

Babergh District Council

Elmsett Neighbourhood Development Plan

Submission Consultation Responses



In January 2019 Elmsett Parish Council (the 'qualifying body') submitted their Neighbourhood Development Plan to Babergh District Council for formal consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended). The consultation period ran from Monday 11 February until Wednesday 27 March 2019.

In total, 10 organisations submitted representations. These are listed below and copies of their representations are attached.

Ref No.	Consultee
(1)	Community Planning-Babergh District Council
(2)	Natural England
(3)	Historic England
(4)	Environment Agency
(5)	Highways England
(6)	Anglian Water
(7)	National Grid
(8)	Suffolk County Council
(9)	Strutt and Parker
(10)	Gladman Developments Ltd



Response Form

Elmsett Neighbourhood Development Plan 2017 - 2036

The Neighbourhood Planning (General) Regulations 2012 - Regulation 16 (as amended)

Section One: Respondents Details

All respondents should complete Part A. If you are an Agent please complete Part's A & B

Part A: Respondent	
Title / Name:	Community Planning
Job Title (if applicable):	
Organisation / Company (if applicable):	Babergh Mid Suffolk District Councils
Address:	Endeavour House 8 Russell Road Ipswich
Postcode:	IP1 2BX
Tel No:	
E-mail:	communityplanning@baberghmidsuffolk.gov.uk

Part B: Agents – Please complete details of the client / company you represent	
Client / Company Name:	
Address:	
Postcode:	
Tel No:	
E-mail:	

Section Two: Your representation(s)

To which part of the document does your representation relate? (You may wish to complete a separate form for each separate representation)

Paragraph No.		Policy No.	EMST13
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support / opposition, or make other comments here:

Please be as brief and concise as possible ..

The last paragraph of EMST13 as currently drafted refers to the need to contribute to measures as detailed in the Suffolk Recreational Avoidance and Mitigation Strategy (RAMS). The RAMS has yet to be adopted and the Policy should be amended to refer to the requirement for contributions prior to its completion. A revised wording is set out below.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

Please be as brief and concise as possible ..

Amend the last paragraph of EMST13 to read:

“Where appropriate, contributions from new housing developments will be required to provide mitigation measures identified in the Suffolk Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) once it has been adopted. Prior to RAMS completion, contributions will be required, where appropriate, through project level HRAs or otherwise, to mitigate any recreational disturbance impacts at the Stour and Orwell Estuaries Special Protection Area (SPA) and Ramsar site, in compliance with the UK Habitats Regulations 2017.”

(Continue on separate sheet if necessary)

If you are including additional pages these should be clearly labelled and referenced.

Normally the Examiner will aim to consider the responses through written representations.

Occasionally an Examiner may consider it necessary to hold a hearing to discuss particular issues. If you consider a hearing should be held please explain why this is necessary.

Please note that a decision on whether to hold a hearing is entirely at the discretion of the Examiner.

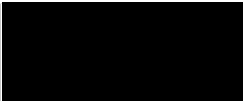
I consider that a hearing should be held because ...

Please be as brief and concise as possible ..

(Continue on separate sheet if necessary)

Please indicate (tick) whether you wish to be notified of:

The publication of the recommendations of the Examiner	
The final 'making' (adoption) of the Elmsett NDP by Babergh DC	

Signed: 	Dated: 26.3.19
--	-----------------------

Date: 27 March 2019
Our ref: 273105



Babergh District Council
communityplanning@baberghmidsuffolk.gov.uk

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Sir/Madam,

- 1. Consultation under Regulation 16 - Neighbourhood Planning (General) Regs 2012 (as amended)**
- 2. ELMSETT Neighbourhood Development Plan 2017 - 2036**

Thank you for your consultation on the above dated 8 February 2019.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours faithfully

Danielle Priestner
Consultations Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](#)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)⁵ website and also from the [LandIS website](#)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

You may also want to consider enhancing your local area in other ways, for example by:

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <http://publications.naturalengland.org.uk/publication/35012>

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#)¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

(3) Historic England



Historic England

By e-mail to:
Paul Bryant
Neighbourhood Planning Officer
Babergh and Mid Suffolk District Councils

Our ref: PL00490209
Your ref:
Date: 14/03/2019

Direct Dial: [REDACTED]
Mobile: [REDACTED]

Dear Mr Bryant,

Ref: Elmsett Neighbourhood Plan Regulation 16 Consultation

Thank you for your correspondence dated 8 February 2019 inviting Historic England to comment on the Regulation 16 Submission version of the Elmsett Neighbourhood Plan.

We welcome the production of this neighbourhood plan, and are pleased to note that the historic environment of the parish is referred to throughout. Aside from congratulating those involved, we do not wish to provide further detailed comments at this time. We would refer you to our previous advice submitted at Regulation 14 stage, and for any further information to our 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/>

I would be grateful if you would notify me if and when the Neighbourhood Plan is made by the district council. 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 NP, where we consider these would have an adverse effect on the historic environment.

Please do contact me, either via email or the number above, if you have any queries.

Yours sincerely,

[REDACTED SIGNATURE]

Edward James
Historic Places Advisor, East of England
Edward.James@HistoricEngland.org.uk



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU
Telephone 01223 58 2749 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available.





Mr Paul Bryant
Babergh and Mid Suffolk District Council
Spatial Planning Policy Team
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Our ref: AE/2019/123828/01-L01
Your ref: Elmsett/NP/Reg16
Date: 22 March 2019

Dear Mr Bryant

ELMSETT NEIGHBOURHOOD DEVELOPMENT PLAN 2017 - 2036 - REGULATION 16 CONSULTATION

ELMSETT PARISH COUNCIL

Thank you for your consultation dated 08 February 2019. We have inspected the Regulation 16 Submission Draft of the Elmsett Neighbourhood Plan, as submitted, and following our advice comments provided to the Parish at Regulation 14 Consultation, letter referenced AE/2018/123413/01 and dated 30 November 2018, we consider that aspects of our advice have still not been addressed in the Plan. We have highlighted these comments once more in the letter below.

National Planning Policy Framework

We note the Plan document references the NPPF 2012 version. The NPPF has now been superseded by the July 2018 release, and all references to supporting text or sections of the National Planning Policy Framework should be taken from the latest 2018 version.

Please see the following link for access to the latest NPPF version:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Flood Risk

Whilst we note that the majority of allocated sites have been sequentially sited, and there is only a small area of the Parish situated within Flood Zones 2 and 3, the Plan document does not satisfactorily address the environmental constraint of flood risk. The Plan should acknowledge the Belstead Brook, designated 'Main River', and also highlight the requirement for development proposals to undertake a site-specific Flood Risk Assessment where required. Even sites within Flood Zone 1 of one or more hectares require the proposal to be supported by an FRA.

Environment Agency
Iceni House Cobham Road, Ipswich, IP3 9JD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

There should also be reference to Flood Risk within Policy EMST2 with regard to infill development in the Rookery Road Hamlet.

Please refer to our previous advice comments at Regulation 14 for further advice on the sequential approach.

Biodiversity

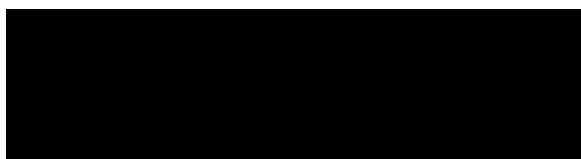
Local Green Spaces

Further development of Policy EMST9 could be done to include references to green infrastructure, biodiversity net gains and also habitat linkages. Designating green spaces is a positive approach, but through improving existing spaces and incorporating native species and varied habitats into designs of new areas will encourage net gains in biodiversity and wildlife links/corridors and deliver the best possible environmental outcomes. Enhancement to existing habitats should where possible feature within any conservation plans in development, and the National Planning Policy Framework (NPPF) paragraph 170, sub section d) states planning policies and decisions should contribute to and enhance the natural and local environment by: 'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures'. NPPF paragraph 174 goes further to emphasise the importance of biodiversity and how Development Plans should set out protection and enhancement measures.

Greater inclusion of ecological enhancements measures should also be incorporated into the policies for allocated built development. For example, using the themes discussed above, section 8.15 on page 32 under Land off Hadleigh Road mentions "The creation of new wildlife habitats within the development." we consider this section, along with other areas of the Plan, should be expanded on further to emphasise the importance of protection but also enhancement measures to existing and new development spaces.

We trust that this advice is useful.

Yours sincerely



**Mr Ed Abigail
Planning Advisor**

Direct dial [REDACTED]
Direct e-mail Ed.Abigail@environment-agency.gov.uk

Our ref: Elmsett NP
Your ref:

Babergh District Council

Mark Norman
Operations - East
Woodlands
Manton Lane
Bedford MK41 7LW

Direct Line: 

12 March 2019

Dear Sir,

Elmsett Neighbourhood Plan consultation

Thank you for your consultation.

We welcome the fact that the promotion of sustainable development, provision of facilities and services and sustainable transport is promoted in your plan despite the challenges thrown up by the rural nature of your village.

The proposed level of development is modest and some what remote from the strategic road network. The traffic impact of the proposed development is picked up in, Babergh and mid Suffolk and the surrounding districts local plans and therefore should be within their evidence base and if necessary any adverse impact suitably mitigated

Yours faithfully



Mark Norman
Assistant Asset Manager
Operations (East)
Email: mark.norman@highwaysengland.co.uk



Response Form

Elmsett Neighbourhood Development Plan 2017 - 2036

The Neighbourhood Planning (General) Regulations 2012 - Regulation 16 (as amended)

Section One: Respondents Details

All respondents should complete Part A. If you are an Agent please complete Part's A & B

Part A: Respondent	
Title / Name:	Mr Stewart Patience
Job Title (if applicable):	Spatial Planning Manager
Organisation / Company (if applicable):	Anglian Water Services Ltd
Address:	Thorpe Wood House, Thorpe Wood, Peterborough
Postcode:	PE3 6WT
Tel No:	██████████
E-mail:	sPatience@anglianwater.co.uk

Part B: Agents – Please complete details of the client / company you represent	
Client / Company Name:	
Address:	
Postcode:	
Tel No:	
E-mail:	

Section Two: Your representation(s)

To which part of the document does your representation relate? (You may wish to complete a separate form for each separate representation)

Paragraph No.		Policy No.	EMST13
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support / opposition, or make other comments here:

Anglian Water would suggest that this policy should be amended to make it clear that SuDS are the preferred method of surface water management for development proposals in the Parish. It is acknowledged that current Government Policy states that this would be the case for major development proposals only. However the policy as drafted does not include reference to the provision of SuDS as being the preferred method of surface water disposal for such proposals..

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

The following text should be added to Point i of the policy:

'including through the incorporation of SuDS'

(Continue on separate sheet if necessary)

If you are including additional pages these should be clearly labelled and referenced.

Normally the Examiner will aim to consider the responses through written representations.

Occasionally an Examiner may consider it necessary to hold a hearing to discuss particular issues. If you consider a hearing should be held please explain why this is necessary.

Please note that a decision on whether to hold a hearing is entirely at the discretion of the Examiner.

I consider that a hearing should be held because ...

Please be as brief and concise as possible ..

(Continue on separate sheet if necessary)

Please indicate (tick) whether you wish to be notified of:

The publication of the recommendations of the Examiner	✓
The final 'making' (adoption) of the Elmsett NDP by Babergh DC	✓

Signed: Stewart Patience

Dated: 27th March 2019

Elmsett NP Consultation
c/o Mr Paul Bryant
Spatial Planning Policy Team
Babergh & Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

Lucy Bartley
Consultant Town Planner

Tel: [REDACTED]
n.grid@woodplc.com

Sent by email to:
communityplanning@baberghmid.suffolk.gov.uk

26 February 2019

Dear Sir / Madam

Elmsett Neighbourhood Plan Consultation SUBMISSION ON BEHALF OF NATIONAL GRID

National Grid has appointed Wood to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

About National Grid

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales and National Grid Electricity System Operator (NGESO) operates the electricity transmission network across the UK. The energy is then distributed to the eight electricity distribution network operators across England, Wales and Scotland.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid previously owned part of the gas distribution system known as 'National Grid Gas Distribution limited (NGGDL). Since May 2018, NGGDL is now a separate entity called 'Cadent Gas'.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect National Grid's assets.

Specific Comments

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines.

National Grid has identified that it has **no record** of such apparatus within the Neighbourhood Plan area.



Electricity Distribution

The electricity distribution operator in Babergh Council is Energetics Electricity. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk

Appendices - National Grid Assets

Please find attached in:

- Appendix 1 provides a map of the National Grid network across the UK.

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database.

Lucy Bartley
Consultant Town Planner

n.grid@woodplc.com

Wood E&I Solutions UK Ltd
Nicholls House
Homer Close
Leamington Spa
Warwickshire
CV34 6TT

Spencer Jefferies
Development Liaison Officer, National Grid

box.landandacquisitions@nationalgrid.com

National Grid House
Warwick Technology Park
Gallows Hill
Warwick
Warwickshire
CV34 6DA

I hope the above information is useful. If you require any further information, please do not hesitate to contact me.

Yours faithfully

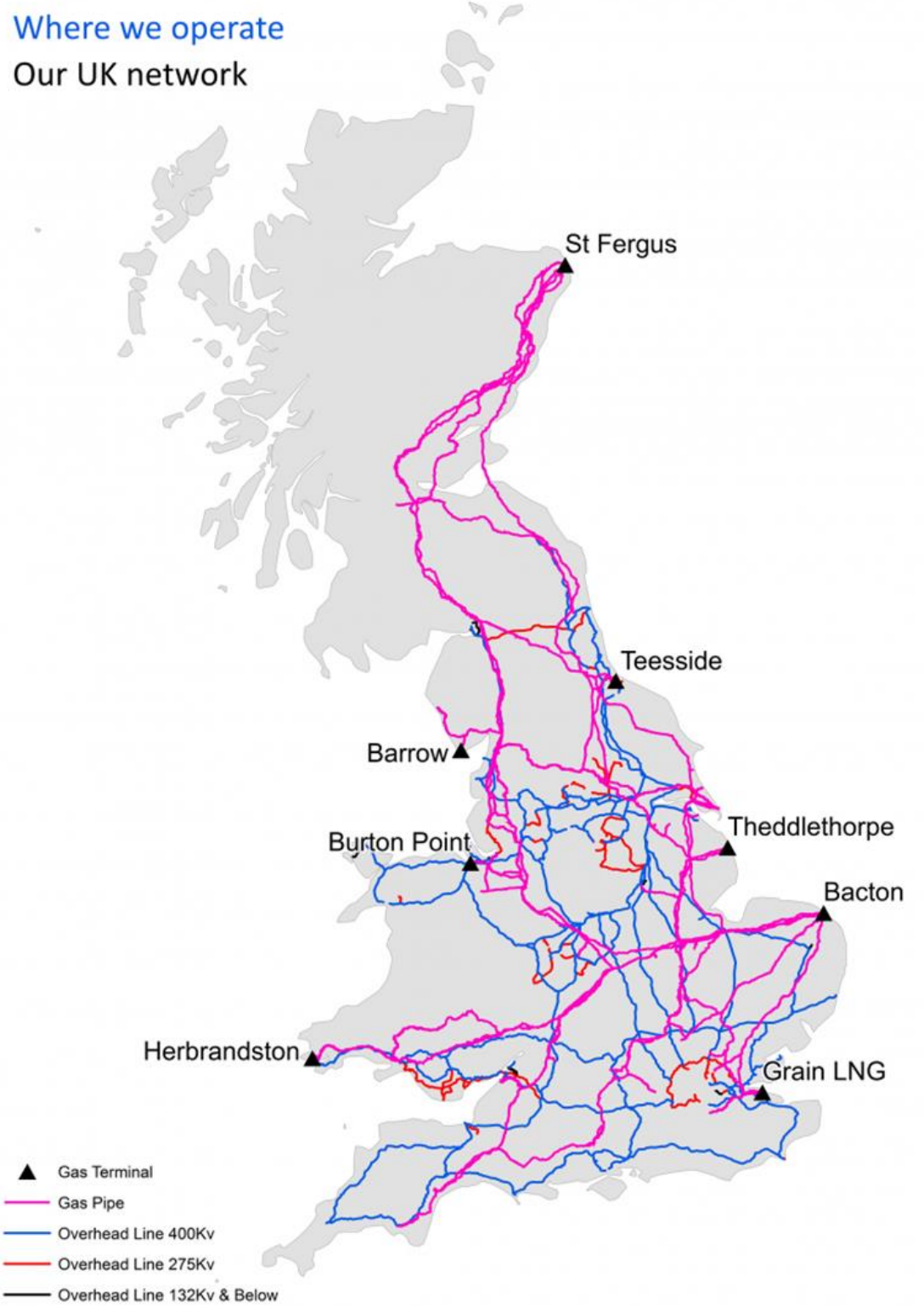
[via email]

Lucy Bartley
Consultant Town Planner

cc. Spencer Jefferies, National Grid

APPENDIX 1: WHERE NATIONAL GRID'S UK NETWORK

Where we operate
Our UK network



Date: 26th March 2019
Enquiries to: Cameron Clow
Tel: [REDACTED]
Email: Cameron.clow@suffolk.gov.uk



Babergh and Mid District Councils
Endeavour House,
8 Russell Road,
Ipswich
IP1 2BX

Dear Robert Hobbs

Submission version of the Elmsett Neighbourhood Plan

Thank you for consulting Suffolk County Council (SCC) on the Submission version of the Elmsett Neighbourhood Plan.

SCC is supportive of the plan and welcomes that a number of suggestions made at the pre-submission stage have been included within the plan. There is one issue where the county council considers that the plan does not meet the basic conditions.

In the pre-submission version of the Neighbourhood Plan SCC highlighted that the plan should include a general policy to protect and enhance Public Rights of Way (PROW) and suggested inclusion of the following policy wording:

“Public Rights of Way should be retained and enhanced and where possible development should provide new connections to the existing network.”

Paragraph 98 of the National Planning Policy Framework (NPPF) states that “planning policies and decisions should protect and enhance public rights of way, including taking opportunities to provide better facilities for users”. The Neighbourhood Plan protects PROW in individual site allocations, but not as a whole. The current Babergh Core Strategy 2014 and the saved policies from the 2006 Local Plan, do not contain a policy which meets the NPPF requirement.

The Babergh Mid Suffolk Joint Core Strategy is an opportunity to remedy this for the whole district but in the meantime the Neighbourhood Plan should include a policy which would cover unallocated windfall sites in the event that they are permitted.

Regarding education, the level of growth proposed in the neighbourhood plan can be accommodated by the local primary school (Elmsett Church of England Voluntary Controlled Primary School), however if further growth came forward SCC may seek land to enable the future expansion of the primary school.

I hope that these comments are helpful. The County Council is always willing to discuss issues or queries you may have. If there is anything I have raised you would like to discuss, please use my contact information at the top of this letter.

Yours sincerely,

Cameron Clow
Planning Officer
Growth Highways and Infrastructure

Elmsett NP Consultation
c/o Mr Paul Bryant
Spatial Planning Policy Team
Babergh & Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

Direct dial: [REDACTED]
Email: laura.dudley-smith@struttandparker.com

26th March 2019

Dear Sir / Madam,

Elmsett Neighbourhood Plan Submission Regulation 16 Consultation 2019

This letter comprises a representation to the Regulation 16 Consultation on Elmsett Neighbourhood Plan (ENP). The representation has been prepared by Strutt & Parker on behalf of Luna Land Ltd. who have interests in land north of The Street, Elmsett. This representation considers the 2019 Draft Neighbourhood Plan against the basic conditions set out in the Town and Country Planning Act 1990 (as amended), and respectively proposes modifications that will ensure full compliance with these conditions.

We support the preparation of a Neighbourhood Plan for Elmsett and recognise the aims of the ENP to provide clear policy considerations prior to the publication of the next Babergh and Mid Suffolk Local Plan, which is anticipated to be consulted upon in July 2019. On review of the ENP we provide the following comments and suggestions. We consider the Plan to not meet the basic conditions for achieving sustainable development (Condition d) or being in general conformity with Strategic Policies in a Local Plan (Condition e), but that with modifications the ENP would be capable of passing these conditions. We therefore seek modifications to the ENP.

In coming to the above view, we are concerned that the ENP only identifies land for housing that has already been granted planning permission, with no additional sites beyond these. The ENP may therefore fail to provide a sustainable level of growth for Elmsett over the Neighbourhood Plan Period (2017-2036). Further, the ENP does not fully reflect the evidence base of the emerging Local Plan, and explicitly seeks to be compatible with the adopted Local Plan, although this is now out of date. While the ENP utilises some elements of the emerging Local Plan evidence to justify the choices made for Elmsett, the NP should seek to be consistent with the emerging Local Plan otherwise there is a considerable risk that the NP will be inconsistent with the Local Plan very soon after adoption. It is considered that modifications should be made to reflect more recent evidence rather than the outdated Core Strategy.

Basic Conditions

There is a need, as directed by paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990, for a Neighbourhood Plan to meet a number of basic conditions. In considering the Draft Elmsett Neighbourhood Plan against these conditions, we have concerns over the ability of the Plan to meet two of the basic conditions, as set out below.



Condition d) – the making of the neighbourhood plan should contribute to the achievement of sustainable development

Sustainable development is defined within the National Planning Policy Framework (NPPF 2019) as meeting the needs of the present without compromising the ability of future generations to meet their own needs. It is applied by seeking to achieve net gains across three objectives for the planning system, being economic, social and environmental. In this respect, the NPPF seeks to support strong, vibrant communities by providing a sufficient number and range of homes to meet the needs of present and future generations; ensuring that sufficient land of the right type is available at the right time to support growth; and contributing to protecting and enhancing our natural, built and historic environments.

The ENP sets out its Vision for Elmsett at Section 6, including that it will become a *thriving rural village* and states that Elmsett is a *hinterland village* in the Core Strategy (para. 6.2), which is reflected in the first Housing Objective to ensure growth is *‘appropriate in scale to the role of the village’*.

As set out below, we are concerned that this does not reflect the current evidence base which considers Elmsett to have the characteristics of a Core Village¹. Core Villages are expected to provide the main locations for future growth, while Smaller Villages will not. There is therefore an important distinction for villages within the hierarchy. As set out at paragraph 1.5 of the Topic Paper, *‘The classification is based on the availability of, or access to, facilities and services, to indicate their relative sustainability as locations for some development.’*

At a strategic level Elmsett is therefore expected to provide a sustainable location for future development to meet the needs of the district. As presently drafted, the ENP would not deliver the level of housing expected for this category of settlement, such that the NP would not contribute towards the achievement of sustainable development within Babergh district. It is also, therefore unlikely to achieve a sustainable level of growth commensurate with the character and scale of Elmsett over the Plan Period.

Section 7 of the NP expresses the Planning Strategy. It states at 7.5 that *‘A central principle of this Plan is to support limited and sustainable growth in Elmsett that doesn’t have an irreversible impact on the historic and natural environment of the area’*.

Planning is about managing change and balancing the competing demands on the use of land. Most forms of development will have an irreversible impact on the natural environment, but it does not follow that all development will have a *negative* or *detrimental* impact on the environment, as is implied in paragraph 7.5 and paragraph 1.3 of the ENP. It is common practice, and a requirement of National Policy, to seek net gains to the environment as a result of development and this should be recognised in the ENP. As currently drafted, the ENP appears to consider all development to have a negative impact, and only tolerating those developments that already have planning permission. This is not considered to sit comfortably with the first Housing Objective set out at Section 6 of the NP, or compatible with the Basic Conditions.

We are also concerned that the Local Plan will be expected to provide a five-year supply of housing, which should be a minimum, and that local authorities should plan for a consistent and robust supply that will continue to support needs beyond five years (NPPF, Paragraph 73).

We anticipate that the Joint Babergh and Mid Suffolk Local Plan will seek to support these intentions by providing suitable buffers and flexibility in their housing supply to account for needs beyond the minimum requirements.

¹ BMS Joint Local Plan Regulation 18 Consultation Topic Paper – Settlement hierarchy Review August 2017 para.3.2 & page 9 (Current Hinterland Villages).



The capping of development within the Elmsett Neighbourhood Plan could be seen to conflict with longer term strategies of local and national planning policy, and may therefore restrict the ability of this neighbourhood plan to support the housing needs of future generations in Elmsett.

For the above reasons, we consider the ENP to not meet Basic Condition (d) as presently drafted and modifications should be made to the Plan. Those modifications should reflect the emerging local plan evidence base and the position and role of Elmsett within the district and the local area as a larger, or Core, village, where development should be focused. Accordingly, the number of homes to be provided within Elmsett should be increased within the neighbourhood plan and additional appropriate sites identified to provide that growth, in order for the Plan to contribute towards the achievement of sustainable development.

Those additional sites can be identified in the Aecom Site Assessment Report 2018, which includes a full assessment of suitable and available sites, close to services and facilities (para. 7.6 of the ENP) to meet the expected need for homes, ensure the village remains vibrant, and provide a sustainable future for Elmsett.

Condition e) – the making of the neighbourhood plan should be in general conformity with the strategic policies contained in the development plan for the area of the authority

There is currently inconsistency in the compliance with the Neighbourhood Plan against strategic policies contained in the development plan for the area of the authority. The 2006 Babergh Core Strategy is evidently out of date in certain respects, including the supply of housing, and therefore the Neighbourhood Plan should reflect this situation for the adopted Local Plan, and fully consider the expectations of the 2019 NPPF and the emerging Local Plan when determining its policies. At present, we consider the ENP to be inconsistent in this regard, and failing to meet the basic condition to be in general conformity with the Strategic Policies of the area.

We note that the Spatial Strategy for EMST1 is commensurate to Elmsett's designation as a Hinterland Village within the 2006 Babergh Core Strategy, which confirms that such village's should "*accommodate some development to meet the needs within them*". The housing calculation to determine this need (ENP para. 8.4) has been based on the projected household growth set out within the 2017 Draft Joint Local Plan. However, as mentioned in the Neighbourhood Plan, this Plan is at an early stage and currently does not form part of the development plan for the area. While this is factually correct, we are concerned that progress on the Local Plan may quickly make the EMP out of date unless it reflects the likely emerging policies. This includes the level of development potentially to be allocated to Elmsett, which is likely to be much greater than is reflected in the NP (between 15 and 46 dwellings; para.8.6).

The next stage of consultation for the Joint Local Plan is due for publication imminently, and therefore this plan is clearly continuing to be progressed by Mid-Suffolk and Babergh. The Elmsett Neighbourhood Plan is therefore be at risk of needing a substantial review in the immediate future to ensure it continues to accord with the strategic policies contained in the development plan for the area of the authority (Basic Condition (e)).

Should the Neighbourhood Plan wish to consider the proposed strategies of the 2017 Consultation Document to lessen the likely degree of disaccord with any future adopted Local Plan, then this approach should be applied to all elements of the strategy. In this respect, the spatial strategy should consider the designation of Elmsett as a 'Core Village'; in the 2017 Draft Joint Local Plan consultation, as set out above.

The Draft Joint Local Plan consultation proposed a range of growth across Core Villages of between 15% and 35% (rather than 5% to 15% for smaller villages). This could require the Neighbourhood Plan to consider allocation of sites for closer to 100 homes over the NP period. We consider the approach of identifying additional sites to meet this likely requirement would protect the Neighbourhood Plan from the impact of the joint Local Plan and would better meet the needs of future generations.



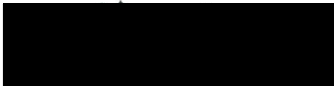
The independent and objective assessment of potential housing sites that formed part of the evidence base for the Neighbourhood Plan (Aecom, 2018) recognises Site SS0230 (Land north of The Street) as suitable for development and it is therefore unjustified to disregard the potential of this site to support the village. At present, we understand that this site has not been allocated on the basis that other sites in the village, despite being assessed as less suitable for housing, have been granted outline planning permission. The approach of the ENP in this regard appears to be to limit growth in the village to only that which currently has planning permission, contrary to the housing objectives of the NP. Given the likely housing need for Elmsett, we consider that modifications to the NP will be necessary to ensure the Plan provides a sustainable future and that it is in accordance with strategic policies. Those modifications should include the allocation of site SS0230.

Proposed Modifications

We support the approach taken to create a Neighbourhood Plan for Elmsett and to manage development in the area. However, we consider that some modifications are needed to ensure it meets the Basic Conditions. Those modifications should include an increase in the number of dwellings to be delivered over the NP plan period in order to be compatible with national policy and local strategic policies, and the allocation of additional suitable sites to assist in the achievement of sustainable development. Those modifications should include consideration for the allocation of Site SS0230, in accordance with the Housing Objectives of the Plan and the Site Assessment report. such modifications will demonstrate a level of flexibility that will ensure the ENP remains useful following progress of the Local Plan.

Should the examiner wish to consider these matters with the benefit of oral evidence, we would be pleased to discuss these matters in further detail.

Yours sincerely,



Laura Dudley-Smith MA MRTPI
Associate Director
Strutt & Parker



Response Form

Elmsett Neighbourhood Development Plan 2017 - 2036

The Neighbourhood Planning (General) Regulations 2012 - Regulation 16 (as amended)

Section One: Respondents Details

All respondents should complete Part A. If you are an Agent please complete Part's A & B

Part A: Respondent	
Title / Name:	Laura Dudley-Smith
Job Title (if applicable):	Associate Director
Organisation / Company (if applicable):	Strutt & Parker representing Luna Land Ltd.
Address:	Coval Hall Rainsford Road Chelmsford Essex
Postcode:	CM1 2QF
Tel No:	██████████
E-mail:	Laura.dudley-smith@struttandparker.com

Part B: Agents – Please complete details of the client / company you represent	
Client / Company Name:	Luna Land Ltd.
Address:	c/o Strutt & Parker
Postcode:	
Tel No:	
E-mail:	

Section Two: Your representation(s)

To which part of the document does your representation relate? (You may wish to complete a separate form for each separate representation)

Paragraph No.	Various – see rep.	Policy No.	Various – see rep.
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support / opposition, or make other comments here:

We support the preparation of a Neighbourhood Plan for Elmsett and recognise the aims of the ENP to provide clear policy considerations prior to the publication of the next Babergh and Mid Suffolk Local Plan, which is anticipated to be consulted upon in July 2019. We consider the Plan to not meet the basic conditions for achieving sustainable development (Condition d) or being in general conformity with Strategic Policies in a Local Plan (Condition e), but that with modifications the ENP would be capable of passing these conditions. We therefore seek modifications to the ENP.

Please see accompanying representation for further detail.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

We support the approach taken to create a Neighbourhood Plan for Elmsett and to manage development in the area. However, we consider that some modifications are needed to ensure it meets the Basic Conditions. Those modifications should include an increase in the number of dwellings to be delivered over the NP plan period in order to be compatible with national policy and local strategic policies, and the allocation of additional suitable sites to assist in the achievement of sustainable development. Those modifications should include consideration for the allocation of Site SS0230, in accordance with the Housing Objectives of the Plan and the Site Assessment report. such modifications will demonstrate a level of flexibility that will ensure the ENP remains useful following progress of the Local Plan.

Please see accompanying representation for further detail.

(Continue on separate sheet if necessary)

If you are including additional pages these should be clearly labelled and referenced.

Normally the Examiner will aim to consider the responses through written representations.

Occasionally an Examiner may consider it necessary to hold a hearing to discuss particular issues. If you consider a hearing should be held please explain why this is necessary.

Please note that a decision on whether to hold a hearing is entirely at the discretion of the Examiner.

I consider that a hearing should be held because ...

Should the examiner wish to consider these matters with the benefit of oral evidence, we would be pleased to discuss these matters in further detail.

(Continue on separate sheet if necessary)

Please indicate (tick) whether you wish to be notified of:

The publication of the recommendations of the Examiner	✓
The final 'making' (adoption) of the Elmsett NDP by Babergh DC	✓

Signed: Laura Dudley-Smith

Dated: 26.03.19



Elmsett Neighbourhood Plan Consultation
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www.gladman.co.uk

By email only to communityplanning@baberghmidsuffolk.gov.uk

26th March 2019

Dear Sir/Madam

Elmsett Neighbourhood Plan Reg 16 Consultation

Introduction

This letter provides the representations of Gladman to the submission version of the Elmsett Neighbourhood Plan (ENP) under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012. This letter seeks to highlight the issues with the ENP as currently drafted and its relationship with national and local planning policy. Gladman has considerable experience in Neighbourhood Planning, having been involved in the process across the country. It is from this experience that this representation has been prepared.

Legal Requirements

Before a Neighbourhood Plan can proceed to referendum it must be tested against a set of basic conditions set out in Paragraph 8(2) schedule 4b of the Town and Country Planning Act 1990 (as amended) by way of independent examination. The basic conditions that the ENP must meet are as follows:

- (a) Having regard to national policies and advice contained in guidance issued by Secretary of State, it is appropriate to make the order.*
- (d) The making of the order contributes to the achievement of sustainable development.*
- (e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).*
- (f) The making of the order does not breach, and is otherwise compatible with, EU obligations.*

National Planning Policy

On the 24th July 2018, the Ministry of Housing, Communities and Local Government published the revised National Planning Policy Framework (NPPF). The first revision since 2012, it implements 85 reforms announced through the Housing White Paper. This version of the NPPF was itself superseded on the 19th February 2019 which largely related only to alterations to the Government's approach for the Appropriate Assessment as set out in Paragraph 177 of the NPPF.

Paragraph 214 of the 2019 NPPF sets out the transitional arrangements for the implementation of revised national planning policy. Paragraph 214 confirms that development plan documents submitted on or after the 24th January 2019 will be examined against the revised NPPF. It has been confirmed that the ENP was submitted to the District Council for examination on the 23rd January 2019. As such the ENP will be examined for its compliance with the policies of the 2012 NPPF.

At the heart of the NPPF is the presumption in favour of sustainable development which is seen as a golden thread running through both plan-making and decision-taking. Paragraph 16 sets out that the presumption has implications for how communities engage in Neighbourhood Planning, including the need for Neighbourhood Plans to support strategic development needs, and positively support local development.

Paragraph 17 of the NPPF sets out that Neighbourhood Plans should set out a clear and positive vision for the future of the area, and policies contained in those plans should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. Neighbourhood plans should seek to proactively drive and support sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to wider opportunities for growth.

Paragraph 184 of the NPPF makes clear that local planning authorities will need to clearly set out their strategic policies to ensure that an up-to-date Local Plan is in place as quickly as possible. The Neighbourhood Plan should ensure that it is aligned with the strategic needs and priorities of the wider area and plan positively to support the delivery of sustainable growth opportunities.

The PPG is published alongside the NPPF by the Government to provide further guidance on how policies of the NPPF are to be interpreted and implemented by plan-makers. Section 41 of the PPG relates to Neighbourhood Planning. The PPG adds further clarity on the content, timing and role of Neighbourhood Plans. PPG further reiterates the need to ensure that Neighbourhood Plans provide for a positive planning strategy and do not seek to curtail the amount of development planned at the strategic level.

Relationship to the Local Plan

To be found in accordance with the Basic Conditions, Neighbourhood Plans should be prepared to conform with the strategic policy requirements set out within the adopted Development Plan. In the case of the ENP, the relevant development plan is provided by the Babergh Core Strategy (the Core Strategy) and Saved Policies of the Babergh Local Plan.

The Core Strategy defines Elmsett as a Hinterland Village, and as such forms part of the third tier of the settlement hierarchy. Policy CS3 of the Core Strategy confirms the need for 1,050 dwellings at Core and Hinterland Villages over the period 2011-2031. Policy CS11 of the Core Strategy outlines that development at sites adjacent or well related to the existing pattern of Elmsett may occur where it is compliant with identified criteria.

Babergh District Council (the District Council) is currently preparing a new joint Local Plan (the New Local Plan) with Mid Suffolk Council which will cover the period to 2036. Once adopted the New Local Plan will establish the spatial strategy for the joint plan area replacing both the Core Strategy and remaining saved policies of the Babergh Local Plan. This includes the adoption of a new housing requirement and update spatial strategy. The most recent version of the New Local Plan was consulted upon in 2017. A further consultation on the New Local Plan is planned for June 2019, which will apply the recent changes made to national planning policy.

Taking into account the current uncertainty over the timing and content of the New Local Plan and the relative early stage of the preparation of the New Local Plan, Gladman accepts the position that the New Local Plan should hold limited weight in the context of the preparation of the ENP.

Nonetheless Gladman consider that it will be necessary for Elmsett Parish Council (EPC) to review the ENP following adoption of the New Local Plan. This takes into account:

- The potential increase in the housing requirement, possible need for further allocations for housing in the village;
- The potential change to the settlement hierarchy regarding the status of Elmsett; and
- The need to ensure that policies of the ENP are consistent with other strategic policies of the New Local Plan, and those set out in the NPPF 2019.

Failure to review the ENP in line with the above increases the danger that the ENP could conflict the Local Plan. This would render the ENP out-of-date, attracting little to no weight in the decision-making process and reducing substantially the shelf-life of the ENP. It is therefore in the interest of EPC (and the wide local community) to ensure that the ENP is kept up-to-date and consistent with the Local Plan.

Plan Period

EPC propose a plan period of 2017 to 2036 for the ENP. This aligns with the plan period of the New Local Plan. It is unclear to Gladman why this plan period has been selected for the ENP when it has been prepared to align with the Core Strategy. The Core Strategy covers the period 2011 to 2031, therefore ending 5 years prior to the ENP. The plan period does not align

with the Core Strategy. In response, Gladman consider that the plan period for the ENP should be amended to reflect the Core Strategy.

Gladman acknowledge that this change would result in a plan which is not implemented for a period of 15 years post adoption in line with Paragraph 157 of the NPPF. However, as set out above, Gladman consider that the ENP will need to be reviewed in light of the New Local Plan in any event, and the plan period of the ENP could be extended to align with the New Local Plan at this stage.

Neighbourhood Plan Policies

Policy EMST1 – Spatial Strategy

To ensure that the ENP can be found to be consistent with the Core Strategy, it should be made clear in the Policy that proposals submitted in accordance with Policy CS11 of the Core Strategy will also be acceptable.

Policy EMST2 – Housing Development

Policy EMST2 sets a housing requirement of 60 dwellings for the plan period to 2036. This is based on a proportionate approach using the standard method figure for Babergh as the starting point.

Gladman object to Policy EMST2 and do not consider it consistent with basic conditions (a) or (e). There are a several reasons for this conclusion. Firstly, the ENP has been prepared in accordance with the policies of the 2012 NPPF. The 2012 NPPF requires housing requirements to be defined following an objective assessment of housing need rather than the standard method¹. As such, the 2012 NPPF requires the adoption of a substantially different approach for the assessment of housing need which is not reflected by the standard method. To adopt the standard method for the assessment of local housing need is therefore in conflict with the 2012 NPPF.

Secondly, the ENP has been prepared in accordance with the spatial strategy as set by the 2014 Core Strategy. The Core Strategy does not define a settlement specific housing requirement for Elmsett, but rather sets an overall requirement for the Hinterland Settlement Tier (through Policy CS3). Utilising the standard method to derive the housing need for the ENP therefore departs from the adopted spatial strategy.

Thirdly, it is an error to remove commitments from the overall requirement when establishing what the housing requirement of the Neighbourhood Plan area should be. This approach artificially lessens the requirement, potentially resulting in an unsustainable pattern of development at other settlements in the District. Instead the housing requirement should be established as a proportion of overall need including completions and commitments. Any commitments/completions achieved since the base date would then need to be accounted for when allocating sites for development with only residual needs to be met.

¹ See Paragraph 47 and 159 of NPPF 2012

Finally, EPC resolve the housing requirement based on a proportion of the 5-15% of the housing requirement for Hinterland Villages as set out at the previous draft stage of the New Local Plan. This conflicts with the District Council's proposals for the settlement hierarchy as set out in the draft Local Plan which defined Elmsett as a Core Village. Based on the District Council's draft proposals Core Villages are to meet anything between 15 and 30% of future housing need. As such, if the New Local Plan was to be applied for the preparation of the ENP, then it is highly likely that a higher housing requirement would be required through the ENP than currently proposed. Given the identified conflict, Gladman consider that the adoption of 60 dwellings per year would prejudice Local Plan preparation.

There is nothing in the 2012 NPPF which necessitates the adoption of a housing requirement in a Neighbourhood Plan. Noting the fact that the housing requirement for Hinterland Villages as set by the Core Strategy has already been met, there is no need for a housing requirement to be adopted for Elmsett through the ENP at this time. Taking into account this context, Gladman consider that a tidier approach would be to delete Policy EMST2 from the ENP, with any housing requirement to established through a review to the ENP following adoption of the New Local Plan.

Policy EMST6 – Housing Space Standards

Policy EMST6 proposes to impose Nationally Described Space Standards (NDSS) as a requirement for all new dwellings built in the designated area over the plan period. Whilst Gladman do not object to the application of NDSS in principle, Gladman question the justification for the application of NDSS through the ENP.

NDSS is an optional standard and purposefully does not form part of building regulations. PPG confirms that NDSS can be adopted by local planning authorities where they have identified the need, the impact on viability, and timing of the application of such requirements². Whilst unclear whether NDSS may be applied through Neighbourhood Plans, Gladman do not consider that EPC has provided sufficient evidence required by PPG to justify the application of NDSS. Gladman therefore consider that this requirement should be removed from the ENP in order to conform with national planning policy.

Policy EMST7 – Housing Mix

Policy EMST7 requires 47% of all new dwellings on sites of 10 dwellings or more to be 1 or 2 bedroomed. This follows the findings of the 2017 Strategic Housing Market Areas which estimates future housing need across the Ipswich Housing Market Area (Ipswich HMA). Gladman object to Policy EMST7 for the reasons expanded on below.

The first problem with the policy is that its requirements relate to evidence which represent housing need in only to a snapshot in time. This will need to be and will most likely be updated over the plan period. The lack of regard given by the wording of the policy to newer evidence means that it will quickly fail to reflect up-to-date need, and its implementation will

² See Paragraph 020 Reference ID: 56-020-20150327

be counterproductive. The Policy should therefore be reworded to refer to the most recent assessment of housing needs rather than specifically those assessed through the 2017 SHMA.

Secondly, the Policy does not appear to accurately reflect the findings of the SHMA, favouring a housing mix which is skewed towards smaller sized dwellings. Tables 4.4a, 4.5a, 4.6a, 4.7a and 4.8a of the Part Two SHMA illustrate the future housing need for the Ipswich HMA over the next 22 years. Combined, the Tables show a need for the following housing mix:

- One bed: 14.1%
- Two bed: 29%
- Three Bed: 30%; and
- Four or more: 26.8%.

Notwithstanding the above finding, Gladman question the reliance placed on the SHMA by the Policy in establishing housing mix needed in the plan area. The SHMA has been produced to consider housing needs of the much wider Ipswich HMA. The Ipswich HMA takes in the local authorities of Babergh, Mid Suffolk, Ipswich and Suffolk Coast, and provides an assessment of housing need on a near county wide basis. Gladman hold significant doubts that the findings of the SHMA for the HMA alone provide a realistic picture of housing need in Elmsett given the diversity of the county.

To address this, Gladman believe that there is need for a Local Housing Needs Survey to be conducted in order to assess what local housing needs of the Parish are. This evidence can then be used alongside the SHMA to inform what housing mix is needed in the plan area.

Gladman believe that housing demand indicators should also be a factor in determining housing mix. A failure by new development to satisfy market requirements will mean that house prices continue to rise with adverse consequences for the local community as the younger and less affluent population is forced out of the village due to increasing prices.

Overall Gladman consider that there is a need for flexibility in policy (and decision making) when considering housing mix. The housing mix delivered on site should have regard to authority wide and local evidence of need, as well as demand indicators, and site-specific conditions and character. As such, the housing mix policy should avoid being overly prescriptive and should focus on securing the best and most appropriate solution for housing mix on a site by site basis. A thorough re-wording of Policy EMST7 to a less prescriptive approach is therefore required with all reference to a specific housing mix removed.

Policy EMST10 – Important Views

Policy EMS10 seeks to protect a total of 19 important views as identified in Maps presented on Page 39 of the ENP. Gladman hold concerns about the purpose of and evidence for this Policy, and fear that the policy may be used to prevent development which is otherwise sustainable from coming forward in compliance with Policy CS11 of the Core Strategy.

Little justification is provided by EPC for the views identified for protection through this policy. It is unclear whether these views are important in landscape terms, historical terms or in defining the character of the village and its surrounding area. The right to a view is not a material planning consideration unless it is related to access to light, amenity considerations,

or the relationship of buildings and their character. As such views identified for protection through this policy should be justified.

Whilst noted that the policy does not necessarily prevent development, Gladman is concerned that the policy as drafted amounts to a blanket protection of land within the plan area without sufficient justification. At present, Gladman consider that the policy is contrary to national planning guidance as set out in PPG³. To address this, EPC should set out its justifications for the views identified for protection.

Community Action 4

Gladman note and support the aspiration of EPC to secure improvements to, or the reconstruction of, the Village Hall. Reflecting on the policies of the ENP, Gladman believe that this is unlikely to be deliverable in this plan period. The absence of any allocations in the ENP (which are not already committed) reduces potential sources of funding available to EPC which could be used to secure desired improvements to local community facilities. Gladman consider that this is a missed opportunity and believe that EPC should review whether any additional allocations should be made through the ENP in the aim of securing to delivery of this community aspiration.

Conclusions

Gladman recognises the role of Neighbourhood Plans as a tool for local people to shape the development of their local community. Having reviewed the content of the submission version of the ENP, Gladman hold some concerns that the ENP cannot be considered to meet the basic conditions at this time.

Gladman's most significant concerns relate to the ENP's alignment with national and local planning policy. EPC confirm that the ENP has been prepared in accordance with the Core Strategy, and its submission on the 23rd January 2019 means that it is to be examined in context of the 2012 version of the NPPF. The ENP however adopts a plan period which reflects the emerging Local Plan (to 2036) and makes use of the standard method to derive housing need for the designated area over the plan period. This creates an unease with local and national planning policy, because neither adopt the standard method as the approach for defining housing need, and the Core Strategy relates to a shorter plan period.

This issue is exacerbated by EPC's approach to its calculation of the housing requirement for the ENP. Through this exercise EPC adopt a housing requirement which reflects a proportion of the standard method figure based on the amount of development indicatively required for hinterland villages. The key issue here is that this approach sees the ENP stray into the territory of the New Local Plan. The exercise pre-empts, and in Gladman's view prejudices, the preparation process of the New Local Plan by predetermining what level of housing need should be accommodated in Elmsett before the strategic approach has been defined by the District Council. It is clear from the District Council's previous consultation on the New Local Plan that the approach set out in the ENP is in conflict with the preferred strategy of the

³ See Paragraph 44 Reference ID: 41-044-20160519

District Council given the failure to recognise Elmsett as a Core Village. As a result, Gladman consider that the ENP is in conflict with the New Local Plan.

Gladman believe that the tidiest and most effective way to address the above issue is for the plan period of the ENP to be amended to end in 2031, and for the ENP not to define a housing requirement resulting in the deletion of Policy EMST2. The determination of the housing requirement for the ENP should be offset to a future review of the ENP conducted following the adoption of the New Local Plan.

It is unclear to Gladman what evidence there is to justify the adoption of the Nationally Described Space Standard (NDSS) as the requirement for all new dwellings. NDSS do not form part of building regulations and are therefore optional. Additional evidence is required by PPG to justify their adoption. No such evidence has been provided by EPC, and as such its requirement through the ENP is not consistent with national planning policy.

Gladman object to the housing mix policy proposed in the ENP. Gladman consider that the policy is overly prescriptive and is insufficiently flexible in order to respond appropriately to changing needs which might be experienced over the plan period. Gladman consider that the findings of the SHMA should not be relied upon on their own to determine suitable housing mix, given that this relates to a study area which is near county wide. A local housing needs study is required, in order to ensure that housing delivery reflects local needs. In order to ensure that market needs are addressed, consideration is also necessary towards demand indicators.

Gladman hold concerns with the evidence for and implementation of Policy EMST10 of the ENP regarding protected views. No evidence is provided by EPC which justifies the views identified for protection. Without this, Gladman consider that the policy amounts to the blanket protection of land in conflict with PPG.

The aspiration for improvements to or the development of a new village hall is noted and supported by Gladman. It is however unclear how this is to be secured through the policies of the ENP. Gladman believe that the case for further allocations through the ENP should be reconsidered, taking into account the key role such development could have in securing the delivery of these desired enhancements.

Gladman hope that the comments made in this representation have been found to be helpful and constructive. Should you wish to discuss any of these comments further then please do not hesitate to contact one of the Gladman team.

Kind Regards

Craig Barnes
Senior Policy Planner

Gladman Developments Ltd