

Leavenheath  
Neighbourhood Plan  
**Consultation Statement**

To accompany the Leavenheath Neighbourhood Plan  
submission version, for examination

**January 2022**

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# 1. Introduction

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## 1.1 Background and consultation requirements

- 1.1.1 Leavenheath Neighbourhood Plan is a community-led document for guiding the future development of the parish. It is the first of its kind for Leavenheath and a part of the Government's current approach to planning. It has been undertaken with extensive community engagement, consultation and communication.
- 1.1.2 The Consultation Statement is designed to meet the requirements set out in the Neighbourhood Planning (General) Regulations 2012 for Consultation Statements. This document sets out the consultation process employed in the production of the Leavenheath Neighbourhood Plan. It also demonstrates how the requirements of Regulations 14 and 15 of the Neighbourhood Planning (General) Regulations 2012 have been satisfied.
- 1.1.3 The Neighbourhood Plan Steering Group have endeavoured to ensure that the Plan reflects the desires of the local community and key stakeholders, which have been engaged with from the outset of developing the Plan.
- 1.1.4 Part 5, Section 15(2) of the Regulations sets out that a Consultation Statement should:
- a. Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
  - b. Explain how they were consulted;
  - c. Summarise the main issues and concerns raised by the persons consulted; and
  - d. Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

## 1.2 Designation as a Neighbourhood Area (Regulation 5)

- 1.2.1 On 19 April 2019, Leavenheath Parish Council submitted an application to define the boundary of their Neighbourhood Plan (see Appendix 1(a)) and 1(b)). Babergh District Council approved the area on 8th May 2019.

## 2. Community engagement stages

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### 2.1 The recruitment of a Steering Group

2.1.1 In April 2019, Leavenheath Parish Council agreed to undertake a Neighbourhood Plan and that a Steering Group of interested residents should be formed to guide and produce the Plan. See Appendix 2 for Steering Group members.

2.1.2 The Steering Group developed Terms of Reference, see Appendix 3. All Steering Group members completed a Declaration of Interest form.

### 2.2 Community engagement

2.2.1 In March 2020 the Leavenheath Neighbourhood Plan Steering Group appointed project support and agreed a further communication plan and community engagement plan. Ongoing engagement has led to a well-informed Plan and a sense of local ownership. The aim was to inform and involve the community throughout the process. Communication is dealt with in section 3 of this report.

2.2.2 There are five stages in which residents of Leavenheath and key stakeholders were engaged. This section gives an outline of the four stages prior to submission. Full details of the consultees, publicity, event details and results can be found in the appendices. The names of individual respondents have been removed.

#### 2.2.4 **Stage 1: Household survey and follow up public feedback meeting.**

See Appendix 4.

- Leavenheath Neighbourhood Plan **household survey** delivered to every household during (October/November 2019). 513 responses.
- **Update meeting** following the questionnaire, (11th January 2020), with prize draw.
- Follow up **public feedback meeting** to share findings of the survey and explore issues further, (8th February 2020).

#### 2.2.5 **Stage 2: Further data collection and stakeholder engagement, to establish policy ideas.** See Appendix 5.

- **Stakeholder meetings** with Village Hall committee representative, Children's dance class representative, Cubs and Beavers, Whist

group representative, Parish Council representatives, SC Fitness representative, Leavenheath Ladies representative, Pilates representative, Table tennis representative, Lunch club representative, Women's Institute and Film Club, Ladybird preschool representative, Babergh District Council and Suffolk County Council (June to September 2020).

- **Flyer** sent to every household exploring the appetite of local residents to support the undertaking of a 'call for sites' (August 2020). 240 responses.

#### 2.2.6 **Stage 3: Online survey to check policy ideas.** See Appendix 6.

- **Consultation letters** sent to owners of proposed Local Green Spaces and Non-designated Heritage Assets (started in February 2021).
- **Online survey** to check emerging policy ideas, including the details of the Leavenheath Design Guidelines and Codes (from 13th February to 12th March 2021, during national lockdown due to COVID-19). 97 responses.

#### 2.2.7 **Stage 4: Pre-submission consultation on the draft Neighbourhood Plan (Regulation 14).** See Appendix 7.

- **Draft Neighbourhood Plan** out for pre-submission consultation from 6th September to 25th October 2021. Sent to statutory agencies and available for residents to comment on.
- Consultation launched with an **exhibition**, on 24th and 25th September 2021 at Leavenheath Village Hall, and available in the village hall, the Hare and Hounds pub and online.

### 2.3 **Environmental assessments**

2.3.1 A Strategic Environmental Assessment (SEA) Screening Report was prepared in September 2021 by Land Use Consultants Ltd. The determination notice was issued in January 2022 following consultation with Natural England, Historic England and the Environment Agency. On the basis of responses from Natural England and the Environment Agency it was considered that the Leavenheath Neighbourhood Plan is unlikely to have significant environmental effects and that full SEA is therefore not required.

2.3.2 A Habitat Regulations Assessment (HRA) Screening Report was prepared in December 2021 by Place Services. The determination notice was issued in January 2022 following consultation with Natural

England. The Screening Report concluded that there was a single impact pathway - recreational disturbance - which could result in Likely Significant Effects from the Plan alone. It also set out two recommendations for the housing related policies (LEAV5 and LEAV12) due to predicted recreational impacts from the Plan. The need for an Appropriate Assessment was therefore triggered. Consultation on both the Screening Report and Appropriate Assessment was carried out with Natural England. In their response (see Appendix 1) Natural England: "agree[d] with the conclusion of the screening process ..." and "Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures summarised in section 4.6 of the Habitats Regulations Assessment (HRA) are appropriately secured."

## 3. Communication approach

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- 3.1 Good communication has been key to residents and businesses feeling informed and involved in the production of the Leavenheath Neighbourhood Plan.
- 3.2 Central to the Neighbourhood Plan process was the Leavenheath Neighbourhood Plan website, [www.leavenheathnp.co.uk](http://www.leavenheathnp.co.uk). The Neighbourhood Plan page was updated during each phase in the development of the Plan. It contained a newsfeed, Steering Group minutes and Terms of Reference, Neighbourhood Plan iterations and supporting documents, results of community consultation, useful links and contact details.
- 3.3 To spread news of the emerging Neighbourhood Plan, the Steering Group used:
  - The Neighbourhood Plan website.
  - Posters displayed around the parish.
  - Articles in the LSPN Community News (parish newsletter).
  - Facebook.
- 3.4 Prior to the Referendum, the Steering Group intend to write a short summary of the Neighbourhood Plan to feature in the LSPN Community News.



## 4. Conclusion

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- 4.1 The programme of community engagement and communications carried out during the production of the Leavenheath Neighbourhood Plan was extensive and varied. It reached a wide range of the local population and provided opportunities for many parts of the local community and businesses to input and comment on the emerging policies.
- 4.2 The comments received throughout and specifically in response to the consultation on the 'Pre-submission draft of the Leavenheath Neighbourhood Plan' have been addressed, in so far as they are practical, and in conformity with the National Planning Policy Framework, the Babergh Local Plan and the emerging Joint Local Plan.

# Appendices

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## APPENDIX 1: Designation of the Neighbourhood Plan Area

### APPENDIX 1(a): Neighbourhood Plan area designation notice



#### **NEIGHBOURHOOD PLAN AREA DESIGNATION NOTICE LEAVENHEATH NEIGHBOURHOOD PLAN**

Babergh District Council received an application from Leavenheath Parish Council (the 'Relevant Body') to designate the whole parish of Leavenheath as a Neighbourhood Plan Area on 19 April 2019.

The application was made under Regulation 5 of the Neighbourhood Planning (General) Regulations 2012 (as amended). A copy of the application and a map which identifies the area to which this relates can be found on the District Council website at:

[www.babergh.gov.uk/LeavenheathNP](http://www.babergh.gov.uk/LeavenheathNP)

Regulation 5A states that ... "where (1)(a) a local planning authority receives an area application from a parish council" *and* (1)(b) the area specified in the application consists of the whole of the parish council's area, (2) the local planning authority must exercise their powers under section 61G of the Town and Country Planning Act 1990 to designate the specified area as a neighbourhood area."

Regulations 6 and 6A relating to publicising an area application do not apply in this instance. Therefore, in accordance with Regulation 5A(2) and 7(1) of the Neighbourhood Planning (General) Regulations 2012 (as amended) Babergh District Council hereby give notice that it has designated Leavenheath Parish as a Neighbourhood Area in order to facilitate the preparation of a Neighbourhood Plan by Leavenheath Parish Council.

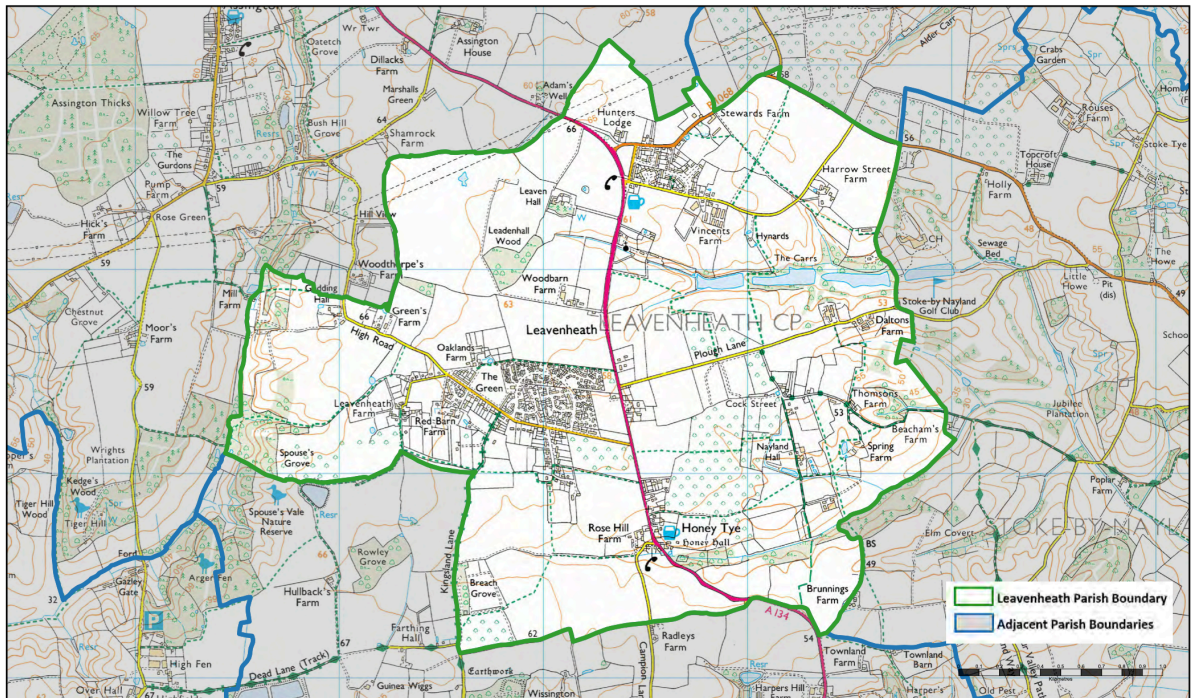
**Tom Barker**

Assistant Director - Planning for Growth  
Babergh and Mid Suffolk District Council  
Dated: 08 May 2019

**Babergh District Council**  
Endeavour House, 8 Russell Road, Ipswich, IP1 2BX  
Telephone: (0300) 1234 000  
SMS Text Mobile: (07827) 842833  
[www.babergh.gov.uk](http://www.babergh.gov.uk)

**Mid Suffolk District Council**  
Endeavour House, 8 Russell Road, Ipswich, IP1 2BX  
Telephone: (0300) 1234 000  
SMS Text Mobile: (07827) 842833  
[www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

# APPENDIX 1(b): Map of proposed Leavenheath Neighbourhood Plan area



## Leavenheath Neighbourhood Plan Area

 <p><b>BABERGH DISTRICT COUNCIL</b>          Endeavour House, 8 Russell Rd, Ipswich, IP1 2BX          Telephone : 0300 123 4000          www.babergh.gov.uk</p>			<p>SCALE 1:21500</p> <p>Reproduced by permission of          Ordnance Survey on behalf of HMSO.          © Crown copyright and database right 2019          Ordnance Survey Licence number 100023274</p> <p>Date Printed : 26/04/2019</p>
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# APPENDIX 2: Neighbourhood Plan Steering Group members

## Leavenheath Neighbourhood Plan Steering Group

- **Rachel Bellenie**, parishioner and Parish Councillor.
- **Dean Kingham**, parishioner and Parish Councillor.
- **Peter Reason**, parishioner.
- **Nigel Rogers**, parishioner.
- **Paul Rossington**, parishioner.
- **John Simpson**, parishioner (Chair of the Neighbourhood Plan Steering Group).

Thank you to all those who contributed to the Neighbourhood Plan but have since withdrawn.

## Supported by **Rachel Leggett & associates**

- **Rachel Leggett**, principal independent consultant for the Neighbourhood Plan.
  - **Andrea Long**, support to policy development.
  - **Emma Harrison**, data profile.
-

# APPENDIX 3: Terms of Reference for Leavenheath Neighbourhood Plan Steering Group

## Terms of Reference

### Purpose

The main purpose of the Steering Group is to prepare a Neighbourhood Plan for the parish, on behalf of the Parish/Town Council, in line with the requirements of the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012, which sets out policies and proposals that seek to address the community's aspirations for the area.

In undertaking this role, the Steering Group will:

1. Ensure that Neighbourhood Planning legislation, as set out in the Localism Act 2011, as well as the Neighbourhood Planning (General) Regulations 2012, are followed in the preparation and submission of the Neighbourhood Plan.
2. Set out a project timetable, featuring key milestones, and a budget for preparing the Neighbourhood Plan.
3. Seek appropriate funding to meet the costs of developing the plan.
4. Plan, manage and monitor expenditure incurred in the preparation of the plan and report back to the Parish Council on these matters.
5. Report regularly to the Parish Council on progress with the preparation of the Neighbourhood Plan and make recommendations on any proposed content of the Plan.
6. Seek to gather the views of the whole community, including residents, groups, businesses, landowners etc., in order to inform the development of the Neighbourhood Plan.
7. Liaise with Babergh District Council and other relevant authorities and organisations in order to make the plan as effective as possible and to ensure that it remains in conformity with local, national and European planning legislation.

8. Be responsible for the analysis of evidence gathered from the community and elsewhere, development of local policies, and the production of the Neighbourhood Plan.

## **Membership**

The Steering Group will include up to 12 members, including representatives of the Parish Council and any interested members of the community, as approved by the Parish Council.

At the first meeting the committee will elect: a chairperson, a vice-chair, a secretary, and a treasurer.

All members of the Steering Group must declare any personal interest that may be perceived as being relevant to any decisions or recommendations made by the group. This may include membership of an organisation, ownership or interest in land or a business or indeed any other matter likely to be relevant to the work undertaken by the Steering Group.

## **Meetings**

The Steering Group shall meet every month, or as may be required. Notice of Steering Group meetings shall be given to its members, by email or post, at least five working days in advance of the meeting date. Notices must include details of the matters to be discussed.

Decisions on operational matters (relating to the process of preparing the Plan) shall be determined by a majority of votes of the Steering Group members present and voting. In the case of an equal number of votes, the chairperson shall have a casting vote.

Decisions on matters relating to proposed content of the Plan shall be made by the full Parish Council, following consideration of recommendations made by the Steering Group.

The Steering Group may decide the quorum necessary to conduct business – with a minimum of five members.

The secretary shall circulate minutes to members of the Steering Group not more than 14 days after each meeting.

## **Working Groups**

The Steering Group may appoint such working groups as it considers necessary, to carry out functions specified by the Steering Group. Each working group should have a nominated chair, but this person does not have to be a member of the Steering Group.

Working groups do not have the power to authorise expenditure on behalf of the Steering Group.

## **Finance**

The treasurer shall keep a clear record of expenditure, where necessary, supported by receipted invoices. Members of the Steering Group, or a working group, may claim back an expenditure that was necessarily incurred during the process of producing the Neighbourhood Plan. This could include postage, stationery, telephone calls, travel costs, childcare costs etc. The procedure for claiming and rates for these expenses shall be drawn up by the treasurer and agreed by the Steering Group.

The treasurer will report back to the Steering Group on planned and actual expenditure for the project and liaise with the Parish Clerk to set up a petty cash system and enable cash withdrawals and payment of invoices to be made, as required.

## **Changes to the Terms of Reference**

These Terms of Reference may be altered, and additional clauses added by agreement, shown by majority votes, of the Steering Group.

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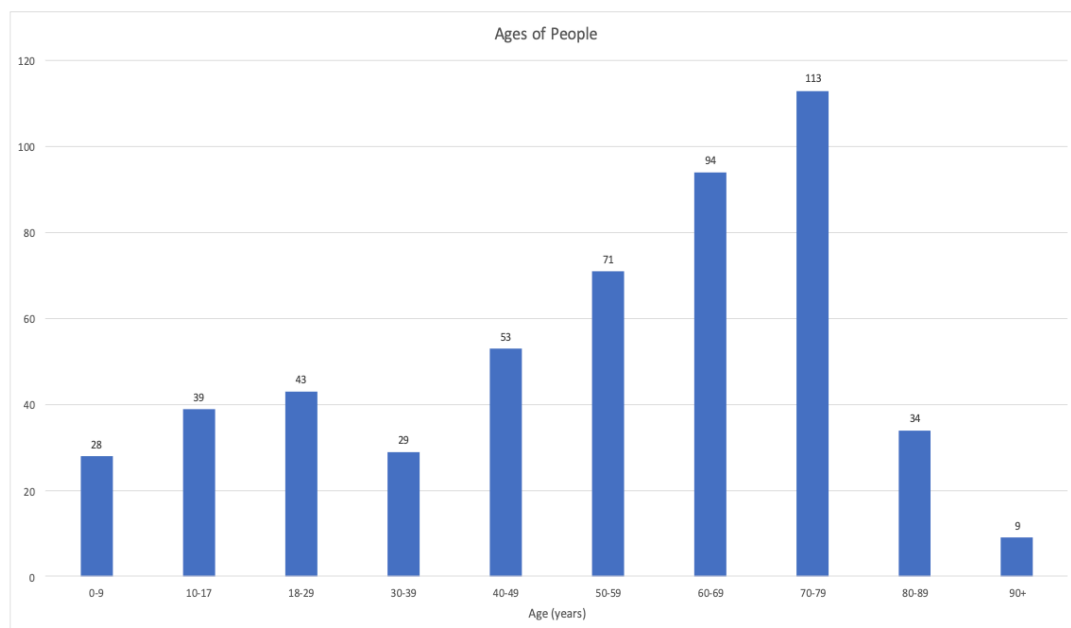
# APPENDIX 4: Stage 1 – Household survey and follow up public feedback meeting

## 4(a) Household survey results

### Notes

- Initial analysis undertaken by John Simpson in December 2019, using the collated results of the Household Surveys.
- Any assumptions made while analysing the results have been included in the notes.
- One page has been provided for each question.
- Questions 41-47, with written responses, require further analysis.

## Q1 — Ages of Respondents

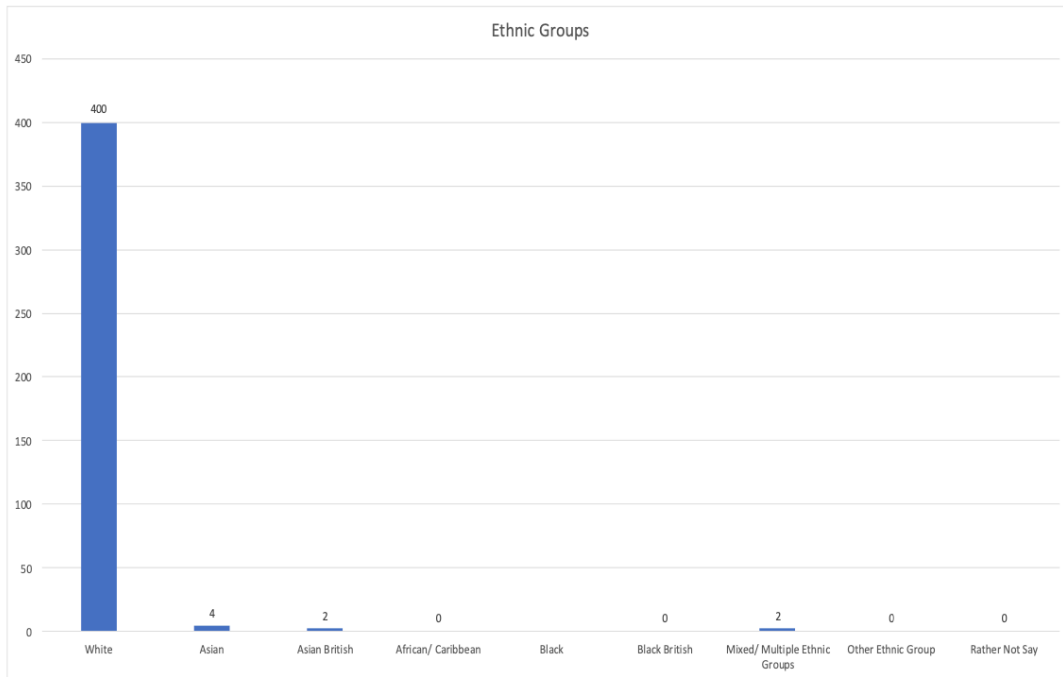


### Notes/comments:

- 13.1% between 0-17;
- 38.2% between 18-59;
- **48.7% between 60-90+;**
- 513 respondents.



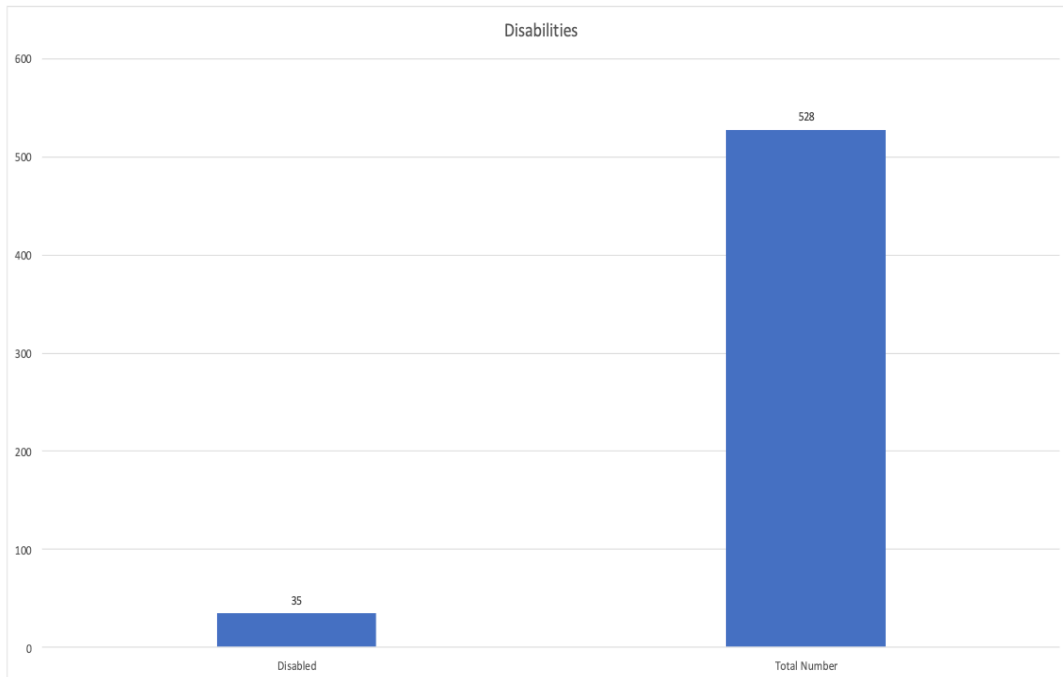
## Q2 — Ethnicity



### Notes/comments:

- Not all respondents noted numbers per household — not sure how accurate the numbers are.

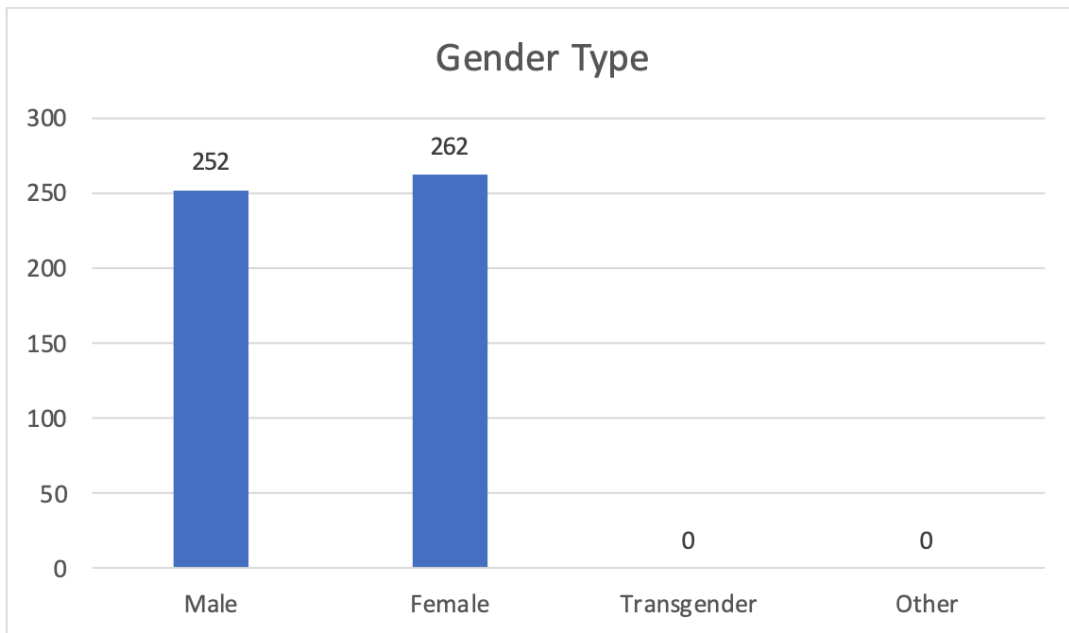
## Q3 — Disabilities



### Notes/comments:

- 6.6% of total respondents confirmed a disability.
- Total number of respondents taken as 528, from Q5.

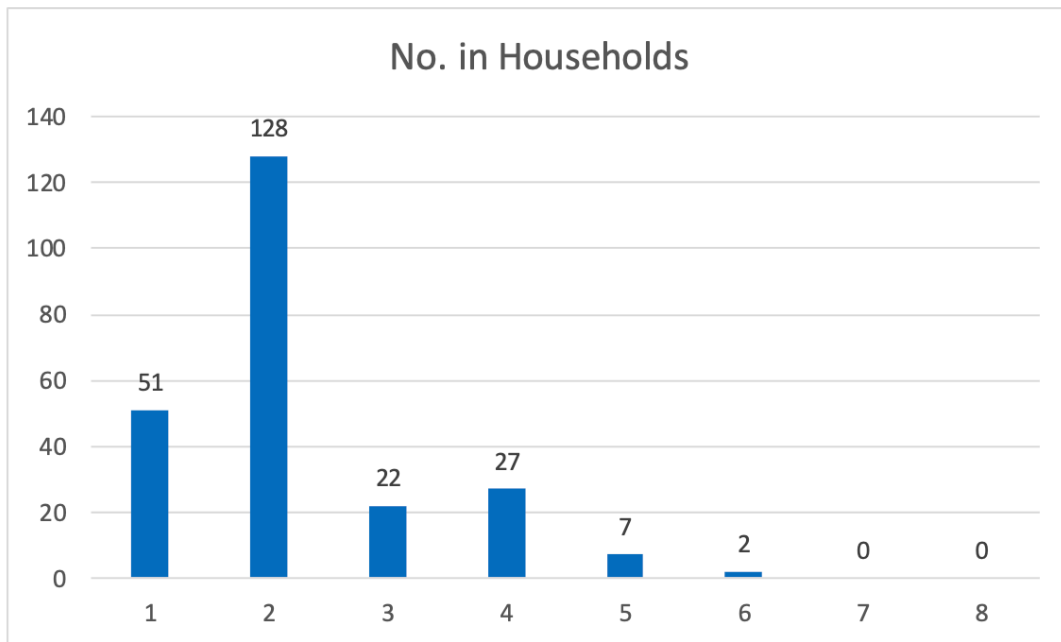
## Q4 — Gender



Notes/comments:

- Total number of respondents is 514.
- 51.0% female, 49.0% male.

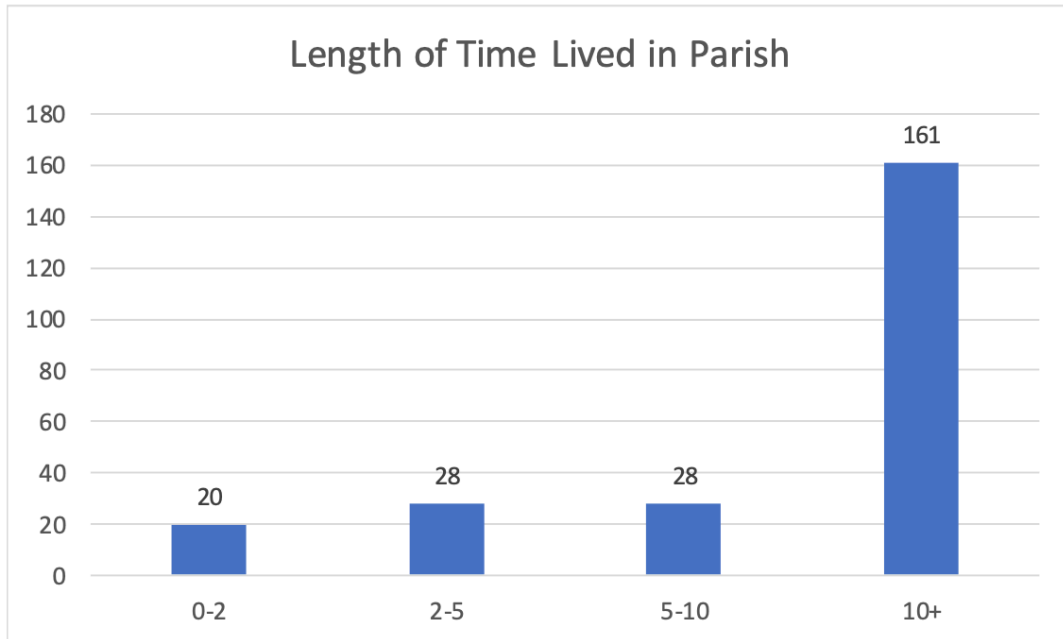
## Q5 — Number of People in Household



### Notes/comments:

- Total number of respondents is 528—one respondent didn't complete this question.
- As a percentage of the remaining 237 households:
  - 1 person = 21.5%
  - **2 people = 54.0%**
  - 3 people = 9.3%
  - 4 people = 11.4%
  - 5 people = 3.0%
  - 6 people = 0.8%
- Average across the 237 households is 2.2 people.

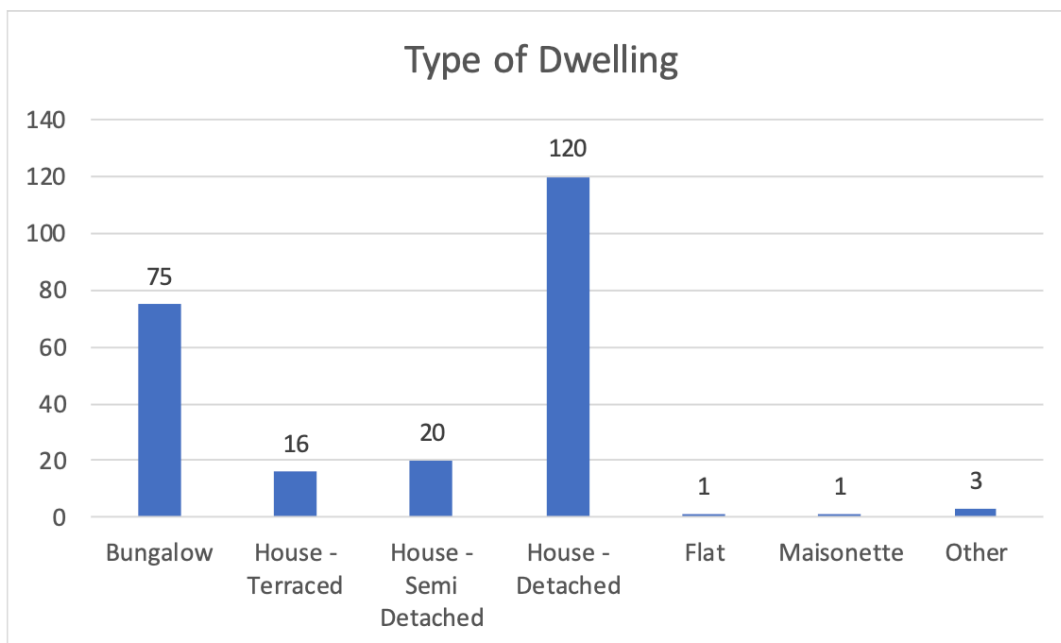
## Q6 — Length of Time in Parish



### Notes/comments:

- Have adjusted entries so that it is per household, rather than per person.
- Out of 237 households:
  - 0-2 yrs = 8.4%
  - 2-5 yrs = 11.8%
  - 5-10 yrs = 11.8%
  - **10+ yrs = 67.9%**

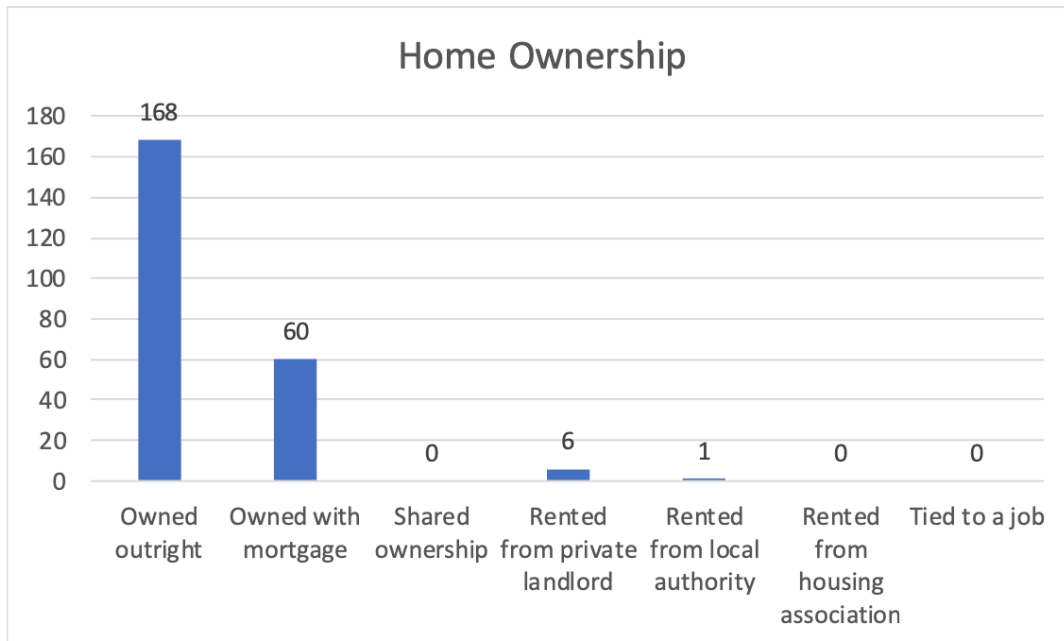
## Q7 — Type of Dwelling



### Notes/comments:

- 1 entry not provided, so only 237 households answered.
- Out of 237 households:
  - Bungalows = 31.6%
  - House (terraced) = 6.8%
  - House (semi-detached) = 8.4%
  - **House (detached) = 50.6%**
  - Flat = 0.4%
  - Maisonette = 0.4%
  - Other = 1.7%
- Number of bedrooms not included for 2 entries—total of 776 bedrooms across 235 households is an average of 3.3 bedrooms.

## Q8 — Home Ownership



### Notes/comments:

- 235 households answered.
- Out of 235 households:
  - **Owned outright = 71.5%**
  - Owned with mortgage = 25.5%
  - Shared ownership = 0.0%
  - Rented from private landlord = 2.6%
  - Rented from local authority = 0.4%
  - Rented from housing association = 0.0%
  - Tied to a job = 0.0%

## **Q9 — Looking to Buy in Village**

Notes/comments:

- Only 5 households responded.
- Requirements were:
  - 1 bed with garage
  - 3 bedroom
  - 3 bedroom bungalow

## **Q10 — Looking to Downsize**

Notes/comments:

- 14 households wish to downsize current home.
- Requirements were:
  - 6 bedroom
  - 2 bedroom detached house
  - Bungalow
  - 1 bedroom bungalow
  - 4 number 3 bedroom detached houses
  - 2 number 3 bedroom bungalow
  - 2 bedroom bungalow
  - 2/3 bedroom bungalow



## **Q11 — Looking to Increase Size**

Notes/comments:

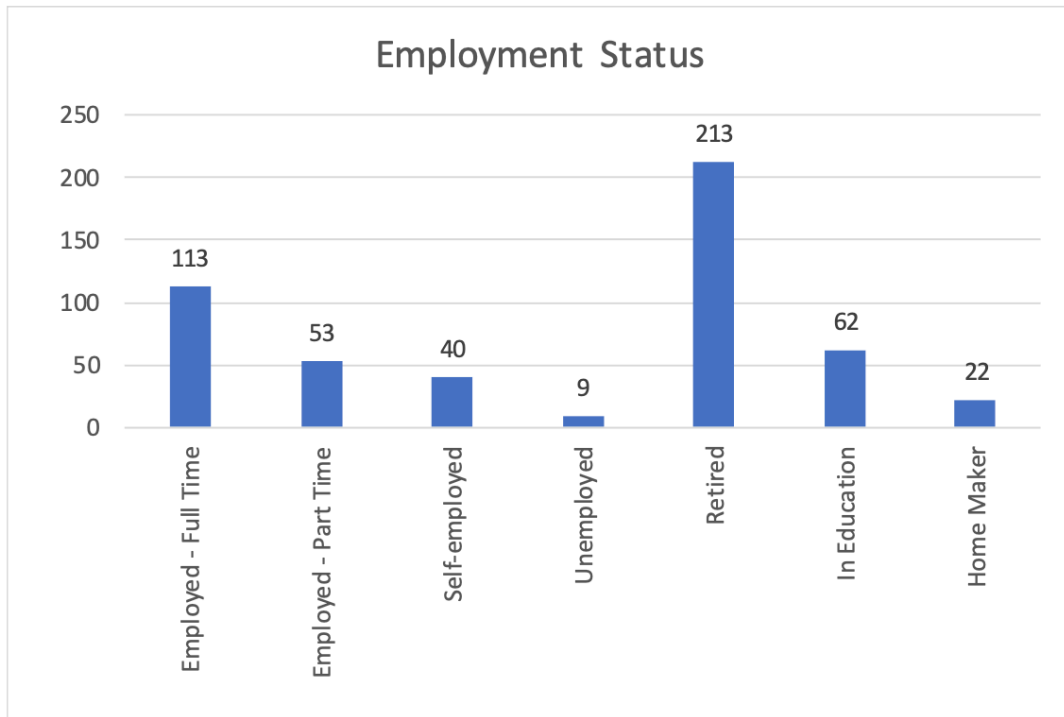
- 19 households wish to increase size of current home.
- Requirements were:
  - 4 bedroom
  - 6 bedroom
  - 2 number 3 bedroom semi-detached
  - 2 bedroom detached house
  - More land
  - 4 bedroom detached house
  - 3 bedroom ground floor barn
  - 3 number 3 bedroom detached
  - 3 bedroom house
  - 2/3 bedroom bungalow
  - Larger 4 bedroom

## **Q12 — Housing Register**

Notes/comments:

- Only 1 respondent currently on housing register—for 1 year.

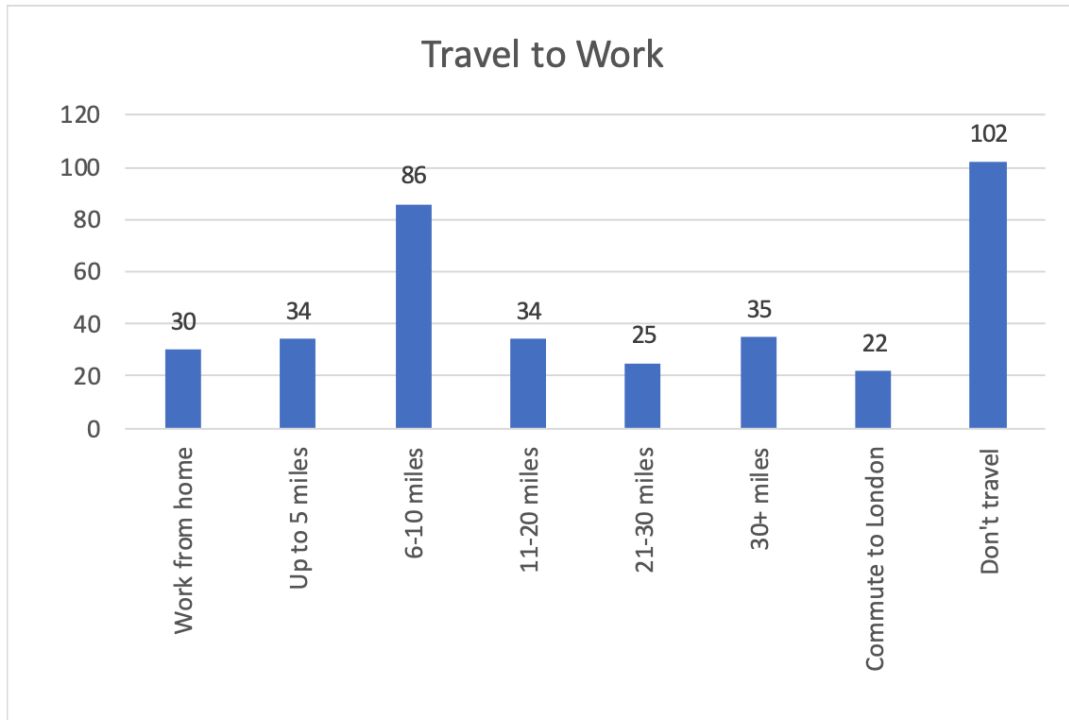
## Q13 — Employment Status



### Notes/comments:

- 512 responses, but some respondents may have ticked multiple boxes (ie retired and employed part time)
- Out of 512 responses:
  - Employed full time = 22.1%
  - Employed part time = 10.4%
  - Self employed = 7.8%
  - Unemployed = 1.8%
  - **Retired = 41.6%**
  - In education = 12.1%
  - Home maker = 4.3%

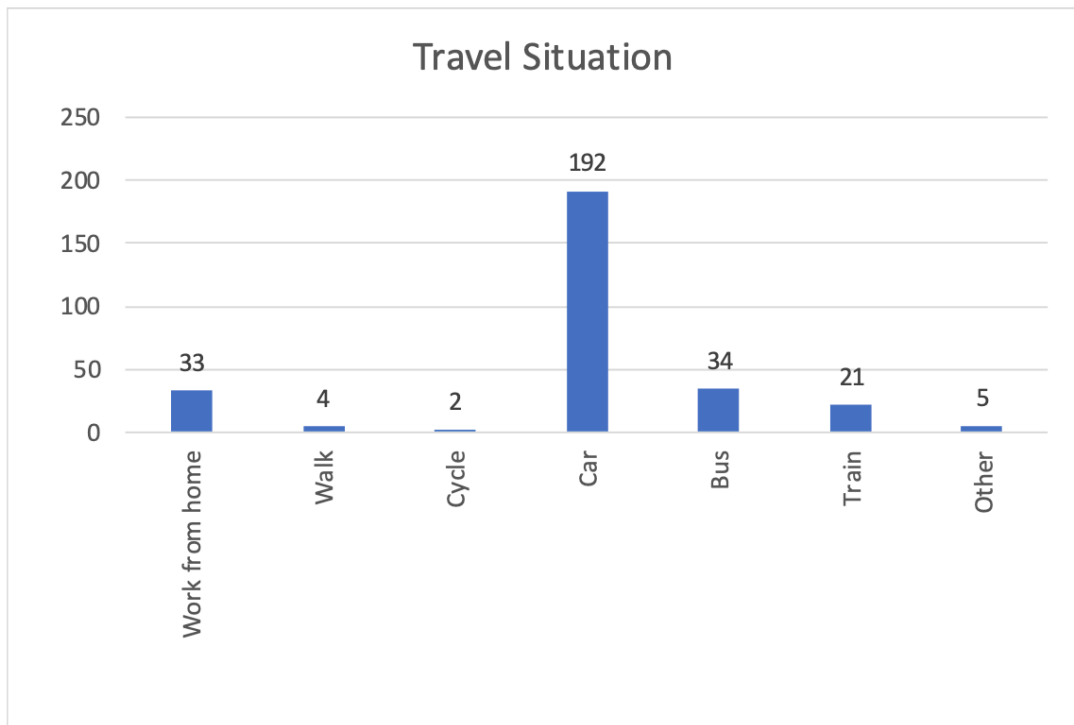
## Q14 — Distance To Travel To Work



### Notes/comments:

- 368 responses, but some respondents may have ticked 'Don't travel' even though they are retired. We had 206 respondents on Q13 stating they were full time, part time or self employed, with another 62 in education—that gives 268.
- Out of 368 responses:
  - Work from home = 8.2%
  - Up to 5 miles = 9.2%
  - 6-10 miles = 23.4%
  - 11-20 miles = 9.2%
  - 21-30 miles = 6.8%
  - 30+ miles = 9.5%
  - Commute to London = 6.0%
  - **Don't travel = 27.7%**

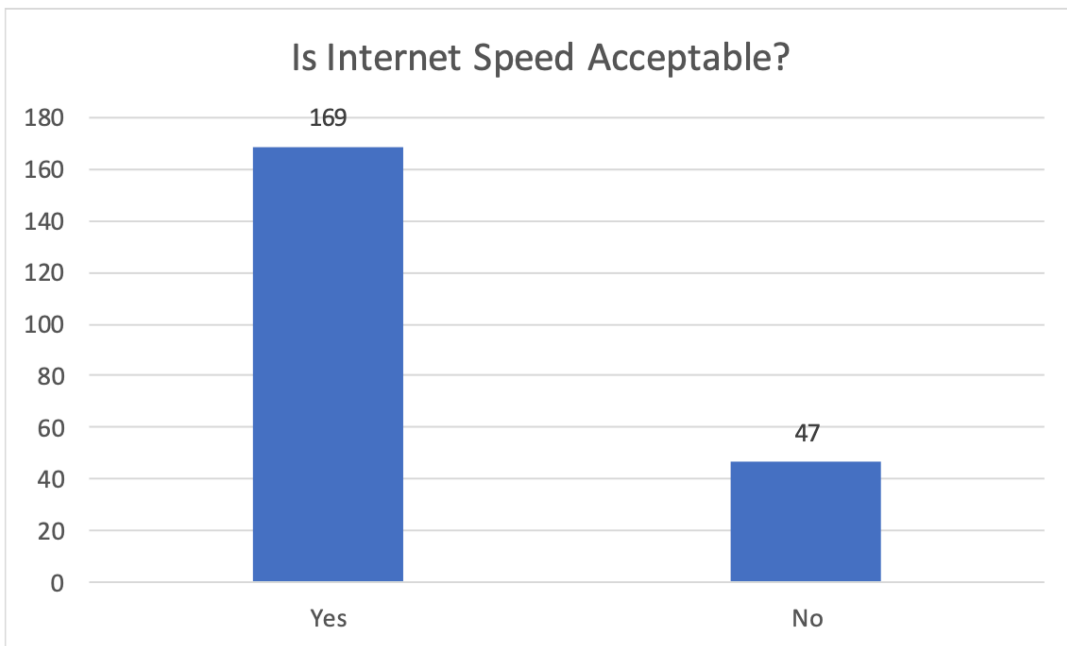
## Q15 — Means Of Travel To Work



### Notes/comments:

- 291 responses.
- Out of 291 responses:
  - Work from home = 11.3%
  - Walk = 1.4%
  - Cycle = 0.7%
  - **Car = 66.0%**
  - Bus = 11.7%
  - Train = 7.2%
  - Other = 1.7%

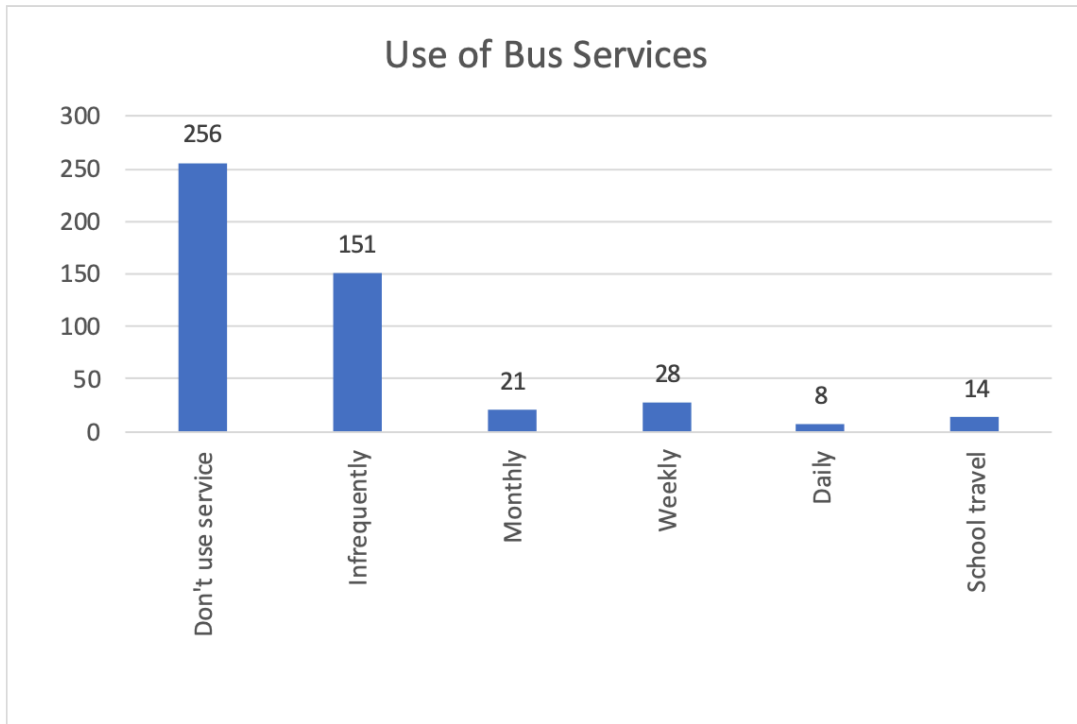
## Q16 — Internet



### Notes/comments:

- 216 households responded—can we assume that the others not have internet?.
- Out of 216 responses:
  - **Yes = 78.2%**
  - **No = 21.8%**

## Q17 — Use of Local Bus Services



### Notes/comments:

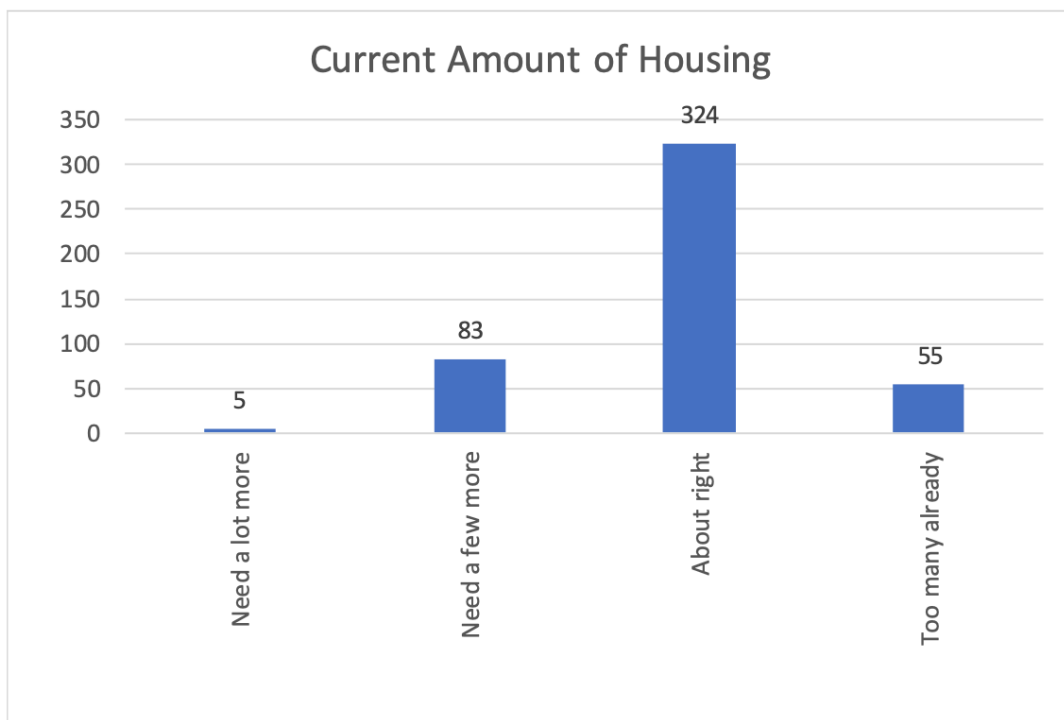
- 478 respondents.
- Out of 478 responses:
  - **Don't use service = 53.6%**
  - Infrequently = 31.6%
  - Monthly = 4.4%
  - Weekly = 5.9%
  - Daily = 1.7%
  - School travel = 2.9%
- General responses of prefer to use car, infrequent, inconvenient, expensive, not covering required areas.

## Q18 — Listed Buildings

Notes/comments:

- Total of 9 households confirmed that they lived in a listed building.
- I believe there may be 14 Grade II listed properties (including 1 Grade II\* listed) in Leavenheath.

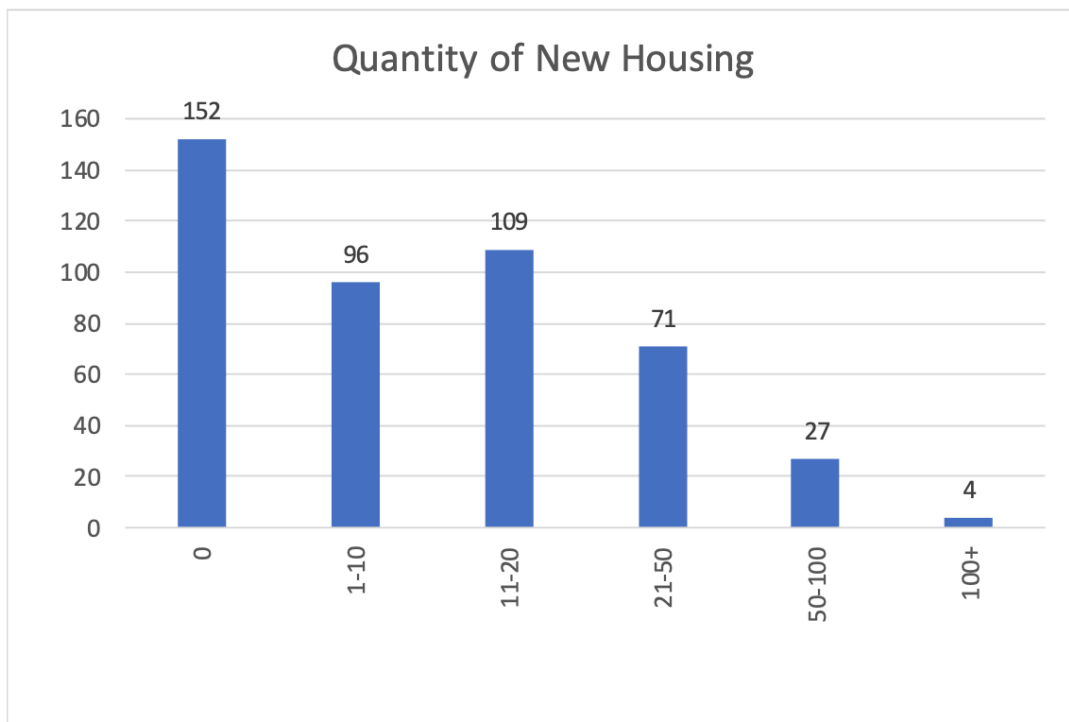
## Q19 — Current Amount of Housing



Notes/comments:

- 467 respondents.
- Out of 467 responses:
  - Need a lot more = 1.1%
  - Need a few more = 17.8%
  - **About right = 69.4%**
  - Too many already = 11.8%

## Q20 — Quantity of New Housing

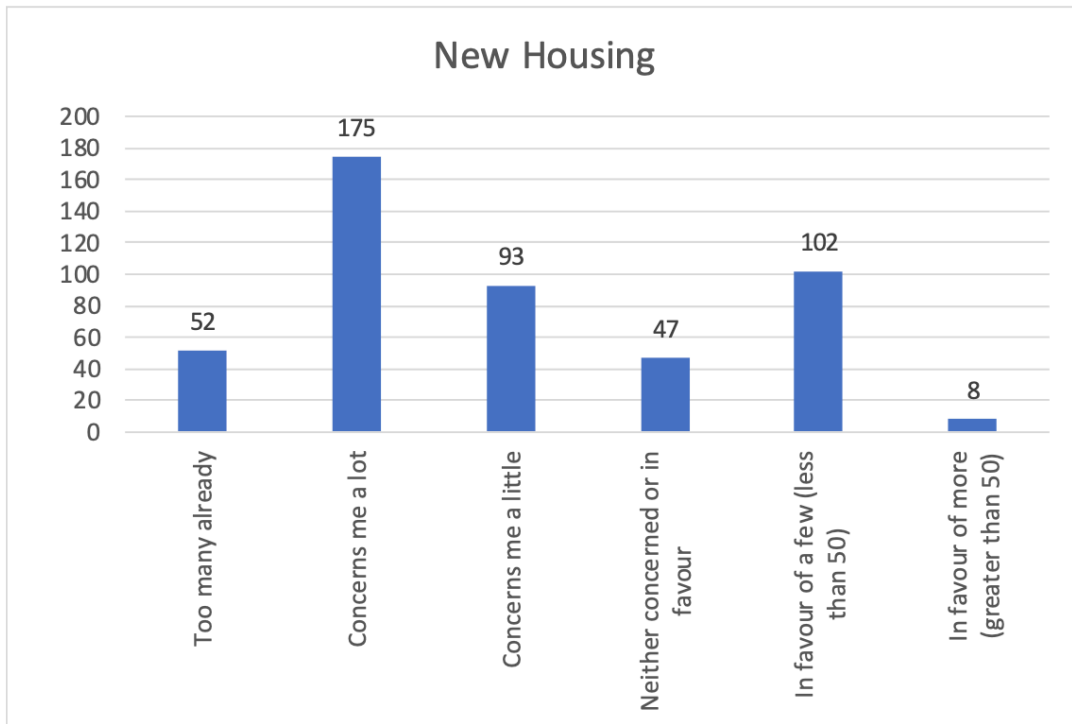


### Notes/comments:

- 459 respondents.
- Out of 459 responses:
  - **0 = 33.1%**
  - 1-10 = 20.9%
  - 11-20 = 23.7%
  - 21-50 = 15.5%
  - 50-100 = 5.9%
  - 100+ = 0.9%



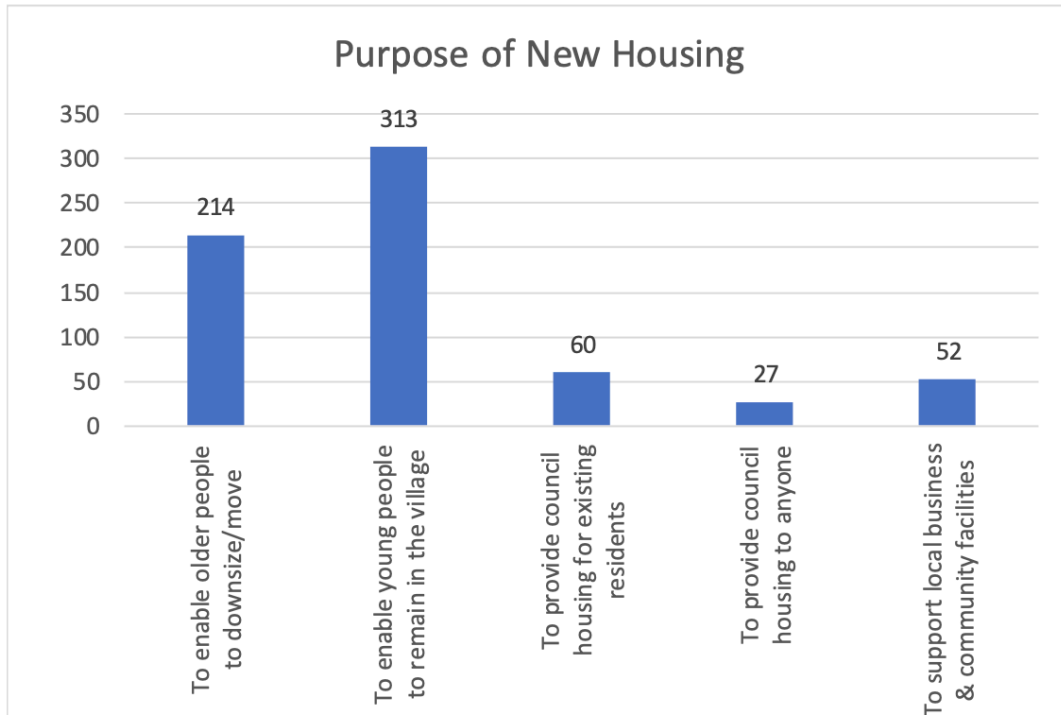
## Q21 — Thoughts on New Housing



### Notes/comments:

- 477 respondents.
- Out of 477 responses:
  - Too many already = 10.9%
  - **Concerns me a lot = 36.7%**
  - Concerns me a little = 19.5%
  - Neither concerned or in favour = 9.9%
  - In favour of a few (less than 50) = 21.4%
  - In favour of more (greater than 50) = 1.7%

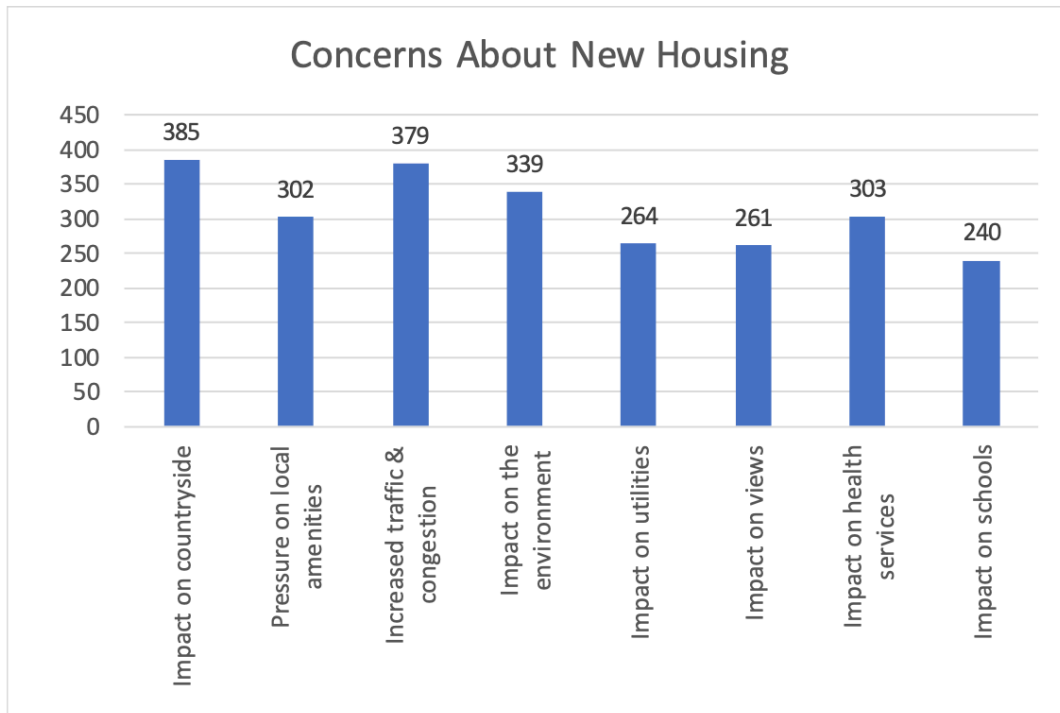
## Q22 — Purpose of New Housing



### Notes/comments:

- 666 responses (some ticking more than one)
- Out of 666 responses:
  - To enable older people to downsize = 32.1%
  - **To enable young people to remain in village = 47.0%**
  - To provide council housing for existing residents = 9.0%
  - To provide council housing to anyone = 4.1%
  - To support local business & community facilities = 7.8%
- Support for shop, pubs and restaurants, post office.

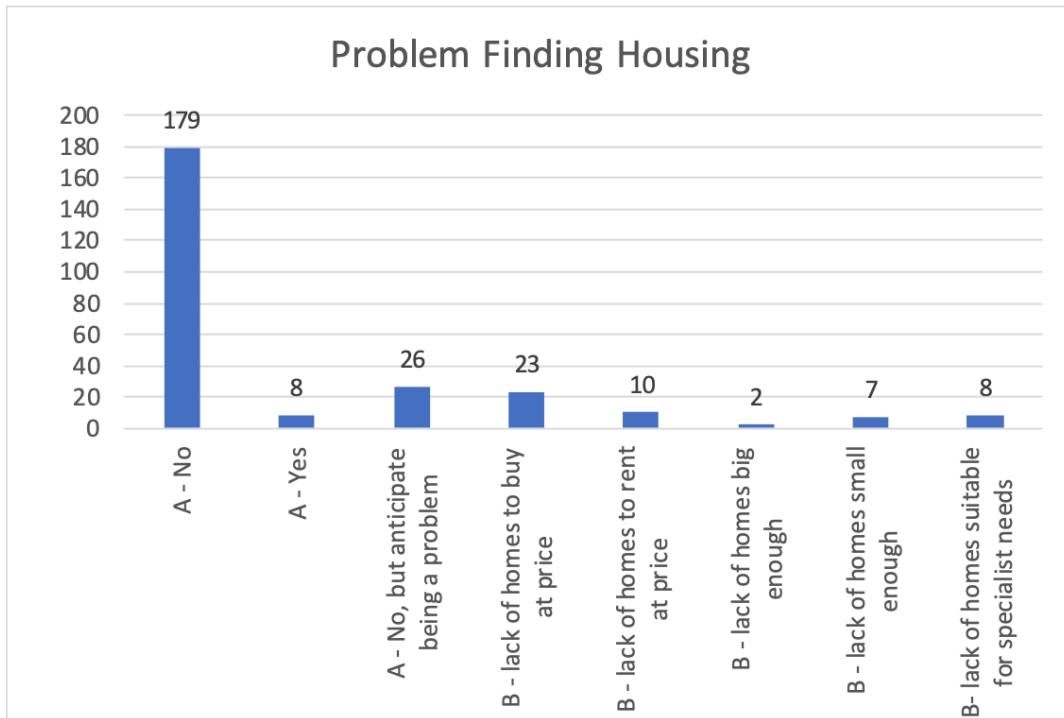
## Q23 — Concerns About New Housing



Notes/comments:

- 2473 responses (some ticking more than one)
- Out of 2473 responses:
  - **Impact on countryside = 15.6%**
  - Pressure on local amenities = 12.2%
  - Increased traffic & congestion = 15.3%
  - Impact on the environment = 13.7%
  - Impact on utilities = 10.7%
  - Impact on views = 10.6%
  - Impact on health services = 12.3%
  - Impact on schools = 9.7%

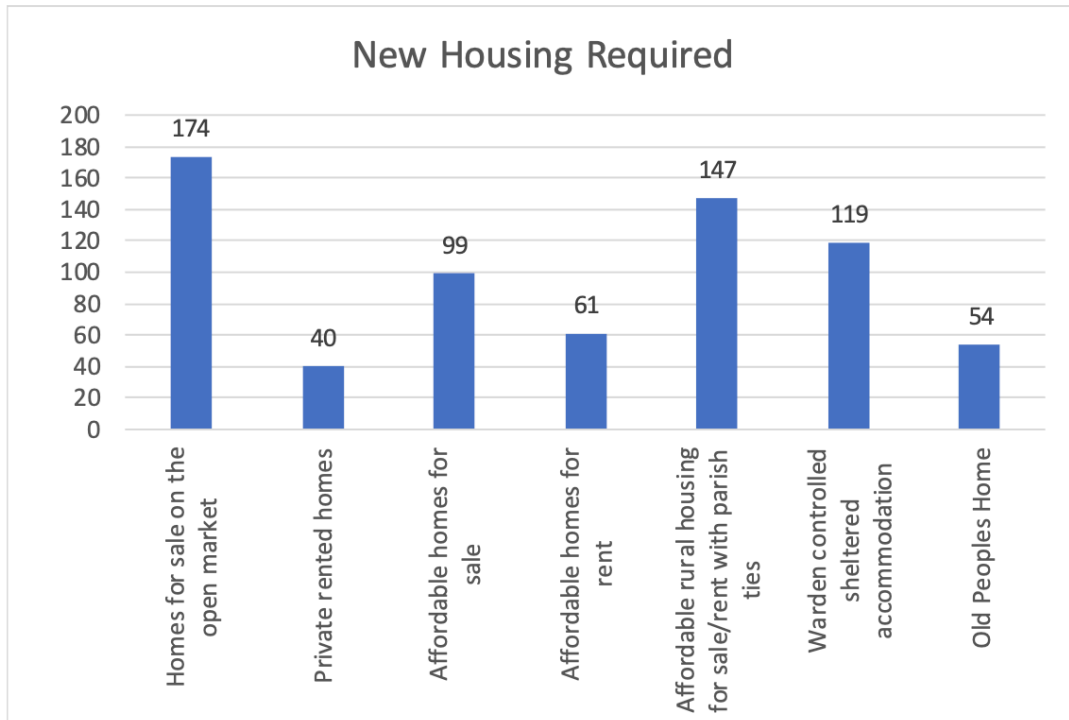
## Q24 — Problems Finding Housing



### Notes/comments:

- 213 households responded - 84.0% said No, 3.8% said Yes, 12.2% said they anticipate this being a problem.
- Out of 50 responses to it being a problem:
  - Lack of homes to buy at price = 46.0%
  - Lack of homes to rent at price = 20.0%
  - Lack of homes big enough = 4.0%
  - Lack of homes small enough = 14.0%
  - Lack of homes suitable for specialist needs = 16.0%

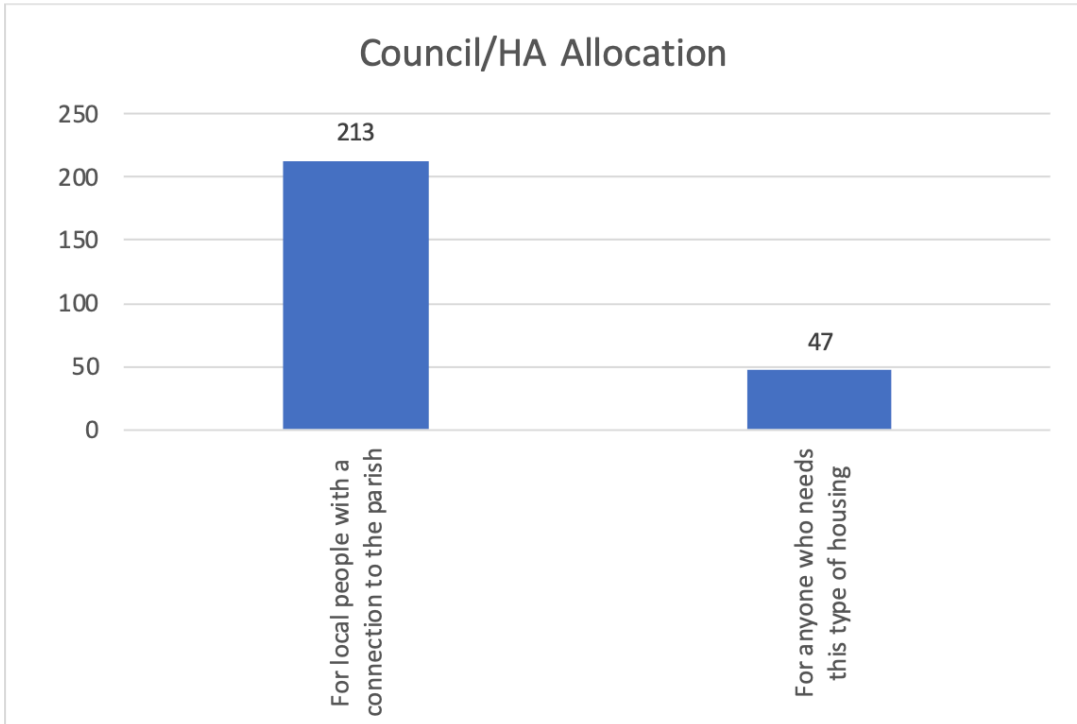
## Q25 — Type of New Housing Required



### Notes/comments:

- 694 responses (some may have ticked more than 1 option).
- Out of 694 responses:
  - **Homes for sale on open market = 25.1%**
  - Private rented homes = 5.8%
  - Affordable homes for sale = 14.3%
  - Affordable homes for rent = 8.8%
  - Affordable rural housing for sale/rent with parish ties = 21.2%
  - Warden controlled sheltered accommodation = 17.1%
  - Old Peoples Home = 7.8%

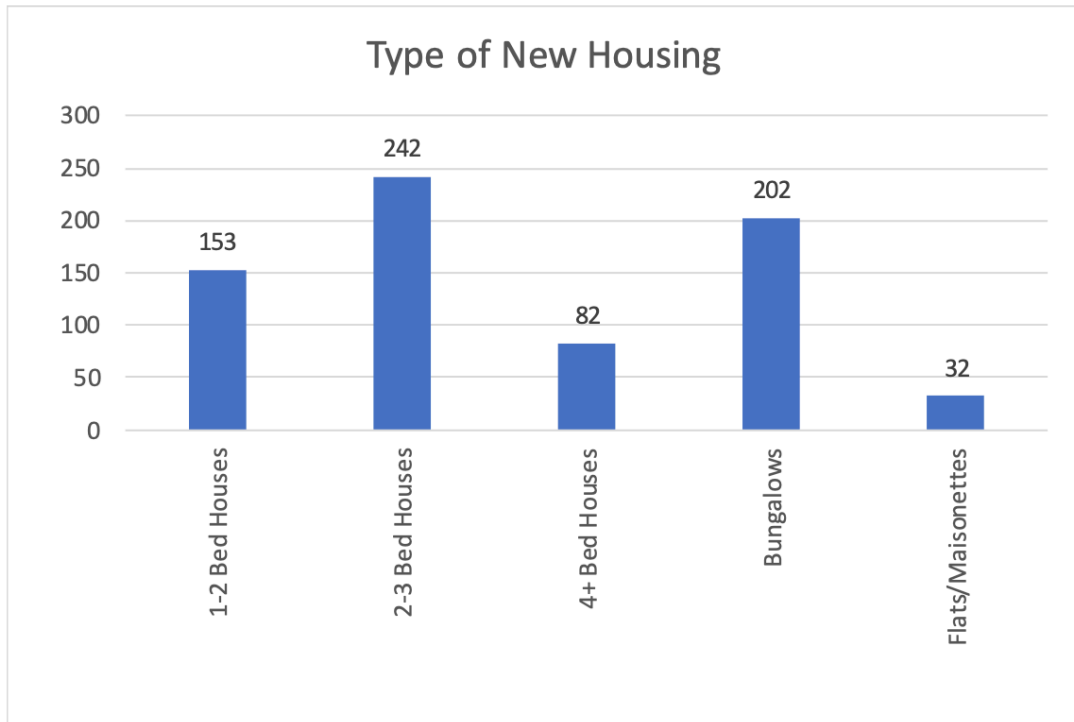
## Q26 — Council/HA Allocation



Notes/comments:

- 260 responses (some may have ticked more than 1 option).
- Out of 260 responses:
  - **For local people with a connection to the parish = 81.9%**
  - For anyone who needs this type of housing = 18.1%

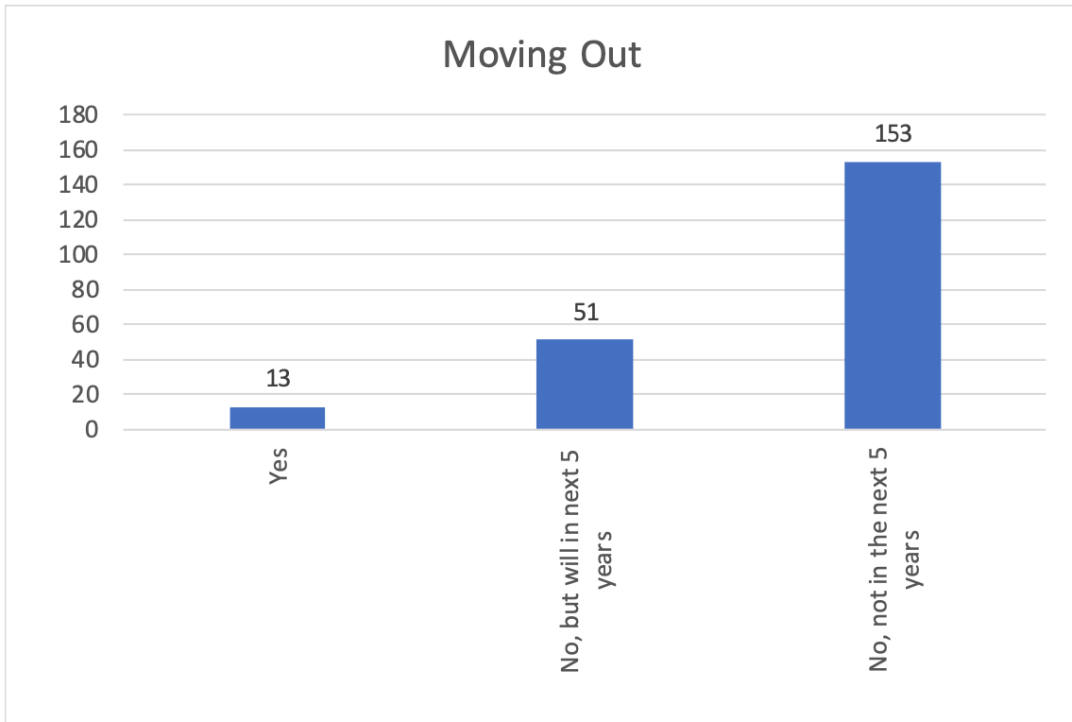
## Q27 — Type of New Housing



Notes/comments:

- 711 responses (some may have ticked more than 1 option).
- Out of 711 responses:
  - 1-2 bed houses = 21.5%
  - **2-3 bed houses = 34.0%**
  - 4+ bed houses = 11.5%
  - Bungalows = 28.4%
  - Flats/maisonettes = 4.5%

## Q28 — Moving Out

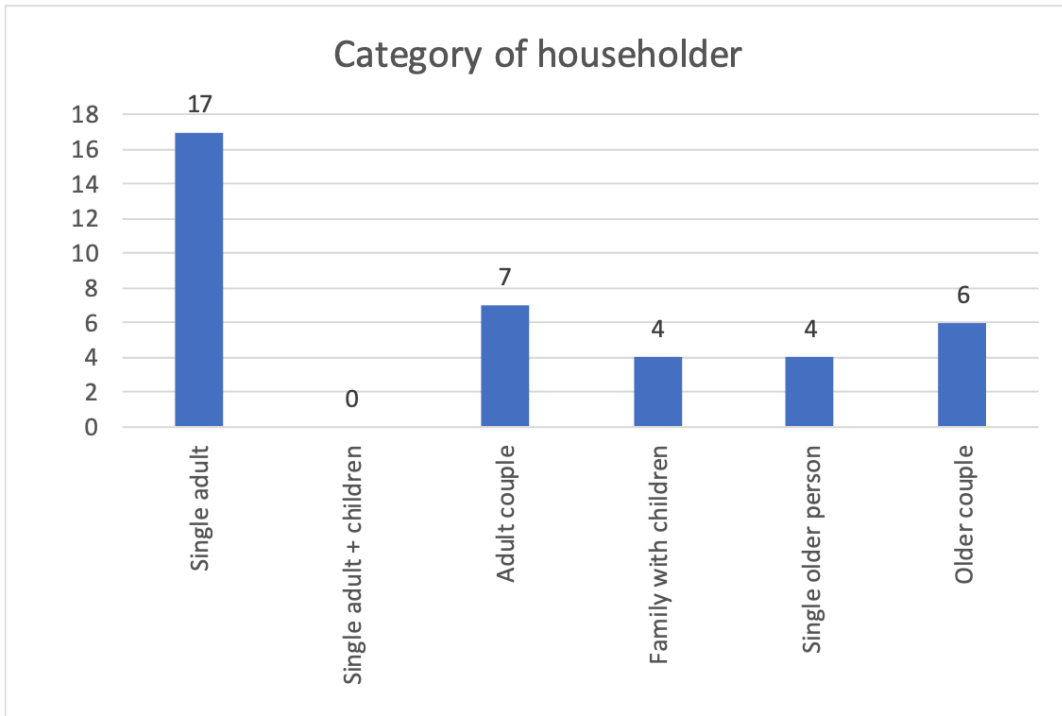


### Notes/comments:

- 217 respondents.
- Out of 217 responses:
  - Yes, wants or needs to move = 6.0%
  - No, but will in next 5 years = 23.5%
  - **No, not in the next 5 years = 70.5%**



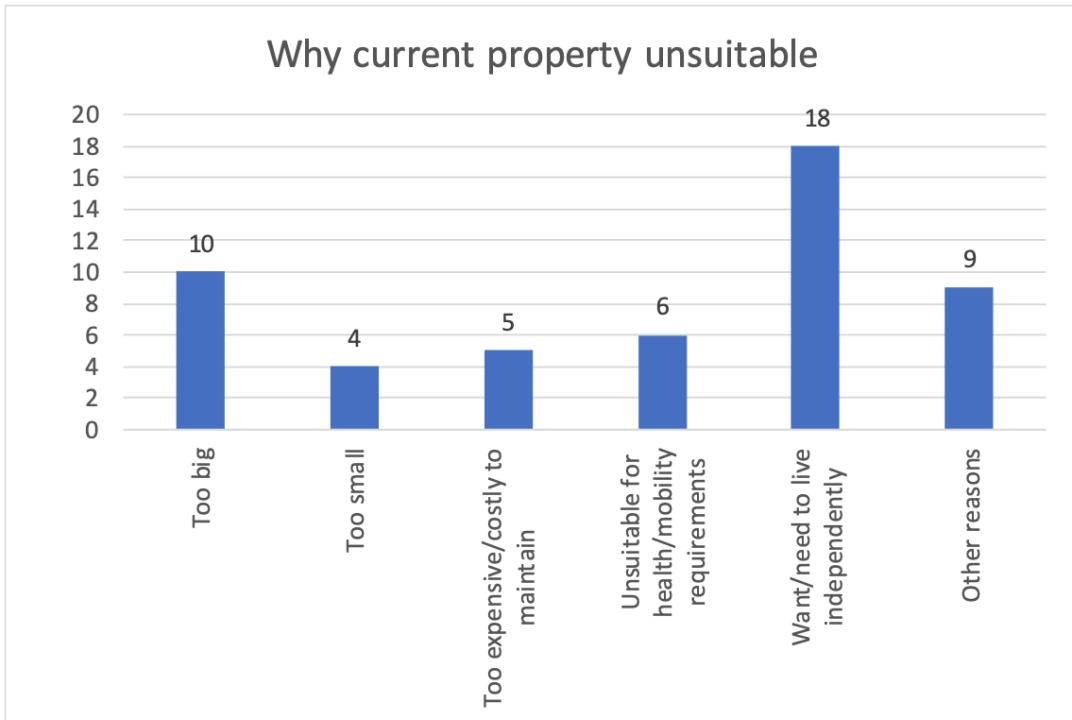
## Q29 — Moving Out—Category of Householder



Notes/comments:

- 38 responses.
- Out of 38 responses:
  - **Single adult = 44.7%**
  - Single adult plus children = 0.0%
  - Adult couple = 18.4%
  - Family with children = 10.5%
  - Single older person = 10.5%
  - Older couple = 15.8%

## Q30 — Moving Out—Reason



### Notes/comments:

- 52 responses.
- Out of 52 responses:
  - Too big = 19.2%
  - Too small = 7.7%
  - Too expensive to maintain = 9.6%
  - Unsuitable for health requirements = 11.5%
  - **Want/need to live independently = 34.6%**
  - Other reasons = 17.3%

## Q31 — Spend Time in the AONB?

### Notes/comments:

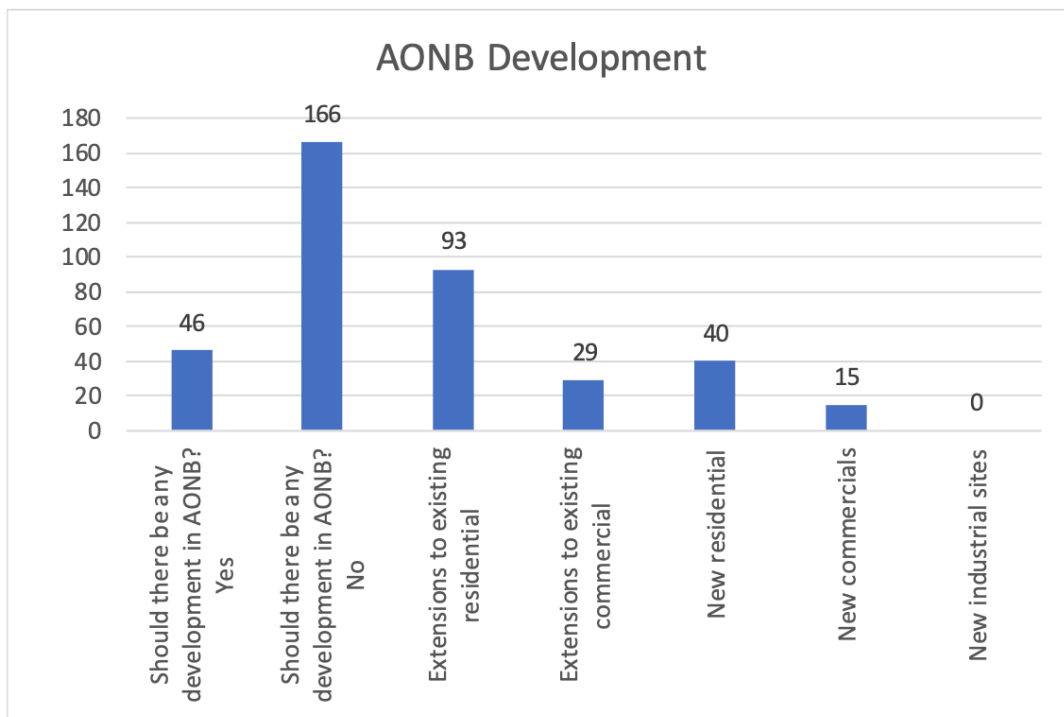
- Total 216 households confirmed that they spend time in the AONB—90.8% of households.

## Q32 — Preservation of the AONB

Notes/comments:

- Total 235 households confirmed that the preservation of the AONB is important— 98.7% of households.

## Q33 — Development in AONB



Notes/comments:

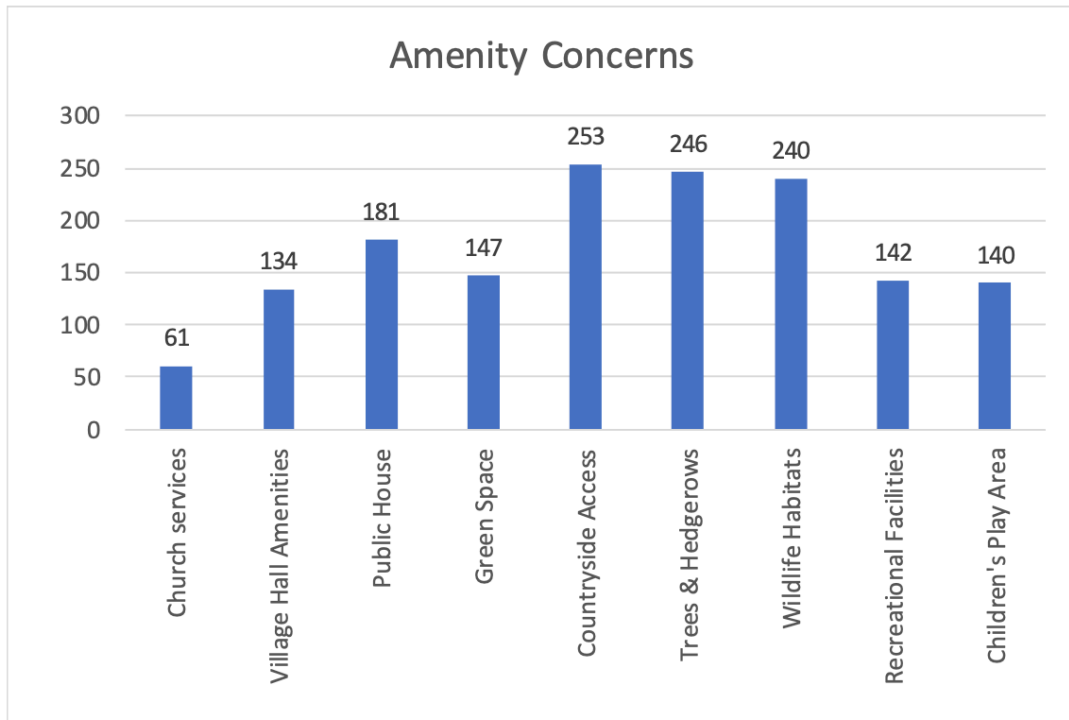
- 212 responses for the first part— 21.7% in favour of development in AONB, 78.3% against it.
- Out of the 'in favour' responses:
  - Extensions to existing residential = 52.5%
  - Extensions to existing commercial = 16.4%
  - New residential = 22.6%
  - New commercial = 8.5%
  - New industrial sites = 0.0%

## **Q34 — Extension of the AONB**

Notes/comments:

- Total 183 households confirmed that the AONB should be extended —76.9% of households.

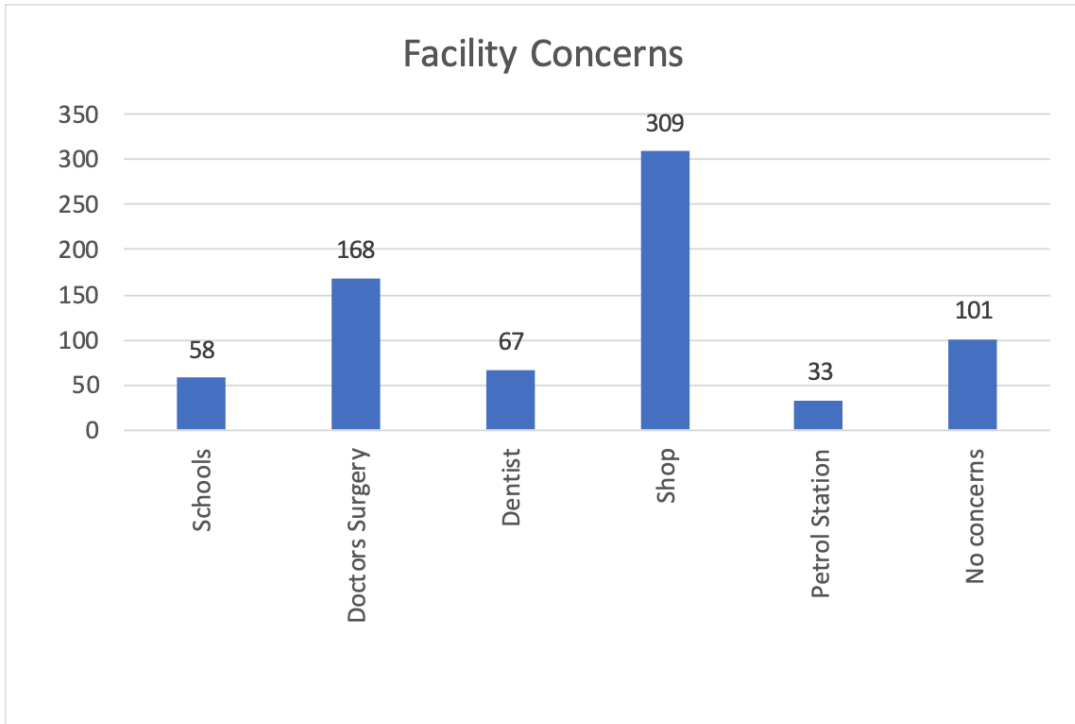
## Q35 — Infrastructure Concerns



### Notes/comments:

- 1544 responses (some may have ticked more than 1 option).
- Out of 1544 responses:
  - Church services = 4.0%
  - Village hall amenities = 8.7%
  - Public House = 11.7%
  - Green space = 9.5%
  - **Countryside access = 16.4%**
  - Trees & hedgerows = 15.9%
  - Wildlife habitats = 15.5%
  - Recreational facilities = 9.2%
  - Children's play area = 9.1%

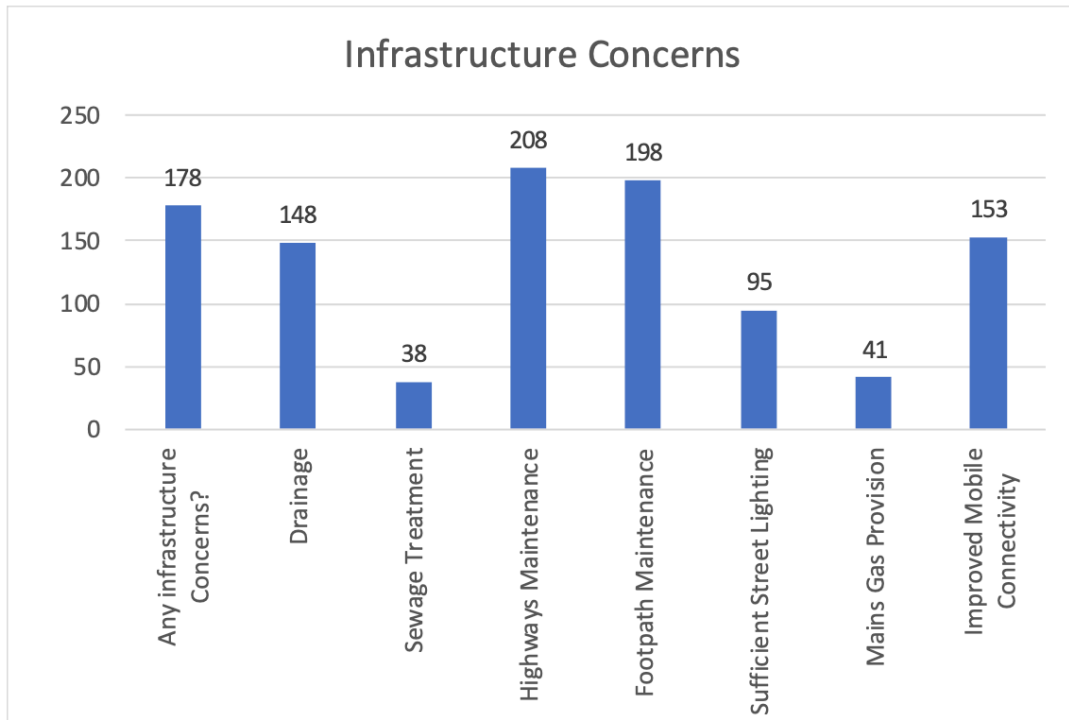
## Q36 — Facility Concerns



### Notes/comments:

- 736 responses (some may have ticked more than 1 option).
- Out of 736 responses:
  - Schools = 7.9%
  - Doctors surgery = 22.8%
  - Dentist = 9.1%
  - **Shop = 42.0%**
  - Petrol station = 4.5%
  - No concerns = 13.7%

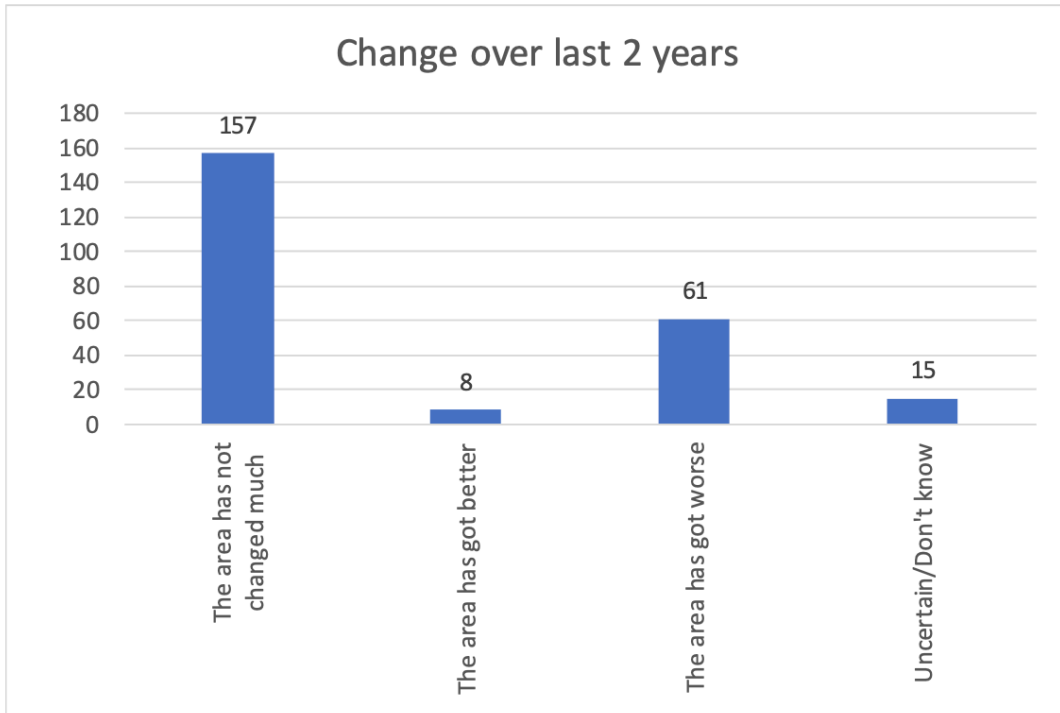
## Q37 — infrastructure Concerns



### Notes/comments:

- 178 households have infrastructure concerns— 74.8%.
- 881 responses (some may have ticked more than 1 option).
- Out of 881 responses:
  - Drainage = 16.8%
  - Sewage treatment = 4.3%
  - **Highways maintenance = 23.6%**
  - Footpath maintenance = 22.5%
  - Sufficient street lighting = 10.8%
  - Mains gas provision = 4.7%
  - Improved mobile connectivity = 17.4%

## Q38 — Change Over Last 2 Years

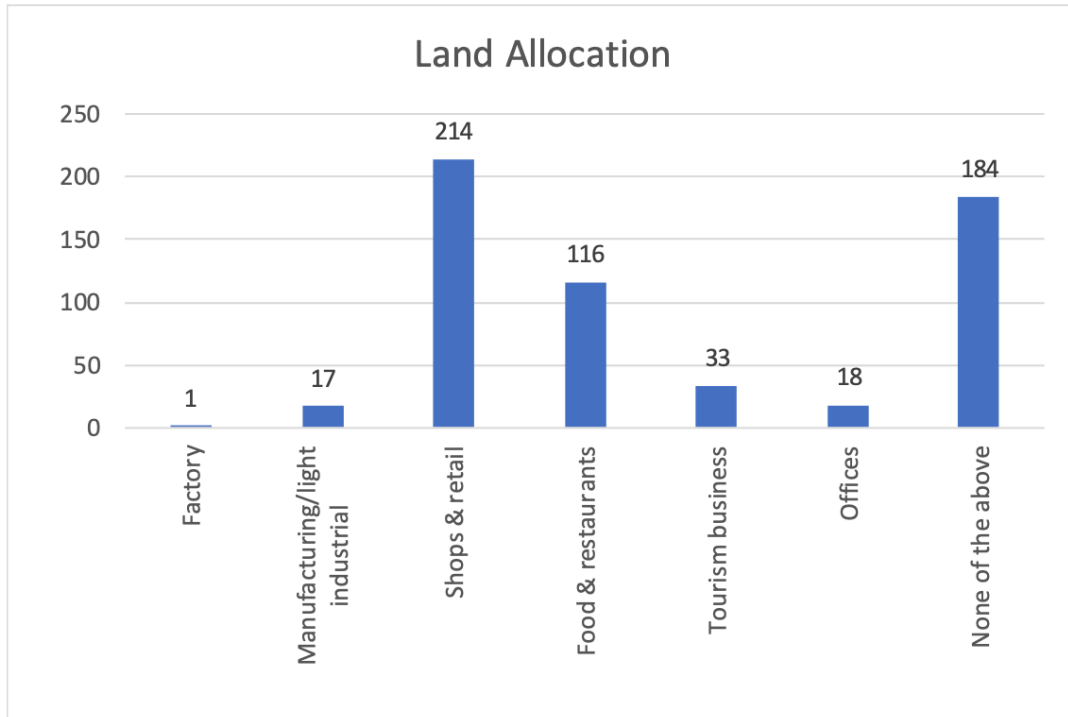


### Notes/comments:

- 238 households have responded:
  - **The area has not changed much = 65.5%**
  - The area has got better = 3.4%
  - The area has got worse = 24.8%
  - Uncertain/don't know = 6.3%
- Lots of good comments back that need further analysis.



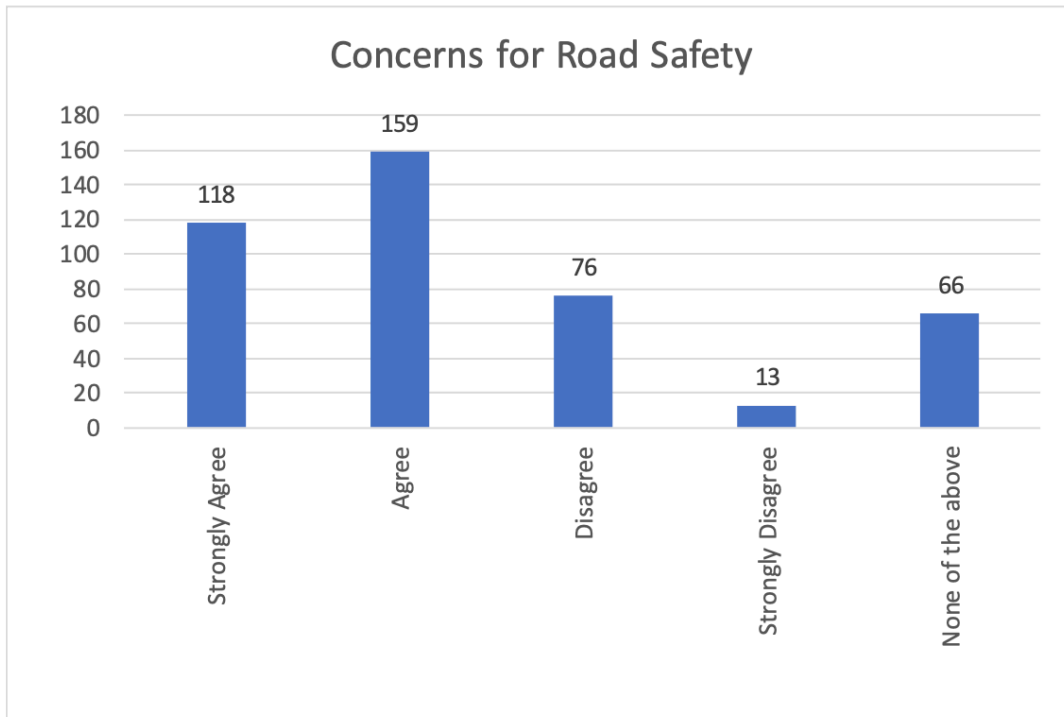
## Q39 — Land Allocation



### Notes/comments:

- 583 responses (some may have ticked more than 1 option).
- Out of 583 responses:
  - Factory = 0.2%
  - Manufacturing/light industrial = 2.9%
  - **Shops & retail = 36.7%**
  - Food & restaurants = 19.9%
  - Tourism business = 5.7%
  - Offices = 3.1%
  - None of the above = 31.6%

## Q40 — Concerns for Road Safety



### Notes/comments:

- 432 responses (some may have ticked more than 1 option).
- Out of 432 responses:
  - Strongly agree = 27.3%
  - **Agree = 36.8%**
  - Disagree = 17.6%
  - Strongly disagree = 3.0%
  - None of the above = 15.3%

## **Q41 — What Do You Like?**

Notes/comments:

- Peaceful, safe & quiet
- Community spirit, friendly neighbours
- Rural setting, countryside
- Easy access to other destinations (train station, golf club, Sudbury, Colchester)
- Well maintained

Many other positive comments, but mostly around the above themes.

## **Q42 — What Do You Dislike?**

Notes/comments:

- Traffic on the A134 and Stoke Road, and dangerous to walk beside/cycle along
- Lack of buses and transport options
- Domination of the area by property & businesses connected to Peake/fruit farms
- Lack of shop and infrastructure
- Looks tired, not maintained by parish, local and county councils
- Insufficient community spirit
- Litter and dog poo
- Closure of The Lion
- Being spread out along the A134 with no natural centre to the village

Many other similar comments, with some other very specific issues/grievances raised.

## Q43 — Summarise in 3 Words?

Notes/comments:

- Peaceful
- Safe
- Clean
- Quiet
- Caring
- Divided
- Disjointed
- Friendly
- Fragmented
- Insular
- Unkempt
- Two villages divided

Many other similar comments.

## Q44 — Favourite Place?

Notes/comments:

- My home
- Village pub
- Countryside
- Village green
- Village hall
- The church
- All of it

Many other similar comments.

## **Q45 — What Are You Most Proud Of?**

Notes/comments:

- Community spirit
- Clean and tidy village
- Views and countryside
- Village hall
- Hare and Hounds

Many other similar comments.

## Q46 — Ground Breaking Ideas!

Notes/comments:

- Not enough play equipment for children on village green
- Community shop needed in village hall and other amenities
- Make whole of Leavenheath 20 mph
- Make whole of A134 40 mph
- Convert The Lion pub into a community area
- Diverting the road and joining up the two parts of the village
- Revive village fete
- Mini bus service for appointments/shopping, car pool
- New bus service
- Wildflower areas
- Annual event for all ages, eg fete/fair
- The Parish Council should listen more to ideas from the village on improvements
- Consider loneliness and social isolation
- Remove a fence panel day (I assume to encourage people to talk?)
- Art exhibition at village hall, organised walks
- Things for older children such as goal/netball posts on village green
- Leave it alone
- More community projects to improve upkeep and environment
- Giving us our own postcode
- Small block of apartments for older people
- Council subsidised communal gardener

And others!

## Q47 — Any Other Comments

Notes/comments:

- Question 22 should have also included a section for families who need a larger house. Leavenheath has a massive lack of 3 bedroomed homes, lots of 2 bed and 4 + bed houses and nothing in between. Families are having to move from an area they are happy in and settled.
- Specifically more trees and hedgerows being able to develop naturally, including dead wood and hedgerow thickening. Concern at the currently excessive level of maintenance.
- Goal posts on the village green. The green isn't just for Cricket Club! Better play facilities such as those at Stoke.
- Too many keep fit activities at village hall stops more varied classes taking place e.g. flower arranging, adult dance, choir, acting group, and many other groups for many, not just a few.
- Don't want to see thoughtless over development to meet BDC quotas.
- Parish council - who like to say "yes" but achieve absolutely nothing. Once said by member of parish council - "people like you are here today and gone tomorrow". Welcome to Leavenheath - not.
- When we moved to Leavenheath, we had a shop, tea room and 2 public houses, places for people to meet and socialise, as a village we need to recreate some of this.
- Water pressure, services, internet speed will all suffer if more houses added, lose close knit feel, survey biased to supporting new developments, houses will be devalued.

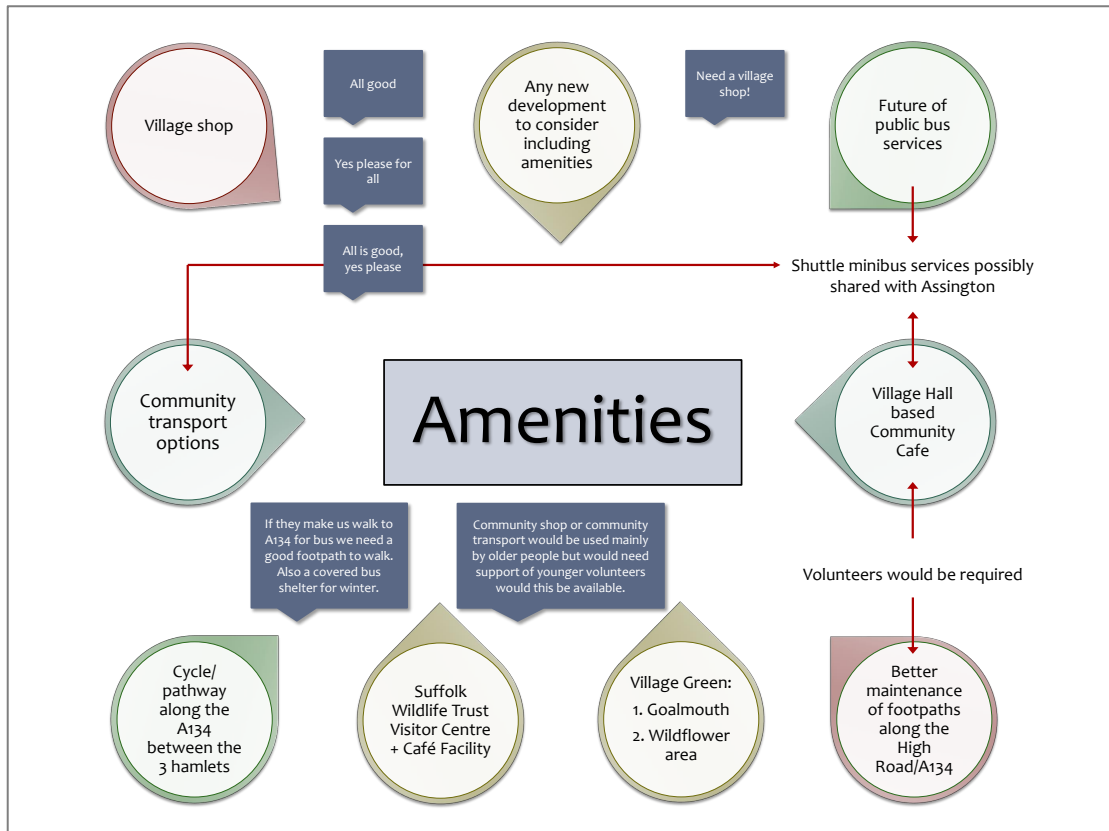
Many other similar comments—needs further analysis to make sure we don't miss any.

#### 4(b) Update meeting (11th January 2020)

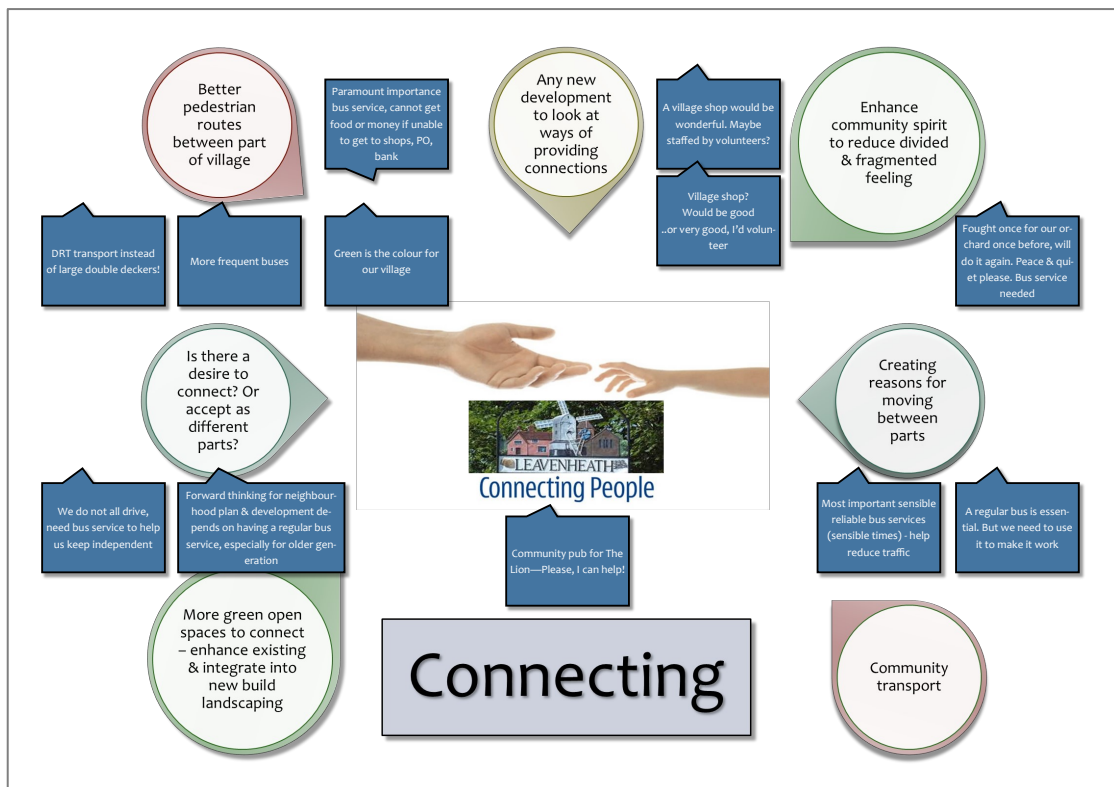
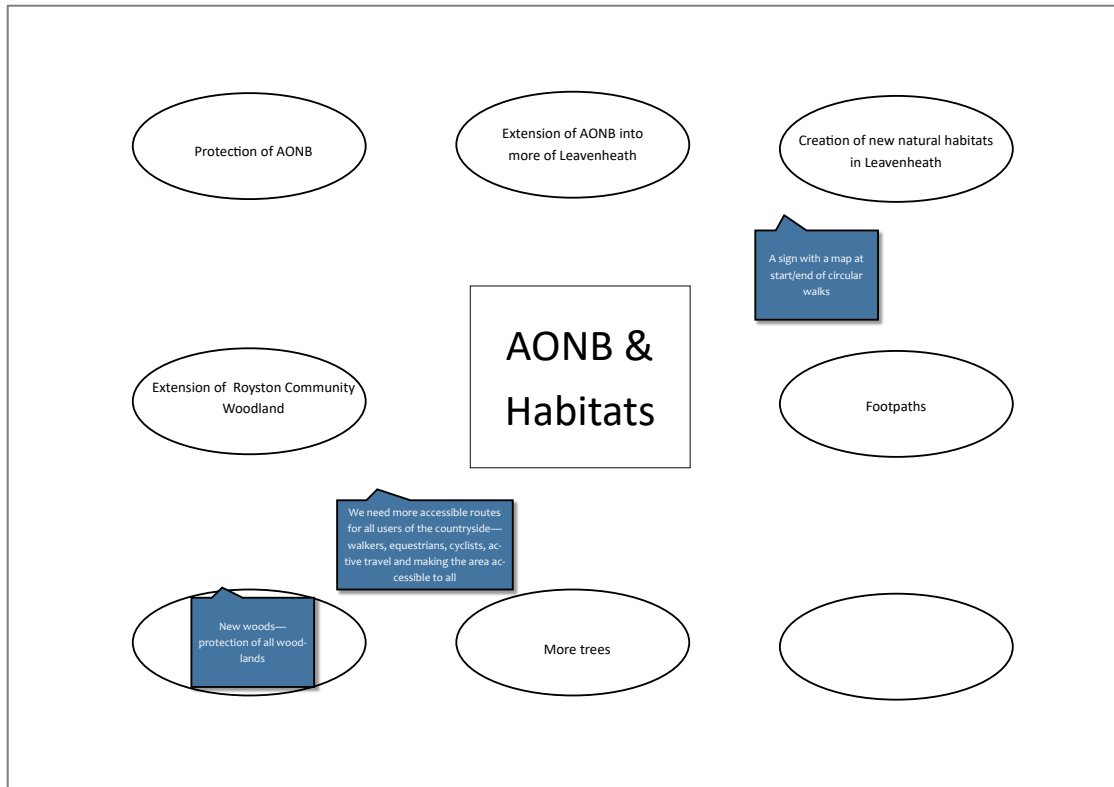
Village coffee morning with results of the survey and prize draw.

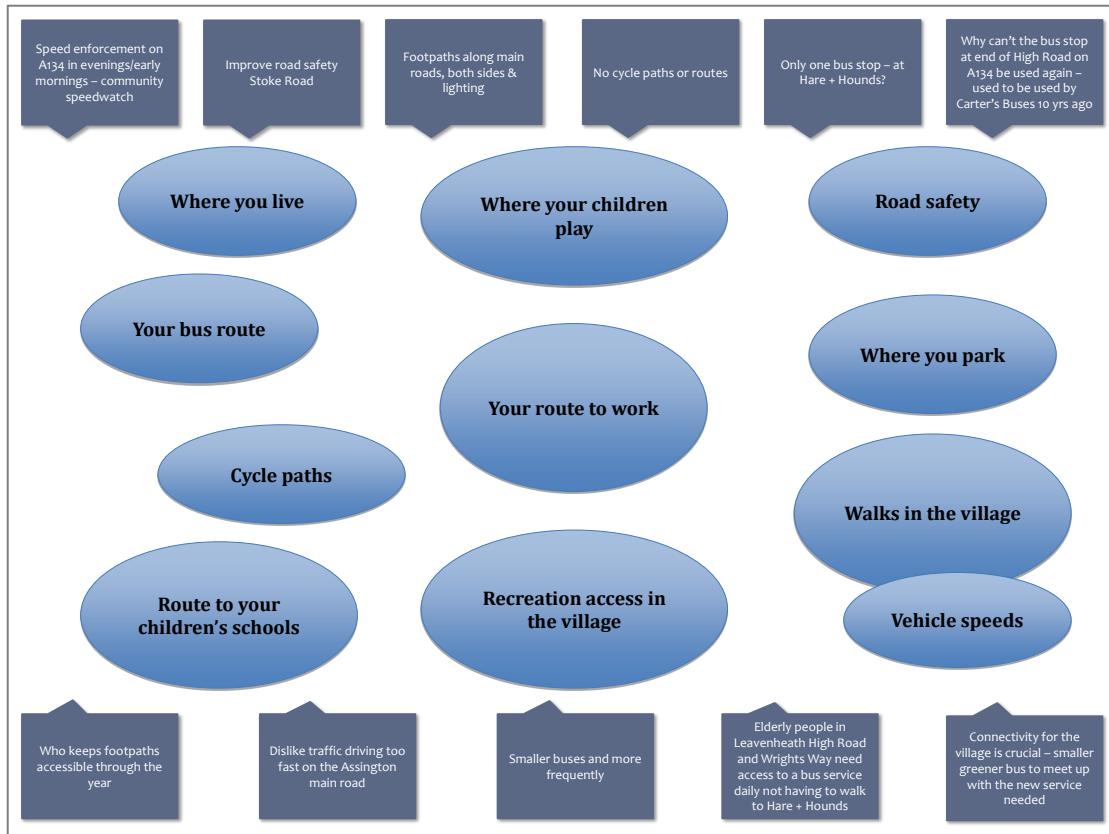
#### 4(c) Public feedback meeting (8th February 2020)

Slides showing feedback









# APPENDIX 5: Stage 2 - Further data collection and stakeholder engagement, to establish policy ideas

## 5(a) Notes of stakeholder meetings

### *(1) Ben Sadler - (Village Hall Committee & Village Green Committee)*

*Ben has lived in the village since 1993 and served on the Parish Council for a number of years. He is presently Chairman of the Village Hall Committee as well as a member of the Village Green Committee.*

*What he loves about Leavenheath?*

*The quiet nature of the village. He said its lovely to come back to the village and feel that you're really in the country*

*Community & Services*

*He explained that the playground, its equipment and the maintenance were ongoing issues, and that significant expenditure would only be achievable by local fundraising. Any funding contributions towards this by developers would obviously be very welcome.*

*He feels that the indoor space in the village hall adequately caters for the regular bowls, badminton, table tennis, karate etc. Other things like tennis, gymnasium, swimming etc are close by at the Stoke by Nayland Golf Club.*

*Business & Employment*

*He does not feel that the village needs any more business/employment, and not sure that we should be encouraging that.*

*A village shop however would certainly be very welcome.*

*Housing*

*Location of new housing: He wondered about the land just off High Road but said that he personally thought 40 at once was too many. His thinking was that a few at a time would be preferable.*

*The housing should be first time buyers/starter/affordable homes – for younger people or moving out of a family home in the village, to maintain a wider age demographic.*

*Properties should blend in with the existing styles, so as to not stand out or be 'labelled' as too different.*

*The open aspect layout, particularly in the existing High Road and Harrow Street hamlet developments are a particularly attractive feature.*

*To the question about any important buildings that should have some protection, his response was – the church.*

*Although not a regular attendee, he believes the church is part of the village identity and understands its importance to many of the residents.*

*Natural Environment*

*The village green, Rowley Wood, footpaths, bridle paths etc are all valued green spaces, which he actually cannot see any lack of access to.*

*Views along and to the north & east of Keepers Lane are particular favourites, but there are many others.*

*In the matter of climate change, he feels that there is little we can do as a community, although a more useful / regular bus timetable and fares might encourage more passengers and reduce car use.*

*In the matter of residential parking, as car ownership increases, there is a need for better off-road parking. New developments would need to address this with sufficient dedicated spaces.*

*As a final comment, Ben would love to see more people get involved with community and local issues.*

*Attend meetings – have your say. Volunteer to help.*

*It's often only a few hours a month and it's your village!*

---

## **(2) Children Dance Class**

*Marie Bligh*

*Spoke to Marie on the 20<sup>th</sup> June – lives in Colchester and does dance lessons for a living, as it we are in lockdown there are no lessons, but she would try to get some feed-back from parents.*

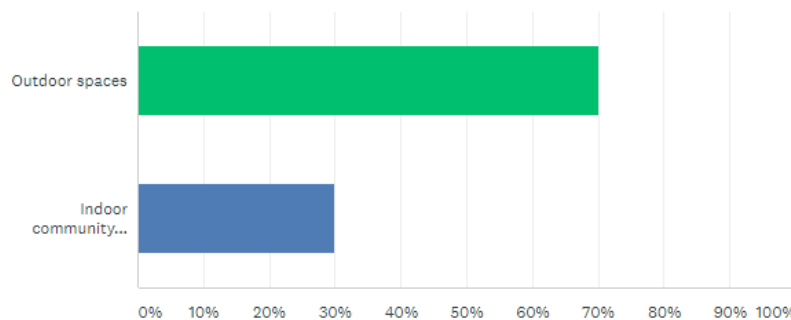
Phoned 6<sup>th</sup> July – No feed-back, she has not worked for 3 months and has had no support from the government. She had not had any response from her group. We agreed to leave it.

### (3) Cubs & Beavers

Nicky Weston

What services are needed in the village as Leavenheath grows

Answered: 20 Skipped: 0



ANSWER CHOICES	RESPONSES	
Outdoor spaces	70.00%	14
Indoor community spaces	30.00%	6
<b>TOTAL</b>		<b>20</b>

## 2. What needs improving in the village

- Amenities such as shops, post office
- Speed limit to 20 mph
- Play area, possible shop
- Play area at the park and in an ideal world the village would have a shop too
- Access to amenities
- Road speed control
- Play area improved or possibly community tennis court
- Shop, takeaway better children's park i.e. skate park
- Play area
- Playground
- The playground
- Park
- More sports equipment
- Facilities
- Shop

not much  
Playground area.  
Facilities  
Playpark and dog poo bins  
Playground

### 3. What needs to be built

Infrastructure for connections to rail network  
Tennis courts  
Shop  
A shop  
Convenience shop  
New road off the A134 to link Assington, Leavenheath and Nayland.  
Only for pedestrians and bikes.  
Older children catered for in play equipment.  
Shop, takeaway skate park  
Skate park, basketball court, tennis courts  
More facilities for different aged children including teenagers  
3 bed houses  
Infrastructure is good at the moment  
basketball court, badminton, table tennis, football goals  
Shop / petrol garage  
Shop  
shop  
More things to do on the village green  
A shop  
Playground

### 4. What would make Leavenheath a better community

Convenience stores, post office etc  
Local shop/post office. Bus stops back into village away from A134  
Community activities that bring ages together.  
A shop  
Stopping all the tedious moaning on community Facebook page and hold meetings instead so people can talk rather than ranting whilst safely at home  
Community shop  
I like it as it is  
Takeaway, shop skate park, swing park  
More community events - fetes, open gardens etc

*A shop or other community centre where different ages can mingle (at an appropriate social distance)*

*Not sure*

*More coming together*

*Better flow of info*

*More facilities*

*All dog owners picking up after their dogs*

*more community spaces*

*Village projects?*

*Na*

#### 5. Where should new housing go

##### Not sure

*No new housing*

*Not sure*

*Extend the high road estate as far as the A134 using the fields that are currently there*

*On spare land available? Have no issues with new housing*

*Along the A134*

*I like it the way it is*

*Not used open ground*

*Between the two distinct parts of Leavenheath to help join them together*

*Somewhere where there is adequate & easy access to main roads*

*Close to existing housing but ideally not many*

*Nearby field*

*Where there is space. Appropriate housing. Family sized for families but affordable.*

*?*

*No where*

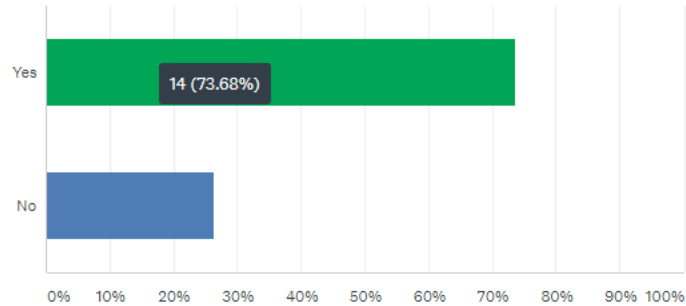
*near the pub*

*Nowhere, it's not welcome*

*Ipswich*

## Should there be more green spaces or cycle/walk routes

Answered: 19 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	73.68%	14
No	26.32%	5
<b>TOTAL</b>		<b>19</b>

### 7. Do you have any other comments

No

No

No

No

Think Leavenheath needs to get with the times and have a shop, takeaway and skate park, do we really need a cricket field as it is only used be 1% of the village

No

No

No

No

no

No

No

No

---

**(4) Jim Bond - Whist Group**

**What he loves about Leavenheath?**



*Jim spent most of his working life serving in the Army, with many postings, both here and around the world.*

*Leavenheath is where he and his wife settled when he retired from service and 'this was my first real home and I love it here'*

### **Community Services**

*Jim is not sure that a village shop, whilst wanted by many residents, would actually be used enough to be viable. There are state schools at Nayland, so there's no need for one here.*

*He understands the economics of the bus company and the reduced services, but feels a better service is needed (with minibuses? rather than double deckers) and routes into housing areas off the A134 with more bus stops that are user friendly, so people don't have to walk up to the A134. Perhaps be able to 'hail' the bus?*

*Outdoor Community: The playground just needs some decent swings, slides and a roundabout.*

*Indoor community: Our village hall is very good and well used.*

*What would make Leavenheath more cohesive is some probably community events (fête/fair?) – But people need to come!!*

### **Business & Employment**

*He doesn't see any scope for local business or employment potential.*

*Seasonal fruit pickers and staff at Konings; staff at Stoke by Nayland Hotel and Golf all seem well covered and never get advertised locally. The pub doesn't need loads of staff.*

### **Housing & Built Environment**

*He feels that Leavenheath is predominantly a commuter belt and retirement area.*

*He would like to see a retirement housing area built, with a communal courtyard, with affordable rental properties.*

*He also mentioned some 1 ½ bedroomed new homes need to be built.*

*He agreed that starter homes and affordable housing were a good idea.*

*Although agreeing that social housing is needed, he is less enthusiastic about that housing style sitting well in the village.*

*His suggested site suitable for new development might be in the area of the farm (Smiths?) down Harrow Street opposite Oaklands area.*

### **Natural Environment**

Tends not to go off on long walks, so other than enjoying the look and feel of village, he just likes the area. Says he feels we are blessed with lots of footpaths, woodlands and open spaces.

Climate change: New houses with green energy, ground source heating etc But NOT solar panels 'ugly things!'.

However, he does advocate wind turbines and would welcome a small one in his garden to allow him to run the electricity in his bungalow.

Any new houses should link/blend in with the existing buildings.

### **Transport & Access**

Mentioned the bus service again, which although not something he uses (at the moment) it is something of a lifeline for many residents.

In the matter of residential parking, he was clear that 2 parking spaces are a minimum, requirement, but would not want to see blocks of garages – 'ugly as sin'.

---

### **PC Member**

1. What do you love about Leavenheath?
  - a. A lot of people I speak to respond to the question with I like it just how it is! From my perspective I like the access to space, both between houses, we are not crammed in, the countryside open fields surrounding us, both private farmland and access to the footpaths. The SWT is an added benefit. I also like the village feel in terms of reduced street lighting, road signs, street furniture, mini roundabouts, etc.
2. What services are needed as the village grows?
  - a. Realistically additional services are not going to be available in the village, so connections between our local towns and villages is vital. Access to schools, shops, surgery should be considered. With the reduction of the bus service, can we work with local businesses, the NHS to create/support home delivery, shared lifts, etc. Using facilities in place such as the Village Hall could provide additional options.
3. Outdoor community space, where? For what purpose?
  - a. Improvement of the play area on the green. Does the cricket club have a priority that prevents / stifles additional use of the green?
4. Indoor community space:
  - What buildings are used at the moment?

- Village Hall and Church
  - What needs improving?
    - One complaint I have heard on several different occasions regarding the VH is the committee look after their 'own' and do not fairly consider new ideas or other users?!?
5. What would make Leavenheath a more 'cohesive community'?
    - a. Cohesion comes from inclusion. We cannot force people to join in / participate but I believe the level of recent responses we have seen regarding the neighbourhood plan shows continual communication is key.
  6. Do we need more employment in the village?
    - a. The ability to work from home, should be encouraged, broadband 5G etc. readily available but I do not wish to see the development of a Leavenheath Industrial Estate. We are too close to Sudbury, Acton who have plenty of industrial space / designated land.
  7. Do we need more businesses? Where would we want it? What type?
    - a. The ability to work from home is important, we may well see an increase in applications for home offices. Support for established businesses that do not impact the characteristics of the area.
  8. How can we encourage more visitors to Leavenheath?
    - a. Promotion of SWT, local footpaths, pub. Increased visitors may also need consideration of facilities though, such as a car parking, toilets, additional bins etc.
  9. Location of housing: Where should new housing go?
    - a. My preference is for no significant development in Leavenheath but accept this is unrealistic, but development should be controlled to preserve the overall appearance of the village. I would welcome smaller developments, rather than a sprawling estate.
  10. What sort of housing is needed in the village for the life of the plan?
    - a. Leavenheath already enjoys a wide spread of housing from 1/2-bedroom properties, bungalows and 4/5-bedroom homes. Is it possible to control if smaller /starter houses are built that they cannot be considerably extended to become 3-bedroom properties and then not technically a starter home anymore?
  11. What sort of housing is there enough of and what sort is missing? E.g., starter? Affordable? 1<sup>st</sup> time buyers?
    - a. Due to the position of the village, the services, facilities etc. I do not believe we are ideally positioned for affordable housing.

12. What should the layout of new housing developments look like?  
Materials?
- a. It depends on where they are built but should be in keeping with surrounding properties. Traditional style with modern attributes.
13. What's the most important aspect of character in the village?
- a. Peace, quiet, safe, community.
14. Are there any important buildings that you think should have some protection (And aren't already listed)?
- a. Not that I am aware of
15. Current valued green spaces?
- a. The Village Green, space between houses, wide verges, access to SWT, Community woodland
16. Where and how should green spaces be used?
- a. Encourage accessibility to all. Paths suitable for wheelchairs, buggies etc. Continued maintenance of footpaths to keep them open. Access to facilities such as bins, toilets etc. – especially if we are to encourage users from outside the village.
17. What important views are in Leavenheath?
- a. Across the Dedham vale, across to Stoke by Nayland Church
18. If we want Leavenheath to be a distinct settlement, where should a gap be maintained?
19. What should we be doing as a community to reduce our impact on climate change?
- a. Access to recycling points, maintaining green spaces, use of local facilities, coordinated working with local businesses in neighbouring villages, encouraging green technologies and energy saving options such as streetlights, charging points, etc. Regular litter picking to keep the streets clean and tidy and help to protect wildlife. Keep the green spaces that provide vital wildlife corridors through the village and beyond.
20. Cycling and walking routes, where to and from?
- a. We are well catered for with the Leavenheath walks, perhaps this could be expanded to show routes to surrounding villages. Cycling could be tackled in a similar way, encouraging the use of the green lanes scheme.
21. Pedestrian friendly rather than car dominated?
- a. I believe within the village we are pedestrian friendly, in terms of footpaths, pavements, considerate parking etc. but there is always a need for cars to get to and from Leavenheath and with increased housing this will only increase

22. New routes?

- a. As mentioned above, perhaps strengthening links to neighbouring villages and facilities via foot and cycles.

23. Residential parking for new developments, what is sufficient? Two off-road parking places per household?

This depends on the size of the house and potential for future expansion. Two off road spaces for a one bedroom are needed, but not enough for anything larger because the likelihood is all adults in a house will have a vehicle. This also does not take into account,

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**Name: RC. Role: PC**

What do you love about Leavenheath?

It's geographical location and friendly people. Good balance between community and seclusion

What services are needed as the village grows?

A shop - a doctor's surgery, an IT hub?

Outdoor community space, where? For what purpose?

A football pitch (not on the Green)? Better use of Royston Wood.

Indoor community space:

- What buildings are used at the moment?
- What needs improving?  
Village Hall/ Church/ Pub

What would make Leavenheath a more 'cohesive community'?

A stage in the village hall?

Do we need more employment in the village?

Less travelling away. Encouraging inter-generational activities.

Do we need more businesses? Where would we want it? What type?

More small businesses - location depends on the business. Be good if businesses also offer services to the village and local area.

How can we encourage more visitors to Leavenheath?

More invitations to events in Village Hall (as for the films); encourage more to come and walk/ enjoy the Wildlife Trust reserves. If we get a shop, more passing customers.

Location of housing: Where should new housing go?

On sites that help join up the parts of the village

What sort of housing is needed in the village for the life of the plan?

Smaller, more affordable housing but we should avoid poky 'toy town' houses like the ones springing up in Colchester.

What sort of housing is there enough of and what sort is missing? E.g., starter? Affordable? 1<sup>st</sup> time buyers?  
Smaller, more affordable housing but we should avoid poky 'toy town' houses like the ones springing up in Colchester.

What should the layout of new housing developments look like? Materials?  
Enough large houses. Need more small/ affordable and adequately spacious houses

What's the most important aspect of character in the village?  
Low density housing. Encourage use of qualified architects to choose appropriate materials.

Are there any important buildings that you think should have some protection (And aren't already listed)?  
Semi-rural Suffolk. Open.

Current valued green spaces?  
Already listed, I think

Where and how should green spaces be used?  
Village Green, SWT land, Royston Wood

What important views are in Leavenheath?  
More green space dispersed amongst new housing, used to build local community

If we want Leavenheath to be a distinct settlement, where should a gap be maintained?  
Across the Golf Course. From the Wildlife walk towards Bures. from Radleys Lane across over Honey Hall. East part of Footpath 8 around Christopher Whybrow's property

What should we be doing as a community to reduce our impact on climate change?  
Concentrate on effectively reducing the gaps within the village.

Cycling and walking routes, where to and from?  
Debate this within the village. Get local leadership and best guidance

Pedestrian friendly rather than car dominated?  
Between Honey Tye and High Rd areas. Between north part of the village and High Rd areas. Make full use of the public footpaths/ circular walks.

New routes? - Yes  
Honey Tye to Maple Way (away from the A134). South Keebles to Wright's Way (both need landowner support)

Residential parking for new developments, what is sufficient? Two off-road parking places per household?  
Two off road parking spots

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**Name: Trevor Smith. Role: Parish Councillor**

1. What do you love about Leavenheath?  
*Clean, tidy very rural, friendly neighbourhood, quite peaceful and feel safe.*
2. What services are needed as the village grows?  
*Convenience Store*
3. Outdoor community space, where? For what purpose?  
*Football Firework Displays, Jumble Sales and Fetes etc*
4. Indoor community space:
  - What buildings are used at the moment?  
*Village Hall*
  - What needs improving?  
*Nothing*
5. What would make Leavenheath a more 'cohesive community'?  
*More community events*
6. Do we need more employment in the village?  
*No*
7. Do we need more businesses? Where would we want it? What type?  
*No*  
*Only from a shopping perspective*
8. How can we encourage more visitors to Leavenheath?  
*Put on more events, like mentioned above in question 3.*
9. Location of housing: Where should new housing go?  
*The proposed location in the High Road*
10. What sort of housing is needed in the village for the life of the plan?  
*A range from starter homes to the larger detached properties*
11. What sort of housing is there enough of and what sort is missing. E.g. starter? Affordable? 1st time buyers?  
*Starter*
12. What should the layout of new housing developments look like?  
*Materials?*  
*Standard brick built*
13. What's the most important aspect of character in the village?  
*The rural environment*
14. Are there any important buildings that you think should have some protection (And aren't already listed)?  
*No*
15. Current valued green spaces?  
*Yes*
16. Where and how should green spaces be used?  
*Floral displays in and around the village, allotments, public footpaths and recreational areas*
17. What important views are in Leavenheath?

None

18. *If we want Leavenheath to be a distinct settlement, where should a gap be maintained?*

*Where they currently exist but make visitors feel welcome with distinctive signs and floral displays etc*

19. *What should we be doing as a community to reduce our impact on climate change?*

*A smokeless zone*

20. *Cycling and walking routes, where to and from?*

*A public footpath that would circumvent the village*

21. *Pedestrian friendly rather than car dominated?*

*Pedestrian*

22. *New routes?*

*To circumvent the village to make it feel more compact*

23. *Residential parking for new developments, what is sufficient? Two off-road parking places per household?*

*Yes, to avoid any on the road parking*

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Leavenheath NP Stakeholder engagement

Purpose of this engagement is to begin generating detail for the Neighbourhood Plan policies

Name: SALLY WHITEAW

Role: PARISH COUNCILLOR, LOCAL RESIDENT

1. What do you love about Leavenheath? Green spaces / local footpaths /  
The Hare / accessible to Sudbury + Colchester
2. What services are needed as the village grows? Village shop / GP
3. Outdoor community space, where? For what purpose? Playground improvement
4. Indoor community space:
  - What buildings are used at the moment? Village hall
  - What needs improving?
5. What would make Leavenheath a more 'cohesive community'? More village events
6. Do we need more employment in the village? Not really but COVID-19 may change this going forwards
7. Do we need more businesses? Where we would want it? What type? NO
8. How can we encourage more visitors to Leavenheath? We don't need too many visitors !!
9. Location of housing: Where should new housing go? Off High Road near A134
10. What sort of housing is needed in the village for the life of the plan? Retirement bungalows / warden housing for the elderly
11. What sort of housing is there enough of and what sort is missing. E.g. starter? Affordable? 1<sup>st</sup> time buyers? Haven't studied in enough detail to comment
12. What should the layout of new housing developments look like? Materials?
13. What's the most important aspect of character in the village? Friendliness and not too big.
14. Are there any important buildings that you think should have some protection (And aren't already listed)? Church?
15. Current valued green spaces? Village Green

16. Where and how should green spaces be used? Possible village functions
17. What important views are in Leavenheath? Views across to Stoke church
18. If we want Leavenheath to be a distinct settlement, where should a gap be maintained?
19. What should we be doing as a community to reduce our impact on climate change? Increased recycling facilities
20. Cycling and walking routes, where to and from?
21. Pedestrian friendly rather than car dominated?
22. New routes?
23. Residential parking for new developments, what is sufficient? Two off-road parking places per household? Two seems reasonable.

### **Samantha Cooper – (S C Fitness / Village Fitness Groups)**

Samantha has lived in the village all her life and runs a number of fitness classes in the village hall as S C Fitness – Supple Fit (Pilates/ Yoga) and Active Fit Exercise, including older adults. She is a keen distance runner and regular user of the village paths, footways and bridlepaths.

What she loves about Leavenheath?

The feeling of being fully in the countryside, but still close enough to nearby towns (Sudbury, Hadleigh, Colchester – Ipswich) to make them easily accessible.

Community Services

In common with many other residents, she would like to see the return of a village shop, having some basic household goods.

A tea/coffee area within the village shop or at an individual separate site would be a lovely social meeting place for residents to drop in for a drink and a chat during the week.

A playground upgrade would be welcome, fenced for safety of children.

A mini kitchen area in the village hall, for users of the committee room or any outdoor function.

For a more cohesive community, a permissive path between the 3 hamlets, avoiding the path directly alongside the A134 with its proximity to large and often speeding vehicles and their exhaust fumes.

Business & Employment

Again, a tea/coffee meeting hub of some sort – community run?

### *Housing & Built Environment*

*Samantha thought new housing should probably go between the existing parts of the village to join the community.*

*The style of new housing should be a mix really. She exemplified McCarthy & Stone type for more senior residents wanting to downsize or with reduced mobility who do not want to have to move away from the village and their friends/family.*

*She recognised there was currently a particular lack of 3 bed bedroomed properties in the village.*

*New dwellings should be energy efficient, have good communal spaces or shared garden spaces.*

*New properties should blend in. We are in a farming community so they should be more rural looking, not 'modern' and box like.*

*The most important character aspect is the countryside feel, the nature reserves, woodlands and open spaces.*

### *Natural Environment*

*Valued green spaces are: the village green, Spouses Grove, Arger Fen, Pecks Piece etc*

*She would like to see better access and use of the footpaths.*

*Some important views and vistas are: bottom of Edies Lane, Arger Fen/Spouses Grove, Beechams Farm area.*

*Strategic gap? Signs saying "Welcome to Leavenheath" on the road approaches to the village.*

*Climate change? New houses with green energy, solar power, ground source heating etc Better bus service so car use is less. Have safe cycle routes.*

### *Transport & Access*

*She suggested a permissive foot/cycle path to neighbouring Assington / Nayland.*

*Enough off-road parking for size of houses*

*A final thought. A good mix of ages/generations would be good for the village.*

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### **Ruth Garrett**

*Has lived in the village for 3 years with husband John*

*Recently appointed Chair of the group Oct19*

*What do you love most about Leavenheath?*

*Countryside location, great for walks and biking*

*Community & Services:*

Service improvements required > More regular Bus Service to encourage use, maybe smaller vehicles not large under utilised double deckers. Water pressure issues need resolving long term.

Provision of a community shop if could be made viable.

Main outdoor space is village green, the playground needs improving and particular enclosing for safety and cleanliness (dogs can soil). Maybe more sport use provisions could be made, only occasionally used by cricket club. A regular farmer market could be held on there like Bures.

Village hall facilities not ideal for LL meets, they can only use the meet room, which is restrictive in space, large heavy table that can't easily be moved and toilet access is by going outside. Car Park gravel not ideal for some older people and spills onto pavements. Kitchen area is very large, could be better used as maybe another meet room/area?

Felt the village was not particularly cohesive, High Rd & Honey Tye feel together but Harrow St end not.

More regular community events would help, quiz nights, fetes etc. A community steering group would help, but who is prepared to run?

Business & Employment:

No strong view on new businesses, a community shop is only thing that comes to mind. It is known there are a lot of smaller businesses operating from home addresses

Main attraction for Leavenheath is its location and walks, access to Arger Fen. Maybe a visitor centre with café would help promote and attract visitors, with Suffolk Wildlife Trust involvement/presence.

Housing & The Built Environment:

No views on types or locations of new housing, living on High Road estate hopes any development of Orchard

site will be in keeping with surrounding properties

Building design & Character should reflect location, nice open plan design with inter linking paths/cycle ways if appropriate. Affordable smaller size private sale housing for younger generation would be good, no great options currently.

No important buildings come to mind that are not already listed.

Natural Environment:

Most valued green spaces are village green and existing pathway network. Does need better more regular maintenance.

Good access to countryside generally.

Should try to protect Oak trees along High Road

Valued views include Plough Lane to Nayland, walks toward Assington

Gaps exist between Honey Tye/High Rd & Harrow St end, but not keen to fill with housing to reduce gap.

Currently no heart to village.

Better bus service may reduce car use and ultimately have climate impact reductions.

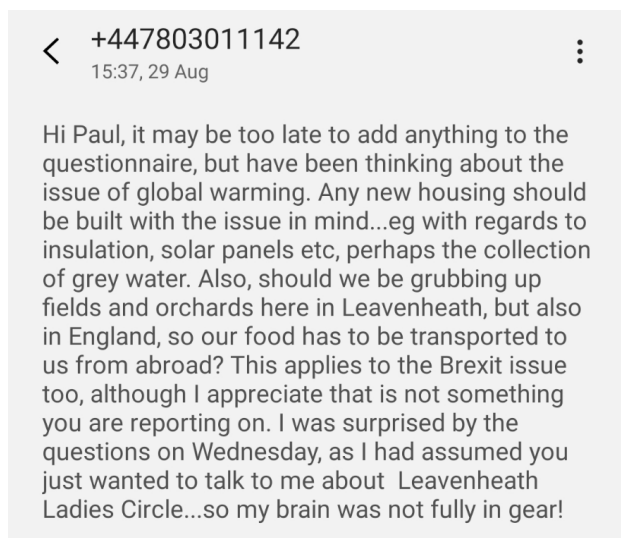
Transport & Access:

Continue to maintain existing cycle and footpaths that give plenty of choice, easy access to Nayland, Bures & Assington.

No new routes suggested.

New development residential parking should have 2 cars off road parking provision. Larger family home may need to allow for 3-4 vehicles when children grow up.

Post interview notes on text from Ruth 29/8/20 >



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### **Katrina Wade**

Has been running classes in the village hall since 2004.

Lived off Harrow St and left village 2003, now lives & travels in from Colchester

Runs 2.5hr Pilates Class weekly (normally)

What do you love most about Leavenheath?

Friendly villagers & dog friendly countryside location

Community & Services:

Only currently uses indoor space in village hall, has considered classes out on the green in warmer seasons

Happy with outdoor space provision generally.

Village hall gives good internal community space, only issue is inefficient hand dryer in ladies toilet.

*Felt the village was not particularly cohesive, but didn't consider this an issue*

*Business & Employment:*

*No view on new businesses*

*Thinks the village needs a small shop.*

*Didn't feel Leavenheath had any central attraction for tourism, just lots of nice walks (dog friendly)*

*Housing & The Built Environment:*

*No views on types or locations of new housing, we should take on board outcomes of survey feedback.*

*Building design & Character should be in context with existing building in the specific location. Not too modern.*

*Important buildings to protect is the Church and the only remaining pub the Hare & Hounds*

*Natural Environment:*

*Green spaces for this size of village seem ample.*

*Good access to countryside generally.*

*Should try to protect orchards & fields with good vistas.*

*Didn't feel there was a particular vista or view that stood out*

*No real view on strategic gaps.*

*No view on climate impact reductions but hasn't been a resident for some time so difficult to comment.*

*Transport & Access:*

*Keep cycle and footpaths separate and better police use.*

*No new routes suggested.*

*Residential parking should be 2 cars with at least one-off road.*

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**Bob Shepherd - table tennis club**

*26yrs in village @ Wrights Way*

*Retired (ex-fireman) with wife*

*Runs TT club weekly on Weds 2-4pm (normally)*

*What do you love most about Leavenheath?*

*General quietness & peaceful countryside location*

*Community & Services:*

*Wants improved bin collection service, more than current 2 weekly.*

*Better maintenance of pathways.*

*Provision of better cycle ways and restriction of bikes on pathways, abuse from riders when challenged.*

*Happy with outdoor space provision generally.*

*Village hall gives good internal community space, query on ownership of TT tables & maintenance responsibility.*

*An annual community event (gathering) would improve cohesiveness of village.*

*Business & Employment:*

*Think the village needs a small general supplies shop & PO facilities (even if just stamps)*

*Should encourage a few small independents, maybe guest house(s)*

*Housing & The Built Environment:*

*Suggested housing location -Golf Club/Fruit Farmland.*

*More onsite housing for SbN employees & temp workers.*

*More bungalows & retirement flats preferred by ageing villagers which there are many.*

*Building design & Character should be in context with existing building in the specific location.*

*Important building to protect is the Church.*

*Natural Environment:*

*Village Green seems underused, only sport cricket.*

*Provision could be made for Golf putting, kids football practice or similar.*

*Good access to countryside generally.*

*Important view > Old Airfield, not really any others of great significance.*

*No real view on strategic gaps.*

*To reduce climate impact, we should encourage more bus use (less car) and provide more services*

*in village hall to reduce need for old people to travel. Nail cutting service maybe & some basic nurse activities)*

*Transport & Access:*

*Increase cycle routes to deter footpath use.*

*Encourage pedestrian friendly over car use.*

*No new routes suggested.*

*Residential parking should be 2 cars off road.*

*Felt village hall car park could be better utilized to reduce parking in nearby roads!*

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### **LINDA REEVE. (LUNCH CLUB)**

*Linda has an incredible community spirit and is especially concerned in insuring that the elderly and lonely members of our community can be connected in tandem with meeting younger members of the community. She is heavily involved in the Lunch Club, Afternoon Tea and Coffee morning.*

These are all run from the Village Hall, and Linda would like to run more events. Unfortunately, available slots are few and far between, and a need for additional space is highlighted.

An extension to the Village Hall or alternative venue would be desirable.

On future housing developments, Linda believes any site should be adjoining any existing Hamlet maintaining existing historical gaps.

Sheltered Housing for the elderly to downsize into would be on her list.

Buildings should be in keeping and not "Modern".

Linda believes we have a very good network of footpaths and easy access to open spaces.

A Permissive Path along the A134 to connect the Three Hamlets would be a positive addition.

A reasonable Bus Service, especially at Rush Hour could reduce car movements in the Village.

SHAE PEACE. (PCC)

Shae would like a proper bus service for the elderly and commuters.

She values the Village Green and would like to see adult and youth facilities on it. "The kids have nowhere to play".

She notes Assington is a good model for village amenities.

Volunteers for community projects are thin on the ground.

Single bed housing, (Almshouse Style), for singletons young and old would be preferable. Not sure about social housing, referencing NIMBYS.

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### Lesley Collin

18yrs in village

Retired (Widowed Oct19)

Community & Services:

Most WI don't have internet or are computer literate.

The film club attracts a large and wide audience as far afield as Eight Ash Green.

Only the Hall used and outside garden (WI only). No improvements needed.

The Film Club & WI do not require outside space.

More affordable homes need to be built (not necessarily council more part buy/part rent).

More varied sports facilities other than just cricket to better utilize green.

Village needs the bus but understands the difficulties with use it or lose it scenario.

Shop would be nice but understands the difficulty with getting one and keeping it going.



*Plenty of outdoor space already, more always welcome. Especially H&H end of village.*

*Cohesive community should be led by the PC although very difficult to build a community spirit – Dean & Rachel have made a great contribution towards this as they are at the H&H end, tying all parts of the village together.*

*Business & Employment:*

*Don't really want more business except a shop (independent preferred) which would be encouraged.*

*Certainly, no retail plus nowhere for it to go.*

*Promote the walks & Suffolk wildlife trust, but do we really want visitors in the village?*

*Housing & The Built Environment:*

*Location of any housing needs to tie the village together, rather than the opposite. I.e., tying Honey Tye to High Road, as High Road to H&H too far. A mix, but more starter homes/first time buyers, affordable & tied social housing / 3 bed.*

*Any development must be in keeping with current design and layout/space and the village surroundings.*

*No additional listed protection needed at this time. A question about the Church and its age was raised.*

*Natural Environment:*

*The Green, walks and Suffolk wildlife trust areas are all valued greatly by the stakeholders.*

*Used sensibly and not just for the few (e.g., Cricket on the green).*

*No important Tree belts other than Royston Woods.*

*There should be green space down H&H end.*

*Not enough Hedgerow maintenance anywhere in the village.*

*Views over the Green should be protected. As well as the general country/peaceful/tranquil nature of the village. No over development, especially as its not needed in their view.*

*Leavenheath should not be allowed to grow outside the parish boundary to keep its distinct character. Reduce gaps between the 3 distinct parts of the village.*

*Any development should be using the latest eco-friendly materials, energy sources (solar/air source heat pumps etc.)*

*Transport & Access:*

*Walk, scoot, bike, drive.*

*We are car dominated due to location. With a reduced bus service this will only get worse.*

*Look into community transport for the village.*

*Cycle route along the A134 to link the three parts of the village.*

Parking – There must be enough to match what size of house is being built, i.e., 4 spaces for a 3-bed house including a double garage, rather than enough space for just 1 car and the rest park on the road!

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### **Ladybirds Pre School, Leavenheath**

Telephone interview between Nicky Weston-Plumb (Manager) and John Simpson – Wednesday 12<sup>th</sup> August 2020

Nicky is also involved with the Beavers/Cubs and has been interviewed by another steering group member already. That was a comprehensive interview, and also included important feedback from a number of parents/children within Beavers/Cubs. Rather than repeating the same information, the interview re Ladybirds focused on their particular business.

1. The children attending Ladybirds don't all live within the village, with children travelling from all over the area including Colchester. The parents like the rural nature of Ladybirds setting and the quietness, as well as the intimate nature of the pre-school due to the small number of children.
  2. The pre-school is very popular and is nearly at its full capacity of 24 children for the premises. As the children come from all over the area, Nicky doesn't believe that additional housing development in Leavenheath would provide any additional benefit to their business.
  3. Feedback from parents and staff at Ladybirds is that there is a clear lack of 3-bedroom dwellings within Leavenheath, which has prevented some from staying in the village.
  4. Ladybirds currently operates 3 days a week from 9.15am to 3.15pm – Nicky would like to extend both the operating hours and number of days, but this is restricted by the village hall being used by others at these times. Without a purpose-built building, it is not envisioned that this would change in the future. If there is a significant housing development proposed that could fund a purpose-built building, then this would free up the village hall for other users at the same time. However, this would ideally be built close to a new or the existing playground to enable the pre-school to make use of the facilities.
  5. Ladybirds use the playground facilities, and this need updating.
  6. Countryside walks are an important part of living in Leavenheath, and signposted walks with walk times would be useful (rather than just having the leaflet).
  7. Lack of dog poo bins in some parts of Leavenheath where dog walking is popular, such as Locks Lane.
-

## 5(b) Flyer sent to every household exploring the appetite of local residents to support the undertaking of a 'call for sites'

Leaflets were hand delivered to every dwelling in the parish over the week of the 10th August 2020, with all votes to be returned and counted by Saturday 29th August 2020.

We received a total of 240 votes, with 44 'Yes' votes (18%) and 196 'No' votes (82%). We have received a clear majority vote for 'No', and therefore the Neighbourhood Plan will not be undertaking a 'Call for Sites', and will not look to allocate more land than is currently identified within the emerging Joint Local Plan

### Leavenheath Neighbourhood Plan

Our Neighbourhood Plan is a community-led document. Once completed, it will sit alongside Babergh's plan and enable us to **have a say in planning applications** within Leavenheath over the next 15 years.

Following last Autumn's Community Questionnaire, the Neighbourhood Plan Steering Group have been exploring the planning issues further by undertaking desk research and talking to a range of local groups. We hope to hold a consultation event on policy ideas this coming Autumn.

Leavenheath has been allocated 44 new homes for the life of the plan. Babergh view this as the **minimum number** - this is why it is important to have a Neighbourhood plan to ensure we have a say.

Neighbourhood Plans can choose to identify and allocate sites for new development. **You** decide whether to allocate land or not.

All planning applications are judged on their individual merits but, in planning law, there is a presumption in favour of sustainable development i.e. if a planning application complies with national and local policy then it is more likely to be granted permission. This is why the Neighbourhood Plan is so important as **in law they must take it into account**. Once adopted, it becomes part of the decision-making framework used by the District Council and it gives us, the residents of Leavenheath, **a say in that process**.

Babergh's draft Joint Local Plan includes "The Orchard" (High Road) as a site for development. The Parish Council have challenged Babergh on the inclusion of this site given that the Neighbourhood Plan is still in progress.

Given that the "Orchard Site" LA098 is in the emerging Joint Local Plan, if a suitable planning application is received by Babergh then it is likely to be granted in some form. Note: Babergh propose 40 dwellings on the site.



Other landowners have indicated land is potentially available.

Our Neighbourhood Plan **could** include the allocation of further sites for development. The first stage would be to initiate a 'Call for Sites' – an invitation for landowners to put forward additional pieces of land for consideration. If these are assessed as technically viable by external consultants, they would have to be included within the Neighbourhood Plan as suitable for future development.

If we do not allocate other sites for housing, our Neighbourhood Plan will still contain policies around type, tenure and design of housing (as well as policies on other issues such as historic environment, natural environment etc.) which will be used by the decision makers.

**Site 1 (LA098)**- included within Babergh's draft Joint Local Plan as a site for development.

**Site 2 (SS1235)**- has been submitted to Babergh as part of their latest 'Call for Sites' and is being assessed by Babergh to determine whether it should be included as a site for development.

**Site 3 (SS0238)**- the Lady Anne Windsor Trust are actively considering how to pursue development of this site.



**Leavenheath**  
Neighbourhood Plan  
[www.leavenheathnp.co.uk](http://www.leavenheathnp.co.uk)

**Important Question for All Residents:** Do you want the Leavenheath Neighbourhood Plan to undertake a 'Call for Sites' with the potential for allocating additional sites for development within the parish?

**ONE TICK IN A BOX PER HOUSE RESIDENT PLEASE**


**Yes**, we should do a 'Call for Sites' to see what additional land might be available for potential future development.


**No**, the Neighbourhood Plan should not undertake a 'Call for Sites'. We do not want to allocate more land than is currently identified within the emerging Joint Local Plan.

Steering Group members will be at the Hare & Hounds Pub and the Village Hall on Saturday 29<sup>th</sup> August 2020 from 12pm-3pm to answer any questions and collect in your votes.

Alternatively please email your response to [LeavenheathCAG@gmail.com](mailto:LeavenheathCAG@gmail.com) confirming number of votes for **Yes** and number of votes for **No** for your household.

Steering Group members are residents of Leavenheath and are giving their free time to assist with the creation of the Neighbourhood Plan. It is an open group, and any residents of Leavenheath are welcome to join.

Progress updates and meeting minutes can be found at [www.leavenheathnp.co.uk](http://www.leavenheathnp.co.uk). Meetings are currently held on-line or in small groups due to current Covid-19 guidelines.

If you would like to get involved, please contact us at [LeavenheathCAG@gmail.com](mailto:LeavenheathCAG@gmail.com)




Important information inside on the Neighbourhood Plan, and **your response** is needed on a critical part of its creation



# APPENDIX 6: Online survey to check policy ideas

## 6(a) Consultation letters for Local Green Space and Non-designated Heritage Assets



Dear Sir/Madam,

**Local Green Spaces**

Leavenheath Parish Council are currently involved in putting together a Neighbourhood Plan, a planning policy document written by the community to guide future development in the area. More information can be found here: [www.leavenheathnp.co.uk](http://www.leavenheathnp.co.uk)

A piece of land that you own/have an interest in has been suggested for inclusion in the Neighbourhood Plan as a Local Green Space.

Local Green Space designation allows local communities to protect green spaces of local importance. We are keen to include Local Green Spaces in the Neighbourhood Plan, to ensure that some of the important characteristics of Leavenheath are recognised and protected. If the spaces meet the following criteria, they will receive protection equivalent to green belt land.

The Local Green Space designation should only be used where the green space is:

- a. in reasonably close proximity to the community it serves;
- b. 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
- c. local in character and is not an extensive tract of land.

(National Planning Policy Framework, paragraph 100)

A draft list and map of possible Local Green Spaces for Leavenheath is enclosed. The list of Local Green Spaces is in draft at present. We are seeking your views as to whether you think your land should be included in the draft Neighbourhood Plan. We would be grateful if you could email [leavenheathplan@gmail.com](mailto:leavenheathplan@gmail.com) by 28<sup>th</sup> February 2021 with your views. If you have any questions, please email before this date.

Thank you.

Yours sincerely,

Dean Kingham  
Parish Councillor & Neighbourhood Plan Steering Group Member



Dear Sir/Madam

**Non-designated Heritage Assets**

Leavenheath Parish Council are currently involved in putting together a Neighbourhood Plan, a planning policy document written by the community to guide future development in the area. More information can be found here: [www.leavenheathnp.co.uk](http://www.leavenheathnp.co.uk)

We are writing to you because a building you own/have an interest in has been suggested for inclusion in the Neighbourhood Plan as a Non-designated Heritage Asset.

A Non-designated Heritage Asset is a building or structure that is locally important to the community because of its age, rarity, aesthetic interest, group value, archaeological interest, archival interest, historic association, landscape interest, landmark status or social/communal value. These do not have the same protection or restrictions as those on the national list of Listing Buildings.

If a building is identified as a Non-designated Heritage Asset it does not mean that it cannot be altered or amended in anyway. It simply means that any proposals that require the benefit of planning permission that may affect your property should take your building's architectural, archaeological or historic merit into account. We are keen to include Non-designated Heritage Assets in the Neighbourhood Plan, to ensure that that some of the important characteristics of Leavenheath are recognised.

A draft list and map of possible Non-designated Heritage Assets for Leavenheath is enclosed.

The list of Non-designated Heritage Assets is in draft at present. We are seeking your views as to whether you think your building should be included in the draft Neighbourhood Plan. We would be grateful if you could email [leavenheathplan@gmail.com](mailto:leavenheathplan@gmail.com) by 28<sup>th</sup> February 2021 with your views. If you have any questions, please email before this date.

Thank you.

Yours sincerely,

Dean Kingham  
Parish Councillor & Neighbourhood Plan Steering Group Member

## 6(b) Front and back of flyer/poster for online survey



## 6(c) Online survey results

February and March 2021: 97 online responses

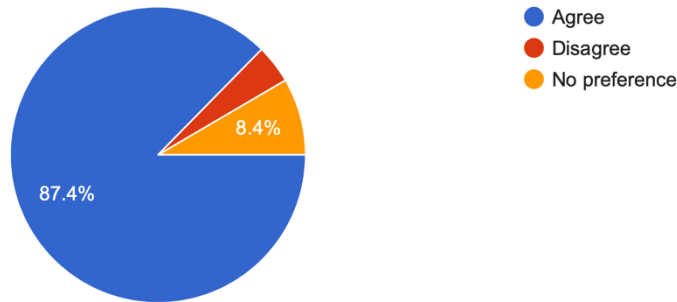
### Policy idea 1: New community assets.

All large residential developments should include onsite recreational green space. Where there is a development of 1 hectare or more, there should be the provision of new play equipment and/or sports facilities that complement existing provision within the parish. Play equipment and/or sports facilities should be either onsite or add to the existing provision off site, depending on the proximity of the site to other existing facilities.

New recreational green space, play equipment and sports facilities should be located within a reasonable distance of footpath and cycle links, as well as providing sufficient parking where needed.

### Do you agree or disagree with policy idea 1?

95 responses



### Comments

- We do not want large developments! Colchester is already joining up with Great Horkesley. Our part of the country will be covered in concrete,
- The only green and play area is in High Road
- Who gets to decide what type of equipment is provided? Is this the community or developer, or is this set in any particular policy?
- we already have recreational areas
- The existing children's play area on the village green also needs improving/expanding
- existing play area on village green needs improving; and preferably be fenced off to prevent fouling by dogs & other animals.
- Harrow St should have play equipment. Also adult exercise equipment on the Green.
- We should stop any more large developments, full stop.

### CHANGES TO POLICY?

- Project: improve existing equipment

### Policy idea 2: Location, size and rate of housing development

Housing development will be supported within or immediately adjacent to the current settlement areas, provided that the development:

- Does not have an adverse impact on the special qualities of the Area of Outstanding Natural Beauty, Local Green Spaces and views of community importance.
- Contributes to the parish's 'sense of place'. The scale of new developments should be appropriate to the size of the given hamlet and its rural settings.
- Development should be phased across the life of the Plan, in order to keep pace with the development of associated community infrastructure and



fit within the rural context and hamlet designation. The allocation of 44 dwellings (in the emerging district Local Plan) should not be exceeded within a 10-year period, where the site is for 10 or more dwellings.

Do you agree or disagree with policy idea 2?

95 responses



### Comments

- None of this should happen without good public transport.
- I also believe there should be a restriction on the number of dwellings on any one site to avoid one site with 44 dwellings
- the village is already subjected to enough building and traffic
- Do we really need yet more building in this area!
- Should the impact on non-designated heritage assets also be included?
- Leavenheath should remain as a Hamlet, or village
- New dwellings should be made available for purchase by local people to keep young people in the area.
- any new development should respect, reflect and enhance the generally open aspect of the current residential properties
- Why spoil a lovely rural area by building more houses etc
- This policy did not work with the Konig development
- I agree.
- Is the proposed development by the Lady Ann Windsor charity included?
- Leavenheath does not have the infrastructure to support more housing and housing should be directed primarily to towns to reduce reliance on private motor vehicles.
- the village is already overloaded with housing
- The final sentence does not make sense - is it saying the plan is for 44 dwellings to be built over 10 years, if so what is the reference to 10?

### CHANGES TO POLICY?

- No change

### Policy idea 3: Housing size, type and tenure

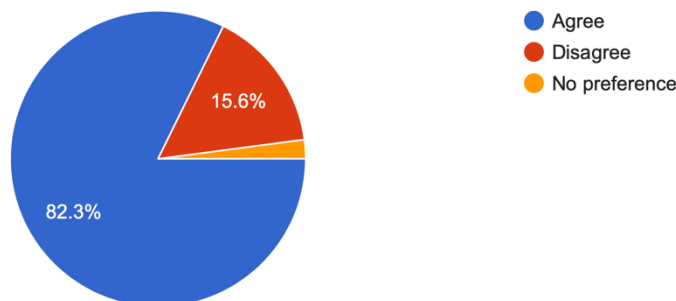
New residential development should be of a size, type and tenure that meet local housing needs, with a view to enable a mixed community of ages.

In line with the findings of the Leavenheath Housing Needs Assessment, the following housing mix should be provided:

- 3-bedroom family homes. Dwellings of 4 bedrooms or more are not encouraged.
- Starter homes and smaller homes for downsizing.
- Specialist housing for older people.
- A range of affordable housing (meeting the current Local Plan requirements as a minimum), including shared ownership, social rented, private rented and privately owned properties.
- Accessible, Adaptable and Lifetime homes dwellings, in order to meet the needs of the increasingly ageing without restricting the needs of young families.

Do you agree or disagree with policy idea 3?

96 responses



#### Comments

- Walk down Keelers Way in Great Horkesley and you can see the social housing properties!
- Not sure why larger homes should not be encouraged?
- depends on are local housing needs for our local community? Social renting by who and exactly how many affordable homes?
- special housing development only
- There needs to be a provision for larger homes too (4 beds plus)
- Do not want social rented or private rented
- Don't think we need any of these!

- Why not include 4-bedroom houses? We do not want just the lower end of the market. Please not loads of just lower end as this, in my opinion, will lower the appeal of the village as a whole.
- It is important that infrastructure is in place to support the types of housing mix listed above e.g. consider provision of pavements on edge streets/lanes to encourage use of public transport, improve accessibility - not just in a car
- There's-a lack of larger houses on the market too
- Affordable housing is important for first time buyers.
- Leavenheath is and will remain rural and because of this attracts families. To discourage larger family houses would therefore be wrong and I believe a housing mix more along the lines of that currently being built in Assington is more appropriate. i.e. a mix of family homes, retirement bungalows and starter homes much as we have already.
- At the moment Leavenheath has a nice mix of housing with the development in Wrights Way and adjoining roads providing smaller starter homes, and then family homes the other half of the estate. It would be nice to have some housing in the middle as there can be a big jump in price from a 2-bedroom house to the larger family homes, meaning when starting a family many couples have to move away from the area.
- Why spoil a lovely rural area
- Priority given to existing local families at a responsible cost
- The emphasis should be put on young local people being given the opportunity to own a property in the village they grew up in instead of being priced out and forced into the rental market.
- I think the problem of a lack of public transport needs to also be considered when building any type of home.
- Affordable housing should only be for local area residents.
- I would be happy with 4-bedroom homes, or even 5 bedroom homes.
- Small and affordable housing should be the only type allowed.

#### CHANGES TO POLICY?

- Remove 'Dwellings of 4 bedrooms or more are not encouraged'
- Change 'In line with the findings of the Leavenheath Housing Needs Assessment, the following housing mix should be provided' to 'In line with the findings of the Leavenheath Housing Needs Assessment, the following housing mix is particularly encouraged'...

#### Policy idea 4: Design

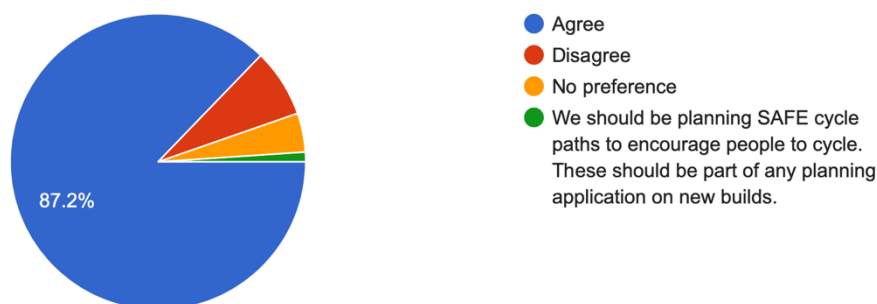
Development proposals that respond positively to creating an attractive parish and enhance each of the hamlets' aesthetic qualities (High Road, Honey Tye and Harrow Street) will be encouraged.

The following are extracts from the draft Design Code drafted for Leavenheath. If you can't read them on your screen, they can be found here as a PDF: [tinyurl.com/tvrs5cge](https://tinyurl.com/tvrs5cge)

## Design for main access streets

Do you agree or disagree with design for main access streets?

94 responses



## Comments

- again depends where houses on High Rd development will face and where access is
- I sincerely hope that garages will also be built for each house. Most families now have at least two cars so there needs to be provision for a garage and a decent driveway to prevent the nuisance of cars being parked on the road.
- Excellent
- By implication this would mean a pavement down Harrow Street as far as Oaklands
- Generous front gardens don't add any value to the residents. People don't sit in their front gardens or kick a ball. If people don't keep them tidy it has a greater impact on others.
- Less rigidity and more varied house types/styles.
- Future housing must be designed for 3 vehicles at least parked on the premises without a garage, a garage is not used for cars anymore and take care off footpaths.
- I like the idea of planting and open spaces but planting at main road junctions will impede line of site for road users. Who is responsible for maintenance?
- I have agreed with the main access streets, but the example shown are all gardens to 4-bedroom properties, this policy idea would have to be scaled back for the policy idea 3 size and types of dwelling

- Pavements 2 M wide take up quite a lot of space. Do they have to be this wide?
- We should be planning SAFE cycle paths to encourage people to cycle. These should be part of any planning application on new builds

#### CHANGES TO POLICY?

- No change

### Design for residential streets and cul-de-sacs?

Do you agree or disagree with design for residential streets and cul-de-sacs?

95 responses



#### Comments

- If cul-de-sacs are to be more densely populated, careful consideration needs to be given to provide adequate parking.
- Maybe a bit tight
- Excellent
- Generous front gardens don't add any value to the residents. People don't sit in their front gardens or kick a ball. If people don't keep them tidy it has a greater impact on others.
- car parking causing existing homeowners problems i.e. parking at road junctions, on paths & grass verges
- Shrubs and large plants on corners or bends can decrease visibility for drivers.
- I would like to see less regimental road layouts and more flexibility in the positioning of the housing units.
- Why spoil lovely rural area
- Ensure 3 parking spaces without the garage to stop cars on pavements
- A variety of houses and bungalows would allow the mixing of generations as we have at the moment.
- Quite unimaginative design, but good to encourage minimum space standards for front gardens. Should also mandate minimum public green space requirements

- Increased density in a cul-de-sac increased congestion for deliveries, visitors, and residents.
- The 'compactness' of cul-de-sacs leads to overcrowding, and would be out of step with the Honey Tye and Harrow Street, where no such arrangements exist
- Same statement on designing in SAFE cycle paths to encourage more people to cycle.

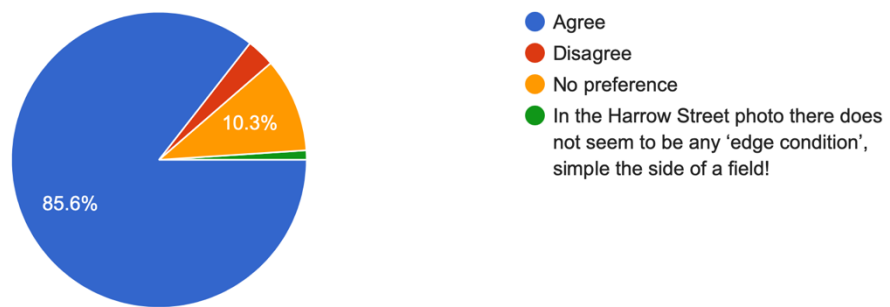
#### CHANGES TO POLICY?

- No change

### Design for edge streets/lanes?

Do you agree or disagree with design for edge streets/lanes?

97 responses



#### Comments

- Good idea
- Need more public rights of way
- It needs more imaginative road layout and flexible house positioning.
- Edge lanes should be "back filled" with further development at a later stage
- Why spoil lovely rural area
- I have agreed, but do not think it is practical because on street parking would be a problem
- In the Harrow Street photo there does not seem to be any 'edge condition', simple the side of a field!

#### CHANGES TO POLICY?

- No change

### Design for car parking solutions?

## Do you agree or disagree with design for car parking solutions?

97 responses



### Comments

- No street parking should be allowed. We are having a problem in Sweet Briar with cars parking in Wrights Way opposite Sweet Briar making exiting and entering dangerous!
- Brilliant. I wish this could be such in Oaklands. It was great until the children grew up, passed their tests and then they had cars which are now parked on the road. Often the garages are not used to keep the cars in but as extra storage for freezers etc.
- It's a shame this was not considered when permission was granted for The Lion site development.
- but no on street parking
- No on street parking as this looks messy and cluttered. Can also be dangerous for pedestrians and emergency vehicles.
- On street parking is not desirable. Just take a look at Rowans Way!!!
- Too many cars now parking in the street instead of Garage/Driveway
- they should have car ports instead of garages. as they will only fill them up with junk. you need car ports to put their cars in. to keep the roads as clear as possible.
- Great
- Over simplistic. The density of housing historically permitted off the High Road coupled with the tendency of most houses to have at least two cars makes the design unrealistic. Plan should look at ways of encouraging residents to get cars off street, if necessary by supporting greater use of front garden space, if appropriately screened from the road.
- most homeowners have more than two cars therefore on street parking will increase
- This is going to be difficult though as many people on Wrights Way and side streets do not use their off-road parking and just park on the streets. More will need to be done to discourage people just parking on

the street. There are so many vans and cars parked that it is actually quite dangerous for pedestrians and other car users along Wrights Way by the village hall.

- Today there are more than 2 cars to a building 3 parking spaces external to a garage is essential to alleviate pavement parking which is dangerous.
- Enough space for cars is a must. Nearly all households need 2 spaces and use a garage for storage not car parking! There is a huge amount of street parking around the smaller houses down high road because of this and should be avoided in future developments.
- Wherever possible, residents need to have enough parking on their property rather than parking in the roads.
- Again I agree, it would be nice, examples shown again are of larger properties
- Aim to discourage on road parking
- Agree, but this doesn't happen in practice. People will park on the street regardless. Roads need to be wide enough to allow cars to get through. No narrow roads as in Rowans Way.
- Essential that every house has at least 2 parking spaces. Drive round any new development in Sudbury or Colchester at the weekend and you can see that there is never enough space for cars which end up on pavements etc.
- Garages are rarely used for actual vehicles. Car ports rather more so. Garages with spaces in front on a driveway will simply lead to cars left in front of residential properties.
- Any new properties need to make sufficient provision of parking.
- Generally agree, but surely you should be encouraging the use of electric hybrid vehicles rather than suggesting the charging points 'clutter the front of houses. Indeed it would be more appropriate to state that all new properties must have easily accessible EV points.
- We should avoid, where possible any on-street parking. We should also ensure no-one can park on any of the green spaces by using decorative bollards.
- There should also be thought given to the availability of public transport. A lot of elderly people have to give up driving.

#### CHANGES TO POLICY?

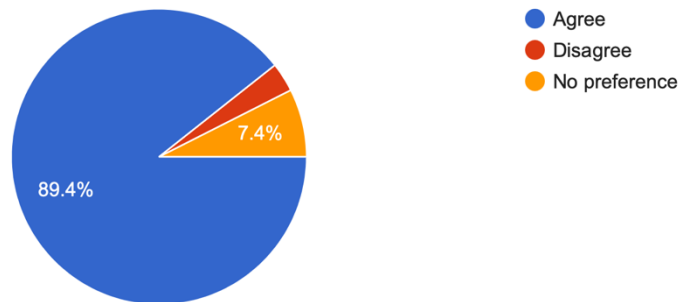
- No change

#### Design for street planting?



## Do you agree or disagree with design for street planting?

94 responses



### Comments

- Plenty of trees.
- Large trees should not be planted near the building.
- Great
- Privacy from hedges and trees is good. What happens to flower beds if the owner doesn't like gardening.
- as long as it is maintained
- As much tree planting as possible.
- As long as wildlife is considered. Too many new developments have totally unsuitable plants for the local wildlife, and they therefore become lifeless. I only agree with this if wildlife is an integral part of the decision making on schemes and plants used.
- Hedges require regular cutting, so it is essential to ensure that this is done.
- Planting needs to be sufficient to help maintain the rural feel.

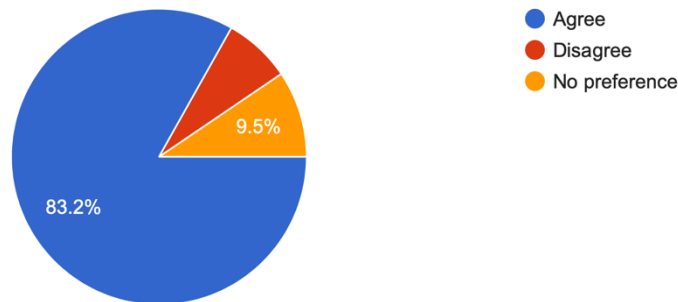
### CHANGES TO POLICY?

- Include reference to encouraging wildlife

## Design for street lighting?

## Do you agree or disagree with design for street lighting?

95 responses



### Comments

- do not want street lighting
- enough light pollution already
- Don't want streetlights, too much light pollution and affects wildlife and environment.
- Street lighting is not necessary.
- Street lighting should have been addressed years ago. However, they should not be placed outside property windows, but where there is a solid brick wall (no windows).
- It would be nice to have it.
- Do not agree with street lighting in any form. Countryside is sacred and lighting causes disturbance to nature.
- Great
- concern for nocturnal wildlife welfare, type of lighting i.e. & light pollution as mentioned above
- The area is rural and thus the use of streetlights should be limited to an absolute minimum
- More light pollution
- All future street lighting must be low energy lighting.
- Kept to a bare minimum
- No more unnecessary lighting please - it harms wildlife and wastes money. Those seeking the reassurance of lit streets should live in town and not the countryside (in the same way as if you want to live within 5 minutes of a supermarket).
- Street lighting should be kept to an absolute minimum.
- Minimal street lighting given the rural nature of the hamlets and assist with the maintenance of dark skies.

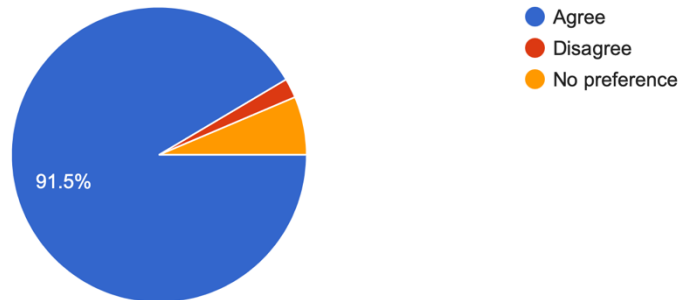
### CHANGES TO POLICY?

- Include reference to minimal street lighting

## Design for gaps and views?

Do you agree or disagree with design for gaps and views?

94 responses



### Comments

- Really important to retain views to the countryside as far into any development as possible, to reflect the rural setting.
- Great
- Space between plots also improves privacy and reduces noise for occupants from other houses
- This could cause cost problems for affordable housing.
- Again I agree it would be nice, this policy idea would have to be scaled back for the policy idea 3 size and types of dwelling

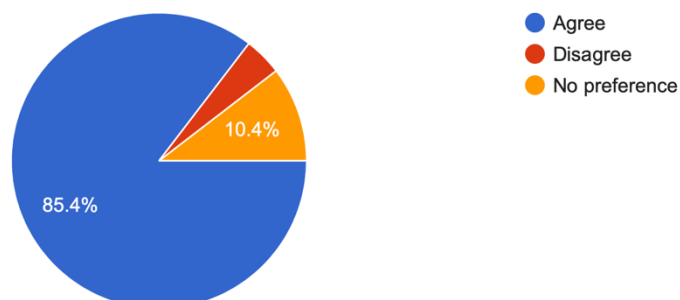
### CHANGES TO POLICY?

- No change

## Design for establishing a consistent property boundary?

Do you agree or disagree with design for establishing a consistent property boundary?

96 responses



### Comments

- Good thinking
- Don't spoil our village
- Same comment as above

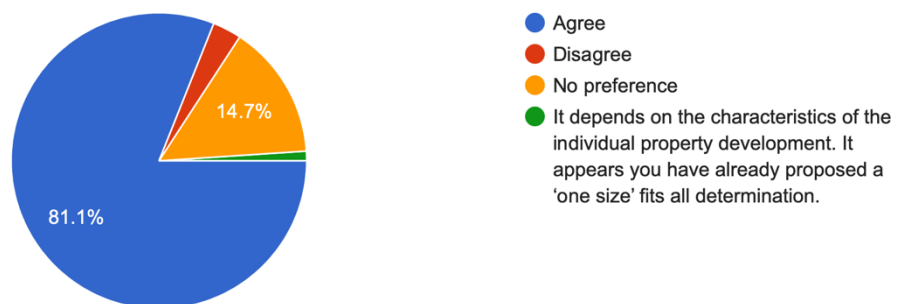
CHANGES TO POLICY?

- No change

## Design for desired roof profiles?

Do you agree or disagree with design for desired roof profiles?

95 responses



### Comments

- Not bright orange roof tiles. Darker the better to help blend in.
- Should follow existing roofs
- Great
- Variety to profile would break up the impact and be more like a traditional village as it developed.
- Solar panels on roofs should be screened from public view wherever possible.
- Chimneys are essential especially at Christmas when Father Christmas does his rounds!
- bungalows only
- It depends on the characteristics of the individual property development. It appears you have already proposed a 'one size' fits all determination

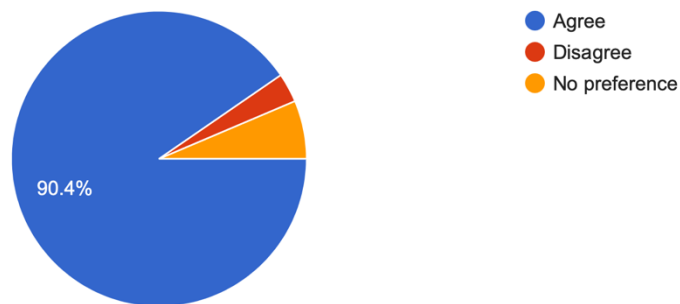
CHANGES TO POLICY?

- No change

## Typical architecture details and materials?

Do you agree or disagree with the typical architecture details and materials?

94 responses



#### Comments

- Be careful that we don't produce a static, regular style. Design guidance can be very limiting- we need to encourage new design as well.
- Wonderful
- Variety to profile would break up the impact and be more like a traditional village as it developed.
- All materials used must be heat and cost efficient.

#### CHANGES TO POLICY?

- No change

#### Policy idea 5: Pattern of growth and strategic gap between hamlets.

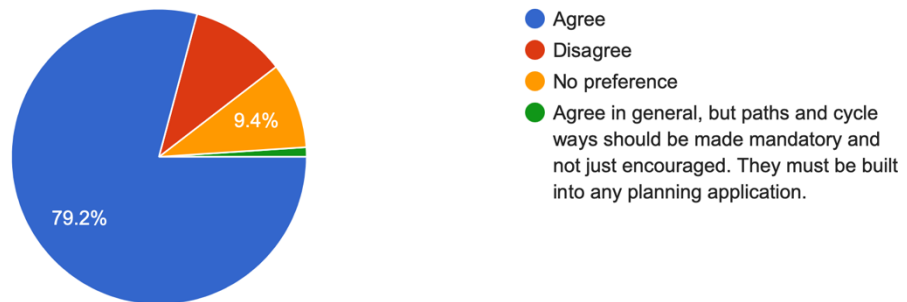
Development should respect and retain the generally open and undeveloped nature of the parish, in particular, the distinct separation of Harrow Street, High Road and Honey Tye (see map below). Development in the main is set back from the A134 and this should continue to be respected. Development that would individually or cumulatively undermine the physical or visual separation of the three hamlets will not be supported.

Any new development should enhance and be physically connected to an existing hamlet and not create another settlement within the parish.

Physical connections (paths and cycle ways) between the hamlets are encouraged.

## Do you agree or disagree with policy idea 5?

96 responses



### Comments

- Don't put locks on gates the pathway exiting onto the A134 from rowley wood is not usable by wheelchair users!
- I agree with the first and last sentence of policy idea 5, but don't necessarily agree with the need to keep the 3 hamlets separate. Why is this necessary?
- depends on where and how it joins existing buildings
- Safe connecting pavements that are set back from major roads and easy to maintain (the current footpath connecting High Road and Honey Tye is narrow, poorly maintained and dangerous for families).
- No problem with the 'hamlets' joining as they can then enjoy each and every facilities.
- This is a very good policy. Improved footpath/cycle provision between the hamlets should also be supported.
- Cycle paths and footpaths must be factored in at the design stage and implemented. They do not have to blindly follow any existing routes, especially where the A134 is concerned.
- should be kept as hamlets & not infilled with buildings over time & become one large village over the last 10 yrs there has been a considerable increase in traffic on the A134 & High rd with it the constant noise levels.
- Adequate separation of the hamlets must be maintained to ensure Leavenheath cannot be elevated from a "hinterland" village by BDC
- Don't spoil the area with more buildings
- To be honest I think that there is enough space to create another small settlement which isn't connected to the existing 3 but I do agree with it being set back from the A134
- Strongly agree
- hamlets to large

- Footpaths between the hamlets should consider safe access to local amenities. There are few walkable retail outlets in the area and this increases road usage for deliveries and excursions to shops.
- Very sensible to maintain strategic gaps between the hamlets.
- Agree in general, but paths and cycleways should be made mandatory and not just encouraged. They must be built into any planning application

#### CHANGES TO POLICY?

- No change

### Policy idea 6: Non-designated Heritage Assets

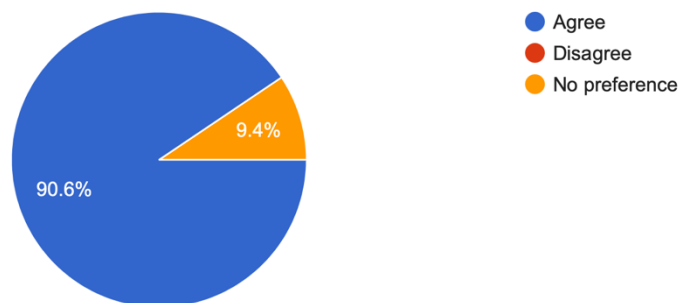
In addition to Listed Buildings and designated heritage assets, the following buildings or structures are identified as proposed Non-designated Heritage Assets due to their locally important character and historic features (see map below). PLEASE NOTE: the owners are currently being consulted. We are awaiting their views which will be considered.

Development proposals should avoid harm to these heritage assets having regard to their character, important features, setting and relationship with surrounding buildings or uses. Proposals should demonstrate that consideration has been given to retaining:

- The important asset or historic feature itself;
- Its most distinctive and important features;
- The positive elements of its setting and its relationship to its immediate surroundings; and
- The contribution that the building or historic feature and its setting makes to the character of the local area.

Do you agree or disagree with policy idea 6?

85 responses



Comments

- this should have been considered when granting permission to re-develop the Lion site
- How did you come up with these areas? Some buildings are equally as old as others..?
- What about the old Methodist church on the a134?
- What public access is there currently to the water tower on SbN resort?
- As the owners of Mill House we wait to be consulted on this to learn more.
- Yes a good idea to hold on to the assets in the village without spoiling their character whilst introducing new build.
- The water tower should definitely be an NDHA.
- Vincents Farm on Harrow Street is an original featured Edwardian style cottage. On a recent planning application the Heritage team commented on the application stating that they consider this property to be a non-designated heritage asset, therefore, it would be worth considering this property.

#### CHANGES TO POLICY?

- Vincents Farm on Harrow Street add in?

### **Policy idea 7: Walking and cycling**

Where appropriate, new development should contribute to an enhanced and joined up network of high-quality footpaths, rights of way and cycle ways to improve access to village amenities, the countryside and the other hamlets within the parish. New provision should encourage alternatives to using private cars. Footpaths and cycle ways should be visible and separate from roads where possible.

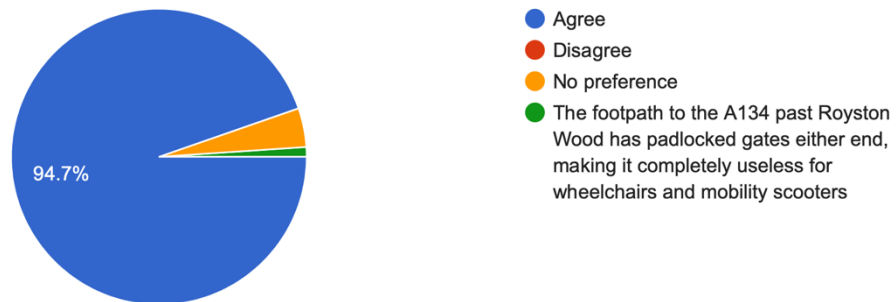
Where possible, existing Public Rights of Way should be protected and enhanced. Enhancement can take the form of new routes, connections, improved surfaces, and/or signage increasing access to the countryside and connectivity between hamlets. Where Public Rights of Way may be unavoidably impacted or lost appropriate diversion or new routes should be provided that are safe and convenient for users.

Pathways through developments are encouraged, such as those currently found in the Reason Homes development off High Road.



## Do you agree or disagree with policy idea 7?

94 responses



### Comments

- Hedges by pathways must not cause obstruction as is the case of the footpath from Wrights Way to the Village green!
- I do agree on the foot paths and cycle ways but the use of private cars in a village with no amenities will never happen especially now the busses don't come into the village.
- Don't forget bridleways too. One has already been decimated due to bad planning decisions down plough lane.
- As already stated, our footpaths are a disgrace
- The footpaths need to be maintained as the existing ones appear not to be at times
- Have a network which joins the Hamlets
- Absolutely essential
- Increased traffic will make life even worse for the many horse riders in the community and consideration should be given to linking the few bridle ways and byways to avoid the a134 of adding more access going forward.
- I do agree with the above BUT New provisions could be "Multiuser paths" these are vital in a rural area. There are many equestrians around Leavenheath and surrounding area, with horses kept both privately and on livery yards. With very few bridlepaths and byways in the area I feel the wording needs to include this as equestrians are often excluded.
- It is a nonsense to suggest any new housing built in the village will not increase the use of private cars. Cycling to Sudbury or Hadleigh is so dangerous and impractical. This is why new building should be minimised. The footpath to the A134 past Royston
- Wood has padlocked gates either end, making it completely useless for wheelchairs and mobility scooters

### CHANGES TO POLICY?

- Include bridleways

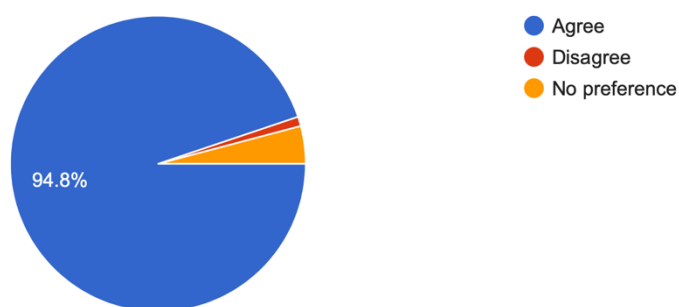
## Policy idea 8: Traffic and road safety

Planning applications for major developments should identify the level of additional traffic that is likely to be generated, and the impact of this traffic on pedestrians, cyclists, road safety, and private and public parking within the parish. Measures to mitigate any impacts should be demonstrated.

Where possible, new development should be designed to reduce speeding.

Do you agree or disagree with policy idea 8?

97 responses



### Comments

- Ban street parking
- particularly to the High Rd where you sometimes take your life in your hands trying to cross especially if you are of a certain age. Perhaps a crossing?
- Be practice with speed limits
- there is a lot of speeding in Wrights Way. in Leavenheath
- Very necessary
- Need to include consideration of difficulty for riders with increased a134 traffic and access to the bridle way on plough lane from dead lane/honey Tye etc. It's already bad.
- This will also impact horse riders who regularly use the lanes in and around Leavenheath
- There should not be any major developments. Full stop.

Where is speeding an issue in Leavenheath?

- A134
- High Road
- A134 and High Road
- Stoke Road and A134
- Everywhere

- Stoke road from A134 past Harrow street and the hotel
- Main A134
- Honey Tye part of A134 is terrible for speeding
- High Road, A134.
- Main A134 through village
- A134 the 30mile speed limit stretch
- To many changes in speed limits on A134 causes frustration and confusion. Make speed limits make sense and people will follow. Stop putting in mini roundabouts as a high percentage of drivers don't treat them as roundabouts. Main roundabouts or NO roundabouts.
- There isn't
- Along the A134
- High Road for sure
- Main A134 and High road
- Towards Harrow street and on Stoke road
- A134 through Honey Tye
- A 134 'High road', Dies lane. Vans, Lorries & cars do not keep to speed limit
- High road - from elm tree lane through to assington
- Honey Tye
- Nowhere.
- Harrow Street, short cut to the Golf Course.
- a134
- a lot of speeding
- High Road, rural areas
- Along The High Road at Leavenheath. 30 seems to be a guidance only
- Pretty much the whole way along the a134.
- A134, Stoke Rd, High Road
- Cars passing David Burr not reducing their speed. Also cars exciting the village at this point. Lots of tailgating can be seen in this area.
- On the A134
- In the 30 zone and the 40 zone near the Hare and Hounds, plus people using The Old Road as a cut through.
- The High Road
- High road & A134
- On the straight part of the A134 between the Church and the Lion.
- A134 30mph zone. Stoke Road from last corner to end of 30mph zone by Heath Barn.
- High Road
- Along the A134 through Leavenheath and along the High Road.
- A134 and (occasionally) The High Road
- The A134, High Road, Stoke Road

- A134 in Honey Tye from the old Lion PH to the High Road
- High Road & A134
- I think people still speed in the 30mph zone
- The main straight section on the A134 where you enter and exit the village. Particularly bad between the Lion and the BMW garage.
- From Hare and Hounds pub onwards
- the A134
- High road
- Perhaps the A134, install a roundabout at junction on the High Road and the A 134, see further comment
- Everywhere, especially Stoke Road, the whole of the A134 & High Road main drag.
- Stoke Rd (specifically the bend in the 30mph section)
- The main road. A134 from honey tye to hare and hounds pub. We see cars and bikes to past nearing 80/100mph.
- On the High Road.
- 134
- On A134 passing old Lion Pub
- Along the High Road and A134
- high road
- Stoke Road, the number of accidents appear to be increasing.
- Stoke Road, A134 and High Road

#### CHANGES TO POLICY?

- Add in speeding areas: A134, High Road, Stoke Road

#### **Policy idea 9: Views of community importance**

Development proposals within or which would affect an important public local view or vista should take account of the view/vista concerned.

Developments, which would have an unacceptable adverse impact on the landscape or character of the view or vista concerned, will not be supported.

What views and vistas within Leavenheath parish should be identified as important? Please describe below or email a photo to [leavenheathplan@gmail.com](mailto:leavenheathplan@gmail.com)

- The views across the fields from Harrow street farm and Harrow lodge. The views from the top of Harrow street across the field behind the hare and hounds.

- The fields around the edge of the village which keep the hamlets separate - as around Harrow Street, Oaklands, and the fields which abut Royston wood and the edge of the High Road development.
- Arger Fen
- All views
- All
- The field and orchard adjacent to the A134 (on the left heading North) between Honey Tye and High Road
- apple orchard with footpath
- Views towards Stoke by Nayland church; around st Matthew's; towards Arger Fen. Towards Honey Tye / Wissington and Kingsland Lane; also Leadenhall wood. If we keep development to the three hamlets identified and to not spill out of those areas then this should be achievable. We want to keep the sense of the village being made up of the three hamlets set amongst the rolling farmland and countryside.
- All farmland and green spaces.
- no development of current orchard and adjacent field
- Orchard
- Across the Golf Course, the view west from the Wildlife Walk, view down to Honey Hall from The upper part of Radleys Lane,
- Plough lane to Stoke by Nayland
- Views on the "Wildlife Walk"
- I am in 39 Wrights Way and therefore the view from the back of the property is of the farmers field. This gives a different viewpoint to the front of the house which overlooks the street and houses.
- See photos already submitted
- All existing views and vistas
- Views to right of path from Thomsons Farm to Beachams Farm. Views to left of High Road from Locks Lane to Gedding Hall. View from path that leads from Locks Lane to The Fen.
- Apple orchard along High Road
- The view over the fields from the footpath between the A134 to Edies Lane past the orchard
- Entering the village on the A134 from both ends. The entrance to High Road.
- The view across the fields from Stoke Rd towards Boxford (looking north)
- View from Church Path, view from footpath from behind Rose Hill farm to Edies Lane, view from Cock St towards Stoke, views across golf course, views of Plough Lane.
- Any area adjacent to an AONB
- Views across the countryside adjacent to Harrow Street
- Village Green. Along A134 between Hare and Hounds and Garage

- This is tricky due to the sheer number of excellent views/vistas. I am content for the NP group to identify these on behalf of the parishioners.
- There are many views around the parish and many circular routes. The views along the A134 set the scene for the parish and represents it's rural nature. Any views that are considered should be of special importance to the character of Leavenheath. The walking routes may highlight some valued views.

#### CHANGES TO POLICY?

- Add in list of views once assessed

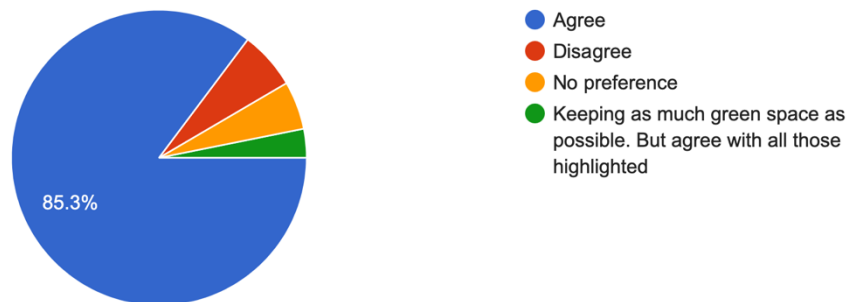
### Policy idea 10: Local Green Spaces

The following areas are proposed for designation as Local Green Spaces for special protection (see map below). PLEASE NOTE: the landowners are currently being consulted. We are awaiting their views which will be considered.

Development on designated Local Green Space will only be supported in exceptional circumstances.

Do you agree or disagree with policy idea 10?

95 responses



#### Comments

- I would agree with the exception of number 6
- There are other v important areas too. Wildlife area between greens farm and oaklands farm being one important area
- Some should never be developed I.e. village green, Royston woods. I am not sure what some of the others are.
- Does Spouse's Grove not qualify?
- No3 on the map is shown as 'Cricket Ground' this is NOT THE CRICKET GROUND, it is the LEAVENHEATH VILLAGE GREEN and belongs to the village who allow the cricket club to use it.

- No developments should occur on designated green spaces even in "exceptional" circumstance.
- What constitutes 'exceptional circumstances'? Should there ever be development on allocated Local Greens Spaces?
- Why is there nothing in Honey Tye
- I only agree to keeping the green and royston wood. They are proper "green spaces" which are used by the public. Number 6 is basically a wasteland not a "green space" it could easily be developed as it joins onto an existing settlement.
- I agree in general, but do not agree with number 1, we came to Leavenheath in 1989, then the land called Rose Farm had been granted permission for a golf course, it went on the market to be bought by Stoke by Nayland golf club / Boxford Fruit Farm, once the time period for the golf course to be build ran out, it was sold apart from the field now containing an orchard. Representatives of the landowners then asked for a meeting with the village, at this meeting they sounded out the village with a plan to build +/-70 houses on the land, with a new road onto the A134, the existing High Road access would go, the village did not support the plan, an orchard was then planted on the field. I am not sure of the year, so let's say several years ago, a housing survey was undertaken, from the survey it was noted that there was a need for affordable accommodation, the field now an apple orchard was proposed as a site for 12 homes, I am sure most of the village will remember the angry meetings that followed, the proposal was withdrawn, in my view the parish council gave in to the noisy ones and let the villagers in need of accommodation down. In protecting this hedge it would restrict what I believe would be a way to fore fill our housing allocation for years to come, a new road could be built with the main access onto the A134, a roundabout allowing easier access for villagers, a petrol station with shop/s, perhaps run by one of the majors, could be used by the village and passing trade from the A134 this way I think it could be viable.
- However, I feel owners wishes do need to be taken into account & not ignored
- If the owner of the land is happy for it to be protected then that's fine. However if they are unsure or against protection then they should be allowed to do whatever they want to with their own piece of land as long as it complies with planning etc.
- Is that all? That's all the green space we want to protect? The playing field would have good protection from development anyway...
- The woodland behind Honey Hall should be preserved as it is a noticeable benefit to the landscape and views entering Honey Tye. The

fields adjacent to A134 exiting Honey Tye towards Colchester should also be preserved.

- no development of current orchard for housing
- They all appear sensible.
- Keeping as much green space as possible. But agree with all those highlighted

#### CHANGES TO POLICY?

- Review Local Green Spaces list

### **Policy idea 11: Landscape and biodiversity**

The scenic value of the landscape within the neighbourhood area, outside of the defined settlement boundary will be protected from development that would adversely affect its character and value. Sensitive features typical of the Ancient Rolling Farmlands character area, such as woodland, species rich hedgerows, and associated ditches, should be retained and incorporated into the design and layout of new development proposals. It is important that this is retained.

Development proposals within the Area of Local Landscape Sensitivity will only be permitted where they:

- Maintain or enhance the special landscape qualities of the area; and
- Are designed and sited so as to harmonise with the landscape setting.

All development proposals should retain existing features of biodiversity value (including trees, hedgerows, grass verges, ponds and drainage ditches) and, where possible, provide a net gain in biodiversity through:

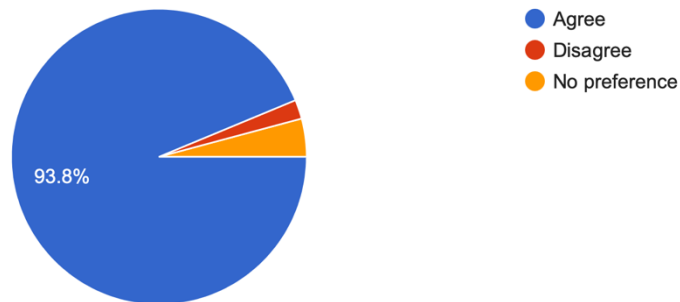
- The creation of new natural habitats.
- The planting of additional native trees and hedgerows, for screening, landscaping and separation purposes.
- Green areas between and on new developments.
- Soft site boundaries to new developments.

New and enhanced ecological networks and wildlife corridors will be encouraged. The line of trees on High Road should be maintained.



Do you agree or disagree with policy idea 11?

96 responses



#### Comments

- this is the most important policy and must be at the top of plans
- Good ideas
- If the orchard were to be developed a corridor of several metres width should be retained along the Western edge from the High Road to at least a new T junction with the existing footpath network running East/West along the Southern boundary. Ideally it would extend further past the houses on the edge of Edies Lane
- Green areas as access could also be open to horses
- This is very important and needs to be enhanced and managed to ensure wildlife has a place in the area. Too often this is an after-thought and many new developments provide no access to open spaces, wildlife etc. This cannot be allowed to happen here.

#### CHANGES TO POLICY?

- No change

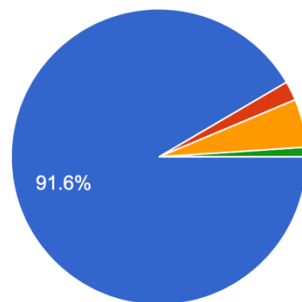
#### Policy idea 12: Surface water drainage

There are a number of locations that have surface water drainage issues. The following locations within the parish are identified as localised flooding areas (see map below).

Development proposals within the immediate locality of any of the localised flooding areas should use appropriate drainage methods to prevent, and where appropriate, alleviate the localised flooding. Future development must not cause or contribute to new flooding or drainage issues, exacerbate existing issues, or cause water pollution, and should mitigate its own flooding and drainage impacts.

## Do you agree or disagree with policy idea 12?

95 responses



- Agree
- Disagree
- No preference
- The road outside Harrow lodge driveway is regularly flooded and this extends several metres either way when wet and a large puddle remains often until the next rain when it becomes a flood again due to water pouring off the fields and poor drainage

### Comments:

- If you kept existing ditches clear you wouldn't have half the problems you do now!
- Also flooding down both Plough lane and cock street this winter
- Harrow Street where it meets Oaklands and along towards Vincent's Farm is often like a ford after heavy rain.
- Big flooding issue in the field opposite heathlands. Always flooded
- Been like it for years, but will it be addressed
- The whole of Harrow Street floods, and nothing is done about it.
- Something needs to be done about flooding in Plough Lane! Run-off water from golf course!
- we have significant problems with flood water from the High Road orchard and farmland surrounding us
- The junction at a134 and High Road also has surface water issues, when turning into High Road.
- Also the east end of Footpath 11 gets flooded
- Drainage issues at the bottom of Radleys Lane are connected with those at Honey Hall.
- AGAIN LEAVENHEATH VILLAGE GREEN IS SHOWN AS THE 'CRICKET GROUND' NOT CORRECT.
- Another localised flood risk is in Radleys Lane at the bottom of the slope.
- Local Flooding Junction High Road with A134
- I would say these areas should not be developed at all if possible.
- Flooding was bad on High Road by Gedding Hall this year.
- Plough Lane also suffers from flooding due to drainage issues
- Existing drainage ditches need to be dug out. They have not been cleared in the last 32 years that I have lived in the village.
- Not good enough. New development should IMPROVE drainage and flooding issues...

- There is a real perception that in granting planning the planning authority fail to give due weight to such issues and the worsening of such issues by increasing the volume of homes in the countryside.
- The road outside Harrow lodge driveway is regularly flooded and this extends several metres either way when wet and a large puddle remains often until the next rain when it becomes a flood again due to water pouring off the fields and poor drainage

#### CHANGES TO POLICY?

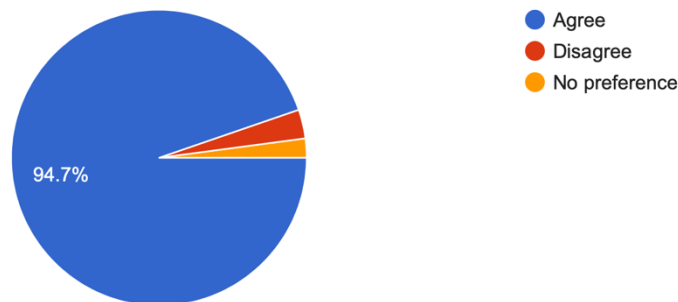
- Plough Lane, Cock Street, Harrow Street where it meets Oaklands and along towards Vincent's Farm, junction at A134 and High Road, Radleys Lane at the bottom of the slope, High Road by Gedding Hall, road outside Harrow lodge driveway

### Policy idea 13: Convenience/small shop

A proposal for the development of a convenience/small shop will be encouraged, to meet the day to day needs of the parish, and to reduce additional journeys out of the parish. This could be as a stand-alone building or an extension to an existing community asset. Any new proposal should be in line with all other policies.

Do you agree or disagree with policy idea 13?

95 responses



#### Comments:

- A good idea but it would only be used in emergencies as would be too expensive for general shopping
- Strongly agree with this, could incorporate a hot food takeaway?
- Lion site could house small shop/cafe meeting place
- This is very much needed in this village, a village shop is more than a place for provisions but a place to see others in our community, this village is very isolated for many people.
- This would be very welcome.
- A shop would be a fantastic idea

- This type of shop is usually unprofitable and therefore not enduring.
- We have already lost 2 local shops. If agreed, parking must be considered as well. It will also help the elderly community

#### CHANGES TO POLICY?

- No change

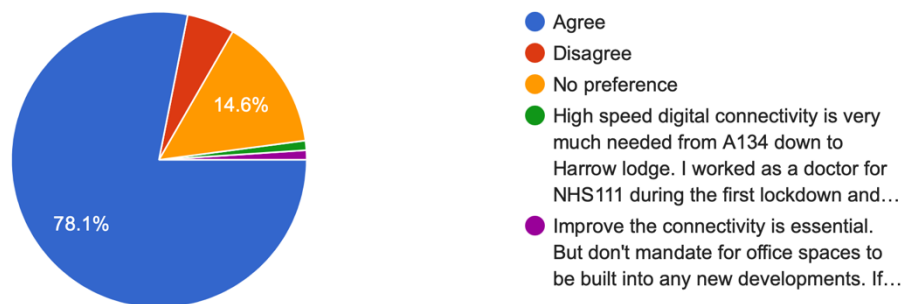
### Policy idea 14: Home working

For all new developments, home working provision should be designed into new dwellings, in the form of office space, with high-speed digital connectivity.

Insofar as planning permission is required, proposals for home working or the incorporation of home office space is also encouraged for existing dwellings.

#### Do you agree or disagree with policy idea 14?

96 responses



#### Comments

- Excellent
- High Speed connectivity yes, but not office space
- Home office space is potentially a necessity for those of working age, however retired families will not necessarily have the same requirements.
- High speed digital connectivity should be universal, but the need to incorporate 'home office space' might encourage over supply of 4/5 bedroom housing (that most developers would relish of course). How about considering the idea of a separate 'small business centre' that would provide services for entrepreneurs etc from the whole community. Perhaps it could be integrated with, or adjacent to, other new or existing facilities? Because there seems to be nowhere else to comment on it, don't forget the transport issue! Buses, buses, buses. Covid-19 appears to have spared the blushes of the bus companies and local authorities!

- No no no. Home working should be possible, but discouraged... not only will it boost already unaffordable house prices in the area by attracting the London crowd, it is socially a depressing trend.
- Increased resilience of local broadband, power and communications infrastructure should be developed to facilitate future home working demand
- Decent internet connection is absolutely vital.
- There should be provision for fibre access to new and existing residential properties. You have not commented on public transportation - stops at appropriate locations with the hamlets should also be accessible by safe footpaths. The restoration of the bus stop outside the site of The Lion pub should also be considered.
- The pandemic has crystallised the evidence base and desire to work at home. This is a good idea.
- Improve the connectivity is essential. But don't mandate for office spaces to be built into any new developments. If people want a home office they will find / make space for it.
- High speed digital connectivity is very much needed from A134 down to Harrow lodge. I worked as a doctor for NHS111 during the first lockdown and this was seriously hampered by connectivity issues to the point where I have not offered to do it again this time round- I would hope existing networks would be improved in line with new developments too

#### CHANGES TO POLICY?

- Remove 'for all'

# APPENDIX 7: Stage 3 - Pre-submission consultation on the draft Neighbourhood Plan (Regulation 14)

## 6(a) Front and back of flyer/poster for draft Neighbourhood Plan exhibition



## 6(b) Photographs from the draft Neighbourhood Plan exhibition



## 6(c) Consultation Response form

# LEAVENHEATH Neighbourhood Plan

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## DRAFT Neighbourhood Plan CONSULTATION RESPONSE FORM

Consultation period: Monday, 6th September to Monday, 25th October 2021.

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The Leavenheath Neighbourhood Plan is a community-led document for guiding the future development of the parish. It is the first of its kind for the area and a part of the Government's current approach to planning.

Please use this form to comment on the draft Neighbourhood Plan, or comment online [www.leavenheathnp.co.uk](http://www.leavenheathnp.co.uk), so we can make amendments before submitting it for examination.

PLEASE NOTE: This is a formal stage of consultation on the Neighbourhood Plan before it is submitted to Babergh District Council. Comments received will be reported in a Consultation Statement which will be submitted alongside the Plan, and which will include your name, organisation (if applicable) and comments. The Consultation Statement will be publicly available online.

On submission of the Neighbourhood Plan, Leavenheath Parish Council is required to share personal details of those that have commented on the document to Babergh District Council so that they can discharge their legal duties in relation to publicising the submission of the Plan, in accordance with the Neighbourhood Planning (General) Regulations.

By submitting a consultation response at this stage, you authorise Leavenheath Parish Council to legally collect and share your data in this manner. You can view the Parish Council's Privacy Policy on the Parish Council website.

**PLEASE POST YOUR FORM THROUGH THE LETTER BOX OF 7 MAYFIELD (HIGH ROAD) OR 9 STOKE ROAD (HARROW STREET).  
OR EMAIL [Leavenheathplan@gmail.com](mailto:Leavenheathplan@gmail.com). DEADLINE: 25TH OCTOBER 2021.**

<b>Name</b>	
<b>Email address (or postal address)</b>	
<b>Organisation name (if appropriate)</b>	

Environment and Landscape POLICIES	
LEAV1: Views of community importance	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
LEAV2: Local Green Spaces	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
LEAV3: Landscape and biodiversity	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
LEAV4: Surface water drainage	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	

Development and Design POLICIES	
LEAV5: Location, size and rate of housing development	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
LEAV6: Pattern of growth and strategic gap between hamlets	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
LEAV7: Housing size, type and tenure	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
LEAV8: Non-designated Heritage Assets	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
LEAV9: Design principles	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	



Access POLICIES	
LEAV10: Walking and cycling	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
LEAV11: Traffic and road safety	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	

Community Infrastructure POLICIES	
LEAV12: New community assets	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
LEAV13: Protection of existing community infrastructure	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
LEAV14: Convenience/small shop	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	


<b>Leavenheath Design Guidance and Code</b>	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
Comments				

**OVERALL**, do you

Agree with the draft Neighbourhood Plan

Disagree with the draft Neighbourhood Plan

Any further comments about the draft Neighbourhood Plan



**Leavenheath**  
Neighbourhood Plan

THANK YOU.

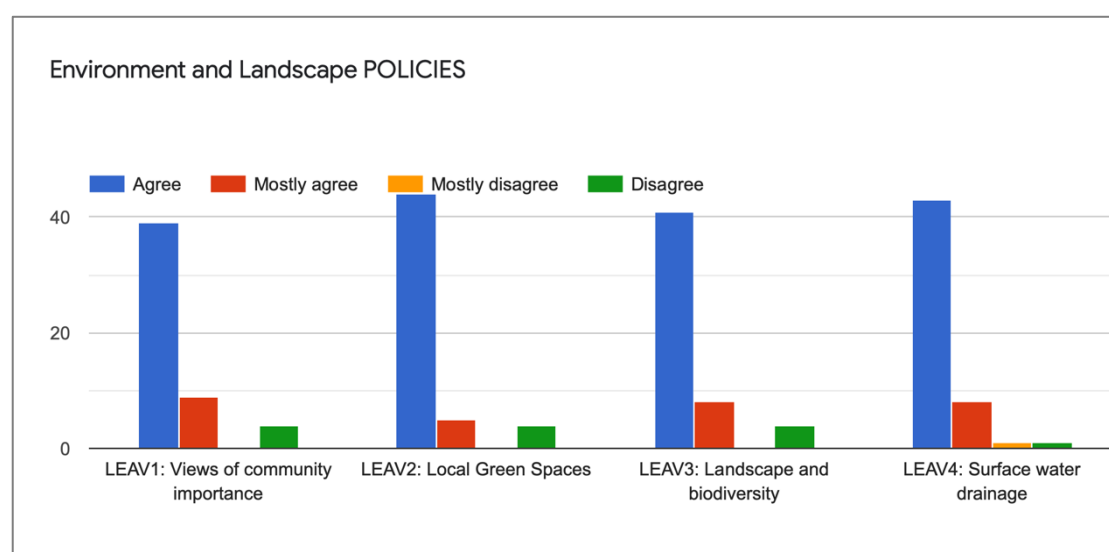
6(d) Log of all comments and responses to Pre-submission Consultation (Regulation 14)

Leavenheath Neighbourhood Plan

Log of all comments and responses to Pre-submission Consultation (Regulation 14)

Table code

	No change
	No substantive change made to supporting text/policy
	Change made to policy/text that requires SG approval.



Environment and Landscape policies		
Respondent	Comments	Steering Group response to comments
Individual response 1	SEE ACCESS POLICIES	No policy change
Hare and Hounds 8	All good	No policy change
Individual response 11	Don't want our water pressure to drop either!	No policy change
Individual response 12	Don't want our water pressure to drop any further as already very low in Edies Lane	No policy change
Resident and Lay Chairman St Matthews PCC	View from Radleys Lane looking east across line of A134 to Stoke by Nayland Church tower	No policy change. This view cannot be seen within the parish boundary.

Individual response 20	Some surface water drainage issues on The Old Road, outside number 17 where the bus stop is.	No policy change. Not considered substantial
Individual response 21	4 - Surface flooding from field beside Honey Lane - landowner refuses to maintain ditch.	No policy change. Maintenance issue on private land/road
Individual response 23	Line of trees and grass verge on High Road from A134 to Orchard View need to be retained. The hedge is a heritage hedge with bats living in it. If access to houses were made site splay for health and safety would be extensive. Access should only be made from A134.	No policy change. Designated as a Local Green Space. Add in detail about bats to description of Local Green Space 1.
Individual response 24	Well thought out.	No policy change
Individual response 30	I would like to reiterate drainage from surface water which is often found standing for weeks overwinter in the Oaklands farm area. Insufficiency of drainage in Heathlands sees surface water coming into dwellings garages. Also I would query as an infrastructure point the sufficiency of the pumping station and existing water main, there have been several significant repairs over last few years.	Add new area to LEAV4 and amend map 'Heathlands' – CHANGED.  Pumping station and water mains beyond the remit of the Neighbourhood Plan.
Individual response 32	No1 & No3 are wrong. Should be changed to reverse order.	LEAV: 1 and 3 needs swapping round. Amend policy wording – CHANGED.
Individual response 35	This is a village in the countryside, not a town. The environment is important to people who moved here.	No policy change
Individual response 36	Leavenheath is a newly (over the past 50 years) enlarged rural village. It benefits from green spaces and any future development should include further green areas.	Supportive comment. No policy change
Individual response 37	No, existing surface water drainage Edies Lane.	No policy change. Beyond the remit of the Neighbourhood Plan.
Individual response 38	No existing surface drainage in Edies Lane.	As above.
Individual response 43	Leav1 View 3 looking along High Road a picture with the Daffodils in bloom would enhance the picture) I have a picture available)	Contacted for photograph
Individual response 44	In relation to LEAV1 - I believe there should be a 'view of importance' down Plough Lane from the A134. This view is seen by many and appears on a substantial amount of the walking routes in the area.	LEAV1 – add in view: 'View from A134 looking east along Plough Lane,

	<p>Maintaining this visual setting would be deemed a view of community importance. Other views on these routes could also be considered.</p> <p>In relation to LEAV2 - I believe there should be consideration to the hedgerows and lines of trees down Plough Lane as these act as natural wildlife corridors from the AONB connecting this to the ancient woodland and beyond. Providing guidance in order to protect these much-needed natural assets should be paramount in retaining and promoting wildlife and biodiversity. These could be designated in a similar way to the trees and hedges on High Road. The siting of the hedgerows and trees is very similar to that of the High Road as noted, there are orchards, wildflowers, routes for wildlife and the like. This should be considered to both sides of the road.</p> <p>In relation to LEAV3 - Mirrored comments from LEAV2 regarding protecting these much-needed hedgerows and trees.</p>	<p>incorporating hedgerows and trees’.</p> <p>Add in new photograph, amend map and description in para 5.1.7 – CHANGED.</p> <p>No change to LEAV2 as incorporated in LEAV1.</p> <p>Add in sentence to LEAV3: ‘The line of trees and grass verge on High Road between the A134 and Edies Lane (policy LEAV2), and the line of hedge and trees on Plough Lane, should be retained.’ – CHANGED.</p>
Individual response 45	LEAV1: There are several more views which I would consider of community importance within the parish, and I would encourage a call for submissions so more expansive set of views could be considered and included within the final document	No policy change. There are many beautiful views. A selection have been identified from consultation.
Individual response 46	<p>LEAV1-4</p> <p>The inclusion of this 'view' is a blatant attempt to belt and brace (further justify) the inclusion of LEAV2 into becoming designated as a Local Green Space and as such to further to goal to prevent/obstruct development on that land.</p> <p>LEAV4: as can be seen from the photograph, it is farcical to describe View 4 as a 'View identified as important to the community'. There is no discernible view. One cannot see the Harrow Street hamlet from the A134. Further to state that the 'view' provides important GLIMPSES (my emphasis) is simply nonsense. As can be seen from the photograph the danger of standing on either side of the A134 or driving along it (there is nowhere to pull over) so as to catch a GLIMPSE of the LISTED (my emphasis) Hare and Hounds Public House is ridiculous, particularly when one can clearly view the Hare and Hounds just prior to where the photograph was taken without the</p>	<p>No policy change to LEAV1: the view is justified. This does not prevent all development within this view.</p> <p>LEAV2: remove east side of LGS5 on the basis that the DEFRA website is incorrect, and we thank the respondent for bringing this to our attention. The west side will remain a LGS because it meets the criteria in the NPPF and is an important entrance to the parish from the north – CHANGED.</p>

need to GLIMPSE the public house from the dangerously busy 40mph (frequently exceeded) A road on a bend with no overtaking.

LEAV2-6

Is not of particular important to Leavenheath and fails to meet the criteria of paragraph 102 of the NPPF. It neither a) 'serves' Leavenheath as a whole nor the Hamlet of Harrow Street notwithstanding that it is in close proximity to the Hamlet. It is not b) demonstrably special to Leavenheath nor to the Hamlet of Harrow Street nor does it hold particular local significance. It is not beautiful. It has no historical significance. It has no recreational value; It is not tranquil. It is not rich in wildlife. c) It is not local in character. The size of it is just under one quarter or thereabouts of the build up area boundary of the Hamlet of Harrow St. As such at least 25% of all the houses in Harrow Street could fit on the land.

Therefore compared to the size of the built up area boundary of Harrow Street is can properly be considered an extensive tract of land.

The designation of the land as a Local Green Space would not be consistent with the local planning of sustainable development and complement in sufficient homes, jobs and other essential services. Furthermore it is not capable of enduring beyond the end of the plan period.

It affords no public access. The land is privately owned and whilst it may not be obligatory this should for the sake of openness and transparency have been brought to the attention of parishioners during the consultation process and the owners prior to inclusion. Historically the land was part of farmland prior to the original main road being diverted from The Old Road and the land becoming separated.

LEAV2-5 The Pre-submission DRAFT now includes two separate pieces of land both referred to as copses whereas in earlier proposals only one piece of land was included. The new addition for the most part is land privately owned as part of Hunters Lodge and this inclusion is arguably another attempt to prevent development.

The description correctly identifies 'The small copse north of Stoke Road Junction' but now includes what could have more accurately been described as a thicket containing overgrown Christmas trees.

LGS6 not removed as this provides an important historic buffer for the Harrow Street hamlet. This is consistent with the other settlement boundary buffers with the A134, a particular local significance. The site has not been allocated for development with the emerging Local Plan. The land is not an extensive tract of land.

	<p>Appendix D: Local Green Space justification 5. is headed 'Land to north of entrance to Stoke Road junction with A134, however under 'Description': furtively appears '...&amp; small copse north of Old Road/Stoke Road Junction. In regard to the justification 'In reasonable close proximity to the community IT (my emphasis) serves. Clearly this is meant to refer to one proposed Open Green Space and not two. The Hunters lodge land does not 'serve' the community. In answer to 'Demonstrably special to a local community and holds a particular local significance' The reference refers to 'it'. There is no 'it'. There are two separate pieces of land. 'Heading South from Sudbury, 'it' is not a main entry to the Hamlets. It is solely a main entrance to Harrow Street. It (whichever 'it' is being referred to) does not provide beauty to the area nor play a key role in adding to the rural character of the Parish. It is nonsense to state that it provides a more significant and effective barrier between the main road and the original main community development beyond... Certainly the Hunters Lodge Land is not Deciduous Woodland. It is not local in character. There are two separate pieces of land.</p>	
<p>Individual response 50</p>	<p>Please find a way to stop the trees on the corner of Stoke Road being used as a toilet</p>	<p>Beyond the remit of the Neighbourhood Plan. No policy change</p>
<p>Individual response 53</p>	<p>See comments attached which relate for points that affect my land/property.</p> <p>LEAV2 Local Green Spaces The Old Road</p> <p>I write a one of the Executors of my Mother's Estate, and currently one of the owners of the field in the Old Road which it has been proposed should be designated a Local Green Space.</p> <p>In Feb 2021 I was approached at my late Mother's home, Hunters Lodge and was handed a letter by Peter Reason, who I know is a member of the Neighbourhood Plan Steering Committee, who said 'you are probably not going to like this' I had not ideas what he was taking about, but he explained that it was proposed to designate our field a local green space because he thought my sister wanted to build a house on the land. I told him that I had no knowledge of any plans to build a house on this land.</p>	<p>Response as above.</p>

The letter actually refers to 'A piece of land' that you own/have an interest in has been suggested for inclusion in the Neighbourhood Plan as a Local Green Space. It was numbered '6' on the accompanying map, together with the piece of land with trees on the corner of the 134/Stoke road junction.

As requested I responded to the letter with my views, with the time frame given but did not receive the courtesy of a response - just an acknowledgment from a person I have never heard of, with no explanation of who she was.

I have of course had to research what this is all about and what it means to me and the other owners.

I have looked at the NPPF criteria for designation of Local Green Spaces and have come to the following conclusions:-

The only criteria that the field in the Old Road satisfies is that is near to the local community, but it does not actually 'serve' that community as it is and has always been private with no public access, since it was purchased by my Mother and her late Partner some 50 years ago.

In the draft plan that has recently been out for public consultation, the Neighbourhood Planning Committee and their consultant have attempted to prove that the field fits the criteria of being demonstrably special to the local community, and they have relied on gossip and hearsay to justify this as they made absolutely no effort to speak to any of the owners of the land, despite having been asked to contact us and they were given our contact details. I did ask them to remove inaccuracies from the document but they said this was not possible during the consultation period and that I would have to make comments to be considered at the end of the consultation.

There was no intention on the part of the owner to grow hay for anyone once her own animals had gone, and if Sesaw acquired hay for their animals it could



only have been during the last three years of my Mother's life, when she was ill and frail, and I do know that neither she nor I were aware of it.

Sesaw did, however, without permission, use the field to dump rubbish including old fridges, and despite many requests to remove it, it took them almost three years to do so. This is documented. It caused distress to my Mother, as she was concerned it would attract further fly tipping.

The field is not beautiful. It is just a flat, currently ploughed, piece of land.

It is not tranquil as it is bounded by the extremely busy A134, and B1068 Stoke Road, with all the Konings traffic including their huge trucks and tractors with trailers delivering to their anaerobic digester.

It is not recreational - although if the Steering Committee had engaged with us, we may have found a mutually acceptable way that this idea could have been developed.

The third criterion - local in character. I, along with the remaining few original local residents, remember 50 years ago when this part of Leavenheath was indeed a rural community, and great nights were had at the village hall in the Old Road and the Hare and Hounds, but we all felt that this sense of a rural community was lost when the housing estate, which is not the dominating feature in the Harrow Street Hamlet, was built. The field is therefore now somewhat incongruous.

It is extremely unlikely that the field will remain in its current state for very long as we as a family have been looking at several ways in which the land can now be utilised.

The field has been described as 'scenic wildlife habitat'. Is there any documented evidence of this? It is currently a ploughed field like many others in Leavenheath.

At the Consultation Meeting in Leavenheath, I know of

at least two people (including my sister) were told that the reason they are designating it such, is an attempt to prevent any further development there. Is this allowed? This is not my understanding of the purpose of allocating Local Green Spaces/views of importance.

Second piece of land to be designated as a Local Green Space

As already mentioned, in Feb 2021 when I was handed a letter by Peter Reason, Steering Committee Leavenheath Neighbourhood Plan, I was informed that 'a piece of land which I owned or in which I had an interest' (for the avoidance of doubt this is a singular piece of land) was being considered for designation as a local green space. This piece of land was a triangular field number '6' on their accompanying map.

At the consultation meeting on 24 September, I was astounded to discover that the Neighbourhood Planning Committee have included a second piece of land which I currently am a co owner of as Executor of my Mother's Will. It appears that this was done quite surreptitiously.

It only really apparently by looking at the enlarged map that was on display in the village hall, which is now number '5' - (on the original map they handed me in February 2021 number '5' was the grass verge close to the village).

The description of number '5' is LEAV2 Local Green Spaces Land to both of entrance to Stoke Road junction with A134. However the Steering Committee have also now added that they refer to as a small copse north of Old Road/Stoke Road Junction. They have highlighted an area of a field that belongs to my family as Executors of my Mother's will.

We were NEVER informed by anyone from the Neighbourhood Planning Steering Committee about this second piece of land.

The area that is our private land is NOT situated at the junction with A134 and Stoke Road as described, but appears to have been linked to it.

It has been described as a Priority Habitat Inventory - Deciduous Woodland - the trees that are on our meadow are overgrown conifers that were originally planted by my Mum to sell as xmas trees. I CANNOT POSSIBLY BELIEVE THAT MY MOTHER'S XMA TREES HAVE BEEN IDENTIFIED BY DEFRA AS A PRIORITY HABITAT!!!!!! They are most certainly NOT DECIDUOUS. They need thinning out. They are not beautiful; they are on private land to which the public has no access. It certainly does not provide a barrier between the main road and the community as there are two properties situated between the main road and the alleged copse.

I have this week contacted Defra to ask why and how a piece of land currently in my family's ownership has been designated a Priority Habitat without our knowledge, and what this actually means, and after asking too details of our land have said they will get back to me.

There is a row of trees on the verge of Stoke Road, parallel to our field which are not on our property. These are all deciduous but in no way are they connected to our Christmas conifers. You can quite clearly see a large distinct gap between them. The conifers are on private land. The row of deciduous tree are not.

I feel aggrieved about the way in which the Steering Committee have endeavoured to 'sneak this one in', and reinforces my strong believe that they are attempting to encircle the Hamlet known as Harrow Street with land that will not permit or support any future development.

NP Please Note

The trees actually on the corner of the Stoke Road/134 junction, which are classed in the plan as a code, are contending used as a pull in/toilet for all and sundry (as we found out to our cost having lived beside it for many years, and had to report various

	<p>gruesome items sometimes left at our gate to the Council on occasions) and the public should perhaps be warned it is a health hazard. I would suggest that the pull-in just as your turn into Stoke Road is blocked to discourage the use of it as a public convenience. It is a dangerous place to stop anyway.</p> <p>LEAV1: Views of community importance View4 - (the view nearest my family's land and property and which I am most familiar with). I do not understand why this view has been selected as it is from the middle of the busy A134 and would surely be extremely dangerous and difficult to look at from a moving vehicle. I do not understand why we would need to be able to see 'glimpses' of the Har and Hounds, when we can park somewhere safely and look at it properly if we so desire. My suggestion would be to protect views further way from the main road, i.e. views from Harrow Street towards Hynards and the public footpath that leads to the golf course. These views are typical Suffolk views, definitely contribute to a sense of openness and are, enjoyed by many local walkers and dog walkers, including myself.</p> <p>I would also suggest that this stretch of the A134 is very similarly to the rest of the A134 which runs through the entire length of Leavenheath, and is certainly not in imminent danger of being spoilt or lost by development.</p> <p>The other 3 views of Community Importance that are referred to do not appear to be so dangerous.</p>	
Babergh District Council	LEAV1: Amend the descriptions of Views 1 and 3 to match those in para 5.1.7.	1 and 3 needs swapping round – CHANGED.
Babergh District Council	<p>LEAV2 - Local Green Spaces:</p> <p>1. Delete the first sentence of the last paragraph. The exceptional circumstances are neither explained nor justified.</p> <p>2. When comparing this R14 version with the working draft from May 2021, we note that there are some changes to the proposed local green spaces (LGS) allocations. Back in May we said that there was insufficient information available for us to comment in</p>	1. No policy change, leave sentence in. In general planning terms 'exceptional circumstances' is not thoroughly defined. Each planning application will be judged on its own merits.

detail. Having now read Appendix C, we make the following observations:

- Para 131 of the latest revision to the NPPF mentions the role that trees play in our landscapes. It also looks at trees in relation to highways matters. While they provide a distinctive entrance to the village along High Road, the allocation of ,the line of trees and grass verge along High Road as a LGS (LGS #1) puts it into potential conflict with the housing allocation in the emerging JLP (Site LA098). For highways safety reasons, the vehicular entrance to this site will probably need to be created off of High Road, meaning that a gap sufficient to accommodate an appropriate visibility splay will need to be created. If this Plan intends to pursue the LGS allocation it should include an appropriate condition to allow the creation of an access point of a sufficient scale and at a suitable location to ensure that a safe vehicular and pedestrian access can be created to serve the proposed Land south of High Road scheme.

[Nb: We see also that trees are mentioned in the Design Guidelines & Codes document. You may want to think about drawing that out further and, in the supporting text to LEAV9 link that to the NPPF and then, in the policy itself, include a requirement for all new housing proposals to include trees within the development where the opportunity arises ,Also, in essence, looking for the LA098 site proposal to compensate for any trees lost in the creation of the entrance to that site]

- In addition to the LGS1 allocation above, our colleagues at Suffolk County Council are also likely to comment on LGS4 and, possibly LGS 5, given their responsibility for ensuring and maintaining a safe highway network. You should note their comments and amend the Plan as necessary.
- During this consultation period, we were contacted directly about what we understood to be either LGS5 and/or LGS6, the implication being that the current landowner(s) were unaware of the allocations and had concerns over what that might mean going forwards. Noting that we,

2. No policy change, the community see this as an important LGS. An access point through the LGS would be detrimental to it when there are other options for access.

LGS5 and 6 addressed above. Consent not required of the landowner. Proper procedure has been followed.

	<p>Babergh District Council, were contacted specifically about Royston Wood, we can only assume that the same happened with all the proposed sites. Privately owned land, with or without public access, can be designated as a LGS in a neighbourhood plan but it would be reasonable to assume that this was done with the full knowledge and consent of the landowner(s) and knowing that the site itself is capable of enduring beyond the end of the plan period.</p>	
Babergh District Council	<p>Para 5.1.11: This should include a cross reference to Figure 15</p>	<p>Add in cross reference – CHANGED.</p>
Babergh District Council	<p>Page 30: The working draft NP from May 2021 included a specific AONB map. We suggest this be re-instated (it could sit between paras 5.1.13 and 5.1.14) which would also tie in with our suggestions elsewhere about making the Policies Map specific and relevant to this neighbourhood plan.</p>	<p>Figure 9 and 12 includes map of AONB. Reference in paragraph – ADDED IN.</p>
Babergh District Council	<p>Figure 16: There is no reference to this within the supporting text.</p>	<p>Add in reference in supporting text paragraph 5.1.18 – ADDED IN.</p>
Babergh District Council	<p>ALLS          Para 5.1.19 and Figure 17 both refer to the Special Landscape Area (SLA).          Policy LEAV3 is the first and only mention of the term 'Area of Local Landscape Sensitivity' (ALLS).          By implication, it can be assumed that this Plan intends to continue the SLA designation as an ALLS, but that idea should not be left to the policy text alone.          We suggest alternate wording for para 5.1.19 below but also recommend that you look again at Appendix B to see if this too can be relied upon if necessary to provide sufficient supporting justification.  <i>"Part of the parish to the west of High Road is currently identified in the adopted Babergh Local Plan 2006 as a Special Landscape Area (SLA). Its extent is shown in figure 17. Policy CR04 of the 2006 Plan requires that development proposal should only be permitted in such areas where it can be demonstrated that they will maintain or enhance the special landscape qualities of the area and, are designed and sited so as to harmonise with the landscape setting. However, the SLA designation is</i></p>	<p>Amend. Add in new paragraph – CHANGED.</p>

	<p>not set to be continued in the emerging Joint Local Plan, which instead relies upon the broader Landscape Guidance document produced in 2015. Given that the landscape remain largely unchanged, this Neighbourhood Plan retains the retains the designation, but renames this as an Area of Local Landscape Sensitivity to ensure consistency with other neighbourhood plans across Babergh District.”</p>	
Babergh District Council	<p>LEAV3 See also our comments above</p> <ul style="list-style-type: none"> <li>• Suggest that the second paragraph also include a cross reference to the Policies Map: “ ... (as defined on Figure 17 and the Policies Map) ...” [Nb. Note also the addition of the opening bracket which was missing]</li> <li>• Suggest that the last sentence in the first paragraph simply restates what has already been said and could be deleted.</li> </ul>	Add in reference to policy map and remove last sentence of first paragraph – CHANGED.
Suffolk County Council	<p>Area of Outstanding Natural Beauty (AONB) Paragraph 5.1.3 criteria i) could be strengthened by amending the text as follows: “There are significant sized areas of open landscape providing wide panoramic views, with the potential of for any form of development to be visibly <del>destructive</del> <i>intrusive</i> if it has been designed without sufficient screening, sensitive design, appropriate landscape design plan or <i>and</i> appropriate siting.” The AONB team commissioned Guidance on the Selection and Use of Colour in Development for the Dedham Vale AONB. This guide could be referenced in section 5.1.3 iii. of the Neighbourhood Plan and Design Guidance. The guide includes information on developed colour palettes to help ensure that integrate new development integrates sympathetically in the AONB. SCC AONB team recommend the following amendments to paragraph 5.1.13: “...Powers to designate AONBs is land protected by are granted through the National Parks and Access to the Countryside Act 1949. The Countryside and Rights of Way Act 2000. Part IV of the Countryside and Rights of Way Act 2000 (CRoW Act) sets out the main legislative framework for AONBs. <del>It protects the land to</del> The primary purpose of designation is to conserve and enhance its natural beauty. Natural England must give advice to local planning</p>	<p>Amend typos in text in 5.1.3, but wording is from Landscape Guidance document – CHANGED.</p> <p>Reference to Guidance on the Selection and Use of Colour in Development for the Dedham Vale – added into LEAV9 – CHANGED.</p> <p>No amendments to para 5.1.13. Written in clear English – NO CHANGE.</p>

	<p>authorities on development proposals within an AONB and consider the conservation and enhancement of AONBs in its work, for example, when carrying out land management activities or <del>giving permission for</del> <i>when</i> statutory bodies or <i>other public bodies</i> to carry out works within an AONB. Only local authorities or the Secretary of State can give permission for development in, or affecting, an AONB. Any <i>All</i> proposals should have regard for the purpose of conserving and enhancing the natural beauty of the AONB, <i>in accordance with the Duty of Regard obligations (Section 85 CROW Act 2000)</i>. <i>Examples include the installation of</i> <del>for example when</del> <del>adding</del> utility services, like gas pipes and telecommunications cables, and creating public access as part of rights of way improvement.”</p>	
Suffolk Wildlife Trust	<p>We are please to see that Objective 1 of the Leavenheath Neighbourhood Plan is Environment and Landscape, however we would recommend including the aim to protect the biodiversity of the parish, as well as the green and open character, within this objective. We are also pleased to see the focus on biodiversity within Policy LEAV3: Landscape and Biodiversity and the statement included that ‘all development proposal should retain existing features of biodiversity value’. We recommend an addition to this statement to require development proposals to adequately buffer existing features of biodiversity value as well as creating enhancements to features. Considering the extent of the valuable wildlife habitats within the Leavenheath parish, as well as the importance of the parish for ecological networks and species such as Dormouse, we recommend a few additions to this policy to strengthen the protections for biodiversity within the neighbourhood plan, to include:</p> <ul style="list-style-type: none"> <li>• Specifying the need for a 10% biodiversity net gain (BNG) – although 10% BNG is not yet required in law in accordance with NPPF para 179b, proposals should demonstrate a ‘measurable’ net gain in biodiversity. This is transposed to the emerging Environment Bill which is expected to put a requirement for all proposals to achieve a 10% BNG; whilst not yet formally released, this level is already</li> </ul>	<p>Amend Objective 1 to add in reference to biodiversity: ‘Objective 1: To protect and enhance the green open character and biodiversity of the parish, whilst enabling access to the countryside..’ – CHANGED.</p> <p>Mapping of ecological networks not possible at this stage.</p>

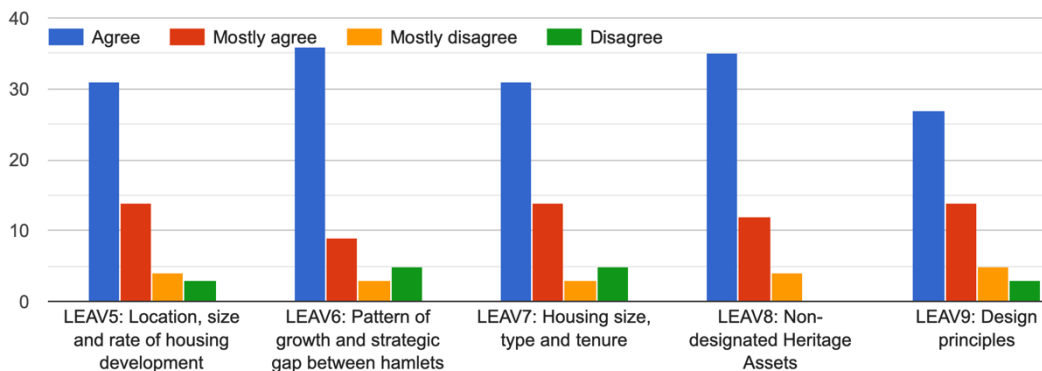


being implemented as good practice across the country.

- Specific mention of the protection of Dormouse within the policy, considering the importance of Leavenheath parish for this rare and protected species. The policy should reference safeguarding protected species, as well as Priority Species from future development.
- Leavenheath parish is home to a range of protected and Priority species, including dormouse, swift, stag beetle and hedgehog, new developments should require tailored biodiversity enhancements for key species within the parish.
- New development should not impact ecological networks.
- All future development proposals should apply the mitigation hierarchy to reduce, as far as possible, negative effects on biodiversity. The mitigation hierarchy requires that in the first instance impacts are avoided, if they cannot be avoided then they should be mitigated for and only as a last resort should impacts be compensated. The mitigation hierarchy should therefore be referenced within the policy.

We would also recommend mapping the ecological networks throughout the parish and presenting this as part of the neighbourhood plan, in order to ensure that these networks are preserved.

Development and Design POLICIES



Development and Design policies		
Respondent	Comments	Steering Group response to comments
Hare and Hounds 8	All good	No policy change
Individual response 11	LEAV6: I dislike the 'physical connection' as placing new housing will create a more built up area! I don't like compaction as it doesn't feel like village life! If I want to live in a built up area I would move to Colchester. LEAV 9: Don't want street lighting	No policy change to LEAV6.  LEAV9, guidance on good streetlighting in Design Code.
Individual response 12	Should be sited on the Hare and Hounds section of Leavenheath where there is at least a public house for facilities. This side of Leavenheath has nothing. Don't want social housing. Our son (17) has no intention of remaining in Leavenheath like most of his friends. Do not want streetlights. Do not want this light pollution. Edies Lane is dark of night, and this is why we moved there.	No policy change. Social housing is part of the NPPF and Local Plan.  LEAV9, guidance on good streetlighting in Design Code.
Individual response 13	Space between 3 areas not to be protecting if green spaces at risk	No policy change
Individual response 19	LEAV9 - I don't agree with any parking in the road. All homes should have off road parking. LEAV5 - I wonder whether there would be any new infrastructure to serve the larger population. We need something, e.g. community shop. LEAV6 - what about the proposed Lady Ann Windsor Trust - would that count as a 4th development? LEAV7 - I like the mixed housing, particularly the provision of starter homes and specialist housing for older people. Young people in the village can't afford to stay here. And other people want elderly relatives close by	LEAV9: no policy change. Priority given for off-street parking provision.  LEAV5: no policy change. Support for community shop.  LEAV6: no policy change. Ne development will not create a new hamlet. Site allocation not made.  LEAV7: no policy change, supporting comment.
Resident and Lay Chairman St Matthews PCC	St Matthews PCC identified the Victorian chapel of use within this criteria - so where is it?	No policy change. Listed in LEAV13 as it is an important community infrastructure asset.
Individual response 20	None	No policy change

Individual response 21	6 - New estate planned off Plough Lane belongs to what? 9 - Ensure adequate parking!	No policy change, beyond the remit of the Neighbourhood Plan.
Individual response 24	Everything sounds right. Sustainable, non-intrusive and of the right mix.	No policy change
Individual response 26	Leav7 - As this development backs onto Edies Lane streetlights should not be allowed.	No policy change. LEAV9, guidance on good streetlighting in Design Code.
Individual response 30	Have designing out of crime issues been considered with public authority/police? I didn't see any mention of DOCO principles.	No policy change. Design Code addresses this through overlooking and active frontages. Leavenheath is a low crime area.
Individual response 35	At the moment most of the existing new development is at a distance from the A134 main road. If development is now going to front onto the A134. Putting more people under the fumes from lorries, cars etc. The health of the people especially children is important. A hedge on the 134 is not sufficient to protect people.	No policy change. The allocation of housing is not planned for being directly off the A134.
Individual response 36	The proposed Plough Lane development is not included in the document. This group of houses will be far greater in number than will be required within the three villages (Leavenheath, Stoke by Nayland and Nayland) and will be situated outside any concept of a village envelope. It will not be supported by shopping, transport or access to local GP surgeries, and it will be entirely inappropriate.	Plough Lane development is not an allocated site therefore not mapped.
Individual response 41	5.1.3 sub para iv Not sure what the concern is about equine development. Where does this come from?	No change to paragraph as this is a quite form the Landscape Guidance, not policy of the Leavenheath Neighbourhood Plan
Individual response 42	I feel it would be prudent to add the Leavenheath Primitive Methodist Chapel in Honey Tye to the list of Heritage Assets. The Chapel opened in 1861 and served until closure in 1982. The opening on September 10th, 1861, is recorded by Francis Webster. He reports that with a revival around 1859 a Sunday school was established, leading on to the need for a chapel.	No change to policy. Considered earlier in drafting but discounted as did not meet the NDHA criteria.

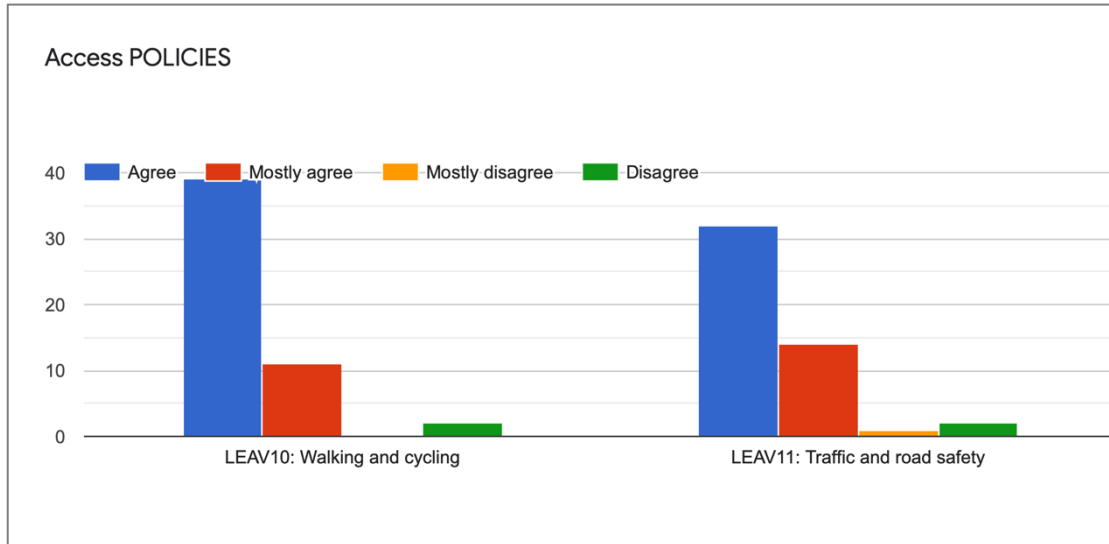
Individual response 44	<p>In relation to LEAV5 - The consensus shows that the dominant concern for development within the parish is the impact on the countryside. This needs to be reflected in the local plan and considered for any proposed development within the area. Second and third to this are traffic and congestion and impact on the environment.</p> <p>In relation to LEAV6 - I think it is important to define that the 'High Road' hamlet is situated on the west of the A134.</p>	<p>No change to policy, beyond the remit of the Neighbourhood Plan.</p> <p>Map shows location of High Road.</p>
Individual response 45	LEAV8: I would like to see a more detailed review of all of these NDHA to ensure we have used the opportunity to include our historic buildings and village character. i.e. should the cottages near the village sign/church on the A134 also be included?	Further investigation made. No further information available, no change to policy
Stoke by Nayland Club Ltd	Development should not be over the life of the plan but as quickly as possible to reduce the disruption of the village and all designs should be worked together with developer as too prescriptive and unworkable for the small space allocated for the 40-44 houses.	No change to policy. Phasing of development is beyond the scope of the Neighbourhood Plan.
Individual response 53	<p>(1) Why is there no housing development in Harrow Street? it appear to be the only one without either current or future development.</p> <p>(2) What is equine development that needs to be minimised?</p> <p>(3) In my opinion there should be scope for individual design - no village look 'uniform'</p> <p>Non Designated Heritage Assets The farm cottage in Stoke Road - I wonder if there should be a little more explanation for justification for these 3 cottages to non-designated heritage assets. It feels like more reinforcement against future development in this area.</p>	<p>Regarding housing development in Harrow Street – the decision was made by the community not to undertake a call for sites.</p> <p>Reference to equine development is a quote from the Landscape Guidance, not policy of the Leavenheath Neighbourhood Plan.</p> <p>Design Code is broad and can enable a variety of design styles.</p> <p>LEAV8: no change to policy, cottages met the NDHA criteria. Not to stop development.</p>

Babergh District Council	Section 5.2 This section of covers development and design matters. Did the Steering Group see / consider the 'Dedham Vale AONB Colour Guide'? A link to this can be found on the following website: <a href="https://www.dedhamvalestourvalley.org/managing/planning/guidance-for-planning-in-the-aonb/">https://www.dedhamvalestourvalley.org/managing/planning/guidance-for-planning-in-the-aonb/</a>	Reference Dedham Vale AONB Colour Guide in LEAV9
Babergh District Council	See also our earlier comment about Settlement Boundaries. The last sentence in para 5.2.5 seems superfluous and could be deleted.	No change to paragraph, valid sentence to include.
Babergh District Council	LEAV5: The phrase 'may be supported' is too vague. We recommend: " <i>Housing development within or immediately adjacent to the defined settlement boundaries will be supported provided that the proposal: ...</i> "	No policy change. 'May be' kept in the policy to enable discretion. An allocation of 44 houses is already disproportionate to what has taken place in recent years and what the community infrastructure can cope with.
Babergh District Council	LEAV7: The supporting text and this policy rely on the Housing Needs Assessment (HNA) commissioned from AECOM through Locality. We asked previously if the HNA could be made available but that was not possible. The HNA remains unpublished and, while there is no reason to question the conclusions reached, we reserve the right to comment further on policy LEAV7 at the submission stage if appropriate to do so.	The HNA is referenced within the Neighbourhood Plan and will be submitted as a supporting document.
Babergh District Council	LEAV9: (See our comment against LEAV2)	
Babergh District Council	Page 47: Suggest that the Community Action Project on page 47 might sit better after policy LEAV8 and before para 5.2.22 / 5.2.23 which introduces the Leavenheath Design Guide.	Move to under LEAV8 – CHANGED.
Babergh District Council	Figure 27: Check and amend the source reference as appropriate. We think this should read Suffolk County Council.	Amend – CHANGED.
Suffolk County Council	In section 5.2 SCC would also encourage the following text relating to the historic environment and archaeology, which would give clarity to developers: <i>"Suffolk County Council manages the Historic Environment Record for the county, and non-designated archaeological heritage assets would be managed through the National Planning Policy</i>	Add in Suffolk County Council paragraph into paragraph 5.2.21

Framework. Suffolk County Council Archaeological Service advises that there should be early consultation of the Historic Environment Record and assessment of the archaeological potential of the area at an appropriate stage in the design of new developments, in order that the requirements of the National Planning Policy Framework and Babergh District Council Core Strategy (2011- 2031) are met. Suffolk County Council Archaeological Service would be happy to advise on the level of archaeological assessment and stages to be undertaken.”

Section 5.2 could also highlight a level of outreach and public engagement that might be aspired from archaeology undertaken as part of a development project. Increased public understanding of heritage assets is an aspiration of NPPF and could fit well with the community action project.

SCC welcomes the inclusion of Appendix D and highlighting the archaeological interest associated with the Non-designated Heritage Assets.



Access policies		
Respondent	Comments	Steering Group response to comments
Individual response 1	I understand that the consultation is strongly focused on the physical aspects of planning.	No policy change

	However, this constraint means that we do not address the social and psychological needs of a changing community. 'Access' to a healthy and fulfilling life - at all stages of life - requires a broader concept, including public services like buses in order to counteract isolation and to promote mental health, and a consideration of how we care for each other as a community. A plan devoid of these aspects is rather impoverished. Perhaps the current narrow perspective needs challenging with the authorities.	
Hare and Hounds 8	All good	No policy change
Individual response 11	Access to the site should be nearer to the A134. We don't want any more cars coming down the High Road. There will be more noise and pollution!	No policy change. Comment refers to the allocation within the emerging Local Plan.
Individual response 12	Access to this site should be closer to the A134 rather than sending 44 plus vehicles further down the High Road to more populated areas. Speed enforcement should not be limited to signage as nobody takes any notice of this.	No policy change. Comment refers to the allocation within the emerging Local Plan.  Speeding and signage is beyond the remit of the Neighbourhood Plan.
Individual response 19	LEAV10 - I support us having more cycle paths LEAV11 - We need to slow traffic all the way through the village on the A134	No policy change. Supportive comments.
Resident and Lay Chairman St Matthews PCC	10. Safe cycling following root of A134 for 'domestic' cyclist and children?	No policy change. Specific routes are not identified within the policy.
Individual response 20	None	No policy change.
Individual response 21	10 - Cut hedges at roadsides so we can use pavements. 11 - Speed bumps to stop residents & visitors speeding?	No policy change. Hedge cutting and speed bumps are beyond the remit of the Neighbourhood Plan.
Individual response 24	Speed real problem with the main road running through. A cycle track running the A134 would be a major safety feature.	No policy change. Specific routes are not identified within the policy.

Individual response 26	Interconnected pathways between houses important.	No policy change. Addressed in the Design Code and Guidance document
Individual response 28	No street lighting.	No policy change, as above.
Individual response 29	There should be dropped kerbs on the A134 footpath for cycles and disability buggies. Also access for buggies on the footpath from Maple Way to A134. Now that the bus stops are on the A134 there should be laybys installed for the safety of pedestrians and also traffic flow.	No policy change. Beyond the remit of the Neighbourhood Plan.
Individual response 32	Need better signposts for speed on High Road as cars speeding down.	No policy change. Signposting beyond the remit of the Neighbourhood Plan. Parish Council have been trying to set up a Speed Watch programme but lack volunteers at present.
Individual response 35	The amount of traffic through Leavenheath High Rd needs roundabout on the A134 exit. The volume of traffic has increased exponentially since we moved here in 1986 on the A134.	No policy change. Highway infrastructure beyond the remit of the Neighbourhood Plan.
Individual response 36	Better access to the A134 from the High Road is required - a mini roundabout, perhaps.	No policy change. Highway infrastructure beyond the remit of the Neighbourhood Plan. May be picked up when the development at High Road is realised.
Individual response 44	In relation to LEAV10 - The Plan should look to protect the designated 'quiet lanes' from development by either restricting or prohibiting development along these nationally recognised quiet lanes. These are an asset to the community and have been specifically designated because of their qualities. Due to the nature of their users i.e. walkers, horses, cyclists and the like, these are all vulnerable road users. This should have an impact on potential development along these routes and restrict/prohibit development, especially of new housing along these routes. This will work towards	Add Quiet Lanes into sentence to LEAV11: '...cyclists, road safety, Quiet Lanes and private...' - CHANGED



	<p>maintaining the great asset and integration of Leavenheath into the countryside by not burdening these quiet lanes with new housing, increased vehicle traffic and the like, endangering those users. Therefore the Plan needs to reflect the designation of these areas and new development along them. The walking routes as shown in the draft plan largely cross over the three quiet lanes designated. To develop in these areas and lose this would be at the detriment to both the parish and the community.</p>	
Individual response 45	<p>LEAV10: I believe that a better walking/cycling connection between the High Road and Harrow Street hamlets is of critical importance to keep the village connected in a safe way that limits exposure to the A134. This is especially important for children in the Harrow Street area that have no access to recreational space without having to brave the busy A134 where the footpath runs directly next to the road. I have identified a potential route alongside the current pathway which (with the permission of landowners) would allow a much safer way to travel within the parish and would help deliver against LEAV11. I'd be grateful if someone could contact me to discuss this further</p>	<p>No policy change. Project that is beyond the remit of the Neighbourhood Plan. Parish Council are investigating this project.</p>
Individual response 50	<p>This could affect my business</p>	<p>No policy change. Unclear what is meant by the comment.</p>
Stoke by Nayland Club Ltd	<p>Fully support for Stoke Road &amp; High Road but A134 is a main rd and should be improved and avoid congestion, improve flow but not roundabouts.</p>	<p>No policy change. Highway infrastructure beyond the remit of the Neighbourhood Plan.</p>
Suffolk County Council	<p>Policy LEAV10 The AONB team is broadly supportive of the objectives of Policy LEAV10. We request that the policy is amended to encourage enhanced Public Right of Way links from new developments into the wider AONB and Stour Valley Project Area as well as the countryside and other hamlets in the parish.</p>	<p>Amend LEAV10 to say '...to improve access to village amenities, the AONB, the Stour Valley project area, the wider countryside and the other hamlets within the parish..' - CHANGED</p>
Suffolk County Council	<p>Active Travel Active travel, such as walking and cycling, is important in order to improve physical health and reduce obesity levels, as well as can help to minimise levels of air pollution from motorised</p>	<p>No policy change. Supportive comment.</p>

	<p>vehicles.</p> <p>SCC welcomes the desire for safe walking and cycling routes highlighted throughout the plan and particularly in Objective 3 and Policy LEAV10. Safe routes for walking and cycling are important to ensure the safety of residents of all ages, especially those that are very young or very old, and have mobility issues or are frail.</p>	
Suffolk County Council	<p>Public Rights of Way</p> <p>SCC welcomes 5.3.7 which details the 'Leavenheath Walks' walking guide, a joint publication between Leavenheath Parish Council and Suffolk County Council.</p> <p>We welcome 'Policy LEAV10: Walking Cycling' which seeks to protect and enhance the public rights of way network.</p> <p>There could be reference to other strategies that support this Neighbourhood Plan. This includes Suffolk County Council's Green Access Strategy (2020-2030)<sup>7</sup>. This strategy sets out the council's commitment to enhance public rights of way, including new linkages and upgrading routes where there is a need. The strategy also seeks to improve access for all and to support healthy and sustainable access between communities and services through development funding and partnership working.</p>	<p>No policy change.</p> <p>Supportive comment.</p> <p>Add sentence to paragraph 5.3.7 'These should be in line with Suffolk County Council's Green Access Strategy (2020-203).' – CHANGED.</p>
Suffolk County Council	<p>Transport</p> <p><i>Policy LEAV10: Walking and cycling</i></p> <p>SCC acknowledges that due to the rural nature of the parish, car usage and ownership is high. The mentions of cycling and walking in Policy LEAV10 is welcomed, as this can help to encourage the community to use more sustainable modes of transport.</p> <p>The following wording is suggested for Policy LEAV10:</p> <p><i>"Development proposals should include provisions for safe and secure cycle storage, in accordance with adopted cycle parking standards."</i></p> <p><i>Leavenheath Design Code</i></p> <p>SPC. Codes for Street Typologies &amp; Car Parking 1-4:</p> <p>This looks generally acceptable but should accord with the emerging Suffolk Design: Streets Guide particularly with regard to road layouts, width, geometry and drainage. Road layouts that do not</p>	<p>Add sentence to LEAV10, '...New provision should encourage alternatives to using private cars, including provisions for safe and secure cycle storage, in accordance with adopted cycle parking standards...'</p> <p>LEAV10: no policy change as this would repeat the adopted cycle parking standards.</p> <p>Standards have been checked with AECOM.</p>

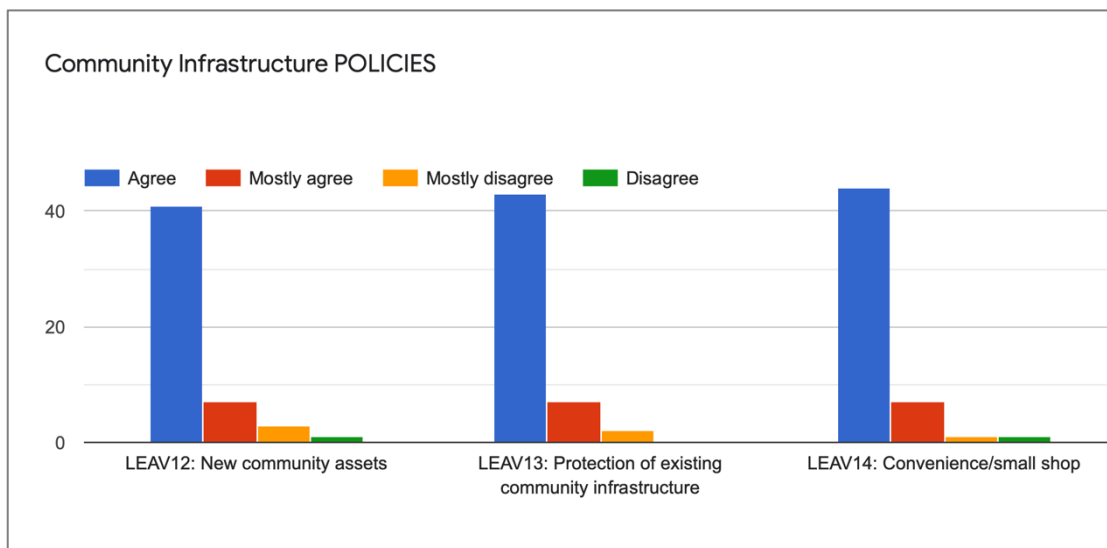
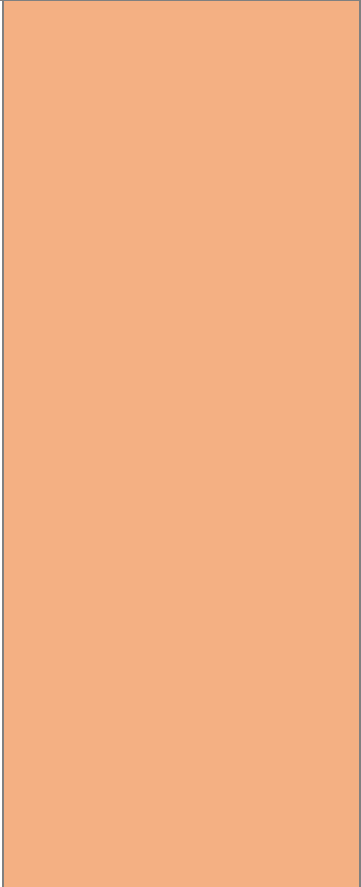
accord with our current (Suffolk Design Guide) or the emerging guidance may not be suitable for adoption by the Highway Authority.

SPC.05. Car parking solutions: Car parking provision and layouts (plus cycle storage and EV charging) should accord with Suffolk Guidance for Parking (2019)<sup>8</sup>. In particular, 'triple tandem' parking should be avoided.

SPC.06. Street planting: Some of illustrated planting examples could result in obstructions to visibility, pedestrian routes and maintenance risks to highways and utilities. The emerging Suffolk Design: Streets Guide provides details on acceptable tree and other planting close to roads and footways.

SPC.07. Street lighting: Any adoptable street lighting must be designed or approved by SCC Street Lighting team.

EE.05. Storage: Secure, covered cycle storage should accord with Suffolk Guidance for Parking (2019). Bin storage and presentation areas should be clear of the highway so as not to obstruct pedestrian, cycle, and vehicle routes.



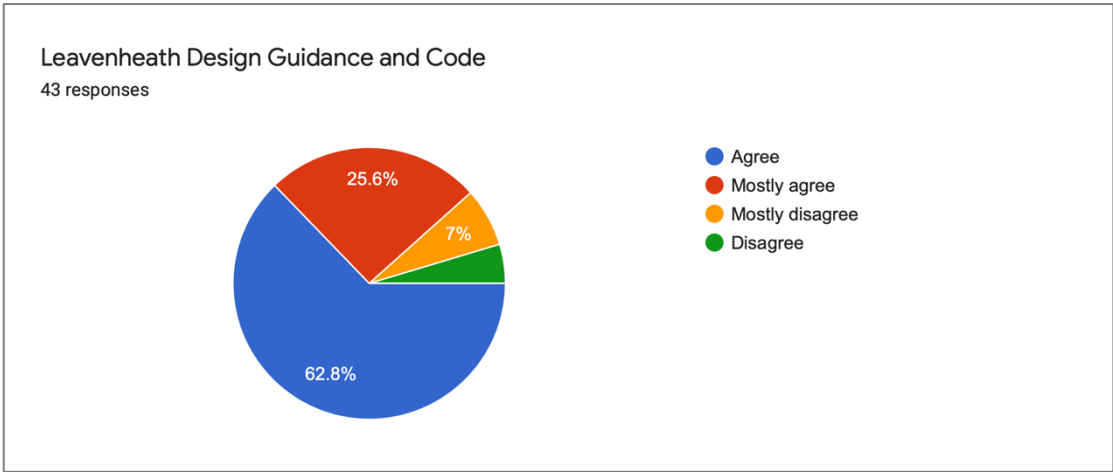
Community infrastructure policies		
Respondent	Comments	Steering Group response to comments

Individual response 5	Having only live here for one year Leavenheath should at least have a shop	No policy change. Supportive comment.
Individual response 6	Shops needed	No policy change. Supportive comment.
Hare and Hounds 8	All good	No policy change. Supportive comment.
Individual response 11	Definitely agree with a community shop! We don't have any amenities here! The other side of Leavenheath has a pub - the new development should go there!	No policy change. Supportive comment.
Individual response 12	Could do with a shop. The 'Lion' pub closed then was left in run and eventually burnt down (very strange!!!). Now 4 houses getting squeezed in this space and we of Leavenheath High Road end are left with nothing. This building should have been left as a public house/shop/restaurant.	No policy change. Supportive comment.
Individual response 13	Need for community health support. Age of residents would benefit from a weekly GP/nurse prescribing clinic	No policy change. Beyond the remit of the Neighbourhood Plan.
Individual response 17	Urgent need for a shop - limit need to venture out of the village. Support the community!	No policy change. Supportive comment.
Resident and Lay Chairman St Matthews PCC	13. Possible need for public meeting place in addition to VH and H&H as in 'usual times; already heavily used. 14. The type of commercial retail provision, i.e. small shop, no longer part of 21 century living	Add bullet point in Community action projects list <ul style="list-style-type: none"> <li>Investigate the potential for further community meeting space, should the need arise, e.g., an extension to the Village Hall. - CHANGED</li> </ul>
Individual response 20	The playground needs to be updated and fenced in. Ideally there should be something for older children and adults, rather like what is available at Stoke by Nayland recreation ground. A community shop and cafe would be amazing. A good example is the one at Stutton.	No policy change. The Parish Council are investigating improvements/changes to existing recreation area.
Individual response 21	12 - Sports/track for adults would be nice. 14 - Economic feasibility?	No policy change. Keeping the policy open to what may be required at the time.  Small shop – feasibility would need to be undertaken by the potential owner.

Individual response 23	High Road already has sewerage problems, more houses would overload the existing pipes.	No policy change. High road is identified as having surface water draining issues.
Individual response 24	Don't ever believe we will have a shop or decent public transport. Not supported enough to be viable. A call upon minibus service would be a good option.	No policy change. Minibus service is beyond the remit of the Neighbourhood Plan.
Individual response 25	Community infrastructure very important. Local shop, surgery and transport.	No policy change. Supportive comment.
Individual response 26	Leav 14 - but not viable.	No policy change.
Individual response 27	Without a shop & with such a poor bus service it is almost impossible to live in Leavenheath without a car.	No policy change.
Individual response 29	Play equipment needed at Harrow Street end of village.	No policy change. No development planned for Harrow Street end of village. No decisions on where new play equipment would be.
Individual response 30	Parking in general for visitors to the village needs some sort of sorting and thought moving forwards. While we presently have parking for non-resident visitors at the village hall there is some sort of issue which disallows groups such as local cricket sides being able to use this parking. As a result there is a lot of visitor parking causing congestion in adjoining roads (again Heathlands).	No policy change. Addressed through the Design Code and Guidance document for new development.
Individual response 36	A local shop is required urgently.	No policy change. Supportive comment
Individual response 40	Any addition of new play areas in new developments should also include provision to update and improve the correct facilities on the village green or provide funding to support a space in the Harrow St Hamlet.	No policy change. Provision would be through developer contributions.
Individual response 43	Leav12 to improve green space 6 to include some play equipment	Location is covered by first community action project.
Individual response 44	In relation to LEAV14 - Significant consideration needs to be given to the situation of a new community shop and the appropriate location should one be applied for.	No policy change. Location not considered at this stage.
Individual response 50	A shop near the Hare and Hounds would be a good idea	No policy change. Location not considered at this stage.

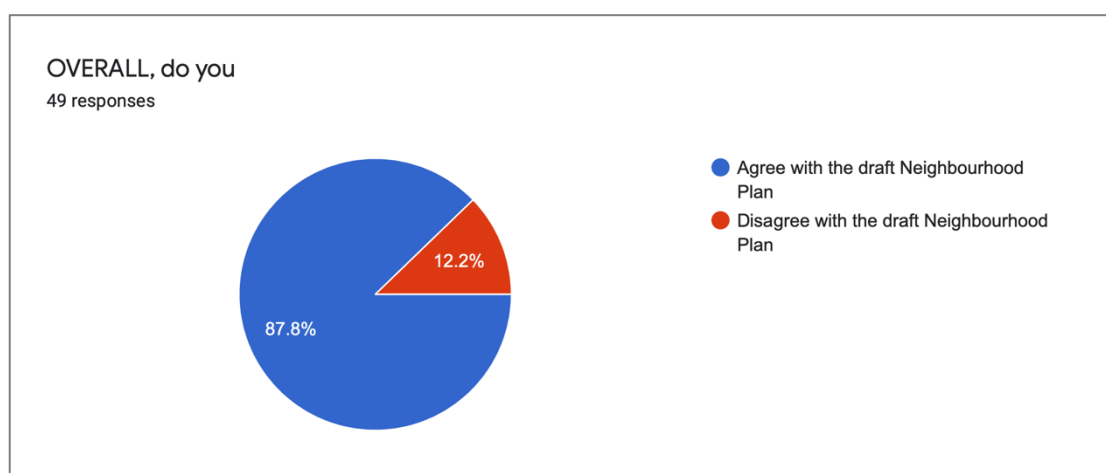
Individual response 52	Green area not required. The areas we have should be improved and made more appealing. Why duplicate?	No policy change. Further green space is in line with Babergh DC's requirements.
Stoke by Nayland Club Ltd	Community assets should be focused on the improvement of the existing area surrounding the Village Hall to create a centre & not elsewhere.	No policy change.
Individual response 53	LEAV14 - but where? There does not appear to be a site suggested for this	No policy change. Location not considered at this stage.
Suffolk County Council	<p>Education</p> <p><i>Early Years</i></p> <p>Ladybird's Pre School operates from the village hall in Leavenheath. This would make any expansion of early years places difficult without capital and land. Therefore, any large scale housing growth may require a developer contribution for Early Years, depending on the available capacity at the time of any planning application.</p> <p><i>Primary</i></p> <p>The catchment school for Leavenheath is Nayland Primary School. Taking into account BMSDC local plan site allocation LA098, the school is not currently forecast to exceed 95% capacity during the forecast period. The number of pupils arising from applications pending decision and local plan site allocations is also not expected to cause the school to exceed 95% capacity based on current forecasts. Therefore, SCC does not foresee any issues for primary education arising from the neighbourhood plan.</p> <p><i>Secondary</i></p> <p>The historical secondary catchment school for Leavenheath is Thomas Gainsborough School. However, the school does not operate a catchment area to prioritise applications to the school. The school is not currently forecast to exceed 95% capacity during the forecast period. However, the number of pupils arising from housing completions beyond the forecast period, applications pending decision, and local plan site allocations are expected to cause the school to exceed 95% capacity based on current forecasts. This takes account of site allocation LA098. Additional capacity is planned for Ormiston</p>	As above, add bullet point in Community action projects list - CHANGED

	Sudbury High School, to accommodate new pupils from housing development in Sudbury and the surrounding areas.	
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Design code		
Respondent	Comments	Steering Group response to comments
Hare and Hounds 8	Still good	No policy change.
Individual response 11	Do not want the access road from the High Road! Do not want street lighting! Village hall side of Leavenheath is too big already! Build the development at Hare and Hounds side!	No policy change. Guidance on good streetlighting in Design Code.
Individual response 19	Apart for allowing parking on the road	No policy change. Guidance on parking in Design Code, which prioritises off street parking.
Individual response 20	None	No policy change.
Individual response 24	Properly thought out.	No policy change.
Individual response 26	Excellent local plan if density could be reduced.	Plot layout addressed in the Design Code
Individual response 35	All new properties should be zero carbon.	Add end sentence to LEAV9: 'Net zero carbon homes are also encouraged where they meet the Leavenheath Design Guidelines and

		Codes, and other relevant policies.' – CHANGED.
Individual response 36	A new properties should have solar panels and enhanced insulation so that they can be zero carbon or near zero carbon.	As above – CHANGED.
Individual response 41	Design guidance too conservative - likely to work against innovative design	As above – CHANGED.
Individual response 43	However all new houses should have heat pump heating or hydrogen boilers	No policy change. Beyond the scope of the Neighbourhood Plan.
Individual response 44	It is important to recognise the nature of existing dwellings in Character Area E. this is predominantly historical housing, leading to listed properties.	No policy change. Supportive comment.
Stoke by Nayland Club Ltd	Can't comment as need to read it in detail but will write in.	No policy change.



Further comments		
Respondent	Comments	Steering Group response to comments
Individual response 1	I agree with the plan as far as it goes, but it does not go far enough to meet the needs of this community holistically. I understand that the consultation is required to be strongly focused on the physical aspects of planning. However, this constraint means that we do not address the social and psychological needs of a changing community. 'Access' to a healthy and fulfilling life - at all stages of life - requires a broader concept, including public	No policy change. Beyond the remit of the Neighbourhood Plan.



	services like buses in order to counteract isolation and to promote mental health, and also some consideration of how we plan care for one another as a community. A plan devoid of these aspects is rather impoverished. Perhaps the current narrow perspective needs challenging with the authorities.	
Individual response 2	We think the steering committee have done a sterling job in preparing the Neighbourhood Plan on behalf of the residents and we endorse the draft plan	No policy change. Supportive comment.
Individual response 12	Do not want street lighting. Do want a shop Access to site from the A134 or as close to the A134 and not by the side of 'Orchard View' High Street section of Leavenheath is already too big. Any new development should be up or the Hare and Hounds side of Leavenheath	Allocations made by District Local Plan, not Neighbourhood Plan. Access to be determined via the Planning process.  Street lighting as above.
Individual response 13	Map on Council site out of date. Hynards Barn is not on map (separate dwelling and rateables building) only Hynards. Has existing + 10 years to my knowledge	No change. Scale of map on Parish Online software does not label every property.
Individual response 17	The addition at a further 44 dwellings with zero facilities on offer - makes me wonder who will purchase these properties - young facilities. Retired? I love living in the village, but it doesn't have much to offer for families! Without your own transport you are very limited!	No policy change.
Individual response 20	None	No policy change.
Individual response 23	Leavenheath has been overdeveloped over the last 30 years. We have no amenities at all. No shop, GP surgery, school, pharmacy, reduced bus service.	No policy change. Beyond the remit of the Neighbourhood Plan.
Individual response 24	A lot of thought and concern for the local area has gone into this report. Well done.	No policy change. Supportive comment.
Individual response 25	Keep existing circular walks beyond village.	No policy change. No planned changes to circular walks beyond the village.
Individual response 26	The Orchard field is often flooded, need good drainage.	No policy change. Field drainage issue which would be addressed through the development
Individual response 28	Please leave trees at the end of gardens in Edies Lane and between new housing.	No policy change. Broadly addressed through LEAV3 and Design Code.

Individual response 29	Very well presented plan, clear and easy to read and understand. Well done.	No policy change. Supportive comment.
Individual response 36	The village has been expanded massively over the past 50 years and is still integrating this development. The number of new homes should be kept to a minimum as we have already contributed to the nation's housing stock!	No policy change. The Neighbourhood Plan is in conformity with the NPPF and emerging Local Plan.
Individual response 41	A job well done	No policy change. Supportive comment.
Individual response 43	on point 5.4.1 it would be nice to include at the end of the sentence about the village hall: - and has a community external defibrillator cabinet monitored by local group of volunteers. on point 5.4.5 the description of the Hare & Hounds add in: - which has a community external defibrillator serving the the Harrow Road Hamlet monitored by the Landlord.	Add in comments about the external defibrillator in para 5.4.1 '...The village hall has a community external defibrillator cabinet and is available for private hire.' 5.4.'... The Hare and Hounds has a community external defibrillator serving the Harrow Road hamlet. ' – CHANGED.
Individual response 44	Special consideration should be given to the development along quiet lanes, areas adjacent to the AONB and walking routes. These are a credit to the parish and development which impacts these would harm the local area in a significant way. These must be preserved in order to maintain the community and countryside harmony. The walking routes are used by all in the community and development which will introduce vehicular traffic to these areas would have a detrimental impact on the community as a whole.	No policy change. Addressed through policies and identified quiet lanes.
Individual response 45	Thank you all for your hard work on preparing this draft document. Your community appreciates it.	No policy change. Supportive comment.
Individual response 47	Re Leadenhall wood. I understand from a long term resident that there used to be a footpath North direct from the High Road area which has been 'lost'. Would it be possible to include this idea? It would be marvellous if this were to be reinstated as there are no footpaths heading North currently. Community action projects will, hopefully, deliver as more is very much needed. The Village hall is regularly in use but is very restricted to many would be users. As the residents age and become infirm there is no way for them to access the hall.	Add in new community action project: Investigate the potential for further footpath provision within the parish. - CHANGED  Investigating the potential for a Village hall extension added into community action projects - CHANGED

Individual response 50	Total waste of money	No policy change.
Individual response 52	Local residents are ageing and seem to be against employment or development. A "Not in my back yard" mentality. We need some new blood, housing and business in the area.	No policy change. Supportive comment.
Individual response 53	<p>I have attached my comments but would like to add that it is a very lengthy document which could have been more concise, and it does in some parts say a lot about nothing. The ticking of 4 options does not appear to be a fair way of judging opinions.</p> <p>To summarise, although paragraph 1.5 of the Neighbourhood Plan state 'The Leavenheath Neighbourhood Plan is not a means of stopping development' it does really feel to me that this is exactly what is happening particularly regally the areas that are proposed to be protected in the Harrow Street Development.</p>	No policy change.
Babergh District Council	<p>General Comments:</p> <ul style="list-style-type: none"> <li>• A reminder to ensure that the supporting text etc. remains relevant as this Plan progress to the submission stage (i.e., Section 3)</li> <li>• A reminder to check and update all references to the NPPF following publication of the revised document in July 2021. Para 2.7 makes no mention of the July 2021 document and, for example, para 5.1.6 should now refer to NPPF Paragraph 174 etc. etc.</li> <li>• We repeat our suggestion to simplify the chapter / paragraph structure. Instead of sections 5.1, 5.2, etc., these could be set out as Chapter 6, Chapter 7 etc., (the paragraph numbering etc. will need amending accordingly). Alternatively, consider additional sub-headings so that readers know which specific part of the Plan they are reading about .</li> </ul>	<p>Chapter 3 will be amended as the Neighbourhood Plan progresses.</p> <p>Check and amend – ALL CHANGED.</p> <p>No change to numbering of chapters and paragraphs.</p>
Babergh District Council	Contents Page Table (pg 19) LEAV12 (pg 59): All three should refer to the same policy title. It is either 'New Community Assets' or 'Recreational Space'.	Amended to 'Recreational space' - CHANGED

<p>Babergh District Council</p>	<p>Settlement boundaries</p> <ul style="list-style-type: none"> <li>• <b>Page 10:</b> This would be a sensible place to explain that the emerging Joint Local Plan (JLP) identifies three separate and distinct settlement boundaries around Harrow Street, High Road, and Honey Tye, and that the Leavenheath NP adopts these same boundaries for the purposes of this Plan. Those boundaries should be shown on all relevant Maps and, in addition to Figure 4, you may wish to consider including at this point, the JLP settlement boundary maps for Harrow Street and Honey Tye.</li> <li>• <b>LEAV3</b> should correctly refer to the defined settlement boundaries (plural)</li> </ul>	<p>Add in paragraph 2.9 'The emerging Joint Local Plan identifies three separate and distinct settlement boundaries around Harrow Street, High Road and Honey Tye. The Leavenheath Neighbourhood Plan adopts these same boundaries for the purposes of the Plan, as shown in figure X' - ADDED</p> <p>Add map of settlement boundaries - ADDED</p> <p>Decided not to put settlement boundaries on every map as this would confuse readers.</p> <p>LEAV3: amend to say 'settlement boundaries'- CHANGED</p>
<p>Babergh District Council</p>	<p>Para 1.9: Delete the word parish, from within the referendum question.</p>	<p>Amend, remove 'parish'</p>
<p>Babergh District Council</p>	<p>Para 2.1 says that the village was named after Leaven Heath. Para 2.5 says that, in the 19<sup>th</sup> Century, it was known as Leaden Heath. Qstn: Should both read 'Leaven' or 'Leaden' ?</p>	<p>Amend to Leaven Heath</p>
<p>Babergh District Council</p>	<p>Para 2.10 (Para 5.2.5): should more accurately explain that the emerging Joint Local Plan sets out a minimum housing requirement figure of 44 new dwellings for this NP Area (to be built between April 2018 and March 2037) and that this figure comprises the allocation site LA098 (Land South of High Road) for 40 dwellings, and 4 new dwellings identified as having been granted consent but which had not yet been completed at the 1<sup>st</sup> April 2018 base date of the Plan.</p>	<p>Amend paragraph 2.10.</p> <p>The emerging Joint Local Plan sets out a minimum housing requirement figure of 44 new dwellings for this Neighbourhood Plan Area (to be built between April 2018 and March 2037). This figure comprises the allocation site LA098 (Land South of</p>

		High Road) for 40 dwellings, and 4 new dwellings identified as having been granted consent, but which had not yet been completed at the 1st April 2018 (base date of the emerging Joint Local Plan). Since April 2018 5 have been granted consent which contribute to the figure of 44 new dwellings being achieved for Leavenheath. At the time of writing (3rd November 2021) Babergh's 5-year land supply stood at 6.86 years. – CHANGED
Babergh District Council	Para 4.2: This still refers to a 'Business and Employment' objective which we assume no longer forms part of the overall structure of the plan.	Amend typo – CHANGED.
Babergh District Council	<p><b>Figure 9: Composite Policy Map</b></p> <p>We previously commented on the lack of a Policies Map. Figure 9 (page 19) seems to address that but needs further work:</p> <ul style="list-style-type: none"> <li>• It should be clearly stated that this is the 'Policies Map'</li> <li>• For ease of viewing etc. it should ideally appear on a page of its own.</li> <li>• It already shows the four 'important views' (LEAV1), Local Green Spaces (LEAV2), the surface water drainage issue locations (LEAV4) and identified Non-designated Heritage Assets (LEAV8) <b>but</b>, it does not identify the three settlement boundaries (LEAV3), the Area of Local Landscape Sensitivity (also LEAV3), and the three identified 'community buildings' (LEAV13).</li> </ul> <p>You should also consider adding the policy reference number (in brackets) after the descriptions in the key, although we note the table below para 5.4 clearly sets these out.</p>	<p>Amend map to make bigger.</p> <p>Add settlement boundaries, Area of Local Landscape Sensitivity, three identified 'community buildings' and adding the policy reference number (in brackets) after the descriptions in the key. – CHANGED</p>

Babergh District Council	Rather than repeat the document title etc. in full you could simplify footnote #5 by just typing ' <i>ibid. page 42</i> ' [meaning see page 42 of the same as above].	No change. Kept simple for ease of reading
Babergh District Council	Para 6.2: Some further clarification is needed. We recommend: <i>"Babergh District Council currently passes on 15% of CIL payments collected on qualifying developments within the parish, which it can use to spend on local priorities. Once the Neighbourhood Plan is in place (meaning formally adopted), the Parish Council will benefit from an uplift in those payments from 15 per cent to 25 per cent of all revenues collected. Where appropriate, the Parish Council will work with the District Council, other agencies and our neighbouring Parish Councils to deliver projects."</i>	Amend  Babergh District Council currently passes on 15 per cent of CIL payments collected on qualifying developments within the parish, which it can use to spend on local priorities. Once the Neighbourhood Plan is in place (meaning formally adopted), the Parish Council will benefit from an uplift in those payments from 15 per cent to 25 per cent of all revenues collected. Where appropriate, the Parish Council will work with the District Council, other agencies and our neighbouring Parish Councils to deliver projects. – CHANGED
Babergh District Council	We presume this is just a drafting error and that this should read 'Appendix C: Local Green Space justification' As mentioned previously, the NPPF reference also needs updating. It should now read 'paragraph 103'.	Amend - CHANGED
Historic England	Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of the Leavenheath Neighbourhood Plan.  We welcome the production of this neighbourhood plan, but do not consider it necessary for Historic England to be involved in the detailed development of your plan at this time. We would refer you to our advice on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: <a href="https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/">https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</a> .	No policy change.

	<p>For further specific 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.</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> <p>Please do contact me, either via email or the number above, if you have any queries.</p>	
<p>On behalf of National Grid</p>	<p>National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Grid National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses. National Grid Gas plc (NNG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK, four gas distribution networks where pressure is reduced for public use. National Grid Ventures (NGV) is separate from National Grid, core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.</p> <p>Proposed development sites crossed or in close proximity to National Grid assets: Following a review of the above document we have identified the following National Grid assets as falling within the Neighbourhood area boundary: Electricity Transmission</p>	<p>Add pylon lines on Figure 1 and add to figure 1 description – ADDED.</p>

Asset Description: 4YL ROUTE TWR (001-073): 400 Kv Overhead Transmission Line route: BRAMFORD - PELHAM.

A plan showing details of National Grid, assets is attached to this letter. Please note that this plan is illustrative only.

National Grid also provides information in relation to its assets at the website below.

[www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/](http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/)

Please see attached information outlining guidance on development close to National Grid infrastructure.

**Distribution Networks**

Information regarding the electricity distribution network is available at the website below:

[www.energynetworks.org.uk](http://www.energynetworks.org.uk)

Information regarding the gas distribution network is available by contacting:

[plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com)

**Further Advice**

Please remember to consult National Grid on any Neighbourhood Plan Documents or site- specific proposals that could affect our assets.



Suffolk  
County  
Council

**Archaeology**  
In section 2.5 the brief history could make a note about the information held in the Historic Environment Record (HER) and should state that the HER is maintained by Suffolk County Council

Add in new paragraph 2.6 and footnote. – ADDED



	<p>Archaeological Service (SCCAS), with publicly accessible records being viewable on the Suffolk Heritage Explorer, which can be viewed at <a href="https://heritage.suffolk.gov.uk/">https://heritage.suffolk.gov.uk/</a>.</p> <p>For a more detailed search of the records in the HER for the neighbourhood plan, a HER search could be undertaken (<a href="https://www.suffolk.gov.uk/culture-heritage-and-leisure/suffolk-archaeological-service/what-is-the-historic-environment-record/">https://www.suffolk.gov.uk/culture-heritage-and-leisure/suffolk-archaeological-service/what-is-the-historic-environment-record/</a>)</p>	
Suffolk County Council	<p>Minerals and Waste</p> <p>Suffolk County Council is the Minerals and Waste Planning Authority for Suffolk. This means the County Council makes planning policy and decisions in relation to minerals and waste. The relevant policy document is the Suffolk Minerals and Waste Local Plan, adopted in July 2020.</p> <p>The County Council has assessed the neighbourhood plan regarding the safeguarding of potential minerals resources and operating minerals and waste facilities and has no concerns with the proposals in the plan. The minerals consultation area covers the parish, however there are no safeguarded facilities in the plan area. The plan does not contain any further site allocations than are already proposed in the JLP, therefore there are no minerals or waste safeguarding issues arising from the plan.</p>	No policy change.
Suffolk County Council	<p>General</p> <p>All the references to the NPPF paragraph numbers will need to be checked and amended where necessary, as some of these will have changed with the publication of the recently revised NPPF. For example, page 25 refers to paragraph 170 of the NPPF, which is now regarding coastal change and not planning policies for the natural environment.</p>	Amendments – CHANGED.
Suffolk County Council	<p>We recommend including the Joint Local Plan allocated housing site LA098 on Figure 9 Composite Policies Map, to improve clarity and context of the village to the reader. On this image, the site is currently displayed as woodland, which could be misleading.</p>	No change to map. The allocation is not a policy of the Neighbourhood Plan. Figure 4 shows the allocation.
Water Management Alliance	<p>Thank you for inviting comments on the draft Leavenheath Neighbourhood Plan, as detailed below. Leavenheath Parish lies outside the Internal Drainage District of the East Suffolk Internal</p>	No policy change. Supportive comment.

	<p>Drainage Board as well as the Board's wider watershed catchment. For this reason, the Board has no comments to make.</p> <p>Suffolk County Council as the Lead Local Flood Authority is the regulator for ordinary watercourses within the Parish. Any Main Rivers are the responsibility of the Environment Agency.</p>	
<p>JCN Design &amp; Planning</p>	<p>LAND EAST OF BLACKTHORN WAY AND CAMPION WAY</p> <p>On behalf of Waterson Homes, I am writing with regard to the consultation on the pre-submission draft of the Leavenheath Neighbourhood Plan 2022 – 2037, and the potential for development of the above site to deliver a new community facility and to protect the setting of the wider village.</p> <p>The land to the east of Blackthorn Way and Campion Way sits between the village and the A134, forming part of the rural setting of the village. The land is currently unused and open, and it is part of the gap between the main road and the core part of the village: it plays an important role in creating the character of the High Road hamlet within Leavenheath as a focussed built-up area that contrasts with many nearby villages that stretch along a single main street. Hedges enclose the site, and it is quite well hidden from passing traffic on the A134, with remnants of former field boundaries on all sides and a small area of woodland on the northern side, behind the house on the A134 frontage. The path between Maple Way and the A134 runs along the northern side of the site and provides an opportunity to connect the site to the rest of the village without needing to walk via the A134.</p> <p>It is noted that no sites are proposed to be allocated for development in the draft plan, reflecting the “no” vote in the consideration of a call for sites exercise, meaning that the plan does not seek to deliver any more homes beyond those already allocated in the emerging Joint Local Plan (allocation LA098, Land south of High Road, 40 dwellings) and no community facilities whatsoever. However, the draft plan seeks to deliver protection</p>	<p>No policy change. Information considered by Parish Council.</p>

for elements that define the character of the village, including views of community importance (Policy LEAV1), local green spaces (LEAV2), landscape and biodiversity (LEAV3) and the strategic gaps between the hamlets (LEAV6), looking to control the potential negative impacts of new development. In addition, Policy LEAV12 requires that all major residential development should include on-site recreational green space, picking up the shortfalls in provision that are identified in the table between paragraphs 5.4.9 and 5.4.10 with a view to adding to or enhancing the existing provision, as described by paragraphs 5.4.11 and 5.4.14.

The land east of Blackthorn Way and Champion Way presents an opportunity to address these two themes by delivering new recreational green space on the eastern side of High Road hamlet, using the open space to preserve the gap to the western side of the A134. These benefits for the village can be funded through some limited residential development on the site, which means that the site also presents an opportunity to deliver affordable housing, in line with the district's planning policies.

A sketch layout is attached, showing a potential scheme for the site that has been subject to initial pre-application discussions with Babergh District Council. 23 new homes are shown (of which 8 will therefore be designated as affordable housing to achieve 35% provision), placed against the western side of the site so that they sit against the existing edge of the built-up area, but leaving a space for a connection from the path to Maple Way, through the woodland to a new area of public open space on the street frontage. The field boundaries have been thickened to protect the setting of the village and to better enclose the frontage to the A134, making space in the centre of the site to deliver a new area of public open space that can address the outstanding shortfall in amenity green space, natural play space and play provision for both younger and older children – with the balance between the open space uses to be agreed, depending on which elements the community feel are the most important

to deliver – as well as incorporating biodiversity enhancements.

The sketch layout shows just one way in which the site can be developed so that the public open space provision can be delivered on behalf of the community, but it is expected that the new homes will have a traditional appearance in all versions of the scheme, as shown by the accompanying street scene sketch. The open space means that the new homes will be set in landscaped grounds and will be seen in the context of the open land that stands in front of them, creating surveillance of the public realm so that it is safe and secure to use, forming a new and permanent edge to the village and offering a more attractive setting for the High Road hamlet when it is viewed from the A134.

As such, Waterson Homes wish to promote the site for development through an allocation in the draft neighbourhood plan, using the construction of new homes to cross-subsidise the creation of a new community facility that addresses the existing shortfalls in open space provision. Residential development offers the opportunity to secure the elements of protection sought by the draft policies, using the landscaping to ensure the setting of the village is preserved in the long term, in parallel to delivering public open space to mark the edge of the village and to address the shortfalls that are described in the draft plan. The potential to deliver community benefits is substantial and the construction of a limited number of new homes offers an appropriate balance against the development of land that is currently open but unused.

Waterson Homes are keen to discuss the potential of the site in more detail, with a view to maximizing the benefits at the same time as minimizing the impacts. They are keen to arrange a meeting to review the types of open space provision that are sought to address the shortfalls in the village and to consider the future management and ownership of the community facilities that can be created (including affordable housing provision), in addition

	<p>to balancing these works against the number of new homes that are needed to fund the new facilities.</p> <p>Biodiversity enhancements and tree-lined streets can be secured by a policy allocating the site for development alongside control of other issues that relate back to the draft policies, such as protecting views and securing the gaps between the hamlets and on the edge of the A134: we propose that an allocation policy should control built development as well as a securing the community benefits.</p> <p>To conclude, the land east of Blackthorn Way and Champion Way is available for development and a residential scheme can address the outstanding demand for open space provision that is identified by the draft neighbourhood plan, as well as securing a permanent landscaped edge between the village and the A134. Waterson Homes propose that the site be allocated for development in the submission version of the Leavenheath Neighbourhood Plan, using the delivery of new homes to secure the provision of open space as new community facilities and landscaping to protect the setting of the village.</p> <p>I trust that you will find that these representations are duly made, but if you have any queries or would like to arrange a meeting to discuss the potential benefits that can be secured through the development of the site, please do not hesitate to contact me at the above address.</p>	
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## 6(e) Regulation 14 to Regulation 16: changes

### Log of changes from Reg 14 to Reg 16

- New front cover
- All references to NPPF updated
- Figure 1: amended map to add pylon lines
- Paragraph 1.6: updated
- Paragraph 1.7: updated
- Paragraph 1.9: updated

- Page 14, stage 5: updated
- Paragraph 2.10: added new words and 3 new figures showing settlement boundaries
- Paragraph 1.2: amended
- Paragraph 5.4: amended
- Paragraph 5.1.1: amended
- Paragraph 5.1.18: amended
- Paragraph 5.1.19: amended
- Figure 9 composite policy map: amended
- Paragraph 5.1.7: View 5 added
- Figure 12: View 5 added
- Figure 13: View 5 added
- Figure 14: map amended
- Figure 27: change reference to Suffolk County Council
- Paragraph 5.3.7 'These should be in line with Suffolk County Council's Green Access Strategy (2020-203).'
- Moved Design and Development 'Community action projects' to under LEAV8.
- Access 'Community action projects' – added in 'Investigate the potential for further footpath provision within the parish'.
- Community infrastructure 'Community action projects' – added in 'Investigate the potential for further community meeting space, should the need arise, e.g., an extension to the Village Hall.'
- Paragraph 5.4.1: add '...The village hall has a community external defibrillator cabinet and is available for private hire.'
- Paragraph 5.4: add 'The Hare and Hounds has a community external defibrillator serving the Harrow Road hamlet.'
- Add in new community action project: Investigate the potential for further footpath provision within the parish
- Paragraph 6.2: amended
- Additional information added to Appendix on Local Green Spaces

Policy and Objective changes	
Pre-submission version	Submission version
<b>Objective 1:</b> To protect and enhance the green and open character of the parish, whilst enabling access to the countryside.	<b>Objective 1:</b> To protect and enhance the green open character and biodiversity of the parish, whilst enabling access to the countryside.
<b>LEAV1: Views of community importance</b>	<b>LEAV1: Views of community importance</b>

<p>The following views and vistas (as shown in figure 12 and 13) are identified as important:</p> <ol style="list-style-type: none"> <li>1. Vista from the junction of A134, looking west along High Road.</li> <li>2. View from Kingsland Lane looking southeast towards Honey Tye.</li> <li>3. View from the A134 looking south towards Royston Woods and High Road.</li> <li>4. View from A134, looking north towards Harrow Street.</li> </ol> <p>The scenic beauty, including views into and out of the AONB will also be taken into account with its designation as a nationally important landscape.</p> <p>Development proposals within or which could affect an important public local view or vista should take account of the view or vista concerned. Developments, which would have an unacceptable adverse impact on the landscape or character of the view or vista concerned, will not be supported.</p>	<p>The following views and vistas (as shown in figure 12 and 13) are identified as important:</p> <ol style="list-style-type: none"> <li>1. View from the A134 looking south towards Royston Woods and High Road.</li> <li>2. View from Kingsland Lane looking southeast towards Honey Tye.</li> <li>3. Vista from the junction of A134, looking west along High Road.</li> <li>4. View from A134, looking north towards Harrow Street.</li> <li>5. View from A134, looking east along Plough Lane, incorporating hedgerows and trees.</li> </ol> <p>The scenic beauty, including views into and out of the AONB will also be taken into account with its designation as a nationally important landscape.</p> <p>Development proposals within or which could affect an important public local view or vista should take account of the view or vista concerned. Developments, which would have an unacceptable adverse impact on the landscape or character of the view or vista concerned, will not be supported.</p>
<p><b>LEAV2: Local Green Spaces</b></p> <p>The following areas are designated as Local Green Space for special protection (as shown in figure 14):</p> <ol style="list-style-type: none"> <li>1. Line of trees and grass verge on High Road.</li> <li>2. Royston Wood.</li> </ol>	<p>No change to policy text. Removal of part of one of space 5.</p>

<ol style="list-style-type: none"> <li>3. Leavenheath village green.</li> <li>4. Grass verges along A134.</li> <li>5. Land to north of entrance to Stoke Road junction with A134.</li> <li>6. Land to south of entrance to Stoke Road junction with A134.</li> <li>7. Leadenhall Wood.</li> <li>8. Western part of Leadenhall Wood.</li> <li>9. Breach Grove.</li> </ol> <p>Development on designated Local Green Space will only be supported in exceptional circumstances. Development in the Local Green Spaces must be consistent with national policy for Green Belt land.</p>	
<p><b>LEAV3: Landscape and biodiversity</b></p> <p>The scenic value of the landscape within the neighbourhood plan area, and outside of the defined settlement boundary, will be protected from development that would adversely affect its character and value. Sensitive features typical of the Ancient Rolling Farmlands character area, such as woodland, species rich hedgerows, and associated ditches, should be retained and incorporated into the design and layout of new development proposals. It is important that this is retained.</p> <p>Development proposals within the Area of Local Landscape Sensitivity as defined on figure 17) will only be permitted where they:</p>	<p><b>LEAV3: Landscape and biodiversity</b></p> <p>The scenic value of the landscape within the neighbourhood plan area, and outside of the defined settlement boundaries, will be protected from development that would adversely affect its character and value. Sensitive features typical of the Ancient Rolling Farmlands character area, such as woodland, species rich hedgerows, and associated ditches, should be retained and incorporated into the design and layout of new development proposals.</p> <p>Development proposals within the Area of Local Landscape Sensitivity (as defined on figure 17 and the policies map) will only be permitted where they:</p>



<ul style="list-style-type: none"> <li>• Maintain or enhance the special landscape qualities of the area; and</li> <li>• Are designed and sited so as to harmonize with the landscape setting.</li> </ul> <p>All development proposals should retain existing features of biodiversity value (including trees, hedgerows, grass verges, ponds and drainage ditches). Development proposals should identify how they will provide a net gain in biodiversity through, for example:</p> <ul style="list-style-type: none"> <li>• The creation of new natural habitats.</li> <li>• The planting of additional native trees and hedgerows, for screening, landscaping and separation purposes.</li> <li>• Green areas between and on new developments.</li> <li>• Soft site boundaries to new developments.</li> </ul> <p>New and enhanced ecological networks and wildlife corridors will be encouraged. The line of trees and grass verge on High Road between the A134 and Edies Lane (policy LEAV2) should be retained.</p>	<ul style="list-style-type: none"> <li>• Maintain or enhance the special landscape qualities of the area; and</li> <li>• Are designed and sited so as to harmonize with the landscape setting.</li> </ul> <p>All development proposals should retain existing features of biodiversity value (including trees, hedgerows, grass verges, ponds and drainage ditches). Development proposals should identify how they will provide a net gain in biodiversity through, for example:</p> <ul style="list-style-type: none"> <li>• The creation of new natural habitats.</li> <li>• The planting of additional native trees and hedgerows, for screening, landscaping and separation purposes.</li> <li>• Green areas between and on new developments.</li> <li>• Soft site boundaries to new developments.</li> </ul> <p>New and enhanced ecological networks and wildlife corridors will be encouraged. The line of trees and grass verge on High Road between the A134 and Edies Lane (policy LEAV2), and the line of hedge and trees on Plough Lane, should be retained.</p>
<p><b>LEAV4: Surface water drainage</b></p> <p>There are a number of locations that have surface water drainage issues. The following locations within the parish (figure 18) are identified as localised flooding areas:</p> <ol style="list-style-type: none"> <li>1. Broad Oaks.</li> </ol>	<p><b>LEAV4: Surface water drainage</b></p> <p>There are a number of locations that have surface water drainage issues. The following locations within the parish (figure 18) are identified as localised flooding areas:</p> <ol style="list-style-type: none"> <li>1. Broad Oaks.</li> </ol>

<ol style="list-style-type: none"> <li>2. Harrow Street where it meets Oaklands and along towards Vincent's Farm.</li> <li>3. Road outside Harrow lodge driveway.</li> <li>4. A134, Church dip.</li> <li>5. A134, Keebles.</li> <li>6. High Road outside Gedding Hall.</li> <li>7. Plough Lane.</li> <li>8. Cock Street.</li> <li>9. A134, junction of High Road.</li> <li>10. Radleys Lane at the bottom of slope.</li> <li>11. A134, Honey Hall.</li> </ol> <p>Development proposals within the immediate locality of any of the surface water drainage areas should use appropriate drainage methods to prevent, and, where appropriate, alleviate the drainage issues. Future development must not cause or contribute to new flooding or drainage issues, exacerbate existing issues, or cause water pollution, and should mitigate its own flooding and drainage impacts.</p>	<ol style="list-style-type: none"> <li>2. Harrow Street where it meets Oaklands and along towards Vincent's Farm.</li> <li>3. Road outside Harrow lodge driveway.</li> <li>4. A134, Church dip.</li> <li>5. A134, Keebles.</li> <li>6. High Road outside Gedding Hall.</li> <li>7. Plough Lane.</li> <li>8. Cock Street.</li> <li>9. A134, junction of High Road.</li> <li>10. Radleys Lane at the bottom of slope.</li> <li>11. A134, Honey Hall.</li> <li>12. Heathlands</li> </ol> <p>Development proposals within the immediate locality of any of the surface water drainage areas should use appropriate drainage methods to prevent, and, where appropriate, alleviate the drainage issues. Future development must not cause or contribute to new flooding or drainage issues, exacerbate existing issues, or cause water pollution, and should mitigate its own flooding and drainage impacts.</p>
<p><b>LEAV5: Location, scale and rate of housing development</b></p> <p>Housing development may be supported within or immediately adjacent to the current settlement areas, provided that the development:</p> <ul style="list-style-type: none"> <li>• Does not have an adverse impact on the special qualities of the Area of</li> </ul>	<p>No change to policy</p>

<p>Outstanding Natural Beauty (figure 12), Local Green Spaces (policy LEAV2) and views of community importance (policy LEAV1).</p> <ul style="list-style-type: none"> <li>• Is phased across the life of the Plan, in order to keep pace with the development of associated community infrastructure and fit within the rural context and hamlet designation.</li> <li>• Would not have an adverse unacceptable impact upon the historic or natural environment or highway safety.</li> <li>• Has a close functional relationship to the existing settlement or constitutes a logical extension of the built-up area of the hamlet.</li> <li>• Is self-contained and has logical, natural boundaries.</li> <li>• Is well designed and landscaped and is appropriate in size/scale, layout, and character to its setting and to the hamlet, in accordance with the Design Guidelines and Codes (addendum document).</li> </ul>	
<p><b>LEAV6: Pattern of growth and strategic gap between hamlets</b></p> <p>Development should respect and retain the generally open and undeveloped nature of the parish, in particular, the distinct separation of Harrow Street, High Road and Honey Tye (see figure 21). Development in the main is set back</p>	<p>No change to policy</p>

<p>from the A134 and this should continue to be respected. Development that would individually or cumulatively undermine the physical or visual separation of the three hamlets will not be supported.</p> <p>Any new development should enhance and be physically connected to an existing hamlet and not create another settlement within the parish.</p> <p>Physical connections (paths and cycle ways) between the hamlets are encouraged (see policy LEAV10).</p>	
<p><b>LEAV7: Housing size, type and tenure</b></p> <p>New residential development should be of a size, type and tenure that meet local housing needs, with a view to enable a mixed community of ages.</p> <p>In line with the findings of the Leavenheath Housing Needs Assessment, the following housing mix should be provided:</p> <ul style="list-style-type: none"> <li>• 3-bedroom family homes.</li> <li>• Starter homes and smaller homes for downsizing.</li> <li>• Specialist housing for older people.</li> <li>• A range of affordable housing (meeting the current Local Plan requirements as a minimum), including shared ownership, social rented, private rented and privately owned properties.</li> </ul>	<p>No change to policy</p>

<ul style="list-style-type: none"> <li>Homes that are adaptable in order to meet the needs of the increasingly aging population, without restricting the needs of younger families.</li> </ul> <p>Where affordable housing is proposed it should be identical in external form, quality and character to open market housing (see policy LEAV5).</p> <p>It should also be noted that not all of the above housing types may be suitably accommodated on every site and that affordable housing contributions can only be required for major developments.</p>	
<p><b>LEAV8: Non-designated Heritage Assets</b></p> <p>In addition to Listed Buildings and designated heritage assets, the following buildings or structures (as shown in figure 23) are identified as Non-designated Heritage Assets due to their locally important character and historic features:</p> <ol style="list-style-type: none"> <li>1. Mill House.</li> <li>2. 3 cottages of Stoke Road.</li> <li>3. Gedding Hall barns.</li> <li>4. Water tower within Stoke by Nayland Hotel/Golf course.</li> <li>5. Vincent’s Farm.</li> <li>6. Red Barn Farm.</li> </ol> <p>Development proposals should avoid harm to these heritage assets having regard to their character, important features, setting and relationship with surrounding</p>	<p><b>LEAV8: Non-designated Heritage Assets</b></p> <p>In addition to Listed Buildings and designated heritage assets, the following buildings or structures (as shown in figure X) are identified as Non-designated Heritage Assets due to their locally important character and historic features:</p> <ol style="list-style-type: none"> <li>1. Mill House.</li> <li>2. 3 cottages of Stoke Road.</li> <li>3. Gedding Hall barns.</li> <li>4. Water tower within Stoke by Nayland Hotel/Golf course.</li> <li>5. Vincent’s Farm.</li> <li>6. Red Barn Farm.</li> </ol> <p>Development proposals should avoid harm to these heritage assets having regard to their character, important features, setting and</p>

<p>buildings or uses. Proposals should demonstrate that consideration has been given to retaining:</p> <ul style="list-style-type: none"> <li>i. The important asset or historic feature itself;</li> <li>ii. Its most distinctive and important features;</li> <li>iii. The positive elements of its setting and its relationship to its immediate surroundings; and</li> <li>iv. The contribution that the building or historic feature and its setting makes to the character of the local area.</li> </ul>	<p>relationship with surrounding buildings or uses. Proposals should demonstrate that consideration has been given to retaining:</p> <ul style="list-style-type: none"> <li>i. The important asset or historic feature itself;</li> <li>ii. Its most distinctive and important features;</li> <li>iii. The positive elements of its setting and its relationship to its immediate surroundings; and</li> <li>iv. The contribution that the building or historic feature and its setting makes to the character of the local area.</li> </ul>
<p><b>LEAV9: Design principles (design guidelines and codes)</b></p> <p>Development proposals that respond positively to creating an attractive parish and enhance each of the hamlets' aesthetic qualities (Harrow Street, High Road and Honey Tye) will be encouraged and should be guided by the Leavenheath Design Guidelines and Codes (addendum document).</p>	<p><b>LEAV9: Design principles (design guidelines and codes)</b></p> <p>Development proposals that respond positively to creating an attractive parish and enhance each of the hamlets' aesthetic qualities (Harrow Street, High Road and Honey Tye) will be encouraged and should be guided by the Leavenheath Design Guidelines and Codes (addendum document).</p> <p>Net zero carbon homes are also encouraged where they meet the Leavenheath Design Guidelines and Codes, and other relevant policies.</p> <p>Note: the 'Dedham Vale Area of Outstanding Natural Beauty Guidance on the selection and use of colour in development' should also be used for the AONB.</p>
<p><b>LEAV10: Walking and cycling</b></p>	<p><b>LEAV10: Walking and cycling</b></p>

<p>Where appropriate, new development should contribute to an enhanced and joined up network of Public Rights of Way (high-quality footpaths, cycle ways and bridleways) to improve access to village amenities, the countryside and the other hamlets within the parish. New provision should encourage alternatives to using private cars. Footpaths and cycle ways should be visible and separate from roads where possible.</p> <p>Existing Public Rights of Way should be protected and enhanced. Enhancement can take the form of new routes, connections, improved surfaces, and/or signage increasing access to the countryside and connectivity between hamlets. Where Public Rights of way may be unavoidably impacted or lost appropriate diversion or new routes should be provided that are safe and convenient for users.</p> <p>Pathways through developments are encouraged, such as those currently found in the Reasons development off High Road, e.g., the walkway between Sweet Briar Close and Bramble Way, High Road (see figure 28).</p>	<p>Where appropriate, new development should contribute to an enhanced and joined up network of Public Rights of Way (high-quality footpaths, cycle ways and bridleways) to improve access to village amenities, the AONB, the Stour Valley project area, the wider countryside and the other hamlets within the parish. New provision should encourage alternatives to using private cars, including provisions for safe and secure cycle storage, in accordance with adopted cycle parking standards. Footpaths and cycle ways should be visible and separate from roads where possible.</p> <p>Existing Public Rights of Way should be protected and enhanced. Enhancement can take the form of new routes, connections, improved surfaces, and/or signage increasing access to the countryside and connectivity between hamlets. Where Public Rights of way may be unavoidably impacted or lost appropriate diversion or new routes should be provided that are safe and convenient for users.</p> <p>Pathways through developments are encouraged, such as those currently found in the Reasons development off High Road, e.g., the walkway between Sweet Briar Close and Bramble Way, High Road (see figure 28).</p>
<p><b>LEAV11: Traffic and road safety</b></p>	<p><b>LEAV11: Traffic and road safety</b></p>

<p>Planning applications for major developments should identify the level of additional traffic that is likely to be generated, and the impact of this traffic on pedestrians, cyclists, road safety, and private and public parking within the parish. Measures to mitigate any impacts should be demonstrated.</p> <p>Where possible, new development should be designed to reduce speeding, particularly in the following locations:</p> <ol style="list-style-type: none"> <li>1. A134.</li> <li>2. Stoke Road.</li> <li>3. High Road.</li> </ol>	<p>Planning applications for major developments should identify the level of additional traffic that is likely to be generated, and the impact of this traffic on pedestrians, cyclists, road safety, Quiet Lanes and private and public parking within the parish. Measures to mitigate any impacts should be demonstrated.</p> <p>Where possible, new development should be designed to reduce speeding, particularly in the following locations:</p> <ol style="list-style-type: none"> <li>1. A134.</li> <li>2. Stoke Road.</li> <li>3. High Road.</li> </ol>
<p><b>LEAV12: Recreational space</b></p> <p>All major residential developments should include onsite recreational green space. Development should also provide for informal spaces, play equipment and/or sports facilities, depending on the size and location of the site, relative to, and complementing existing provision. Provision should be determined in consultation with the local community.</p> <p>New recreational green space, play equipment and/or sports facilities should be located within a reasonable distance of footpath and cycle links, as well as providing sufficient parking where needed.</p>	
<p><b>LEAV13: Protection of existing community infrastructure</b></p> <p>Leavenheath has the following community infrastructure:</p>	



<ul style="list-style-type: none"> <li>• Leavenheath Village Hall.</li> <li>• St Matthew’s Church.</li> <li>• Hare and Hounds public house.</li> </ul> <p>Extensions to existing community infrastructure will be supported where appropriate. Proposals for change of use, involving a potential loss of existing community infrastructure, will only be supported where an improved or equivalent facility can be located elsewhere in the parish, or where there is no reasonable prospect of continued viable use.</p>	
<p><b>LEAV14: Convenience/small shop</b></p> <p>A proposal for the development of a convenience/small shop will be encouraged, to meet the day to day needs of the parish, and to reduce additional journeys out of the parish. This could be as a stand-alone building or an extension to an existing community asset. Any new proposal should be in line with all other policies.</p>	

**6(f) List of organisations / individuals contacted at Regulation 14 Pre-submission consultation stage**

<b>Consultee Name</b>	<b>Position</b>	<b>Company / Organisation</b>
Mr James Cartlidge	MP for South Suffolk	
Cllr Georgia Hall	County Cllr for Samford Division	Suffolk County Council
Cllr James Finch	County Cllr for Stour Valley Division	Suffolk County Council
Cllr John Ward	Ward Cllr to Brett Vale	Babergh District Council
Cllr Melanie Barrett	Ward Cllr to Bures St Mary & Nayland	Babergh District Council
Cllr Lee Parker	Ward Cllr to Assington	Babergh District Council
Ms C Hargan	Parish Clerk to ...	Assington Parish Council
Mr D Crimmin	Parish Clerk to ...	Polstead Parish Council
Mr J Dark	Parish Clerk to ...	Stoke By Nayland Parish Council
Mrs D Hattrell	Parish Clerk to ...	Nayland-with-Wissington Parish Council
	BMSDC Community Planning	Babergh & Mid Suffolk District Councils
Ms Georgia Teague	SCC Neighbourhood Planning	Suffolk County Council
Mr Graeme Mateer	Transport Policy	Suffolk County Council
Mr Neil McManus	Planning Obligations Manager	Suffolk County Council
	Land Use Operations	Natural England
	Essex, Nflk & Sflk Sustainable Places Team	Environment Agency
	East of England Office	Historic England
	East of England Office	National Trust
Mr Steve Taylor	Town Planning Team	Network Rail Infrastructure Limited
		Highways England
	Stakeholders & Networks Officer	Marine Management Organisation
		Vodafone and O2 - EMF Enquiries
Ms Jane Evans		Three
Mr Chris Crisell	Estates Planning Support Officer	Ipswich & East Sflk CCG & West Suffolk CCG
		Transco - National Grid
	Stakeholder Engagement Team	UK Power Networks
	Strategic & Spatial Planning Manager	Anglian Water
Mr Martin Lunn		Essex & Suffolk Water
		National Federation of Gypsy Liaison Groups
		Nflk & Sflk Gypsy Roma & Traveller Service
		Diocese of St Edmundsbury & Ipswich
Mr J Dugmore	Chief Executive	Suffolk Chamber of Commerce
Mr Iain Dunnett	Senior Growing Places Fund Co-ordinator	New Anglia LEP

<b>Consultee Name</b>	<b>Position</b>	<b>Company / Organisation</b>
Ms Marie Finbow	Strategy Manager	New Anglia LEP
Mr Philip Pearson	Conservation Officer	RSPB
Mr Mark Nowers	Conservation Officer (Essex, Beds & Herts)	RSPB
Mr Philip Raiswell	Senior Planning Manager	Sport England (East)
Mr L G Jenkins		Suffolk Constabulary
Mr Jacob Devenney	Planning and Biodiversity Advisor	Suffolk Wildlife Trust
Mrs Fiona Cairns	Director	Suffolk Preservation Society
Ms Linda Cockburn		Suffolk Preservation Society
Ms Sunila Osborne	Comm' Dev. Officer, Rural Affordable Hsg	Community Action Suffolk
Mrs Sarah Mortimer	Senior Manager Community Engagement	Community Action Suffolk
		Dedham Vale Society
Ms Paula Booth	AONB Officer (Joint AONBs Team)	Suffolk Coast & Heath AONB
		Theatres Trust
Jess Nobbs		East Suffolk Internal Drainage Board
Ms Rosanna Metcalfe	Associate - Planning	Savills
(Various)		Leavenheath Residents