
<i>Go to F6</i> | <input type="checkbox"/> |
| Range of mortgage schemes
<i>Go to F6</i> | <input type="checkbox"/> | Better overall design
<i>Go to F6</i> | <input type="checkbox"/> |
| Better build quality
<i>Go to F6</i> | <input type="checkbox"/> | Control over design / features
<i>Go to F6</i> | <input type="checkbox"/> |
| Special offers and discounts
<i>Go to F6</i> | <input type="checkbox"/> | More adaptable / accessible home
<i>Go to F6</i> | <input type="checkbox"/> |

F5. As you ticked "An existing house" in F3, what type? Please tick all that apply.

- | | | | |
|--------------------------------------|--------------------------|------------------------|--------------------------|
| Bedsit / Studio | <input type="checkbox"/> | Detached House | <input type="checkbox"/> |
| Flat / Apartment | <input type="checkbox"/> | Detached Bungalow | <input type="checkbox"/> |
| Terraced House (inc. end of terrace) | <input type="checkbox"/> | Semi-detached house | <input type="checkbox"/> |
| Mobile Home (permanent site) | <input type="checkbox"/> | Semi-detached bungalow | <input type="checkbox"/> |
| Residential Care Home | <input type="checkbox"/> | Other | <input type="checkbox"/> |

F6. How many bedrooms do you expect to have when you move? Please tick one box.

1 2 3 4 5 or more

F7. Has something been preventing you from moving within Elmsett? Please tick one box.

No

Go to "Part 3 – and finally"

Yes, for less than a year

Go to F8

Yes, for 1 – 5 years

Go to F8

Yes, for over 5 years

Go to F8

F8. What are the main reasons for wanting / needing to move? Please tick all that apply.

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------------|--------------------------|
| To move closer to family or friends | <input type="checkbox"/> | Wanting to rent a home | <input type="checkbox"/> |
| To move to cheaper accommodation | <input type="checkbox"/> | Wanting to buy own home | <input type="checkbox"/> |
| To be closer to work or a new job | <input type="checkbox"/> | Retirement | <input type="checkbox"/> |
| To move to a smaller home | <input type="checkbox"/> | To move to an accessible home | <input type="checkbox"/> |
| To move to a larger home | <input type="checkbox"/> | To make it easier to receive care/support | <input type="checkbox"/> |
| Wanting to buy a newly built home | <input type="checkbox"/> | To provide care to family/friends | <input type="checkbox"/> |
| Wanting a bigger garden | <input type="checkbox"/> | To move to a better neighbourhood | <input type="checkbox"/> |
| Wanting a smaller garden | <input type="checkbox"/> | To move to a school catchment area | <input type="checkbox"/> |
| Wanting an easier to maintain home | <input type="checkbox"/> | Other | <input type="checkbox"/> |

PART 3 – AND FINALLY

Please provide your postcode in the box so we can see whether we have a good cross-section of responses. It will be used for NO OTHER PURPOSE and will remain CONFIDENTIAL.

IP7	
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Appendix 6 – Regulation 14 Consultation List

Mr James Cartlidge	MP for South Suffolk	
Cllr Christopher Hudson	County Cllr to Belstead Brook Division	Suffolk County Council
Cllr Robert Lindsay	County Cllr to Cosford Division	Suffolk County Council
Cllr John Field	County Cllr to Gipping Valley Division	Suffolk County Council
Cllr Anne Killet	Ward Cllr to Barking & Somersham	Mid Suffolk District Council
Cllr John Field	Ward Cllr to Bramford & Blakenham	Mid Suffolk District Council
Cllr Kevin Welsby	Ward Cllr to Bramford & Blakenham	Mid Suffolk District Council
Cllr Alan Ferguson	Ward Cllr to South Cosford	Babergh District Council
Cllr Nick Ridley	Ward Cllr to Brook	Babergh District Council
Cllr Barry Gasper	Ward Cllr to Brook	Babergh District Council
Cllr Sian Dawson	Ward Cllr to Hadleigh North	Babergh District Council
Cllr Tina Campbell	Ward Cllr to Hadleigh North	Babergh District Council
Cllr Kathryn Grandon	Ward Cllr to Hadleigh South	Babergh District Council
Cllr Sue Burgoyne	Ward Cllr to Hadleigh South	Babergh District Council
Chairman to	Flowton Parish Meeting	
Parish Clerk to	Offton & Willisham Parish Council	
Parish Clerk to	Somersham Parish Council	
Parish Clerk to	Chattisham & Hintlesham Parish Council	
Parish Clerk to	Aldham Parish Council	
Parish Clerk to	Whatfield Parish Council	
Community Planning Team	Babergh & Mid Suffolk District Council	
SCC Neighbourhood Planning	Suffolk County Council	
Transport Policy	Suffolk County Council	
Planning Obligations Manager	Suffolk County Council	
HR Manager - SOR, Children and Young People	Suffolk County Council	
Area Manager, Norfolk & Suffolk Team	Homes & Communities Agency (HCA)	
Land Use Operations	Natural England	
Essex, Nrfk & Sflk Sustainable Places Team	Environment Agency	
East of England Office	Historic England	
East of England Office	National Trust	
Town Planning Team	Network Rail Infrastructure Limited	
	Highways England	
Stakeholders & Networks Officer	Marine Management Organisation	
	Vodafone and O2 - EMF Enquiries	
Corporate and Financial Affairs Department	EE	
	Three	
Estates Advisor	NHS England Midlands & East (East)	
Head of Primary Care - East of England	NHS East Anglia Area Team	



	Transco - National Grid
Infrastructure Planner	UK Power Networks
Strategic and Spatial Planning Manager	Anglian Water
	Essex & Suffolk Water
	Nat' Federation of Gypsy Liaison Grps
Service Development Officer	Nflk & Sflk Gypsy Roma & Traveller Service
	Diocese of St Edmundsbury & Ipswich
Chief Executive	Suffolk Chamber of Commerce
Senior Growing Places Fund Co-ordinator	New Anglia LEP
Strategy Manager	New Anglia LEP
	Babergh Disability Forum
Conservation Officer	RSPB
Senior Planning Manager	Sport England (East)
	Suffolk Constabulary
Senior Conservation Adviser	Suffolk Wildlife Trust
Director	Suffolk Preservation Society
	Suffolk Preservation Society
Community Dev' Officer – Rural Affordable Hsg	Community Action Suffolk
Senior Manager Community Engagement	Community Action Suffolk

Appendix 7 – Leaflet advertising Pre-Submission Consultation

This leaflet was distributed to all households to inform residents of the forthcoming consultation

**ELMSETT
NEIGHBOURHOOD PLAN**
is being consulted
on between 19th October
and 30th November.

It contains plans and proposals that
will shape the village and how it
develops between now and 2036.



You can view the Plan and
submit your comments
online at
<http://elmsett.onesuffolk.net/parish-council/> or, if you don't
have the internet, you
can inspect a copy at the
Post Office during normal
opening hours

This is your opportunity to comment on the Draft Plan before
it is submitted to Babergh District Council for examination.

Drop-in Consultation Event
SATURDAY 20th OCTOBER
AT THE VILLAGE HALL
10.00 am - 4.30pm

**YOU HAVE UNTIL THE 30TH NOVEMBER 2018
TO SUBMIT YOUR COMMENTS**



I. Welcome

The story so far

In 2017 the Parish Council agreed to prepare a Neighbourhood Plan for the village. Since that time a small Steering Group has, with the aid of professional support, undertaken background research and consultation on what the Plan should cover.

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

What is a Neighbourhood Plan?

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

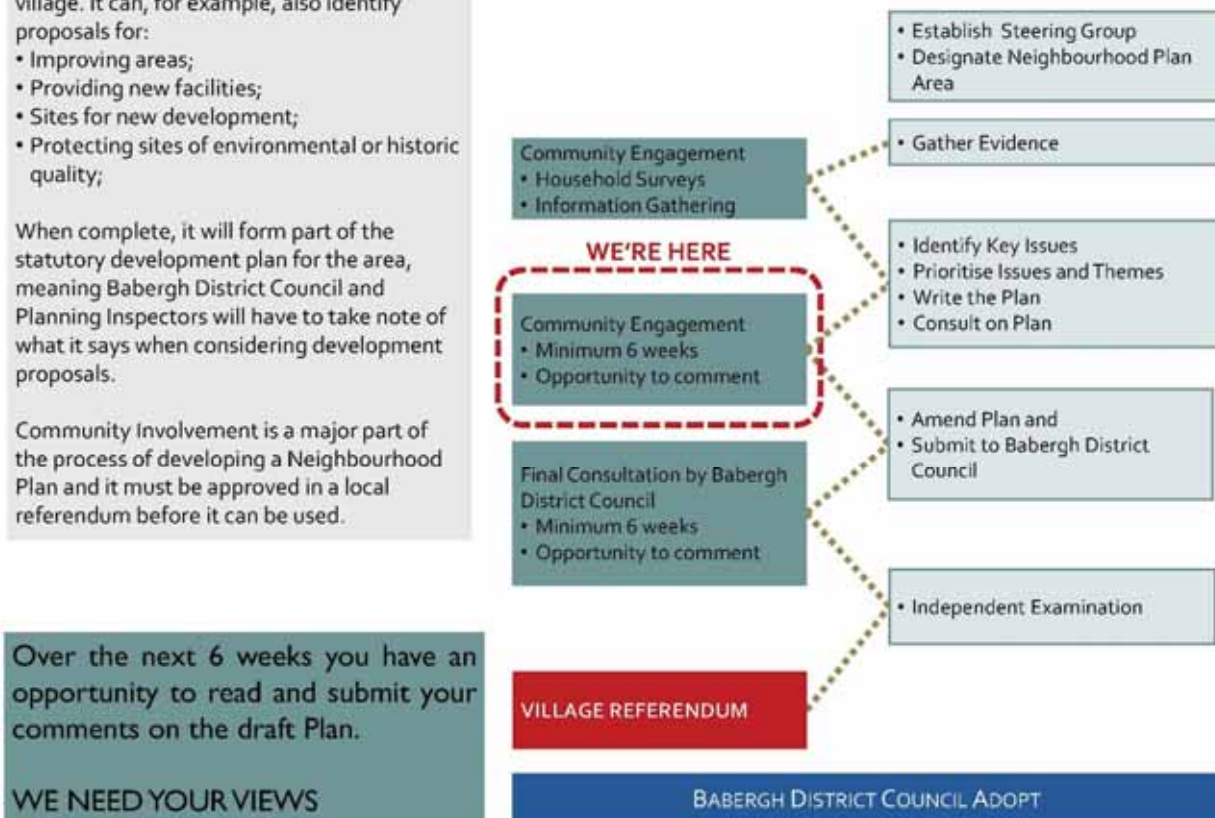
- Improving areas;
- Providing new facilities;
- Sites for new development;
- Protecting sites of environmental or historic quality;

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

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

How it is prepared

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



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

WE NEED YOUR VIEWS



2. The Draft Plan



- ### Contents
- Introduction
 - The Plan Area
 - Elmsett in Historical Context
 - Planning Policy Context
 - The Plan
 - Vision and Objectives
 - Planning Strategy
 - Housing
 - Historic and Natural Environment
 - Infrastructure, Jobs and Facilities
 - Proposals Maps

- ### Supporting Documents
- Important Views
 - Local Green Spaces
 - Housing Site Assessments

The Plan contains:

Planning Policies

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

Community Actions

Local proposals that are not necessarily town planning related but could improve life or facilities in the village



WE ESPECIALLY WANT YOUR COMMENTS ON THE PLANNING POLICIES AND COMMUNITY ACTIONS



3. Our Vision & Objectives



Arising from the outcomes of the research and surveys, the Plan’s over-arching is:

In 2036 Elmsett will be a thriving rural village and will have balanced the provision of housing growth with the need to maintain existing village services and minimising the impact of growth on both the local environment and infrastructure

The Vision is supported by three topic areas, each with objectives that will contribute to the delivery of the Vision.

<p style="text-align: center;">Housing Objectives</p> <ol style="list-style-type: none">1. Housing growth is appropriate in scale to the role of the village.2. New homes are designed to meet the long terms needs of local residents.3. New development is of a high-quality design, eco-friendly and of a scale that reinforces local character
<p style="text-align: center;">Historic and Natural Environment Objectives</p> <ol style="list-style-type: none">4. Conserve and enhance the heritage assets of the parish.5. Protect and improve the features which contribute to historic character6. Maintain the village’s rural setting7. Protect the important green spaces, woodland and countryside8. Protect important views and links to the wider countryside
<p style="text-align: center;">Infrastructure and Facilities</p> <ol style="list-style-type: none">9. Improve and sustain high quality local facilities for existing and future residents.10. Encourage opportunities for home working and local employment



4. Planning Strategy

THE PLAN

- ✓ **Identifies the amount of housing growth in the village for up to 2036**
- ✓ **Focuses the growth on the existing built-up areas of the village**
- ✓ **Enables low cost affordable housing to meet local needs to be built next to the Boundary**
- ✓ **Protects the Playing Field from development**
- ✓ **Protects other important spaces as Local Green Space**
- ✓ **Protects and maintains features of Landscape and Biodiversity Value**
- ✓ **Identifies important views that should be protected from the impact of development**
- ✓ **Protects the landscape outside the built-up areas**
- ✓ **Seeks to maintain the village characteristics**
- ✓ **Seeks to retain existing employment sites and services and facilities**

- The Neighbourhood Plan has been prepared taking into account the content of both the National Planning Policy Framework and the adopted local plan documents for Babergh.
- The current local plan defines a Built-Up Area Boundary for the main village centre.
- The Neighbourhood Plan has revised the Built-Up Area Boundary to take account of recent changes and planned locations for development referred to in the Neighbourhood Plan.
- A new and separate "Settlement Boundary" is proposed at Rookery Road, where limited infill housing plots may be allowed if the proposal fits in with its surroundings.
- Proposals for development outside these boundaries will be treated as being in the countryside and will have to demonstrate exceptional circumstances in order to be allowed.

Policy EMST1 – Spatial Strategy

The Neighbourhood Plan area will accommodate development commensurate with Elmsett's designation of a Hinterland Village. The focus for new development will be within the defined Built-Up Area Boundary, as defined on the Proposals Map. Limited infill development may also be permitted within the Rookery Road Hamlet identified on the Proposals Map.

Unless specifically identified elsewhere in the Plan, land outside the Built-Up Area Boundary is defined as countryside, where development will only be allowed for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside.



DO YOU SUPPORT THIS POLICY?



5. New Housing

Amount of new housing

In September the government published revised National Planning Guidance that states that 'the 'policies and allocations' in the plan should meet the identified housing requirement in full.

There is a need for around 8,000 new homes in Babergh by 2036. Although most of this new housing will be built in the larger towns of the district, there is an expectation that villages with a level of services such as schools and shops will accommodate some growth.

The Plan makes provision for the construction of 60 new homes between 2017 and 2036, including the homes that we already know have planning permission but have yet to be built. 43 new homes have been built in Elmsett between 2001 and 2017.



Potential housing sites

We used the Government Neighbourhood Plan Support Programme to have known potential sites assessed for their suitability for development.

The sites are illustrated below



Site Ref.	Site Address	Land Type
S50212	Land east of Hadleigh Road	Greenfield
S50230	Land to the north of The Street	Greenfield
S50232	Land south of Whatfield Road	Greenfield
S50233	Land north east of Ipswich Road	Greenfield
S50644	Land south of Hadleigh Road	Greenfield

The location of new housing in Elmsett

Although the potential housing sites that have been assessed could deliver more homes than are needed, we do not need to identify any new sites for housing over and above those we already know about.

The new homes will therefore be delivered as follows:

- 1 Hadleigh Road 41 homes that already have planning permission**
- 2 Whatfield Road 7 homes that already have planning permission**
- 3 Small infill plots within the Built-Up Area Boundary or Rookery Road Settlement Boundary that come forward during the next 18 years. There are already planning permissions for five homes that have not been completed.**

So we already know where 53 of the 60 homes will be built.

The remainder are expected to be built on small sites of less than 10 homes within the built-up area of the village that are likely to emerge during the next 18 years.

The sites at Hadleigh Road and Whatfield Road are allocated for development in the Neighbourhood Plan as they hadn't been granted planning permission as at 1 April 2017 (the Neighbourhood Plan base date).

Because they have been granted planning permission since that date, we cannot overrule the permission in the Neighbourhood Plan.

DO YOU SUPPORT THIS AMOUNT OF GROWTH?



6. Housing Sites

East of Hadleigh Road

The site is located south of Garrards Road and has an area of 2.5 hectares. An outline planning application for 41 dwellings was submitted to Babergh District Council in April 2017.

The site provides an opportunity to provide a mix of housing to meet both market and affordable housing needs in the village.

A plan that accompanied the application set out the following schedule of dwelling sizes:

2 Bedroom semi-detached cottages:	10
3 Bedroom semi-detached cottages:	8
3 Bedroom bungalows:	6
3 Bedroom terraces:	9
4 Bedroom detached houses:	3
4/5 Bedroom detached houses:	5

Of these, 15 would be affordable dwellings for rent and five would be for shared ownership tenure.

The planning application was approved in June and, given that the site is in the early stages of development, it is allocated in the Neighbourhood Plan to provide certainty in the longer term should the development not proceed.

It is important that a number of matters are addressed in order to make the development acceptable and reduce any impact on the environment and infrastructure. This includes:

- Protection of existing trees and hedgerows, including those covered by TPOs.
- Additional planting to reinforce the existing boundary trees and hedgerows.
- The creation of new wildlife habitats within the development.
- The provision of passing places on the narrow roads of Ipswich and Flowton Roads.
- Improvements to the highways frontage on Hadleigh Road.
- The provision of play areas and parking spaces in accordance with adopted standards.

Policy EMST3 – Land at Hadleigh Road

A site of 2.5 hectares east of Hadleigh Road is allocated for:

- a) 41 dwellings including 15 affordable dwellings.
- b) public open space including an area of community woodland.
- c) improvements of the existing footways on Hadleigh Road to provide an improved link to the village centre.
- d) equipped play area.
- e) enhancements to the public footpath running through the site.
- f) enhanced tree and hedgerow planting.
- g) new wildlife habitat areas.

The development is required to ensure that:

- i) improvements are undertaken to the Hadleigh Road frontage to include road widening, resurfacing, kerbing, highway and land drainage, new frontage footway, new pedestrian footbridge over the ditch, street lighting that will limit light pollution and safety fencing as may be required.
- ii) a series of passing bays are provided on Ipswich Road and Flowton Road, in accordance with the highway authority's requirements.

South of Whatfield Road

The brownfield site is located south of Whatfield Road and has an area of 0.35 hectares. Planning permission was granted in November 2017, for seven homes and a new footway along its frontage with Whatfield Road.

The approval includes a legal Section 106 Planning Obligation for the developer to pay for the construction of a footway along the south side of Whatfield Road from the pond to the Hadleigh Road junction.

Given that the site is in the early stages of development, it is allocated in the Neighbourhood Plan to provide certainty in the longer term should the development not proceed.

Policy EMST4 – Land south of Whatfield Road

A site of 0.35 hectares south of Whatfield Road is allocated for 7 dwellings.

The development should ensure, through planning obligation, that a new footway is provided to the east of the site between the pond on Whatfield Road and the junction with Hadleigh Road in order to provide safe pedestrian links between the development and village services.



Policy EMST4 – Land south of Whatfield Road

Policy EMST3 – Land at Hadleigh Road



DO YOU SUPPORT THESE POLICIES?



7. Housing Policies

Affordable Housing

Although 11 of the houses at the Hadleigh Road site will be classified as "affordable", we want to have the ability to provide additional affordable housing to meet the needs of local residents during the lifetime of the Plan.

Policy EMST5 allows, as an exception, affordable housing to be constructed outside the Built-Up Area Boundary to meet an identified local need. Any housing built under this approach would, in the first instance, be offered to those with a demonstrated local connection.

Policy EMST5 – Affordable Housing on Rural Exception Sites

Proposals for the development of small-scale affordable housing schemes on rural exception sites outside the main village Built-Up Area Boundary, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that the housing:

- i) remains affordable in perpetuity;
- ii) is for people that are in housing need by virtue that they are unable to buy or rent properties in the villages at open-market prices;
- iii) is offered, in the first instance, to people with a demonstrated local connection.

Where there is no local connection, a property should then be offered to those with a demonstrated need for affordable housing in neighbouring villages.

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

To be acceptable, proposals should demonstrate that a local need exists which cannot be met by applying normal planning policy for the provision of affordable homes in association with market housing.

Any application for affordable housing in respect of this policy should be accompanied by a detailed needs assessment and the accommodation proposed should contribute to meeting this proven need.

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

This policy will not apply to the Rookery Road Settlement Boundary.

House Sizes

The 2011 Census identified that Elmsett has a higher proportion of three and four bedroomed homes than Babergh as a whole. It is important that new homes constructed in Elmsett are designed to address the need for smaller homes in accordance with identified requirements, both to enable small families to live independently and, if space standards are met, allowing shrinking households to downsize but remain in the village. This is especially important on larger developments where there are opportunities to make a significant difference to redressing imbalances.

Housing Space Standards

We're aware that some new homes can be too small for many peoples needs, especially if they're downsizing from larger properties. We want to make sure that new homes are big enough and have included a policy to require them to meet the government recommended minimum space standards. Currently housebuilders do not have to meet these government standards unless they're in a planning policy.

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	2b (2/2)	18	18		1.0
2b	3b (3/3)	61	70		1.5
3b	4b (4/4)	78	84	90	2.0
4b	5b (5/5)	86	93	99	2.5
5b	6b (6/6)	95	102	108	
6b	7b (7/7)	90	97	103	
7b	8b (8/8)	99	106	112	3.0
8b	9b (9/9)	108	115	121	
9b	10b (10/10)	117	124	130	
10b	11b (11/11)	103	110	116	
11b	12b (12/12)	112	119	125	3.5
12b	13b (13/13)	121	128	134	
13b	14b (14/14)	116	122	128	
14b	15b (15/15)	125	132	138	4.0

Minimum Space Standards (square metres)

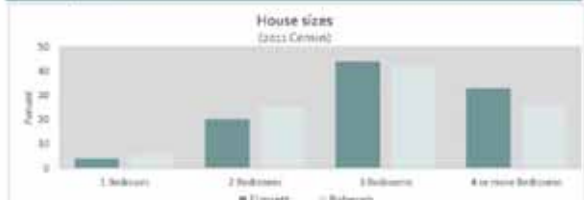
In addition, we think that new homes should meet the needs of modern day requirements by ensuring that they're capable of being connected to superfast broadband and that electric car charging points are provided for new homes.

Policy EMT6 – Housing Space Standards

All new dwellings shall achieve appropriate internal space through adherence to the latest Nationally Described Space Standards. Dwellings should also make adequate provision for the covered storage of wheelie bins and cycles and meet the current adopted car parking standards.

In addition, all new homes shall provide:

- i) suitable ducting capable of accepting fibre to enable superfast broadband; and
- ii) one electronic vehicle charging point per off-street parking space.



EMT7 – Housing Mix

Housing development must contribute to meeting the existing and future needs of the Plan Area. In new housing developments of 10 or more homes, a minimum of 47% of the development should be one or two bedroomed dwellings unless it can be satisfactorily demonstrated that such provision and other site requirements would make the development unviable.

DO YOU SUPPORT THESE POLICIES?



8. Historic and Natural Environment

Elmsett's Landscape Setting

Land to the east and southeast of the village is currently designated in the local plan as a Special Landscape Area (SLA). There is the prospect of the SLA not being retained in the new Joint Local Plan.

Given the importance of this high-quality landscape, a new local designation, the Area of Local Landscape Sensitivity, is made in the Plan. The boundary has been refined to follow field boundaries rather than, as in the original SLA designation follow undefined boundaries.

The designation does not, in itself, stop development taking place, but it does ensure that any development within the area should be designed to be in harmony with the special characteristics of the area.



Policy EMST8 – Area of Local Landscape Sensitivity

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

- protect or enhance the special landscape qualities of the area, identified in the Landscape Character Assessment; and
- are designed and sited so as to harmonise with the landscape setting.



Local Green Spaces

There are a number of important open areas within the village that not only make important contributions to the character and setting of the built environment, but also play important roles in providing space for recreation.

The National Planning Policy Framework enables neighbourhood plans to designate these as Local Green Spaces. The designation should only be used:

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

A number of sites in the village qualify as Local Green Spaces and are proposed for designation in the Neighbourhood Plan which means that development on these spaces is restricted to that which is essential to these sites, such as that required for utility service providers such as telecommunications equipment.

It is not appropriate to designate the Recreation Ground as Local Green Space as this would restrict the ability to construct changing rooms or equipment stores on the site.

See the later board for details on how the site is protected.



Policy EMST9 – Local Green Spaces

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

1. Buckles Wood
2. The Squeech
3. The Green
4. Green at Windings Road
5. Green at Church View
6. Community Open Space at Hazelwood
7. Green at Mill Lane

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

DO YOU SUPPORT THESE POLICIES?



9. Historic and Natural Environment

Important Views

Elmsett's position on a relatively high plateau means that views into and out of the village are of high importance to its character and sense of rurality.

An assessment of views from public areas has been undertaken to determine which are most important in terms of the setting of the village in the landscape. The most significant views that need to be protected are identified on the maps below.

Inconsiderate development could have a detrimental impact on the landscape setting of the village and will not be supported. When proposals for development in the village are being prepared, it will be necessary to take account of the impact on views and demonstrate how the buildings can be satisfactorily accommodated within the landscape.



Policy EMST10 – Protection of Important Views

Distinctive views from public vantage points either within the built-up area or into or out of the built-up areas to the surrounding countryside shall be maintained. Proposals for new buildings outside the BUAB will be required to be accompanied by a Landscape Visual Impact Appraisal that demonstrates how the proposal:

- i) can be accommodated in the countryside without having a detrimental impact, by reason of the buildings scale, materials and location, on the character and appearance of the countryside and its distinction from the Built-Up Area; and
- ii) conserves and enhances the unique landscape and scenic beauty within the parish, having regard to the Suffolk Landscape Character Appraisal.



The Built Environment

Although there is no designated Conservation Area in the village, there are a number of distinctive historic assets that, in combination, are essential to maintain and preserve to reflect the local character of Elmsett.

In particular, the area around The Green on Whatfield Road is of significant local importance, containing a designated Ancient Monument, Listed Buildings, a designated village green and important trees, hedgerows and other natural features.

The Neighbourhood Plan proposes designating the areas as a Special Character Area within which development proposals will need to demonstrate how they preserve and enhance the special characteristics of the area.



Policy EMST11 – Elmsett Special Character Area

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

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

Heritage Assets

Across the Plan Area, there are a number of designated and non-designated heritage assets including Listed Buildings, the Moat Scheduled Monument in the Special Character Area, and archaeological sites. It is important that these are preserved and enhanced for the enjoyment and benefit of residents.

Policy EMST12 – Heritage Assets

To ensure the conservation and enhancement of Elmsett's heritage assets, proposals should:

- a) preserve or enhance the significance of the heritage assets of the village;
- b) demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside an assessment of the potential impact of the development on the heritage asset and its context; and
- c) provide clear justification, through the submission of a heritage statement, for any works that would lead to harm or substantial harm to a heritage asset yet be of wider substantial public benefit, through detailed analysis of the asset and the proposal.

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

DO YOU SUPPORT THESE POLICIES?



10. Building Design

Elmsett has grown and evolved over many years and, as a consequence, the village building characteristics, including designs and materials varies accordingly. The household survey raised a number of concerns about the design of new buildings and their impact on the village, as well as the potential impact of new development on views into or out of the village.

New development should respect the scale, layout and massing of existing development in the vicinity of the site. To reflect the traditional styles of housing in the village, new housing development should not be higher than two storeys and the inclusion of a mix of single storey, 1½ storey and two storey dwellings in developments is encouraged.

In addition, where street furniture (bollards, benches, street nameplates etc) is required in development, their placement should not clutter the street scene but be in keeping with the rural nature of Elmsett.

Policy EMST13 – Development Design Considerations

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

Proposals should, as appropriate:

- a) recognise and address the key features, characteristics, landscape/building character, local distinctiveness and special qualities of the area and/or building and, on sites located outside the Built-Up Area Boundary, submit, as part of the planning application, a landscape character appraisal to demonstrate this;
- b) maintain or create Elmsett's sense of place and/or local character;
- c) not involve the loss of gardens and important open, green or landscaped areas which make a significant contribution to the character and appearance of that part of the village;
- d) incorporate sustainable design and construction measures and energy efficiency measures;
- e) taking mitigation measures into account, not affect adversely:
 - i) any historic character, architectural or archaeological heritage assets of the site and its surroundings;
 - ii) important landscape characteristics including trees and ancient hedgerows and other prominent topographical features;
 - iii) identified important views into, out of or within the village as identified on the Proposals Map;
 - iv) sites, habitats, species and features of ecological interest;
 - v) the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated; and/or residential amenity;
- f) not site sensitive development where its users would be significantly and adversely affected by noise, smell, vibration, or other forms of pollution from existing sources, unless adequate and appropriate mitigation can be implemented;
- g) produce designs that respect the character, scale, density of the locality, restricting new dwellings to a maximum of two storeys in height;
- h) produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that all vehicle parking is provided within the plot; and
- i) not result in water run-off, that would add-to or create surface water flooding.



DO YOU SUPPORT THIS POLICY?



11. Infrastructure, Jobs & Facilities

Communications Technology

It will be important to ensure that future broadband provision in the village keeps pace with improvements to technology.

Mobile phone signals are surprisingly poor given the village's elevated position. The location of mobile phone masts can have a detrimental impact on the character of the countryside and this can cause a conundrum between trying to improve mobile phones signals and protecting the character of the village.



Policy EMST14 – Communications Technology

Proposals from mobile phone network operators to improve mobile coverage will be supported where:

- i) the apparatus is designed and sited to minimise intrusion and visual impact and proposals will need to be accompanied by a landscape and visual assessment.
- ii) the numbers of radio and telecommunications masts are kept to a minimum consistent with the efficient operation of the network; and
- iii) proposals have been sited and designed to minimise the impacts on the rural character of Elmsett, having particular regard to the important views identified on the Proposals Map



Jobs

Elmsett is not expected to make provision for a large number of jobs as these would be expected to be provided in places such as Hadleigh, Needham Market or Ipswich. The 2011 Census that identifies that the majority of residents in employment travel between 10 and 20 kilometres to work.

However, just under a third of residents work either at home or travel less than five kilometres to work, which demonstrates that there are local employment opportunities available.

Of particular local importance is the cluster of business units located at Poplar Hall adjoining Elmsett Airfield and at Gate Farm on Ipswich Road. A range of buildings at each location provide opportunities for a range of jobs and services. At Poplar Hall, these are partly, but not solely, associated with aircraft servicing and restoration.

The protection and retention of these employment opportunities is supported and the loss of employment opportunities on the sites to other uses will be resisted unless particular circumstances prevail that justify such a loss.

Policy EMST15 – Employment Sites

The retention and intensification of employment uses at Poplar Hall and at Gate Farm, as identified on the Proposals Map, will be supported provided such proposals do not have a detrimental impact on the local landscape character or will generate unacceptable levels of vehicular traffic on local roads.

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

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



Policy EMST15 – Gate Farm



Policy EMST15 – Poplar Hall (airfield)

DO YOU SUPPORT THESE POLICIES?



12. Infrastructure, Jobs & Facilities

Village Services and Facilities

The village benefits from a good range of premises and facilities that provide for some day-to-day needs of residents. These include the Village Hall, the Rose and Crown pub, the adjoining Post Office and shop, the Methodist Church Hall, and the Primary School. It is therefore vital that these services and facilities are protected and enhanced for the use of current and future residents.

However, it is recognised that demands change over time and it would be unreasonable to require the retention of these facilities if there is no longer a proven need or demand for them. In such circumstance it might be appropriate for those uses to be lost where specific criteria can be met.



Policy EMST16 – Community Facilities and Services

The provision and enhancement of community facilities and services that serve the needs of Elmsett will be permitted where they contribute to the quality of village life and improve the sustainability of the village.

Proposals that will result in the loss of existing valued facilities (or premises last used for such purposes), including:

- the Rose and Crown Pub;
- the Post Office;
- the Village Hall;
- the Methodist Church;
- the Primary School

will only be permitted where:

- a) it can be demonstrated that the current use is not economically viable nor likely to become viable. Where appropriate, supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 12 months; and
- b) it can be demonstrated that there is insufficient local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or
- c) alternative facilities and services are available, or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.

Village Playing Field

The village Playing Field provides an important resource capable of accommodating two football pitches and a cricket wicket as well as providing a separate children's play area adjoining the village hall. It is essential that these are maintained and improved as the village continues to grow over the coming years. In this respect, the Neighbourhood Plan seeks to protect the playing field from being lost unless equally good or better pitches are provided in an equally accessible location in the village.



Policy EMST17 – Open Space, Sport and Recreation Facilities

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

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

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

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

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

DO YOU SUPPORT THESE POLICIES?



13. Community Actions

Community Actions do not form part of the formal "development plan" but identify local initiatives to address issues and concerns raised during the community engagement undertaken in preparing the Plan. The community actions are identified differently from the planning policies to avoid confusion.

Community Land Trust

One option for securing affordable housing that remains available for the local community for all time is through the establishment of a Community Land Trust (CLT). This is a form of community-led housing, set up and run by local people to develop and manage homes as well as other assets. CLTs act as long-term stewards of housing, ensuring that it remains genuinely affordable, based on what people actually earn in their area, not just for now but for every future occupier.



Community Action 1 – Community Land Trust
The Parish Council should explore the establishment of a Community Land Trust for Elmsett with a main aim of delivering, and securing for the long term, affordable housing that meets the needs of residents that need it.



Improved Broadband and Mobile Signals



Broadband and Mobile Communications are important to the sustainability of Elmsett. Broadband speeds are generally good but not everywhere and mobile phone signals are poor given the open nature of the countryside around the village.

Community Action 3 – Communications Technology
We will actively monitor, lobby and influence improvements to optimise communications technology infrastructure within the parish.

DO YOU SUPPORT THE COMMUNITY ACTIONS?

Overhead Wires

Within parts of the village centre, especially within the Special Character Area, overhead power and telephone wires have a detrimental impact on the quality of the area. It is possible to get these placed underground, especially with the use of today's transmission methods and their removal, where possible would significantly improve the environment.



Community Action 2 - Overhead wires
Opportunities will be sought to lobby and persuade the electricity and telephone infrastructure providers to remove overhead wires in the built-up area of the village and place them underground.

The Village Hall

The Village Hall has been in continuous use for almost 40 years now and is showing its age so the Village Hall Management Committee (VHMC) are consulting regular users of the hall village along with interested people, as to its future. The question is whether there should be a new build or extensions to the hall to accommodate the uses envisaged. The consultation is in full swing involving an external architect and no decisions can be reported yet. However, the VHMC are aware that they will need to justify whatever action they propose with a costed business case.



Community Action 4 – Village Hall
The Village Hall Management Committee will seek to establish a Working Group to investigate opportunities for the improvement of the existing village hall or the possible construction of a new village hall for the village in full liaison with residents and the users of the existing facility.



14. What next?

Consultation on the Neighbourhood Plan ends on 30 November

At the end of the consultation the Steering Group will review all the submitted comments, including those from organisations such as Suffolk County Council, Natural England, Historic England and the District Council, before deciding if any amendments to the Plan are required.

At the same time a Consultation Statement and a document known as the "Basic Conditions Statement" will be prepared and all of these documents will be submitted to the District Council with the Final Draft Plan – known as the "Submission Plan".

Further Consultation

The District Council will carry out a further six-week consultation on the Neighbourhood Plan before it is submitted to an Independent Examiner.

Examination

The Independent Examiner will review the Plan and consider any objections to it. The Examiner must consider:

- whether having regard to national policies and advice contained in guidance by the Secretary of State, it is appropriate to approve the neighbourhood plan,
- the approval of the neighbourhood plan contributes to the achievement of sustainable development,
- the approval of the neighbourhood plan is in general conformity with the strategic policies contained in the Babergh Local Plan,
- the approval of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and

The Examiner's Report will recommend whether the Plan, possibly with amendments, should proceed to a referendum in the village.

Referendum

If the Examiner recommends that a Referendum on the Plan should take place, this will be organised by the District Council in the same way as a local election. Notice will be given of the Referendum and all those living in the parish that are entitled to vote will be asked whether the Neighbourhood Plan should be approved. No matter how many turn out to vote, if more votes say "Yes" then the Neighbourhood Plan will be adopted.

You can submit your comments on the Draft Neighbourhood Plan online at <http://elmsett.onesuffolk.net/parish-council/> or, if you don't have the internet, by completing a comments form and sending it to the address on the form

Neighbourhood Plan Steering Group

Alan Newman - Group Chairman (Parish Council)
Jeremy Francis - Group Secretary
Amanda Bishop (initial stages)
Stan Coram (Parish Council)
Ian Chambers

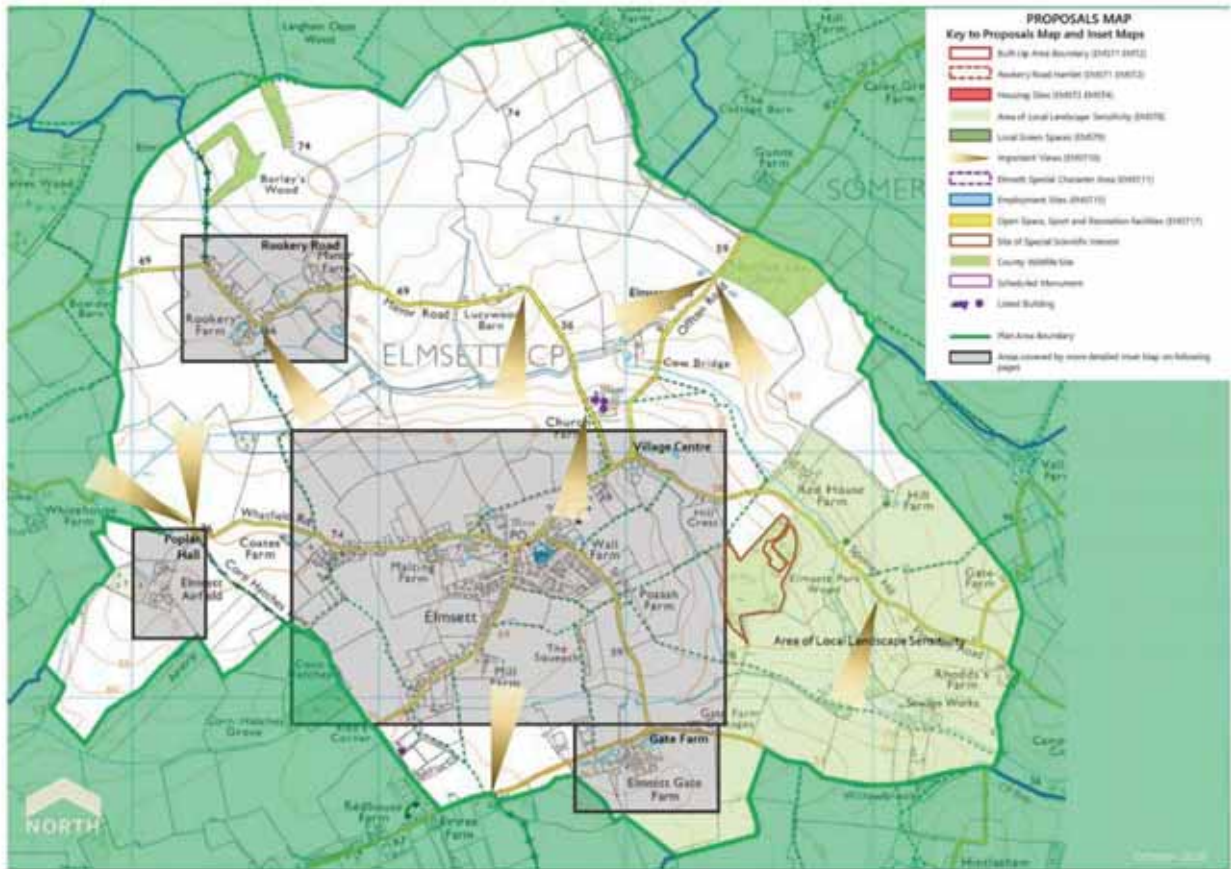
James Crabtree
David Ford
Andrew Morton
Allan Mountfield
Andrew Woodgate (Parish Council)

The Steering Group are supported by their consultant,
Ian Poole,
Places4People
Planning Consultancy



Thank you for visiting the Neighbourhood Plan consultation event today





Village Centre Inset Map



Appendix 9 – Individuals and organisations that responded to the Pre-Submission Consultation

David Bone
Mr & Mrs Boniface
Mr & Mrs Bottley
Michael Billington
Michael Brett
Anna Carillo
Mr & Mrs de'ath
Rosemary Fox
Jeremy Francis
John Furlong
Robert Grant
Mr & Mrs Harris
Robert Hughes
Mr & Mrs McLennan
John and Jackie Parkinson
Jonathan Ralph
Andrew Simmonds
Mike Stock
Kathryn Sutton
Fiona Watt
Loraine Wenham
Peter Wenham
Doreen Wilson
Mr R Wilson
Mr & Mrs B Woor
Geoffrey

Anglian Water
Babergh DC
English Heritage
Environment Agency
Natural England
Suffolk CC

ELMSETT

NEIGHBOURHOOD PLAN

2017-2036

