



**Eye Neighbourhood Plan**  
**Submission Draft**  
**March 2019**  
**Statement of Consultation**

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## **Introduction**

1. The Eye Neighbourhood Plan (ENP) Steering Group began work preparing the Plan in October 2017. It decided to undertake four main phases of consultation and engagement:
  - a. The initial consultation (March/April 2018) was intended to agree a vision for the Town through a set of vision statements which provided a basis for preparing the Plan.
  - b. The interim consultation (July 2018) targeted some key issues such as levels of development, key sites and infrastructure issues.
  - c. The Housing Needs Survey (May 2018) sought views on housing needs but also provided an opportunity for general views and asked a specific question about the development of the Paddock House site.
  - d. The Pre Submission draft of the Plan was consulted on during November and December 2018.
2. The Steering Group also took account of the views that had been expressed before the preparation of the ENP during consultation during the preparation of the Parish Plan in (2009), on the outline planning application for 280 homes South of Eye Airfield (2015) and on the District Councils Joint Local Plan Consultation Document (2017).
3. There was a specific consultation of residents of Wellington Road and Church Street about use of the green space within the Paddock House site (May 2018).
4. The Steering Group has kept the people of Eye informed about the Plan through the Town website ([www.eyesuffolk.org](http://www.eyesuffolk.org)), messages through the Eye 2 Eye email network (which has about 500 subscribers in the Town and neighbouring villages and hamlets) and the Town magazine which is circulated to all households as part of the initial consultation and at the start of the Pre Submission consultation.
5. Exhibitions were held during the initial, interim and Pre Submission consultation stages.
6. Public meetings were held on specific issues including car parking and the use of the allotments and agricultural land at Victoria Mill.
7. Views expressed prior to the approval of the Pre Submission Plan to the Town Council in were recorded in the covering report seeking approval for publication of the Pre Submission Plan (October 2018).
8. Details of these consultation arrangements are provided in the sections below and related appendices in chronological order.

## **Parish Plan 2009**

9. The Eye Parish Plan was published in 2009. It presents evidence about the views and characteristics of the people of Eye on various issues. The supporting document on 'Background Evidence'

(<http://www.eyesuffolk.org/town-council/neighbourhood-plan>) refers to these views – for example paragraphs 51 and 52 state:

*‘The 2009 Parish Plan found that 60% of respondents thought new housing should be built in Eye, with the types identified below as being needed. Their responses also indicate that Eye residents think that a wide variety of new housing is needed, with ‘homes for local people’ being important.*

*In Parish Plan survey also found that, of 777 people (68%) who answered the question about the location of new housing in Eye, 69% thought that it should be located on previously used land within the built-up area, 35% identified infill within the built-up area, and 30% chose undeveloped greenfield locations outside the town. The Hartismere Hospital and Chicken Factory site (should it ever become available) being identified as suitable sites within the Town.’*

### **Consultation on outline planning application for 280 dwellings on land south of Eye Airfield (2015).**

10. A drop in event was held in the Town Hall on 13<sup>th</sup> June 2015. The event was attended by approximately 150 people. While most of those attending live in Eye, there were a number of attendees from neighbouring parishes. It provided an opportunity for members of the public to ask questions of town councillors and planning officers from Mid-Suffolk District Council. A report of the written comments made at the event is at *Appendix 1* to this statement.

### **Consultation on the District Councils Joint Local Plan Consultation Document 2017**

11. In August 2017 Mid Suffolk District Council published a Joint Local Plan Consultation Document. The Town Council held a drop in exhibition in October 2017 and in addition to seeking views on the contents of the Consultation Document it took the opportunity to test views on a range of issues including the level of housing development, the development of the Town Council’s land, options for greenfield development and infrastructure improvement priorities. The report of the outputs from this drop in at *Appendix 2*.

### **ENP Initial Consultation 2018**

12. The first round of consultation on the Plan itself was undertaken in March and April 2018. A leaflet was distributed to all households explaining the

- role of the Neighbourhood Plan and seeking views on a series of vision statements – see *Appendix 3*. An article was placed in the Eye magazine – see *Appendix 4*. A number of exhibitions were held alongside exhibitions on Paddock House by Mid Suffolk District Council and new roundabouts on the A140 by Suffolk County Council. The report of the consultation outputs is at *Appendix 5*.
13. This consultation established the vision for the future of Eye that provided the basis of the development of the Neighbourhood Plan.

### **ENP Housing Needs Survey 2018**

14. A housing needs survey was undertaken in May 2018 and reported in June 2018. The full report of the survey is at <http://www.eyesuffolk.org/wp-content/uploads/2017/10/Supporting-Document-6-Housing-Needs-Survey.pdf>.
15. There was an opportunity to make general comments in the questionnaire and these are reproduced in *Appendix 6*.

### **Paddock House Surveys 2018**

16. A major issue in the Town is the development scheme for the former now derelict Paddock House care home. Residents of the surrounding roads – Wellington Road and Church Street – were asked whether they wanted the green space on the Church Street retained or whether they preferred development up to the building line. About 75% wanted the green space kept undeveloped. All Town residents were asked the same question in the Housing Needs survey. The results of both these surveys are presented in *Appendix 7*.

### **ENP Interim Consultation 2018**

17. An interim consultation stage was held in July 2018. This put forward some more detailed propositions such as the need to consider a new site for the Primary School and important green spaces. An article was placed in the Eye magazine – see *Appendix 8* – and notices of exhibitions were placed around the Town – see *Appendix 9*. The exhibitions were advertised through Eye to Eye. The content of the exhibitions is at *Appendix 10*. The report of the outputs from these exhibitions are at *Appendix 11*.

### **Survey on Car Parking**

18. Following a public meeting to discuss concerns about pressure on car parking spaces a survey was undertaken to find out more about usage and access problems. This is presented at *Appendix 12*.

## **ENP Report to Eye Town Council on Pre submission draft**

19. The report to Eye Town Council in October 2018 seeking approval for the Pre Submission draft of the Plan to be published for consultation is attached as *Appendix 13*. This report contains details of letters and emails submitted on the proposals for the Town Council land at Victoria Mill and a petition regarding the proposed allocation of land for a Crematorium.

## **ENP Pre Submission Consultation**

20. The Pre Submission draft of the Plan and all supporting documents are at <http://www.eyesuffolk.org/town-council/neighbourhood-plan/>.
21. An article was placed in the Eye Magazine – *Appendix 14* - and a leaflet distributed to all households – *Appendix 15* – which also provided details of the exhibitions and the way to make comments on the Plan. The content of the exhibitions is at *Appendix 16*. The form for responses – *Appendix 17* – was available on line, from the Town Clerk and at the Town Library. Comments could also be submitted by letter and email. The list of consultees is at *Appendix 18*.

## **Eye to Eye**

22. Eye to Eye is an email distribution network with about 500 members in the Town and surrounding villages. It was used to keep residents up to date with the plan and the various consultation stages and events. *Appendix 19* provides examples.

## **Comments on Pre Submission Draft**

23. The comments received during the Pre Submission consultation stage were summarised by section, paragraph and policy of the Plan in a schedule and responses to each point made. The accepted comments can be traced directly to the changes that have been made to the Submission draft of the Plan. The schedule is Supporting Document 20 to the Plan and can be viewed at [www.eyesuffolk.org/town-council/neighbourhood-plan](http://www.eyesuffolk.org/town-council/neighbourhood-plan).

## **Conclusions**

24. The Steering Group and the Town Council have made engagement with local people a priority during the preparation of the Submission draft of the Eye Neighbourhood Plan between October 2017 and March 2019. This has enabled them to prepare a Plan that has substantial support in the

community and we hope that preferences and priorities that residents have expressed will be paramount in the remaining processes leading up to the Referendum later in 2019.



## Appendix 1

### **Consultation on the application for 280 dwellings South of Eye Airfield 2015 - Report of written public comments made at the Drop-in event on 13<sup>th</sup> June 2015**

The event was attended by approximately 150 people. While most of those attending live in Eye, there were a number of attendees from neighbouring parishes.

This report presents only the written comments recorded by attendees on the day. The Drop-in event provided an opportunity for members of the public to ask questions of town councillors and planning officers from Mid-Suffolk District Council. This report does not record the product of those conversations though the information gained by councillors will be used in preparing the Town Council's response to consultations on the proposed development. As may be expected, the number and range of views expressed verbally greatly exceeded the volume of written comments.

The written comments have been grouped and summarised to make it easy to understand and represent the views expressed. All the original material has been kept to allow further analysis if required.

Peter Gould

5 July 2015

Views were sought on the adequacy of current services before any increase in population and demand.

#### **Appraisal of current services in Eye**

|                              | <b>ADEQUAT<br/>E</b> | <b>NEED<br/>IMPROVEMENT</b> | <b>INADEQUAT<br/>E</b> |
|------------------------------|----------------------|-----------------------------|------------------------|
| <b>Doctor's Surgery</b>      | 11                   | 29                          | 26                     |
| <b>Primary School</b>        | 5                    | 21                          | 5                      |
| <b>Secondary School</b>      | 8                    | 16                          | 9                      |
| <b>Play group pre-school</b> | 6                    | 4                           | 3                      |
| <b>Equipped play areas</b>   | 2                    | 6                           | 24                     |

|                                 |    |    |    |
|---------------------------------|----|----|----|
| <b>Broadband</b>                | 3  | 11 | 33 |
| <b>Sports facilities</b>        | 4  | 13 | 7  |
| <b>Open space/amenity space</b> | 12 | 5  | 2  |
| <b>Car parking</b>              | 6  | 18 | 10 |
| <b>Public transport</b>         | 3  | 6  | 23 |
| <b>Church</b>                   | 9  | 3  | 0  |
| <b>Town Hall</b>                | 5  | 9  | 6  |
| <b>Shops and services</b>       | 7  | 20 | 8  |
| <b>Street lighting</b>          | 16 | 3  | 12 |
| <b>Public rights of way</b>     | 10 | 7  | 6  |

There was a little confusion with this question. Some understood the question to ask whether existing services would be adequate if population/demand increased.

### **What kind of housing would you need?**

The question asked about personal requirements in the future. No responses appeared to describe an individual's personal requirements. Instead, all comments expressed a view about what the proposed development should provide.

There should be adequate affordable housing. 11 comments.

Affordable housing should not be at the expense of limited garden size. 1 comment.

There should be single-bedroom accommodation for the young and elderly with bus services to Eye and to Diss. 1 comment.

There should be starter homes for first time buyers. 8 comments.

There should be a mix of housing for all ages and stages of life. 4 comments.

The site should maximise the number of houses. 1 comment.

There should be a housing needs assessment to find out what local people need. 4 comments.

The quality of houses should be high and fit into the local styles. 2 comments.

Individual plots should be made available so that individuals can build original homes. 1 comment.

## **How do you think the proposals could make a contribution to the environment?**

A smaller number of houses than that proposed would benefit the environment. 3 comments

Restrict parking spaces to one per household but provide some visitor parking. 1 comment.

Ensure there is a minimum of two spaces per house. 1 comment.

Ensure houses are energy-efficient – a minimum level of renewable energy including ground-source, solar panels. 4 comments.

Incorporate reed beds and water- management. Avoid the use of water tanks. 1 comment.

Include as many hedges and trees as possible – use indigenous species – integrate existing habitats – encourage bees and create sanctuaries for wildlife - use mature trees and plants to minimise delay – ensure future maintenance is funded by the developer. 5 comments

Yes! 2 comments

## **Infrastructure**

Comments were sought separately for hard and soft infrastructure. Those attending didn't find this a meaningful or useful distinction and so the comments have been grouped under specific themes instead.

### **Roads and Traffic Management**

Improved access to the A140 is essential. 7 comments.

Langton Grove should not be used as access to the development – visibility is poor and there is danger for Nursery users. 6 comments.

Langton Grove should provide through access to the whole development. 1 comment.

The traffic management of Church Street should be changed – possibly by making it one-way – to enable it to cope with increased traffic. 5 comments.

Castleton Way will need to be improved to provide better lighting and crossing facilities, better access to the allotments. 2 comments.

Castleton Way should be the only access to the development. 1 comment.

Castleton Way will become congested if it is the only access to the development. 2 comments.

Concern about the safety issues for schools – safe walking routes and safe drop-off and collection points. 3 comments.

Concern about the impact of construction traffic. 1 comment.

There should be more bridleways and the existing ones improved. 1 comment.

The pathways and cycle routes should be improved and extended. 3 comments.

### **Green space and play areas**

There should be much better playground facilities for children with better equipment and proper matting. 1 comment.

There should be smaller dispersed areas of green space. 1 comment.

### **Health**

The facilities at the health centre and the hospital should be extended. There should be more doctors. 2 comments.

### **Education**

Can Hartismere be compelled by the county council to expand? 1 comment

There must be proper expansion of the schools with no quick fixes. 1 comment.

Schools must be properly funded and expansion shouldn't be at the expense of the playing fields or outside play space. 3 comments

How can the schools possibly cope with the additional children? 1 comment

Why not move the primary school to the development site so it has room to expand? 1 comment.

The issue of schools hasn't been properly addressed. The Hartismere Head has said that the school is small and planning to stay that way. 1 comment.

### **Library**

A larger library is needed. 1 comment.

### **Flooding and drainage**

The flooding problem in Lambseth Street needs to be resolved. 1 comment.

There is little confidence in Anglian Water to deal with existing requirements let alone additional pressures from the development. 2 comments.

### **Links between the development and the rest of Eye**

There is a need to encourage new residents to be 'Eye-facing' with easy access to shops and facilities. 1 comment.

What does a 'buffer zone' mean? 1 comment.

The buffer zone needs to be increased. 1 comment.

### **What should Eye be like in the future?**

Those attending were asked for their vision of Eye in the future. The answers are varied but all are interesting!

The same as today – a small quiet town. 8 comments

A thriving town without a big town character. 2 comments

A busy thriving town – re-invigorated – livened up – vibrant and dynamic – character-filled - populated by a whole range of different people. 5 comments

A town which planners see as an integrated whole with no single aspect overloaded. 1 comment

A town with more houses and people as we want to keep our shops. 1 comment

A developing town but one where the pace of development doesn't drown its character but enhances it. 2 comments

A town with houses local people can afford. 3 comments

A town whose future housing needs are met through in-fill development and proportionate expansion

A town that has employment for local (young) people and more business units. 3 comments.

A town where several generations of a family could live- all enjoying a range of amenities and services. 1 comment

A greener town where new development encourages physical activity such as cycling, walking and play. 2 comments

A town without excessive or speeding traffic and where parking restrictions are observed. 1 comment.

A town where the chicken factory is replaced by housing. 1 comment.

## **Appendix 2 - Consultation on the Joint Local Plan Consultation Document 2017**

### *Summary of results of drop in on the local plan*

Nearly 100 people attended the drop in on Mid Suffolk District Council's Local Plan organised by the Town Council on the 20<sup>th</sup> September. They were able to feed back their views on the options presented by the District Council for the distribution of development across the District, the options for housing in Eye, the need for a Neighbourhood Plan for Eye, the potential of development of land owned by the Town Council and the priorities for infrastructure and services.

On the distribution of land for development across the District, 46 people supported options that might lead to less development being allocated to Eye while 10 supported the options that might lead to more development being allocated in Eye.

Regarding housing in and around Eye, 64 people opposed the allocation of all the options for housing development put forward by the District Council which would lead to around 300 houses in addition to the 290 houses already granted permission. But only 19 people opposed any further housing in addition to the 290 houses already granted planning permission. Of the 3 site options put forward by the District Council most people supported the use of the Paddock House site for housing.

The Town Council own some land used for agriculture at Victoria Mill north of the allotments. 56 people thought the site should be brought forward for housing while 19 were against this.

The preparation of a Neighbourhood Plan was supported by 91 people and opposed by 3.

The main concerns about infrastructure and services were concerned:

- Traffic in the town, now and how it would get worse with more development, the need for a 20 mph area and/or HGV controls.
- The need to increase the capacity of schools with some specific suggestions for how this can be achieved.
- The need for adequate doctors/local surgery capacity.
- Parking control, 'misuse' of parking, the need for more parking in the town centre and a suggestion for edge of town parking.

- How busy the A140 is, difficulty in accessing it and suggestions for improvements.

## **Strategy**

*Should more land than is strictly necessary be allocated?*

46 people said no - nobody agreed land should be over allocated.

*Is the emphasis on housing for older people correct?*

17 people thought it is right to make special provision for older people while 24 people disagreed.

*Which strategy do you support?*

Option 1 – County Town Focused

14 people supported this option

Option 2 – Market Towns and Rural Areas Balanced

10 people supported this option

Option 3 – A12/14 Transport Corridor Focused

17 people supported this option

Option 4 – New Settlement

15 people supported this option

So 46 people supported options that might lead to less development being allocated to Eye while 10 supported the options that might lead to more development being allocated in Eye.

## **Housing**

*Should all these sites be allocated meaning more than 300 houses in addition to the 290 dwellings that have permission already?*

64 people opposed the allocation of 300 additional houses – nobody supported it.

*Should none of the additional sites be allocated?*

19 thought no further land should be allocated over and above the site that already has permission.

*If only some of the sites should be allocated which sites do you prefer?*

An additional 30 dwellings north of Castleton Road?

17 people supported this

Land to the East of Century Road?

12 people supported this

Paddock House

43 people supported this

## **Town Council Land at Victoria Mill**

*Should the site be put forward in addition to the other sites?*

23 thought it should

*Should the site be put forward instead of other sites?*

33 thought it should

*Should the site not be put forward at all?*

19 thought it should

So 56 people thought the site should be brought forward while 19 were against this.

### **Neighbourhood Plan**

Do you support a Neighbourhood Plan being prepared?

Yes - 91

No – 3

### **Comments about infrastructure requirements and other issues**

33 comments were concerned about traffic in the town, now and how it would get worse with more development, wanted a 20 mph area or HGV controls

29 comments concerned the need to increase the capacity of schools with some specific suggestions for how this can be achieved

25 comments were about the need for adequate doctors/local surgery capacity

24 comments were about parking control, 'misuse' of parking the need for more parking in the town centre and a suggestion for edge of town parking

20 comments concerned how busy the A140 is, difficulty in accessing it and suggestions for improvements

12 comments were against more major development

12 comments were concerned with the need for better drainage and sewerage

8 people wanted more/better policing

6 comments wanted more facilities of young people

6 comments wanted Hertismere Hospital to be better used.



6 comments were concerned about the attitude/ability of the District or Town Council

5 comments were concerned about toilets

5 comments supported more affordable housing

4 comments were about library facilities

3 comments wanted more dentist capacity

3 comments wanted more shops

2 comments wanted developer contributions to be well used

2 comments wanted the chicken factory moved and the site used for housing

2 comments were about the condition of Cross Street

2 comments wanted CCTV

One comment on these items

Road cleaning

What happened to the 2009 Parish Plan?

Use local suppliers for building

Is a new care home still proposed?

Public transport

Use ETC site as town would get more benefit

Make Paddock House into the library with a museum, gardens etc

Road access to Century Road site a concern



### Let us know

**your views on these statements and questions and any other questions or issues you think the Neighbourhood Plan should address**

**Email**  
townclerk@eyesuffolk.com

**Write**  
Eye Town Clerk, c/o the Volunteer Centre,  
20 Broad Street, Eye IP23 7AF

**Online**  
By responding the questions on the  
Town website [www.eyesuffolk.org](http://www.eyesuffolk.org)

**Get involved**  
If you want to get involved in preparing  
the Neighbourhood Plan contact the  
Town Councils Project Co-ordinator on  
[andyrobinson60@gmail.com](mailto:andyrobinson60@gmail.com)

**Peter Gould,**  
Town Councillor and Chair of the Eye  
Neighbourhood Planning Steering Group



# Eye

## Neighbourhood Plan

### EYE IS PREPARING A NEIGHBOURHOOD PLAN

This Plan will set out the future physical form of Eye over the next 20 years. It must reflect your views and the views of everybody who lives and work in the Town.

Take the opportunity to get involved - respond to the questions in this leaflet, see updates in the Eye Magazine and Eye to Eye and on the Town's website [www.eyesuffolk.org](http://www.eyesuffolk.org)

## DO YOU AGREE WITH THESE STATEMENTS ABOUT EYE?

### AN ATTRACTIVE TOWN

Using the historic core to attract visitors and setting high standards to ensure new development is in keeping with the existing.

### A WALKABLE TOWN

Development concentrated within walking distance of facilities, with great cycling facilities too – cutting congestion and improving the air we breathe.

### AN EVOLVING TOWN

Changing gradually to meet new needs, locally and regionally, but with planned change when things need to alter:

- Does Eye need a leisure centre?
- Should the Primary School be moved to a new site so that it can cope with future demand?
- Should the Chicken Factory be relocated and the site used for housing or something else?
- Should Hartismere Hospital be better used for health and if that doesn't happen what alternative uses would be suitable?
- Is there a need for new roads to reduce the impact of additional traffic - for example, a by-pass between Castleton Way and Victoria Hill?
- Where should new cycleways and footpaths be located to enable people to get around Town without using their cars?
- How can car parking in the Town Centre be improved?
- Should there be some community owned renewable power generation such as a solar panel field?
- What facilities are most important and which ones most need improvement?

### A CONNECTED TOWN

Linking up the whole town, including old and new and housing, employment and services.

### AN ENTERPRISING TOWN

Focused on small businesses in the town centre and larger firms, especially those specializing in innovative clean technology and food production, on the former Airfield.

### A GREEN TOWN

Integrated into its countryside and with community projects to encourage green energy and conservation.

### A LIVING TOWN

Growing in size to cope with new needs through new development providing sufficient low cost homes.

Let us know what you think ...

We want to know your views on these statements and questions and any other questions or issues you think the Neighbourhood Plan should address

Appendix 4 - Article for Eye Magazine-March Issue.

**Eye Neighbourhood Plan.**

I reported in the March Eye Magazine that a Housing Needs Survey would be delivered to all households in early March. Unfortunately there have been some problems with this and the survey will not now be circulated until late March/early April. I still hope that we will have a report in late April/Early May and I will include the headlines in the May or June edition of the Eye Magazine and via Eye to Eye. The full report will be on the Town website ([www.eyesuffolk.org](http://www.eyesuffolk.org)).

We are expecting a draft Babergh and Mid Suffolk Local Plan in Spring this year. This could have far reaching consequences for the Town. Our first objective in preparing the Neighbourhood Plan is therefore to influence that Local Plan by trying to ensure it says what Eye people want and expect to happen to your Town. In addition to the housing needs survey we want to prepare a vision for Eye expressed as a picture indicating where development might take place and what improvements to infrastructure are required. We will be holding some events in March to get your views on what issues and questions should be addressed in this picture. For example some possible questions are:

- how do we link the different parts of the town together better?
- how can we encourage people to use town centre shops and services and how can we manage vehicles and car parking?
- how much development should there be and what improvements should it provide?
- how can we enable more walking and cycling?
- do key roads and functions need improvements and do we need some bypasses?
- do we need to screen some areas with new landscaping?

What are the questions you think should be answered in this process and what issues should be addressed?

Email- [townclerk@eyesuffolk.org](mailto:townclerk@eyesuffolk.org).

There are two consultation events in March at which you will be able to give your views about the future of Eye and the facilities it needs:

- On the 12<sup>th</sup> March at the consultation by Mid Suffolk District Council on the future of Paddock House at the Community Centre (16.30 – 18.30).
- On the 22<sup>nd</sup> March at a consultation by the County Council on the proposed junction improvements to the A140 at the Community Centre (late afternoon/early evening (times to be confirmed)).

Peter Gould

Chair, Eye Neighbourhood Plan Steering Group.

## **Appendix 5 - Eye Neighbourhood Plan – Report of Stage 1 Consultation - March/April 2018**

### **Introduction**

1. The content of the Eye Neighbourhood Plan must be fully consistent with the views and wishes of the people who live and work in the town. To help achieve this three stages of consultation and engagement are planned by the Town Council before a draft Plan is finalised and submitted to the District Council. They will also undertake a consultation stage and before the Plan can be adopted local residents will have the opportunity to vote to support the plan or to vote against it in a referendum.
2. This is the report of the first stage in the Town Council's consultation. It sought to get people's views on a series of statements about what the Town might be like in the future and some questions on specific local issues. It also asked people what local facilities were most important to them and what most needed improving. This report and a range of other technical work that is being undertaken in phase 1 of Neighbourhood Plan preparation will influence the proposals in phase 2. The second stage in consultation will present a series of options for the growth of the Town in diagrammatic form for comment. The third phase in the preparation of the Neighbourhood Plan is writing the Plan itself and this will be subject to a six week consultation period in the third consultation stage.
3. The stage 1 consultation coincided with consultations by the District and County Council's about the development of the Paddock House site and the proposed junction improvements on the A140. The approach was therefore taken to use these events for the Neighbourhood Plan consultation. Three events were held regarding the A140 improvements - the two in the Town were well attended and attracted people from neighbouring villages as well as people from Eye. The event held near the A140 and targeted at businesses on the Airfield was poorly attended. The event on Paddock House was well attended - mainly by Eye residents particularly those living in the 'old town'. Thanks to the District and County Councils for allowing the Town Council to use these events for the Neighbourhood Plan stage 1 consultation.
4. Additional events were held to engage people at the Dove lunch club (older people), at the Eye Works for You Group (young disadvantaged people), The Eye Business Forum (mainly town centre businesses) and members of the WI and Elderflower Club. The later was not well attended but provided an opportunity for more in depth discussion. An attempt to engage the Hartismere High School failed.

5. Based on the numbers of people who recorded their views about what facilities are most important in Eye about 200 people attended the various events in total and have made their views known.

### **Comments on statements about what Eye might be like in the future**

6. A number of statements were set out in a leaflet accompanying this stage of the consultation and they were replicated on display boards. People we invited to comment on them.

*An attractive town: using the historic core to attract visitors and setting high standards to ensure new development is in keeping with the existing.*

7. It was interesting that only people who attended the Paddock House event commented on this leaving 7 comments. The statement was supported in the context of the historic environment. Some people made specific comments about the need to reinstate the public toilets, concern about the designs for Paddock House and the need to protect the open space between Paddock House and Church Street.

*A connected town: linking up the whole town, including old and new and housing, employment and services.*

8. Again this attracted relatively few comments (7) of which most were made at the Paddock House event. Those that did comment wanted more integration in the Town as it stands and with the new housing when it comes. There was support for new/better walking and cycling routes particularly along the riverside and missing the junctions through the Airfield to the A140. One person was concerned that car parking needed to be improved to encourage incomers to use the Town Centre.

*A green town: integrated into its countryside and with community projects to encourage green energy and conservation.*

9. This attracted 10 comments at the Paddock House and the busiest A140 consultation event. These reflected the need for green spaces and gardens to support wildlife, the need to retain (at Paddock House) and plant more trees and maintain the open spaces for which more volunteers and Council support are/is needed.

*A walkable town: development concentrated within walking distance of facilities, with great cycling facilities too – cutting congestion and improving the air we breathe.*

10. This attracted 8 comments again from the Paddock House and first A140 events. Overall the tone of these comments was sceptical with one person

asking 'what cycling facilities', two more questioning whether air quality could be improved or thinking it was being dealt with by Government and other wanting the emphasis to be on cars bring people to the town centre. In terms of development one response asked for no more development in the town centre and another wanted the open space in front of Paddock house to be kept for residents.

*An enterprising town: focused on small businesses in the town centre and larger firms, especially those specializing in innovative clean technology and food production, on the former Airfield.*

11. Only two people commented on this - once asking for the Chicken Factory to be relocated because of the smell and the other stating that current facilities would need improving if more houses are built.
12. The Business Forum identified three top priorities - better car parking, more control over speed and lorries in the town centre and more promotion of the town. For the latter they wanted to develop the 'Eye has it all' theme, to use the Town website better, improve signing and promote the town to the businesses on the Airfield.

*A living town: growing in size to cope with new needs through new development providing sufficient low costs homes.*

13. This attracted more comment - 18 comments in all. Most people were against more large housing developments but accepted a need for small scale/organic growth and affordable housing. Many recognised a need to provide housing for young people and some wanted to bring together different parts of the town and create social housing in the centre. Another wanted infrastructure to go with the housing including school places and recreational facilities.
14. The young people at Eye Works for You wanted social and specialist housing for their needs. There was also a comment by e-mail that there are 20 young adults in Eye with additional needs that will need somewhere to live.

### **Some specific Questions**

15. Under the general statement below people were asked a series of specific questions:

*An evolving town: changing gradually to meet new needs, locally and regionally, but with planned change when things need to alter.*

Does Eye need a leisure centre?

16. There was strong support for a leisure centre in the Town from 16 people who commented on this question. A swimming pool was mentioned by a number of people, one person wanted to improve the community centre and a couple of people wanted to use the redeveloped Chicken Factory site for leisure facilities.

Should the Primary School be moved to a new site?

17. All seven people who commented supported this although one wanted to keep the existing school and build another near new development.

Should the chicken factory be redeveloped for housing or something else?

18. Moving the Chicken Factory was strongly supported with 25 people wanting it to be relocated and no comments against. Most people were in favour of affordable housing, car parking and leisure facilities as alternative uses.

Should Hartismere Health and Care be better use and what alternative uses would be suitable?

19. This also attracted a lot of comment - 22 in all. Nearly all thought it should be better used for health purposes - so local people have to travel less far. There were various suggestions for better uses including X ray, a minor injury centre, paramedic and convalescent facilities and the GP surgery. Suggestions for alternative uses included a leisure centre.

Is there a need for new roads?

20. 21 people commented on the need for new roads. Most comments were about reducing traffic speeds and the number of lorries. Some people wanted zebra crossings in the Town Centre and a 20 mph speed limit. The other group of comments wanted better junctions on the A140. Individual comments wanted Rectory Road closed, safer access to Tacon Close, making Church Street one way

Where should new cycleways and footpaths be located?

21. Five people wanted these including for safety and for mobility scooters.

How can car parking be improved?

22. This attracted the most comment of all - 24. There were a wide range of views though. The general tone was for more car parking. Some people wanted free parking for a limited time with charging for longer term parking. Others wanted more control/enforcement over on street car



parking. A few wanted free car parking to be retained. There were some specific comments such as the need for disability car parking, including at the Community Centre.

Should there be more community owned renewable power generation?

23. Two people wanted this while one thought it would be too ugly for Eye.

**People were asked what facilities were most important in Eye**

24. People were given three dots to indicate which facilities they thought were most important in Eye. There were 32 facilities to choose from so this required some difficult decisions.

The surgery 14%  
The Post Office 11%  
Hartismere Hospital 8%  
Barclays Bank 8%  
Pharmacy 6%  
Supermarkets 6%  
The Fire Station 5%  
The Pub 5%  
Car Parks 4%  
Library 4%  
Community Centre 3%  
Town Hall 3%  
The Pennings 3%  
The Handyman 3%  
Car Park Toilets 2%

**People were asked which facilities were the highest priority for improvement**

25. Again people were given three dots to indicate which facilities they thought most needed improving from the 32 listed:

Hartismere Hospital 19%  
Car Park Toilets 13%  
Car Parks 10%  
Post Office 8%  
The Surgery 6%  
Moors Playground 6%  
Library 4%  
Supermarkets 4%

Community Centre 4%

**People were asked what other facilities Eye should have.**

26. In summary:

- 6 people wanted better public transport - more routes including to Bury, more bus stops and more reliable buses.
- 6 people wanted more police presence/visibility or CCTV.
- There were mixed views about new supermarkets - some thought there was a need for a larger supermarkets while others thought the two co-ops were sufficient and that other town centre shops would suffer if there was a new supermarket out of town.
- Two people wanted more residential homes
- Four people wanted more facilities and activities for children and young people.
- Two people wanted a bank and two people a museum (one for the 490)
- Individual comments were for better information, better toilets and better drains.
- The Eye Works for You Group top priorities were for better leisure facilities, cycle paths and a night club.

**Individual Comments**

27. The leaflet provided an email and postal address for views to be send in. Only one detailed response was received. The household supported any measures which will:

- help preserve the historic centre of the town while allowing it to develop and flourish;
- substantially reduce the volume of traffic passing through, particularly heavy goods vehicles;
- reduce the speed of traffic entering and leaving the town;
- lessen air pollution.

**Group comments**

28. A small group had a fairly in depth discussion of the issues. Four people attended. They were asked what concerns they have about what Eye might be like in 15-20 years' time. They were also asked what recommendations they would make to avoid those outcomes happening:

| Concerns                | Recommendations.  |
|-------------------------|---|
| Traffic gets even worse | One way system but no new physical features such as traffic tables. |

|  |   |
|--|---|
| There are more lorries                     | New cycle ways and footpaths to get people out of their cars. |
| Shops closed                               | Lorry ban   |
| No banking facilities                      | More car parking – use chicken factory.                       |
| No new facilities (eg leisure centre)      | Make developers pay for new facilities                        |
| Car parking even more difficult            | More houses to pay for new facilities.                        |
| Facilities under pressure from more people | Larger post office.   |

29. There was a discussion about the possible benefits of more development and the new facilities that should be provided by that development:

- A leisure centre
- More people to use shops and help maintain the historic centre.
- The Hartismere Health and Care Centre should be fully used even if it's all or part for housing.
- A museum
- A Theatre
- A new notice board
- More car parking.

All the comments are recorded on this mindmap:

[file:///C:/Users/Andy/Documents/Documents/Eye/Development%20general/Neighbourhood%20Plan/Consultancy%20Docs/Spring%20consultation%20results%20\(2\)%20\(2\)%20\(2\).html](file:///C:/Users/Andy/Documents/Documents/Eye/Development%20general/Neighbourhood%20Plan/Consultancy%20Docs/Spring%20consultation%20results%20(2)%20(2)%20(2).html)

*Report prepared by Andy Robinson, Langton Brook Consultants, May 2018.*

## **Appendix 6 – General Comments in the 2018 Housing Needs Survey**

### **3.9 Further comments**

Respondents were finally asked for any other comments they may have regarding housing needs in Eye; 103 comments were made and a summary of the key aspects mentioned are shown in **Table 3.9** below with further explanations following the table. The highest proportion of comments were attributed to the need for affordable housing in Eye, additional parking requirements and ensuring that the local infrastructure can cope with any increase in housing supply.

#### **Table 3.9: Coded comments (If you have any further comments on housing needs within Eye, please write them below)**

##### **Count Column N %**

|   |    |     |
|---|----|-----|
| Additional parking needed               | 25 | 24% |
| Affordable housing needed               | 34 | 33% |
| Do not build more housing               | 13 | 13% |
| No affordable housing wanted            | 3  | 3%  |
| Range of housing required               | 13 | 13% |
| Community                               | 10 | 10% |
| Lack of employment opportunities        | 5  | 5%  |
| Town needs younger residents            | 9  | 9%  |
| Ensure services/infrastructure can cope | 23 | 22% |
| No buy to rent/profit allowed           | 6  | 6%  |
| Bungalows needed/provision for elderly  | 9  | 9%  |
| Criticism of survey/Council             | 14 | 14% |
| Aesthetics, greenery                    | 15 | 15% |

#### **3.9.1 Affordable housing**

The highest proportion of free comments made were regarding the need for affordable housing in the area. Respondents commented that “*there are plenty of big houses*” in Eye and that there is no need for any more four bed executive homes. It was mentioned that some of the smaller one and two bed properties are holiday lets and are not occupied all of the time and that properties under £200,000 should not be sold to private landlords or second home owners increasing the availability of the local housing stock.

*“We need to avoid ‘Executive’ housing and to cater for the young and lower income markets also giving consideration to housing for older people who can no longer manage their own homes.”*

*“Affordable housing for young people should be a priority within Eye.”*

*“Eye needs more small/ish homes for young and elderly locals rather than huge executive detached houses.”*

Comments stated that affordable housing is “*scarce*” in Eye and that it should be provided both to buy and rent to keep and entice young people and families to the town. Some suggestions were made about a priority allocation scheme for affordable housing with preference being given to young people from the area, essential workers and people with family links to Eye.

*“The town needs to attract younger people and younger families if it is to continue to prosper. We have an affluent, often older, property owing demographic. If we do not attract a younger age range to the town, shops will begin to close and the town will gradually atrophy over the next two decades.”*

*“A mix of starter, family and elderly and social housing would keep Eye relevant and financially available to more people.”*

*“It is important that low-cost housing both to rent and buy is available for local people. This is a low wage area and too many young people cannot afford the high rents in the private sector.”*

People indicated that affordable housing should be maintained as such not reverting to market value once the first resident moves out. Converting existing properties into smaller housing units was also suggested; Paddock House, Library and Hospital were examples.

A number of respondents felt that developers should be less commercially focused building fewer properties on sites.

*“...So forgetting what is commercially viable I would recommend more single storey dwellings, usually a developer is reluctant to provide these because houses are more profitable if density per acre is not controlled national target of 35 to the hectare wont usually include bungalows. However, on the airfield development the OPP I believe is for 285 dwellings maximum and this allows for substantial single storey development to the Northern fringe and against existing development boundaries. The retention of this permission for this land is essential as any resubmission will no doubt be for say 400 dwellings at a much higher density to the detriment of Eye and the benefit of the developer’s bottom line.”*

*“...too many houses are squashed onto sites with no green space which would benefit families and the community.”*

*“If Eye is indeed to build housing for the future, it needs to concentrate on good quality housing that embraces friendly details, not simply focusing on the maximum profit that can be extracted out of the land.”*

### **3.9.2 Supporting Infrastructure**

Concerns were raised that future housing development in the town should not be excessive needing to ensure that local services such as roads, public transport, schools and medical facilities can cope with the additional demand. There was concern that should this not occur Eye could become *“...a satellite community where people have no need to contribute to the local economy.”*

*“There is a need for affordable housing but these will need to be supported by an extended and improved infrastructure (roads, schools, health care, parking, traffic calming measures and integrated walking/cycling, encouragement for businesses to open/stay in Eye.”*

Comments were made regarding the need to resolve issues with the existing infrastructure before any further development occurs.

*“Fix the potholes...school parking – absolute nightmare in Church Street”*

*“Can’t get a doctor’s appointment now, schools can’t cope, too much traffic.”*

*“Eye is a small town with limited infrastructure e.g. healthcare, parking for shoppers as well as workers. Roadworthy, as the volume of traffic currently is quite high in particular along Castleton Way and highway maintenance through Eye is poor.*

*There would have to be a massive resource input into the town to accommodate a high volume of housing as is currently planned.”*

*“...already overloaded drains, small roads, sewers and supporting infrastructure in danger of being overloaded.”*

### **3.9.3 Parking**

The lack of available parking in Eye was mentioned by many respondents.

*“It is impossible to find a parking place in either of the two car parks after 0700 hours on a weekday.”*

*“The problem in Eye is parking as the streets aren’t able to cope with double parking and large vehicles.”*

There were several suggestions that the Paddock House site should be used for car parking, although others disagreed with this proposal.

*“We are already struggling with parking...please do not build on Paddock House, a parking space would be better there.”*

*“Paddock House could be used as an additional car park for the CO-OP and primary school to stop congestion on Church Street.”*

*“The Paddocks provide an echo of historical practice where livestock were held prior to market. This is within the conservation area. I have heard that this area has been proposed for additional car parking; if this is so I would strongly disagree. If new housing is to be built on this site the new residents’ parking could be problematic... Having a small car park fronting Church Street with presumably some new affordable housing behind would not make sense.”*

Several comments were received about new housing having adequate parking.

*“Housing is needed for rural living with PARKING for multiple vehicles and gardens.”*

*“We need more town parking and make Church Street one-way. Any homes should have adequate parking.”*

#### **3.9.4 No new housing**

The majority of comments relating to not building houses in Eye referred to the Paddock House site with respondents suggesting alternative uses for the site (see text following Figure 3.5). However, some people did not want additional housing in Eye.

*“No more houses in Eye!”*

*“Eye is a small market town and it needs to stay this way. No more houses and doing away with the country side.”*

*“We don’t need hundreds of estate houses; we don’t need to change the nature of the town that we have all chosen to live in by making it something else.”*

#### **3.9.5 Range of housing needed**

Some respondents felt that a range of housing is required in Eye and that new buildings “should be sympathetic” to the existing property.

*“A range of housing size and type will allow a range of people – individuals, couples and families – to remain or move into Eye. This is likely to create the type of balanced community that will best serve all our needs.”*

*“Eye needs mixed housing options to include single storey bungalows, single person housing, retirement housing and affordable family housing.”*

(Extracted from Housing Needs Survey Report AECOM June 2018)

**Appendix 7 - Paddock House - Results of Surveys of Residents asking whether they supported the retention or development of the green space on Church Street.**

**Survey of all households in Church Street and Wellington Place, Eye**

26/78% in favour of keeping the open space

5/15% in favour of building line

1 wants a narrower strip of open space

1 wants open space on the Wellington Road side

33 responses from 85 households surveyed = 35% response rate.

Summary of Comments:

*From those favouring frontage:*

Keep the residents parking area

Need affordable rented as well as to buy

Crazy scheme - retired people affected by social housing - plenty of other sites

*From those wanting open space retained:*

Increased parking and traffic will cause problems in conservation area

Keep as many trees as possible

Retain lay-bys to east and north of site

Keep us green

Lets have greenery in Eye

Preserve the greenery/trees and well designed housing

Keep the historic paddock in front of Paddock House, always a Paddock, never built on, one of few green spaces in the Town

Keep the green space but doesn't have to be as wide as it is now

Development should have at least 2 car parking spaces per house, be well designed and offer mixed housing

Well designed housing and keep the open space

Concerned about traffic generation and lack of housing in Eye

Building line option would block light from 14- 22 Church Street and change the character of the street.

Trees should be retained in the open space and mini park provided for local children

We can't afford to lose the trees – high density development would be blot on the landscape.

We have enjoyed waking down Church Street to look at the garden....trees and orchids...which breaks up the long row of houses and cottages.

Would be great to make some car parking spaces at the back of Paddock House.

*From the no preference:*

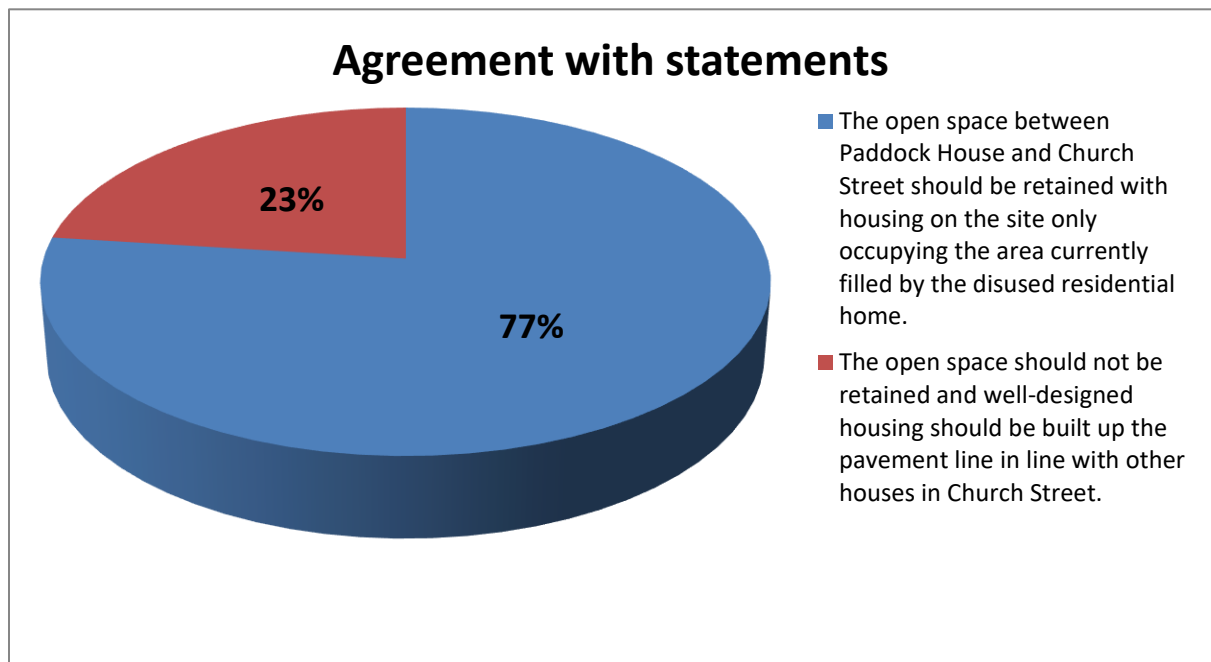
Have a smaller strip of open space

Open space on the Wellington Street side but if keep current open space

### Results from the Housing Needs Survey

Respondents were also asked for their preference regarding the development of Paddock House, an area which the District Council is proposing for housing development. Of the respondents to give a preference (n=235) 77% preferred the option “The open space between Paddock House and Church Street should be retained with housing on the site only occupying the area currently filled by the disused residential home.” with the option to build up to the pavement line favoured by 23%. **Figure 3.5** shows these data.

**Figure 3.5: Option preference for Paddock House**



The questionnaire allowed respondents to leave open comments and several commented on the Paddock House proposal. Some felt the site should be used for parking (more details in Section 3.7.3) a retirement home or market place. Others raised concerns about building up to the pavement line.

*“Church Street is very narrow and busy, cars and lorries mount the pavement to pass parked vehicles. It would be very dangerous for houses to have a front door directly onto this road unless double yellow lines were painted down the road.”*

*“It’s vital that the green space is preserved at the front and it should be for the community as a whole. It would serve as an important catalyst for young and old to interact.”*



*“Paddock House was ‘common land’ and used for village functions (markets) so the last thing that should happen is a build up to the Church Street pavement. If the airfield or indeed chicken factory redevelopment rumours of housing are to go ahead, does it not make sense to use Paddock House site as a market square to include landscaped parking and build affordable housing on the new sites at the edge of town?”*

*“Surely Paddock House should be re-built as an old people’s home. Privately owned perhaps. Being in the centre of town this is ideal for those residents that can go out on short walks and socialise.”*

*“If affordable housing is built up to the Street in Church Street it needs to be market housing because tenants will leave their wheelie bins on the pavement (harsh but true). There should be no affordable housing in Church Street as it can be provided elsewhere at a more competitive price and the sale proceeds from this site used in a more efficient way i.e. more social housing elsewhere than could be provided at Paddock House site...the site should be developed to the benefit of Eye to either enhance the area by say a pocket park or by providing parking possibly or selling to the highest bidder and better using the proceeds elsewhere and returning the street scene to something more sympathetic.”*

*“Paddock House presents a rare opportunity to help satisfy a wide variety of needs within Eye such needs include providing facilities that help encourage residents of Eye and surrounding areas to visit the centre of Eye and to use the commercial facilities (a rare blend of independent shop keepers). Filling Paddock House with new houses will represent a missed opportunity that will be a source of regret for years to come.”*

AR 16/5/18

## **Appendix 8 – Article for the Eye Magazine July 2018**



**Eye**

Neighbourhood  
Plan

July Eye Magazine Neighbourhood Plan Update

The first stage of preparing the Neighbourhood Plan is now complete. This means we have a lot of information to use to draft the Plan. This includes your views about how Eye should and shouldn't change and about the key issues the Plan needs to address. We have an assessment of the suitability of various potential development sites in and around the town and what improvements to infrastructure and services that these sites might provide. We also have a housing needs assessment based on the housing needs questionnaire that about 25% of households in Eye completed – thanks. Finally we have a draft list of improvements to facilities in the Town and what they would cost.

Some of the key things you have told us in stage 1 are that you:

- Support some more housing but would prefer a number of small scale developments rather than very large ones.
- Want the Poultry Factory to be redeveloped for housing and car parking.
- Feel strongly that traffic needs to be better managed and slowed down and that car parking needs to be improved.
- Value the green spaces in and around the town and want them protected and well managed.
- Want more integration between the different parts of Eye – which might be achieved through better footpaths and cycleways.
- Would like a Sports Centre and a new Primary School to be considered.

We are not waiting for the Plan to be completed before we start addressing these issues. Your County Councillor Guy McGregor has secured a 20 mph area for the town centre which will be implemented in August. We are working with the Eye Business Forum to look at options for improving car parking. We are working with Hartismere High School to obtain funding for improvements to sports facilities which will be then be open to everyone through a membership scheme. Your District Councillor is working hard with Mid Suffolk District Council to ensure that the open space in front of Paddock House is retained in the housing development on the site.

The next important stage in the Neighbourhood Plan is in July. We want to feedback on the things we have learned so far and present some options for the future of the Town in the form of some diagrams. So look out for some events and come along and give us your views on these key issues.

Then in the Autumn we will publish a draft Plan for a 6 week period of consultation. The District Council's Local Plan is likely to be published at about the same time. After that we will make changes to reflect your views before submitting the Plan to the District Council. It is required to

publish the Plan again for a six week period before holding an independent examination. Finally the Plan will be subject to a referendum open to all voters in the Town. We hope the Plan will be in place by the Autumn of 2019.

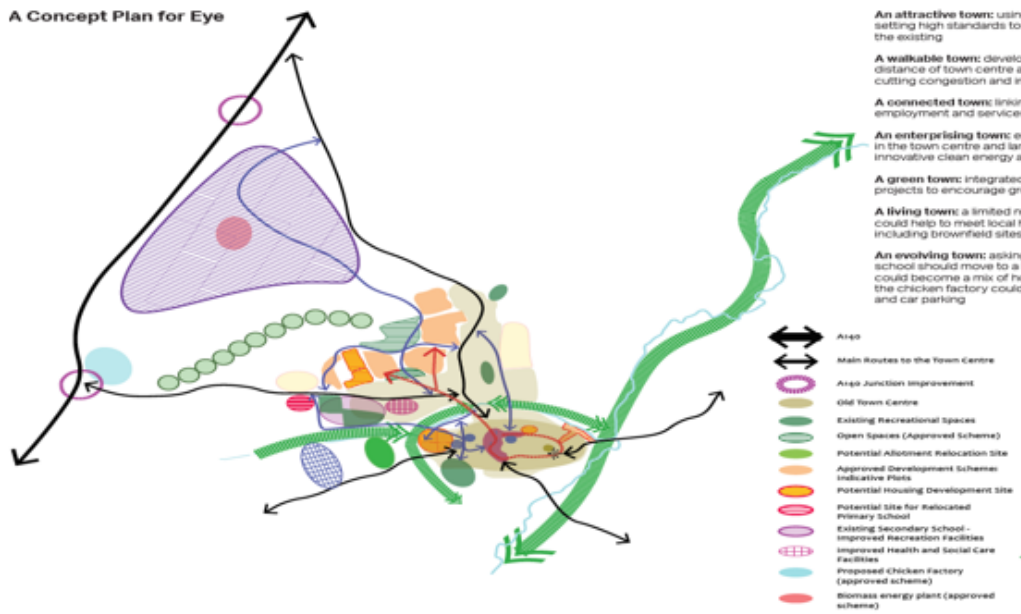
Peter Gould, Town Councillor and Chair of the Neighbourhood Plan Steering Group

**Appendix 9 – July 2018 Consultation Events Notice**



# Consultation Events

A Concept Plan for Eye



**An attractive town:** uses setting high standards to the existing

**A walkable town:** develops distance of town centre and cutting congestion and in

**A connected town:** linear employment and services

**An enterprising town:** e in the town centre and lar innovative clean energy a

**A green town:** integrates projects to encourage gn

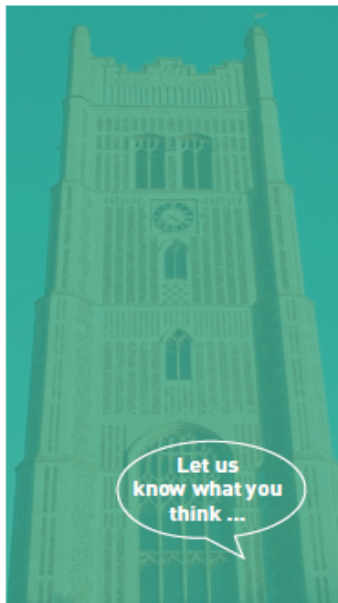
**A living town:** a limited n could help to meet local f including brownfield sites

**An evolving town:** asking school should move to a could become a mix of h the chicken factory could and car parking

**Make your views known on initial proposals for housing development, green spaces and other key assets to be protected. Exhibition dates and venues:**

- Town Hall Wednesday 18th July 15.00 – 19.30
- Bellands Way/Oak Crescent Play Area Thursday 19th July 15.00 – 18.00
- Town Hall Thursday 26th July 10.00 – 14.00
- Outdoor Market 27th July 9.00 – 13.00

## THIS IS THE SECOND OF FIVE CONSULTATION STAGES ON THE EYE NEIGHBOURHOOD PLAN



**In stage 1** we asked you some general questions about the future of Eye and the importance of local facilities and these have been taken into account in the stage 2 proposals.

- **In this stage** we want to know your views on initial proposals for housing development, green spaces and other key assets to be protected. Exhibition dates and venues:
  - Town Hall Wednesday 18th July 15.00 - 19.30
  - Bellands Way/Oak Crescent Play Area Thursday 19th July 15.00 - 18.00
  - Town Hall Thursday 26th July 10.00 - 14.00
  - Outdoor Market 27th July 9.00 - 13.00
- **Stage 3** will be a 6 week consultation on the draft Plan after which the Town Council will make changes and submit the Plan to the District Council (Autumn 2018)
- **Stage 4** will be a 6 week consultation on the draft Plan by the District Council after which there will be an examination in public (Spring/Summer 2019)
- **Stage 5** will be a referendum when Eye people will be asked to vote for or against the final plan (Autumn 2019)

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## IN STAGE 1 YOU TOLD US



- More integration required - walking and cycling routes and design?
- Green spaces are valued and need to be protected and maintained.
- Car parking and traffic management/calming are key concerns
- You were against more large housing developments but accepted a need for small scale/organic growth and affordable housing.
- You recognised a need to provide housing for young people and some wanted to bring together different parts of the town and create social housing in the centre.
- Infrastructure to go with the housing including school places and recreational facilities is important.
- The young people at Eye Works for You wanted social and specialist housing for their needs. There was also a comment by e-mail that there are 20 young adults in Eye with additional needs that will need somewhere to live.
- Yes to a leisure/sports centre
- Big yes for redeveloping the chicken factory site
- Yes to a new primary school
- Hartismere Health and Care should be better used for health
- The most important facilities in the town are:
  - The surgery 14%
  - The Post Office 11%
  - Hartismere Hospital 8%
  - Barclays Bank 8%
  - Pharmacy 6%
  - Supermarkets 6%
  - The Fire Station 5%
  - The Pub 5%
  - Car Parks 4%
  - Library 4%
  - Community Centre 3%
  - Town Hall 3%
  - The Pennings 3%
  - The Handyman 3%
  - Car Park Toilets 2%

## THE TOWN COUNCIL IS WORKING WITH OTHERS IN THE TOWN TO TAKE ACTION ON YOUR VIEWS



- Using the Neighbourhood Plan to identify how much development and where it should be; say how much affordable and specialist housing is required; protect green spaces and support new and better facilities.
- Preparing a plan for car parking so that it encourages people to use the Town Centre
- Working with the District Council to reopen the public toilets
- Asking the District Council not to make premature decisions on current Planning Applications for housing until the Neighbourhood and Local Plans are completed
- Discussing how the Green Spaces in Eye can be managed and maintained in the future
- Asking the Health Authorities to ensure that Hartismere Health and Care is better used in the future
- Investigating how the asset of the Town Council's land at Victoria Mill can be used to support the Town in the future
- Finalising improvements to the Town Hall
- Looking at how the cemetery can be improved and at the potential for a crematorium
- Using the housing needs survey to provide evidence that local people want the open space in front of Paddock House kept as open space
- Working with the County Council to introduce a 20 mph area
- Supporting Hartismere High School to obtain funding for a new public access leisure centre
- Supporting the community centre to seek funding to improve access, the building and sports and play facilities

# OTHER EVIDENCE HAS BEEN COLLECTED TO INFORM DECISIONS ON THE NEIGHBOURHOOD PLAN



An analysis of evidence already available tells us that:

- People like living in Eye, there is a strong sense of community and a lot of community groups providing activities and support for young and older people.
- Eye people are relatively wealthy and well qualified.
- But there is some hidden deprivation – people with low income, poor health and some limitations on access to services.
- There is also a high proportion of retired people and a lot of people live alone.
- The population is stable and predominately white British.
- Most people own their home but there is a significant private and social rented sector.
- There were 35 housing needs registered with the District Council in October 2017.
- Major development has already been permitted – industrial and employment uses on the Airfield Business Parks and residential development south of the Airfield and north of the Town.

An assessment of housing needs has been prepared by our consultants AECOM using the Housing Needs Survey and other information:

- There is a need for 143 additional dwellings in Eye before 2033

- The following tenure mix is needed to accommodate the needs of newly forming households (18 to 35 year olds):
  - Home ownership: 4%
  - Entry-level market sales/intermediate ownership product: 44%
  - Social rent: 17%
  - Private rent: 33%
- Future developments should achieve the following size distribution:
  - 1 bedroom: 22%
  - 2 bedrooms: 31%
  - 3 bedrooms: 41%
  - 4 bedrooms: 5%
- The considerable projected growth in older households will generate a demand for smaller properties which could be met by a mix of accommodation types including bungalows and flats
- An increase of 258 people aged 75+ between 2011 and 2033, will result, over the Plan period, in a need for an additional 65 bed spaces in specialist accommodation.

We also have other evidence – a range of sites were assessed and a draft viability appraisal of these sites has been undertaken.





## HOUSING PROPOSALS



It is proposed the following sites are allocated for housing development:

- **Sites 3 and 4**  
- Victoria Mill/Allotments North of Castleton Way - 77 dwellings
- **Site 9**  
- The Chicken Factory Yaxley Road- 60 dwellings
- **Site 10**  
- The Primary School Church Street (if a replacement primary school is built) - 12 dwellings
- **South of Eye Airfield**  
- the site already has planning permission - 280 dwellings and a care home
- **Site 13**  
- Paddock House Church Street - 17 dwellings

They total 446 dwellings and a care home.

Other the South of Eye Airfield Site which already has permission no other greenfield sites are proposed. But if the District Council proposed more development or more was required in the future which of these reserve housing sites would you prefer?

- **Site 2**  
- North of Castleton Way
- **Site 1a**  
- north of Maple Way

Of these two sites - site 2 is likely to provide a bigger contribution to infrastructure improvements and Site 1a is in the special landscape area

## TELL US WHAT YOU THINK ABOUT THESE PROPOSALS INCLUDING



- Potential allotment relocation sites
- The potential site for a new primary school
- Proposed new parking
- The Proposed Housing Sites to be included in the Plan
- Which one of the reserve housing sites you prefer

# WE CAN LIST SOME ASSETS OF COMMUNITY VALUE



## What is an 'Asset of Community Value'?

- They can be either land or buildings. They are nominated by the Town Council and listed by the District Council. When listed assets come up for sale or change of ownership, the Localism Act requires local community groups to be given the time to raise the money to bid to buy the asset when it comes on the open market.
- The Assets must have been used by the community 'in the recent past'
- It's an Asset if its main use has recently been or is used to further the social well-being or social interest (cultural, recreational or sporting interest) of the community.
- Some land and buildings can't be listed as Assets including private homes, hotels or Church of England property

## What should we ask the District Council to list as Assets of Community Value for Eye?

- We propose to ask for the Green Spaces you use most to be listed as Assets of Community Value (see next board).
- We propose that these facilities should be listed as Assets of Community Value:
  - The Town Hall
  - The Scout Hut

- The Community Centre
- The Bowls Club
- The Vine Church and Hall
- The Cricket Pavilion
- Hartismere Health and Care
- The Pub
- The New Library
- Buckshorn and Cross Street Car Parks (because they provide access to shops and meeting places)
- The Community Centre
- The Bank Arts Cafe

- Although in the first consultation you thought these were important we don't think they meet the criteria to be an Asset of Community Value:
  - The Post Office
  - Barclays Bank
  - Pharmacy
  - Supermarkets
  - The Fire Station

WHICH ARE THE MOST IMPORTANT FACILITIES TO LIST AS 'ASSETS OF COMMUNITY VALUE'?



PROPOSED GREEN SPACES TO PROTECT IN THE PLAN



GREEN SPACES YOUR VIEWS



## **Appendix 11 - The Eye Neighbourhood Plan – Report of Second Consultation Stage – July 2018**

### **Introduction**

1. The purpose of the second consultation stage was to feedback responses from the first consultation stage, to report other evidence that had been collected to inform the Plan and to seek views on:

- An opportunities plan containing proposals that reflected views and evidence collected so far.
- The green spaces most used by local people to provide evidence for listing as 'Assets of Community Value'.
- The community facilities that most people felt should be protected as 'Assets of Community Value'.

### **Comments on the Opportunities Plan**

2. The Opportunities Plan set out proposals for 450 dwellings including the greenfield site south of Eye Airfield which already has planning permission and 5 other sites within the development boundary.

3. It also put forward two reserve sites which would only be included in the Plan if the District Council proposed more than the 450 dwellings described above. 55 people gave their preference with 44 (80%) preferring a site north of Castleton Way and west of the site with permission south of Eye Airfield and 11 (20%) preferring a site to the east of Century Road and north of Maple Way.

4. There was general support for infrastructure improvements to keep pace with population increase with the need to maintain the standards of service provided by the surgery and to improve the range of services at Hartismere Health and Care being of particular concern. Parking was also the subject of many comments with specific suggestions for new spaces behind the Fire Station, support for parking on the chicken factory site and between the trees on Lambseth Street. It was also suggested that the Paddock House site could be used for parking and that there should be charging and residents permits.

5. A number of comments concerned the need to improve landscaping on Oak Crescent and to improve the Pocket Park.

6. On the Primary School, some people wanted to use Paddock House for a school extension and others wanted the new school to be used for juniors keeping the current school for infants.

7. The most requested additional facility was a Supermarket.

8. Turning to housing - some people were concerned about the pace and scale of housing - not seeing the justification for the scale proposed. Most comments about the type of housing were in favour of more social and smaller houses. Regarding the sites proposed - there was one comment in favour and one against Victoria Mill, general support for the redevelopment of the Chicken Factory and comments about the green space and point of access to the Paddock House site.

9. There was a call for housing standards in the NP to be higher than current standards (as allowed by the new National Planning Policy Framework).

10. There was support for footpath and road improvements with a couple of people suggesting Church Street should be one way.

11. The comments in full are:

- General
  - All infrastructure should be improved
  - Need for relevant infrastructure
- Hartismere
  - More use of Hartismere Hospital
  - More use of hospital
  - Hartismere H and C should be better used
  - Use Hartismere H and C better
  - Use Hartismere properly
  - Make better use of Hartismere H and C
- Surgery
  - The surgery is highly valued by most residents - concerned that extra housing would put a strain which would reduce the current high level of service
  - Surgery and other medical support services are very important
  - Surgery and pharmacy of vital importance
  - Surgery needs to increase no of Doctors to match growth
  - Surgery expansion needed
- Parking
  - Site adjacent the Fire Station ideal for much needed parking
  - Use some of the space between Lambseth Street and chicken factory for parking
  - Use some of the Paddock House site for car parking as well as housing and open space
  - Car parking essential - not enough currently - extending Cross Street Car Park is best solution
  - Some older people don't have cars or IT
  - Use the space between the trees on Lambseth Street as parking
  - Consider car park charges to limit all day parking
  - Introduce residents parking permits

- Improve parking
- Can the community centre car park be used everyday?
- Provision for electric vehicle charging
- Green spaces
  - More trees on Oak Crescent
  - Pocket park to be improved
  - No Parking on the (Oak Crescent) green
  - Upkeep of Oak Crescent and Pocket Park needs to be improved
  - Improve Pocket Park
  - Improve childrens centre, doctors and pocket park
- Schools
  - Keep current primary school for infants and new school for juniors
  - Use Paddock House for Primary School Extension
  - Keep current primary school for infants and new school for juniors
  - Where will new primary school site be?
- New facilities
  - Cinema, supermarket and bowling alley on airfield
  - Swimming pool
  - I would really like to see a supermarket on the airfield
  - Big Supermarket
  - Supermarket
- Type of Housing
  - Housing for young people
  - Concerned about lack of social housing
  - Concerned about low allocation of homes for social rent
  - Not all extra housing should be exec
  - More flats for downsizing into
  - Flats with lifts take less space than bungalows
- Scale and pace of housing
  - Phase housing
  - Proposals for housing exceed housing need estimate by 3 times so no additional site should be considered especially if of high landscape value
  - Housing development too large and too speedy to preserve the valuable community spirit
  - Slow the pace of growth and have a very hard line on providing the 143 units of accommodation for housing needs which should be a priority.
  - Don't see the need for so many houses
- New Housing
  - Victoria Mill
    - Please use landlocked agricultural land as green space
    - Makes sense to development Victoria Mill allotments and land
  - Paddock House
    - Where would Paddock House entrance be

- Keep Paddock House green space
    - Paddock House access should not be opposite Old Brewhouse court
    - Keep Paddock House Green Space
  - Chicken Factory
    - Development of chicken factory ideal
    - Get rid of Chicken Factory
    - Ditto
    - Support dwellings and car parks on the Chicken Factory site
    - Support Chicken Factory site for housing
    - support redevelopment of the chicken factory
    - Support housing on chicken factory
  - Primary School
    - School must be listed
- Reserve sites
  - Support 1a which would create a better boundary for the special landscape area with Maple Way
  - Okay with either greenfield site
  - Not at all certain about the drainage and sewerage at the Castleton Way site
- Standards of housing
  - New play areas needed in development
  - Town council land should be highest build standards
  - High quality housing
  - Need open space in new development to meet and build community
  - Have higher building standards in plan as enabled by the new NPPF
- Roads and Footpaths
  - Footpath from Ash Drive to Wellington Road
  - Improve the footpath through the Rettery to the High School
  - Church Street should be one way
  - One way system for church street
  - Improve Roads and Access
  - Support road improvements
  - Close vehicular access to green Oak Crescent
  - Concerned about traffic past high school, hospital and surgery
  - Support new road junctions
  - Encourage walking and cycling
  - Ditto
  - Bellands Way/Oak Crescent - 20 mph
- Community
  - Retain Eye' community feel
  - More police around the town
  - Reduce anti social behaviour
  - Control cars and bikes at night



- Concerned about assets of community value criteria

### **Comments on Green Spaces**

12. People attending the exhibition were asked to indicate which green spaces they used in the Town. The outcome is listed below in order of the most used. The usage of Oak Crescent may be overstated because one of the four exhibitions was held there. Attendees added Paddock House to the list but it should be noted that the green space there does not have public access and therefore its value is for visual amenity.

13. The votes in full were:

- The Castle - 40
- Community Centre - 39
- The Pennings - 32
- Town Moor - 29
- Oak Crescent - 26
- The Rettery - 22
- The Boardwalk - 13
- Bowls Club - 12
- Paddock House - 9
- The old Railway Embankment - 6
- Cricket Field - 3

### **Which are the most important assets of community value?**

14. Many of the proposed 'Assets of Community Value' were supported by one or more comments, particularly Hartismere Health and Care. There were also a number of comments wanting some of the facilities that probably do not meet the criteria for Assets such as the supermarkets, post office and pharmacy to be included.

- Community Centre
- Improve the drive at the community centre
- Community Centre and Pub
- The pub
- Ditto
- Another pub
- Ditto
- Minor Injuries Unit at Hartismere Hospital
- Hartismere Health and Care should be better used
- Hartismere Health and care
- Hartismere Hospital
- Ditto

- Ditto - use more
- Ditto
- Ditto
- Ditto
- Hospital
- Supermarket and Post Office
- Bank Arts Centre
- Supermarkets very important
- Cash Machine and Post Office
- Car Parking toilets and post office
- Support the whole list but would like to add the surgery
- Ditto
- A good library and scout hut needed for new development
- Library
- Ditto - use as community hub
- Moors fens
- Buckshorn Lane Car Park
- Should include Bank, PO, Pharm, Supermarket
- Bank needed
- Should include pharmacy/supermarkets
- Ditto
- Ditto
- Ditto
- Ditto
- Indian Restaurant please!
- Leisure centre and pool
- Ditto
- Ditto
- Allotments
- Football Pitches
- The Bank Café

Andy Robinson  
 Langton Brook Consultants  
 July 2018

Addendum – one response was received by letter in August:

Concerns about on street car parking – parking on paths and leaving engines running causing air pollution.

Car parks full more often and fewer spaces for residents parking.

Traffic and noise and pollution effects have increased.

Concerned about access to 280 homes site and over development of the area.

## **APPENDIX 12 - PARKING IN EYE**

Following a survey carried out by Eye Town Council, we have the following feedback from the business, residents and visitor communities.

Surveys were delivered by hand to every household in Eye. The overall return was disappointingly low at around 13%.

However, the area directly affected by parking issues - the commercial centre - returned around 25%.

The results are as follows and will be included in the draft of the Eye Neighbourhood Plan.

### **Main results:**

Eye needs more parking provision - for visitors, residents, businesses and workers

Parking capacity has a direct effect on trade - shoppers come to Eye for the ease of parking

Majority opposed to paid parking

We need effective control of parking in Eye - including timed parking

Significant support for residents and business permit scheme - providing it was free

There are daily issues with parking in Eye

Visitors to Eye come regularly mainly for shopping and appointments usually up to 2 hours

Current street line markings are confusing and unclear

### **Other points raised:**

Some support for limited free parking as in Diss

Problems with congestion around Primary School

Lack of spaces and control for disabled and elderly visitors

More responsible and respectful parking required

**My (Gary) conclusions:**

Since MSDC are reviewing their policy on car parks, it may become inevitable that as they look for ways to pay for controlled car parking, they will want to introduce charging after an initial free period - as in Diss. From the survey, we see that the majority of visitors are here for shopping or appointments - hair dressing, dentist etc and we want them to enjoy a coffee or lunch too, so 2 hours seems more sensible. Aldeburgh has a 2 hours free policy that works well.

If this happens, we need to develop a free permit scheme for both residents and businesses (including employees) which will entitle the holders to free full time parking in the case that the car parks become payable after an initial (2 hour) free period. I think there should be specific zones for these permit bays.

We need to secure new car park sites - the Rettery, then the Community Centre were preferred new sites. I think the extra 60 spaces at the Rettery would solve all the problems. The Community Centre are reluctant to give up land or carry the costs for maintenance of a town car park. There is also the possible redevelopment of the Chicken Factory. This has been zoned for retail and parking and possibly housing. This will help Magdalen Street congestion as long as any development ensures adequate parking for employees and shoppers as well as additional spaces for visitors to the town. This site also joins the Cross Street car park so could be a way to expand it.

It is important that we identify existing on-street spaces and ensure that they do not get swallowed up by new developments. Paddock House for example has around 20 spaces on the perimeter, and we should insist that any development of the site does not include these spaces and exacerbate the parking issues. There are approx. 120 on-street spaces in Eye and I think we need to ensure they are clearly marked and are actually in the right places!

There are concerns over safety and ease of parking for disabled or elderly visitors and this needs to be reviewed and managed as both disabled bays are often used by casual shoppers. Maybe a Special

Access notice that is kept by the shopkeepers to give to customers in special circumstances - giving them 2 hours dispensation?

## **Appendix 13 – Report to Eye Town Council October 2018**

### **Eye Town Council Extraordinary Meeting 31<sup>st</sup> October 2018**

#### **The Pre-Submission Draft Eye Neighbourhood Plan**

##### **Considerations**

The Town Council is asked to consider approving the Pre-Submission Draft Eye Neighbourhood Plan for consultation.

The Town Council is asked to consider that a complaint be made to Mid Suffolk District Council as a first step to seek redress for this failure which may amount to maladministration – see Appendix 1.

The Town Council is asked to consider establishing a working group to include non-councillors to consider how any capital receipt should be used should the Council decide to sell either or both the agricultural land or the allotments at Victoria Mill.

##### **The Neighbourhood Plan Process**

1. Eye Town Council originally applied for the designation of a Neighbourhood Plan area in 2013. Mid Suffolk District Council failed to make a decision on this application. This failure may have been unlawful and has had the following effect:
  - a. The absence of an up to date Local Plan means that there are no policy criteria against which to make development control decisions. Major speculative development therefore, is more likely to be permitted.
  - b. The level of Community Infrastructure Levy accruing to the Town is 15% capped, rather than 25% uncapped.
2. A new application for designation was made in 2017 that resulted in the Parish of Eye being designated as a Neighbourhood Plan area in November 2017. This effectively gives the Town Council permission to prepare a Neighbourhood Plan for its area. A Steering Group was established to assist in this task comprising the following members of the Town Council and members of the public:
  - Cllr Peter Gould (Chair)
  - Cllr Michael Burke
  - Cllr Andrew Evitt

- Cllr Richard Berry
- Simon Hooton
- Sue Hooton
- Paul Abbott
- Gary Rowland

3. The primary role of a Neighbourhood Plan is to allow local people to shape the future of their locality. However, the Neighbourhood Plan is part of the development plan for the area. The Neighbourhood Plan must be based on evidence and be consistent with both National Planning Policy and Local Planning Policy.
4. The views of local people are an important part of the evidence on which the Plan should be based. However, the Steering Group and Town Council decisions on the proposals and policies in the Plan also need to take account of other evidence and national/local policy.
5. National policy makes a significant level of housing growth in Eye an inevitability. It may be the case that a significant number of local people would prefer to see little or no growth in the Town of Eye: if the Town Council does not prepare a Neighbourhood Plan and identify **preferred** sites for development, the people of Eye will lose the opportunity to influence future decisions on planning matters, and all future housing needs and growth of the Town will be determined by the District Council.
6. The Steering Group has sought to prepare a draft Plan that is aspirational, shaped by two consultation stages with local people in February and July this year and has a series of clear policies for the development of sites and for development control. These are available on the Town website.
7. Following the consultation on the Pre-Submission draft, the Steering Group and Town Council will need to consider the comments made and determine a response to them making appropriate changes to the Plan before submitting it to the District Council.
8. Responsibility for preparing the Plan then passes to the District Council which will publish the Plan again for comments for consideration at a Public Examination. The independent Inspector's report will be considered by the District Council and any amendments required will be made. The Plan will then be voted on in a referendum of the people of Eye. If more than 50% of those voting support the Plan, it is 'Made' and it becomes part of the Development Plan against which planning applications will be determined.

9. The consultation period lasts between 8th November and 20th December. It is intended that the Submission Plan should be presented to the Town Council in February. At this stage it is important that a range of views from the Town are obtained on key issues, including those where there might be a vocal lobby group for or against a proposal. When deciding what changes to make to the Plan before it is submitted the Council will need to base its views on evidence including but not exclusively the comments made.
10. Please note that the design work on the Plan is still being completed so the version before Council may have some detailed changes before it is published.

### **The Policy Framework and Evidence Base**

#### *National and Local Policy.*

11. Nationally there is a presumption in favour of development. The National Planning Policy Framework (paragraph 11) states:
  - 'Plans and decisions should apply a presumption in favour of sustainable development.
  - For **plan-making** this means that:
    - a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
    - b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
      - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
      - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'

12. Paragraph 13 of the Framework states that:

'The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.'



13. It is to the disadvantage of Eye that Mid Suffolk District Council has failed to keep its Local Plan up to date. The adopted Plan dates from 2012 and does not reflect current National policy nor take account of the latest population and household projections. It does provide some guidance that has been taken into account:
- A preference for greenfield development to extend northwest wards towards the Airfield Industrial Area;
  - An aging population requires more provision of sheltered housing;
  - The role of Eye as a centre for a functional structure of surrounding villages needs to provide for some of their needs;
  - Average densities should be 30 dwellings per hectare rising to 40 dwellings per hectare in urban settings;
  - There should be sufficient infrastructure to support new development.
14. The two consultation stages have identified some clear local opinions:
- a. A series of vision statements to describe what Eye should be like in the future were supported.
    - i. **An attractive town:** using the historic core to attract visitors and setting high standards.
    - ii. **A walkable town:** development concentrated within walking distance of facilities.
    - iii. **A connected town:** linking up the whole town.
    - iv. **An enterprising town.**
    - v. **A green town:** integrated into its countryside.
    - vi. **A living town:** growing in size to cope with new needs.
    - vii. **An evolving town:** changing gradually to meet new needs.
  - b. Regarding development there was a strong consensus that housing development should be:
    - i. directed primarily at meeting the needs of young people for affordable housing and the needs of older people for smaller accommodation;
    - ii. in the form of smaller developments preferably within the Town and not in the form of major expansions onto greenfield sites;
    - iii. backed up with improvements to infrastructure.
  - c. People also supported:
    - i. The redevelopment of the Chicken factory site.
    - ii. The retention of the green space between Paddock House and Church Street.
    - iii. The retention and protection of Local Green Spaces.

- iv. The provision of additional car parking spaces in the Town Centre.
- v. The provision of leisure facilities.

15. A wide range of other evidence was collected, some with Government funded technical support from consultants AECOM and some by members of the steering group. Key findings include:
- a. There are a number of sites where development would be acceptable in planning terms;
  - b. There is a need for 164 homes during the 2018 to 2036 plan period including 80 homes for newly forming (young) households and 65 sheltered homes for older people;
  - c. Most new homes should be 3 bedrooms or less;
  - d. The sites proposed for development are commercially viable with some variations to densities and affordable housing requirements;
  - e. The identification of Local Green Spaces important for their biodiversity, wildlife views or recreational value;
  - f. The identification of areas that are visually important to the built character of the town and its relationship with the countryside.

16. All of this evidence is available on the Town website [www.eyesuffolk.org](http://www.eyesuffolk.org)

## **The main issues**

### ***Housing***

17. Key Features of the housing proposals are as follows:
- a. A total of 684 homes are proposed on 7 sites, with an allowance for small windfall sites and requirements for 91 affordable and 71 sheltered homes.
  - b. The housing allocations are intended to;
    - i. provide for the identified affordable and sheltered housing needs,
    - ii. secure the development of key sites which have benefits for the Town such as the Local Surgery and the Chicken Factory.
  - c. Because affordable housing can only be secured on part of a site there is a need to provide for roughly 5 homes for every affordable home.
  - d. The site South of Eye Airfield which already has outline planning permission is the only site that extends the development limits of the

Town - all other sites are within settlement limits.

- e. A reserve site has been identified which could be brought forward towards the end of the Plan period should it be required. In practice this decision would be taken in a future review of the Neighbourhood Plan.

**Allotments**

- 18. Two of the housing sites are on land owned by the Town Council - the Allotments and north of the Allotments at Victoria Mill. They are proposed for a mixture of affordable, sheltered and market housing.
- 19. The Town Council has made no decision to dispose of this land only to investigate its potential development. The plan making process will determine whether the sites are suitable for housing development. If they remain in the final Plan the Town Council will not be obliged to sell or develop the land.
- 20. However, to achieve the levels of housing development overall and the allocations for affordable and sheltered housing, alternative greenfield site allocations are likely to be required if these sites are not developed for housing.
- 21. The site north of the allotments has been in agricultural use for at least 13 years and has permission for disposal from the Secretary of State. The Allotments site could only be developed if a suitable alternative site were found and permission to dispose were obtained from the Secretary of State.
- 22. There have been a number of objections to the allocation of the Allotments which are reproduced in Appendix 2 and summarised in the following table.

| Analysis of objections to possible allotment changes (September-October 2018) |                  |         |                           |  |          |             |         |
|---|------------------|---------|---------------------------|--|----------|-------------|---------|
| No.   | Allotment Holder | Housing | Healthy living and social | Transfer, location, suitability, accessibility | Wildlife | Green space | Process |
| 1   | Yes              | *       | *                         |  |          |             |         |
| 2   | Yes              | *       | *                         | *  |          |             |         |
| 3   | No               | *       | *                         |  |          |             |         |
| 4   | Yes              |         |                           | *  |          |             |         |
| 5   | Yes              |         |                           | *  | *        | *           |         |
| 6   | No               | *       | *                         | *  |          |             |         |
| 7   | Yes              | *       | *                         | *  |          |             |         |

|    |     |   |   |   |   |   |   |
|----|-----|---|---|---|---|---|---|
| 8  | Yes | * |   | * |   | * | * |
| 9  | Yes |   |   |   |   |   | * |
| 10 | Yes | * | * | * |   | * |   |
| 11 | Yes |   | * | * | * | * |   |
| 12 | Yes |   | * | * |   |   |   |
| 13 | Yes |   |   |   |   |   | * |
| 14 | Yes | * | * | * |   |   |   |
| 15 | Yes |   | * |   |   |   |   |
| 16 | No  | * |   | * |   |   |   |
| 17 | No  | * |   |   |   |   |   |
| 18 | No  | * |   |   |   |   |   |
| 19 | No  | * |   | * | * | * |   |
| 20 | No  | * |   |   |   |   |   |

Notes:

- Housing includes references to concerns by residents of Eye about the proposed new housing development(s)
- Healthy Living and Social included references to community spirit, leisure pursuits, exercise and educational benefits
- Transfer, location, suitability and accessibility included concerns about alternative siting of allotments, costs and effort of transfer to a new allotment site of allotment holders' buildings, plants, equipment, tools and suitability of the site in relation to soil type, drainage, fertility and accessibility by allotment holders.
- Greenspace included concerns about the impact of any new development on the wildlife, flora and fauna on the existing allotment site. It also reflects the views that residents of Eye hold about the need to maintain greenspace and it's potential for leisure use.
- Process reflects concerns about the processes followed by the Town Council with regard to potential change of use or possible sale of the allotment land.

23. The Town Council has already agreed to a list of criteria that would need to be satisfied by an alternative site for allotments:

- Space for the provision of the number of allotments currently in use (there are 56 full size allotments currently of which 11 are vacant giving a need for about 67) plus provision for a 50% increase if demand increases.
- Soil quality of at least the standard of the current allotments across the whole site.
- Vehicular access and parking of a higher standard and quantity than is available on the current site.

- The alternative allotments are capable of being handed over to allotment holders at a time and in a condition to enable continuous cultivation.
  - Allotment holders support the new location.
24. If these provisions could be satisfied many of the allotment holders concerns could be potentially be addressed. In addition, the Town Council needs to consider how a capital sum that could be realised from the sale of either or both sites if the Council does decide to sell could be used to benefit the whole Town. This could include helping to achieve some of the proposals in the Neighbourhood Plan and in the Town Council's medium-term objectives. It could also be used to support the many community groups to achieve social, health and quality of life benefits. Funding could be allocated through an independent Trust for example.
25. It is proposed that the Town Council establishes a small working group comprised of Town Councillors and other members of the Community to give consideration to this and make proposals to the Town Council in due course. The allotment holders have already been invited to identify one or two representatives to work with the Town Council on this matter and these representatives could also be part of this working group.

### ***Food retail outlet***

26. During the consultations there were a number of comments for and against the provision of a new food retail outlet. The Steering Group consulted the operators of the two supermarkets currently serving the Town and both confirmed that:
- a. The current stores are too small;
  - b. They are not capable of expansion; and
  - c. The increase in the Town's population is likely to justify a modern store of about 5000 sq. ft net.
27. Evidence suggests that a new store sited in the Town Centre is likely to increase footfall in the centre and increase trade in its shops and cafes. It will also reduce the need for people to travel to Diss and other towns for their main food shop.
28. The Chicken Factory site provides an ideal opportunity to provide a food retail outlet adjacent to the Town Centre with some additional car parking.

### ***Crematorium***

29. The provision of a Crematorium would support the improvement of the cemetery and avoid the need to travel to the Crematoriums at Ipswich and Bury St Edmunds. There is a petition with 95 names opposing this proposal.

### ***Primary School***

30. The Steering Group was initially informed that the current Primary School was only capable of being extended from a 210-place school to a 320-place school and that the extra demand from the South of Eye Airfield development already permitted would take up most of these additional spaces.
31. Subsequently it was informed that Plans had been prepared to increase capacity from 210 places to 420 places. The Steering Group is concerned both about the effect of this on the quality of education and about the impact of the additional traffic generated at dropping off and collection times in the Church Street and Castle Street area.
32. The Plan cannot make a decision about whether it would be better to provide a new school (either a new 210 place school to add to the current school or a new 420 place school to replace the current school) but it can make provision for a site for a new school should that be decided to be the most efficient option. The County Council has now supported a Policy in the Neighbourhood Plan to allocate an alternative site to the West of the High School.

Peter Gould - Chair, Neighbourhood Plan Steering Group

## **Appendix 1 – Proposed Complaint to Mid Suffolk District Council**

### **Application for Designation of Eye Neighbourhood Plan 2013.**

The context for this letter is the following resolution of Eye Town Council on the 16<sup>th</sup> May 2018:

*'In regard to current applications for major residential development in Eye, Eye Town Council and the Eye Neighbourhood Plan Steering Group consider that Mid Suffolk District Council has failed in its duty to enable the community of Eye to have a say in the future development of the Town because of:*

- a. Its failure to have an up to date Local Plan which would have provided for 5 year supply of land identified for housing.*
- b. Its failure to approve an application from the Town Council for the designation of a Neighbourhood Plan area in 2013 which would have enabled the Town to have a Plan in place before these applications were submitted.*

*The Town Council therefore calls on the District Council to resist current development pressures to provide the time needed to jointly develop, through the Local and Neighbourhood Plans and with local people, a vision and plan for Eye that provides for the scale, type, location and quality of development and supporting infrastructure that enhances rather than damages the Town.'*

In 2013 Eye Town Council applied for a Neighbourhood Plan area to be designated covering the whole of its Parish.

The Town Council were not informed that a decision was made on this application, either to refuse it or to approve it, nor can it find any record of a decision being made in the District Councils decision finding system. In discussions at the time the proposal for a strategic site allocation south of Eye Airfield was mentioned as a concern but it was not referred to in any decision letter or email as none was received.

In the Town Council's view the regulations regarding the designation of Neighbourhood Plans required the District Council to approve an application for Designation if the area concerned is the whole of the Parish area – see Appendix a. It does not provide for the District Council to not make a decision or even to amend the area applied for if it covers the whole of the Parish.

Furthermore, notwithstanding the fact that the District Council should have approved the application, the guidance regarding designation specifically state that the presence of a strategic allocation or proposal is not a valid reason for refusing an application.

If the application had been approved in 2013 as it should have been it is reasonable to assume that a Neighbourhood Plan would now be in place.

***It is the Town Council's view that Mid Suffolk District Council has acted unlawfully and with maladministration because of its failure to approve a valid application for the Designation of a Neighbourhood Plan area for Eye Parish in 2013.***

A subsequent application for designation of the whole Parish was approved in 2017. However it has recently become apparent that there are two serious and detrimental consequences of the failure to make a decision on the 2013 application for the Town Council and the people of Eye.

The first is that the decision of the District Council that the Town Council's receipts from CIL should be limited to 15% capped at £100 per household compared to the 25% uncapped it would have received if a Neighbourhood Plan was in place. (This disadvantage has been acknowledged in two meetings with the District Councils' Chief Executive – see Appendix b)

Second, there are a now two planning applications for residential development in the Town for nearly 150 dwellings which would by themselves increase the population of the Town from the current 2200 people to about 2600 people and with the 280 dwellings already permitted by the District Council in 2015 increase the population of the Town from the current 2200 people to about 3300 people. Given the failure of the District Council to identify and maintain a 5 years supply of land for housing and the absence of a Neighbourhood Plan because of the Council's non determination of the Town Council's application in 2013, there is a danger that these most recent applications and any others that are made in the near future will be approved thereby depriving the people of Eye of the ability to influence the future scale and location of housing development in the Town.

In the recent Woolpit Planning Appeal Decision the Inspector's decision letter noted that 'The Council's policy for housing numbers is more than five years old and has not been reviewed....(so)...housing land supply is assessed against the standard method for calculating housing need' and it goes on the state ' An assessment of the Council's AMR against the updated PPG reveals that the AMR falls substantially short of producing the evidence that a LPA is expected to produce.'

**In the Town Council's view Mid Suffolk District Council has demonstrated maladministration because of its failure to have an up to date local plan and its failure to produce a robust and acceptable AMR.**

The District's Council's complaints procedure provides for redress where 'things go wrong'. The Town Council requires the following redress:

1. A commitment from the District Council to provide 25% of CIL funding to Eye Town Council from the introduction of the CIL scheme on 1<sup>st</sup> April 2017 notwithstanding the absence of a Neighbourhood Plan.
2. A commitment from the District Council to consider all current and future planning applications for residential development in Eye Parish premature until they can be considered within the context of the emerging Local and Neighbourhood Plans.

The Town Council requests that you consider this matter with some urgency.

**Appendix A – Extract from Guidance on Gov uk which explains the neighbourhood planning system introduced by the Localism Act, including key stages and considerations required.**

**Must a local planning authority designate a neighbourhood area and must this be the area applied for?**

A local planning authority must designate a neighbourhood area if it receives a valid application and some or all of the area has not yet been designated (see [section 61G\(5\) of the Town and Country Planning Act 1990 Act as applied](#)



[to Neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004](#)).

In certain circumstances, the local planning authority must designate all of the area applied for. These circumstances are where a parish council applies for the [whole of their parish to be designated](#) or where the [time limit for determining the application](#) has not been met.

In other cases the local planning authority should take into account the relevant body's statement explaining why the area applied for is considered appropriate to be designated as such. See [section 61G\(2\)](#) and [Schedule 4C\(5\)\(1\)](#) of the Town and Country Planning Act 1990 Act, as amended, for a description of 'relevant body'.

However, except where they are required to [designate the whole area applied for](#), a local planning authority can refuse to designate the area applied for if it considers the area is not appropriate. Where it does so, the local planning authority must give reasons. The authority must use its powers of designation to ensure that some or all of the area applied for forms part of one or more designated neighbourhood areas.

When a neighbourhood area is designated a local planning authority should avoid pre-judging what a qualifying body may subsequently decide to put in its draft neighbourhood plan or Order. It should not make assumptions about the neighbourhood plan or Order that will emerge from developing, testing and consulting on the draft neighbourhood plan or Order when designating a neighbourhood area

### **Can a neighbourhood area include land allocated in the Local Plan as a strategic site?**

A neighbourhood area can include land allocated in a [Local Plan](#) as a strategic site. Where a proposed neighbourhood area includes such a site, those wishing to produce a neighbourhood plan or Order should discuss with the local planning authority the particular planning context and circumstances that may inform the local planning authority's decision on the area it will designate.

### **What flexibility is there in setting the boundaries of a neighbourhood area?**

Where a parish council applies for the whole of the area of the parish to be designated as a neighbourhood area, the local planning authority must designate the whole of the area applied for. This includes where a parish applies to extend its existing neighbourhood area to its parish boundary. Exceptions to this are where the area applied for:

- has already been designated as a neighbourhood area which extends beyond the parish boundary; or
- forms part of another application that has not yet been determined.

Paragraph: 032 Reference ID: 41-032-20170728

Revision date: 28 07 2017 See [previous version](#)

## Appendix B

### **Meeting with Mid Suffolk District Council**

**7<sup>th</sup> December 2017**

Present: **Mid Suffolk District Council** - Arthur Charvonia, Tom Barker, Anne Bennett

**Eye Town Council** - Cllrs Michael Burke, Cllr Johnnie Walker, Cllr Richard Berry, Cllr Peter Gould, Cllr Colin Ribchester, Cllr Mick Robins, Cllr John Blake, Cllr Kim Crispin, Cllr Jane Hudson, Cllr Mike Smith, Cllr Joan Mann, Cllr Andrew Evitt Project Co-ordinator Andy Robinson, Town Clerk Wendy Alcock

1. MB gave brief introduction of the purpose of the meeting.

2. **Update on MSDC and Babergh Councils** from AC.

Merger of Councils - Dissolving both Councils and creating a new one. Many officers already work for both authorities. Working together for 6 years. Working together well but have reached a plateau with efficiency savings creating a need to do something different. Recommendation to form one Council. Mid Suffolk have always been in favour of one Council but was voted against by Babergh. Public engagement exercise will now start from Monday 11<sup>th</sup> December. Will not happen until May 2020 due to constraints on parliamentary time.

MSDC/Babergh are now based at Endeavour House, Ipswich with about half of the staff. The remaining staff are working on the districts service the community. There are touch down offices throughout the districts as hot desks. The move improves public access and the way that they want to access those services. Delivers a joined-up service between County, District and Health Commissioners.

The impact of the housing changes meant that the rent from Council housing stock now goes to pay off a £70m mortgage as this money had to be borrowed to buy the housing stock from the Government.

### **3. Cooperative working ETC & MSDC – Summary from PG.**

First application for Neighbourhood Plan was 2013, this wasn't agreed by MSDC as it was never put to Council members. This has had a knock-on effect regarding the Community Infrastructure Levy (CIL). An alternative approach through a signed agreement to co-operative working which was not honoured by MSDC as demonstrated by Paddock House.

There is now an opportunity to do things better starting with the Neighbourhood Plan designation which has already been achieved. This now needs to be built upon development of a joint vision for Eye, openness re Paddock House and remediation of CIL losses.

AC responded a co-operative relationship is fundamental between the district and town council. Should design and work services from the bottom up to improve the quality of life to make sustainable communities.

MB – Asked if all the factors and issues should be put in writing.

AC – replied that he is not sure written agreement helps because this does not signify that the organisation as a whole sign up (as his staff subsequently demonstrated). The prime and common motivation from both organisations should be improving the quality of life for their citizens. This needs a change of culture and better underlying relationships.

RB – Eye is facing major changes to its built environment, what might this difference look like.

### **4. Paddock House**

AC – There is a shortfall between the delivery in provision of housing for the demands the district currently has and for the future. MSDC needs to be more commercial. With respect to Paddock House, an opportunity came up to buy the property from the County Council for development of housing but the planning did not progress much further from that. Difficulty in procuring a Developing Partner has taken longer than expected.

AB – Paddock House was bought to develop affordable housing. Do not know at this stage what the tenure will be. Iceni have now been appointed as the developer to deliver on the Council schemes. Iceni are completing architectural assessments, planning issues and feasibility study as to the best possible use for affordable homes. The plan currently is district wide and don't have detail for Eye.

Agreed action points: -

- a. There would be some sort of drop in public consultation event which should be blank page other than the use of the site for affordable housing which is a given.
- b. There would be a meeting with the Town Council in February or an alternative date which would be open to the public.
- c. A sub-committee of ETC could be formed as the vehicle for ongoing dialogue.

RB – Asked about the costs of running Paddock House as the public would ask questions about keeping it running since Feb 16.

PG – The acknowledgment of the lack of engagement from MSDC should be made.

MB – We should commit to the public consultation drop in event date before Christmas to allow the meeting to be advertised.

MB – Asked about the fencing around Paddock House and the possibility of adding murals to the fence to make it more aesthetically pleasing. MB has made initial enquiries with schools. MB has spoken to neighbours who feels it would be better if they could move the front fence backwards.

AB – confirmed that there is a working party looking at the art project. Agreed to liaise with MB.

## **5. Local and Neighbourhood Plan**

TB – MSDC's current local plan dates from 1998. Councils have to demonstrate that they have plans for deliverable housing land supply for the next 5 years. MSDC has not met this target. MSDC are reviewing the whole of their planning documents and policies. Refine and replace all their land based designations. Looking at special landscape areas, SSSI and others. These have all gone out for consultation which closed 11<sup>th</sup> November. Each householder in the district received a letter regarding the consultation. This has been a successful process. Planning legislation has recently come under central government scrutiny and consultation is taking place to review the planning processes to ensure that the requirements for housing land supply can be delivered. Google Mid Suffolk LDS – for further information. Timetable for implementation of Local Plan and policy review is still on schedule.

PG/TB – on-going dialogue between ETC and MSDC in developing the Local and Neighbourhood plans is imperative. The NP Steering Group would provide that vehicle from ETC.

## **6. Joint Investment Plan**

Community Infrastructure Levy. PG/AR – asking for Eye to receive consideration for CIL payments based on the history with the previous Neighbourhood Plan at 25%. TB – said that members would need to consider what payments would be received.

7. Discussion and Questions – AC happy to attend further sessions. Express thanks to all MSDC officers.

8. Close – 11:00 am

## **Appendix 2 – Comments regarding the Allotments**

### **1. Letter received 01/09/2018**

Am writing to add to my shock, as with many others that are allotment holders at Millfield allotments, to hear that there is proposed building of houses on this site. Surely all the 200+ houses that are already to be built on land nearby is ENOUGH!!!

People have spent years, time, effort, hard work and pleasure out of having the allotments.

Don't let this happen.

### **2. Email received 03/09/2018**

I would like to register my profound objections to the proposed selling off of Mill Field Allotments.

I am an allotment holder for 10 years and I would like to make it clear what a positive contribution the present site represents to the town of Eye.

The allotments are a hub for Health, wellbeing, social interaction and community spirit. Thier location is ideal, as it is easily accessible, locally situated, surrounded by housing and has been well appreciated for many years.

Some holders have worked their plots for over 50 years, continuously improving the soil, putting in so much time, effort and hard work.

The alternative site, as offered, is hugely inferior in many ways, and I, among many other current holders, will not consider moving from our present location.

Eye simply cannot realistically support the huge amount of new housing being proposed according to the Local Plan and Mill Field Allotments would be much

better kept in it's current form and better used by more local people from the new houses bordering them.

I ask that you add my objections to those already received.

### **3. Email received 01/10/2018**

I'm writing to express our objection to the selling of the allotment land for housing.

I do not believe that there is a requirement for any more housing than the proposed 270 houses on the airfield.

I am also so sad for the people who have allotments and have invested so much time, money and effort. These allotments are worth so more than the plot of land. They provide purpose, exercise, an opportunity to improve mental wellbeing as well as an opportunity to grow healthy food. I often walk past the allotments and take great pleasure in seeing the seasonal changes and amazing things being grown. With the building on the airfield this patch of growth and green is even more precious!!

Selling the allotments feels short sighted and greedy, particularly when the Town Council objected to the 270 houses on the airfield. What has changed?

I feel that more housing, in addition to the 270 houses planned on the airfield, is excessive and will put undue strain on our infrastructure. I have seen how a town begins to struggle in Framlingham where a huge amount of development has been allowed, significant amounts of which remain unsold.

The selling of the allotments is a travesty and should not be allowed under any circumstances. Why can't we sort out the Paddock House eyesore before considering destroying the much-loved allotments?

### **4. Email received 02/09/2018**

I would like to register my opposition to the proposed relocation of the Mill Field allotments. As an allotment holder I am concerned that a new location may not have the access that we have now. There is also the cost involved of purchasing new plants and trees to re-establish the allotments.

### **5. Email received 03/09/2018**

Thank you for your invite to the meeting for allotment holders on the 5th September. I can confirm that both myself and my husband will be attending.

Prior to this however we would like to express our concerns over the proposed re-location of the allotments and re-development of the Victoria Mill site for housing and put forward the following comments for the Councillors:

This site has been used for allotments for approximately 90 years so the land is of very high quality having been carefully managed, dug and fertilised for this time. It would take many years for a new site to become as fertile as this area. Some of the allotmenters have been working their plots for up to 50 years, to move sites now would destroy years of hard work and may force some more elderly allotmenters to give up. This would have a very detrimental impact on their general health and well-being.

Many crops take a long time to establish and mature. To dig up and transplant them could damage them and delay their productivity. Asparagus for example takes 3 years from planting for the roots to develop sufficiently to produce a crop that can be cut. We have 3 established asparagus beds on our plots and do not want to lose them. Additionally there are many established fruit trees and soft fruit bushes that could not be moved. These would be lost completely if the site was to be changed.

Situated where it is in Eye, and within the proposed surrounding building development, the Victoria Mill allotments would provide a green oasis within this mass of new housing. It already provides space for many local dog walkers and is a valuable habitat for a variety of wildlife, both flora and fauna - this would be destroyed if the building were to proceed.

With new homes now crammed into development sites with very small gardens it is likely for there to be demand from the new residents for allotment spaces, thus making use of some of the current unused plots.

The adjacent agricultural land that would be inaccessible to farm machinery that is also planned for development could add to this green space within the surrounding development. It could be developed instead as a community park area - which we are desperately short of in Eye and create a great asset to this part of the town. There is much evidence that shows the health benefits of green spaces and connecting to nature.

We would oppose a move to the proposed new site as the land will be of much poorer quality. It is known to be boggy and sloping in places, thus being dry in one area and wet in another. The council would have to invest a significant amount of money to prepare the plots, provide access and parking, provide an adequate water supply and meet all the current requirements needed for new allotments. Additionally, we would have difficulty transplanting our crops and moving our equipment eg sheds, greenhouses, compost bins, raised beds etc to a different site. The physical workload would be immense.

## **6. Email received 28/08/2018**

I would like to make my thoughts clear on how I feel about the Town Council's plans to possibly sell the allotment plots and the allotment plots that are not in

use at the moment but will be in demand when the 280 houses are built around them, in the email about the possible sale it was said the Town council voted unanimously against the 280 house development but was overruled and now you are planning to sell this land for a further 80 homes to be built this is in my view the town council double crossing the community in Eye as they to date have not been thoroughly informed with enough information, as this should be a concern for all the residents of Eye.

Allotment plots should be situated as near as they can be to the centre of the population that would like to use them, when the new 280 houses are built around the allotments this cannot be more central if you tried, the outline plan to purchase the land in Magdalen street is southeast of the town with very little properties nearby.

Allotment holders do not just use there plots to grow vegetables they use it as a life style, the elder generation like to keep fit and meet other people as some of them do not have families around them and I myself had a long period of time off work due to health reasons and to this day I am not able to work full-time , it was and still is of great comfort and relief to be able to walk up to my plot pick veg ,weed or just have a chat with one of the many plot holders and dog walkers. If you go ahead with your plans has the council worked out the cost of moving us? I:E cost of the land , cost of water supply , as it would be classed as a new site full planning permission , hard standing carpark with drainage, due to equality and fairness pathways suitable for wheel chair access all year round and the cost of the entrance onto the highway, and then the cost to move tenants sheds netting areas and greenhouses which would have to be paid for as some of the elderly tenants would not have the means and ability to do this themselves, if this cost was not met by the Town council they would have to give their plots up which would discriminate against the elderly people, many plot holders like myself have fruit trees that cannot be moved it will take a lot of years to grow new ones before they fruit like do at present .

My last question is if you sell this land what are your big plans that will benefit the residents of Eye? Perhaps if the Town council could be more open and upfront with their great ideas they may find the residents in the town may support them, but when you hear councillors complaining about how clean the allotments are but fail to keep the plots that are not in use tidy themselves this is hypocritical.

For the town council's information my father in-law has lived in Eye all his life and the allotments have always been on these two fields and he is 80 years of age and he believes that his family members farmed them way before he was born. It seems a great shame that this Town council would like to disturb about a 100 years of the communities heritage.

## **7. Letter received 05/09/2018**



I am writing in response to the proposed sale of the Millfield allotments for Housing Development.

My objections are as follows: -

I fail to understand the reasons why you would want to squeeze more houses onto such a small piece of land.

I have been doing my allotments for more than fourteen years and have worked very hard to get them clean and tidy for planting out all the crops that I produce every year.

Part of the reason I and my family moved to Eye was to be nearer to the allotments to make it easier for me to tend and harvest the allotments.

As I have retired I tend to spend quite a bit of time on my allotments, which is beneficial to my health.

I believe that with the extra houses would be harmful to the wildlife that is quite abundant on and around the allotments!

I believe that Eye as a whole will struggle to cope with the 290 houses that are going to be built without improvements to roads and sewerage drains. I also have concerns over whether our electricity and drinking water would be affected by all the extra houses.

The allotments have been situated at Millfield for over ninety years and fail to understand why you would want to destroy a lot of people's hard work over the years just for the sake of a few extra houses that Eye does not really need.

Finally, there are quite a few allotment holders that feel they are too old to start again elsewhere on a new allotment that may require a lot more hard work and energy to bring round to a working allotment.

#### **8. Email received 02/09/2018**

As an allotment holder at the Millfield allotment site I wish to comment on the email received outlining development proposals and make the following comments.

Firstly, when building homes for some 280 homes with small gardens, the allotment site will provide the possibility of a growing space for the new home occupants, with the attending health benefits the government is promoting. Secondly, it will provide a valuable green space.

I believe ETC have already approached the Secretary of State for the adjoining land to be decommissioned. This land was used as allotments from the early 1940's, as is easy to see if you use Google, therefore the decommissioning of this land is not possible. I find it hard to believe ETC were not aware of this fact

prior to their application. The application was made on 05/03/2018, and to the Allotment Society on 15/12/2017 yet there appears to be no record of this being discussed in ETC minutes.

The suggestion that allotment holders could have plots recreated on land behind the cemetery is ludicrous, it would mean moving sheds, trees and starting from scratch again, when many of us have been working our allotments for years.

The most worrying thing to me is that there have clearly been secret meetings held, with no minutes kept, in order to progress this application, thus denying the allotment holders the chance to comment, and to put the council right about their pre-emptive planning application.

### **9. Email received 22/07/2018**

I would be grateful if you would bring the following to the attention of relevant officers or committee/ council members.

On Wednesday 18<sup>th</sup> July, I attended the Town Council meeting and asked some questions of the Council as a member of the public.

The questions were regarding the apparent designation of the current allotment land at Millfield as housing on the proposed Neighbourhood Plan that is currently being displayed on sign boards at various venues around the town, with the suggestion that 77 houses could be accommodated on the site. Further, an alternative site is proposed for transferring the allotments to land adjacent to the Town Cemetery.

I was puzzled, because on a recent email to allotment holders, it seemed to indicate that firm decisions on using allotment land had only been proposed for the old allotment site, currently used for agriculture. In the second part of the email it indicated that the current allotment land could also be used, but that only initial moves to value the site had taken place and no decisions had yet been taken. The Neighbourhood Plan seemed to suggest that matters had proceeded far beyond initial moves and that detailed considerations had been undertaken, including the number of houses and possible access routes, as well as moves to plan for an alternative site.

I was equally puzzled by the lack of references in the minutes of the Town Council and Committee meetings that I had recently read through, following receipt of the email. I could find no reference to any discussion of the use of the allotment site other than a presentation on the progress of the Neighbourhood Plan in May. Indeed, in that meeting, Councillor Byles is recorded as seeking clarification on the proposed use of allotment land, establishing that the land in question is only that used for agriculture and that the current plots would not be used. She was assured by Councillor Gould that that was indeed the case.

In reply, Councillor Byles and Councillor Evett sought to reassure me that the inclusion of the site in the Neighbourhood Plan was only provisional and that no decisions had been taken about using the land. Its current appearance on the map being displayed was because a number of sites, including the Millfield allotments had been identified as suitable for housing by the consultants used. It was up to the Council to pay due regard to the opinion of the electorate of Eye and to consider the both the housing needs of the town and the financial implications of the sale of council land for housing.

I was offered no explanation for the lack of references in the minutes.

I hope the parties concerned agree that that is a fair summary of what was said.

However, something that Councillor Byles included in her statement concerned me greatly. She stated that permission had already been sought from both the National Allotment Society and the Secretary of State for the Environment for declassification of the former allotment land currently being used for agriculture and that permission had been granted. On reflection, I found it incredible that such a decision had been taken (to declassify the land as allotments), without any mention in any of the published minutes of the Council or any of the committees. Surely, somebody must have sought the council's permission to approach the Secretary of State and must have reported back to it on the result? If so, why do these proceedings not appear in the minutes?

In the light of this, as a concerned plot holder, whose use of the allotment land is important to me, I would like to establish that correct procedures have been used and that reports on them are available for public scrutiny.

I would like to request therefore to be allowed to see any relevant documents, including any correspondence between the National Allotment Society and the Secretary of State for the Environment and the Councillors who were involved.

I would also like to request a written explanation for the lack of references to these proceedings in the published minutes.

#### **10. Email 02/09/2018**

I am writing to Eye Town Council on behalf of my wife and myself as allotment holders at Victoria Mill. We are both very concerned to hear about the possible proposals for the plot of land currently used for allotments and would like to add our comments to any that you may have already received.

We are both pensioners with medical conditions that have gained an immense benefit, like many other allotmenters from the additional exercise derived from the growing of wholesome fruit and vegetables.

Living very close to the existing allotment site we are probably among the plot holders with the most to lose by moving it to the other side of Eye. In fact if that were the case we would reluctantly choose not to take it up, although I'm told there is a possibility of an alternate site adjacent to the present one which would be a much better option for us.

The uncertainty cannot be doing much to encourage people to take up allotments at the moment and we do feel that the best place for an allotment site is in close proximity to the population it is serving, not only for access by the plot holders but also as an idyllic green space for the benefit of all of the local residents. The site near the cemetery would not be very close to most of Eye's residents.

It seems that with the development already approved and several other possible ones that we keep hearing about there must be a demand for housing locally that is not reflected by increased values of the existing properties. At the very least, construction could be continuing at the site for many years with all the attendant disruption that it entails such as heavy vehicles and mud on the road. Another 77 houses would exacerbate that problem and eventually add to the pressure on the town's services and infrastructure for years to come. Castleton Way already becomes a virtual car park when the school is starting and finishing.

We look forward to the meeting on Wednesday and trust that the councillors can come to a sensible decision that benefits Eye residents and the allotment holders.

### **11. Email 24/08/2018**

As an allotment holder on Victoria Mill Allotment site I would voice my opinion regarding the options for the development of land north of Castleton Way which inevitably will effect the allotments one way or another.

#### **The benefits of renting an allotment are**

That they provide a sustainable food supply,

Are a healthy activity for all ages fostering a community cohesiveness

An educational resource providing access to nature and wildlife

A biodiversity as open spaces for all local communities

Carbon reduction through avoiding long distance transport of food.

Providing local country markets in town.

Situated in walking distance or fairly NEAR to home.

As a fairly recent new resident of EYE it is my understanding that any new homes built with small gardens,

will need to have some space for the growing of vegetables, hence. MORE allotments will be needed.

#### **12. Email received 04/09/2018**

I am an allotment holder and have been for a number of years now. This resource as been an invaluable pastime for my family and myself. It has provided our fruit and vegetables through the summer and part of winter, it has enabled me to teach my children where food comes from, that through a process fantastic meals can be produced for very little financial cost.

It has given me a haven when paid work has been tough.

It has given me an opportunity for meaningful exercise.

It has taken considerable effort and time to establish our plot with now great quality soil, built sheds and greenhouse.

It may just be a very small piece of earth in the grand scheme of things but to my family and me it has been so many things for so many reasons.

I oppose the selling off, of the allotments for housing and financial gains.

#### **13. Email received 28/07/2018**

We would very much like to have a meeting with the Town Council to discuss these ideas about the allotments now that they are finely being made more open. With the Council in recess we assume it will have to wait until September but we would very much appreciate having a date set so that it can be kept clear. As working people we would also strongly stress that it needs to be at a convenient time and would expect it to be in the evening (after 7pm to allow time to get home) or at a weekend. We also would stress that the land currently being cropped by a farmer should still be classed as allotment land. We used to have a plot on that area and I have never seen anything that suggested the Council had rescinded that status as such a change would need to have been publicly advertised.

#### **14. Email received 05/09/2018**

We are very concerned at the approach by the Eye Town Council towards the established allotments at Millfield, Eye. The allotments provide fresh produce and exercise which are being promoted by Government and many other bodies. A great amount of work goes into the preparation of the ground over many years and the establishment of perennial vegetables and fruit trees and bushes. Sheds and green houses have been erected at considerable cost and construction time. It appears that the Council is only contemplating the sale of the allotments to provide a capital sum to the Council.

- Why?

- What is the Council proposing to do with the profits?
- Is a profit windfall more beneficial to the residents of Eye than the joy and benefit of allotments provided to the residents?

We believe the Council is proposing to replace the existing allotments with a site alongside the cemetery.

Years of work go into the establishment of an allotment. Many of the allotment holders are retired and do not have strength and the will to start from scratch.

A new residential housing estate of 290 dwellings is about to be developed encompassing the allotment site. A proportion of these will be requiring an allotment especially when it is on their doorstep. Allotments have always had a fluctuating demand and with emphasis on fresh produce and exercise this demand will surely increase.

The Local Government Planning and Land Act, 1980 and Local Government and Planning (Amendment) Act 1981 includes the following:

The Council must safeguard existing land used as allotments. Development proposals resulting in the loss of allotments should only be considered where:

1. There is evidence of long term insufficient demand for continued use of land as allotments
2. Suitable land is made available, either by retention or relocation, to replace allotments that are in use
3. Where it is necessary to develop a site for other purposes, suitable sites are made available to relocate tenants
4. Any proceeds from land sale is re-invested in developing the allotment service.

Under a Planning Policy Guidance note 17 annex 3 places an obligation on local authorities for the establishment of local standards for provision, and the preparation of a strategy ensuring these local standards are met before any surplus land can be released. Plots that are well maintained and in full use, delivering the full range of benefits to the local community are likely to enjoy strong protection under the planning system. Development that would result in the loss of allotments should not be permitted unless allotment sites are provided, and these should be of acceptable quality:

1. Be comparable in terms of size, accessibility and convenience, and should not normally be threequarters of a mile from the centre of demand
2. Have a soil quality and condition comparable or superior to that of the existing allotments
3. Avoid detrimental impact on landscape character and other land scape features.

The proposed replacement allotments next to the cemetery are too far to walk to from the majority of houses in Eye. We would have thought that they are more than three quarters of a mile from the centre of demand. Allotments will lose their appeal if they are not readily accessible therefore defeating the object of providing allotments. We would be very surprised if the soil quality and condition is comparable or superior to that of the existing allotments.

The Council originally opposed the development of a large housing estate surrounding the existing allotments and now perversely they want to add an additional 77 houses. There is also an outstanding planning application for an additional 126 houses between Tuffs Road and Maple Way.

If all these developments are approved the population of Eye will double, the allotment demand will increase, and the centre of demand will be a lot further than threequarters of a mile from the proposed replacement allotments.

#### **15. Email received 16/07/2018**

Thanks for the email regarding the possibility of Eye Town Council selling the Victorian Mill allotments. I realise that there are many steps in any process such as this but I would like to register my apposition to the Council selling the allotments.

I am a new allotment holder and had hoped to work on and improve my plot over time. The allotment has a great community spirit and seems to be well used and enjoyed by many. I very much hope that it will remain this way.

#### **Linked to above**

I have already expressed to you in an email in July that I would be apposed to Eye Town Council selling the Victoria Mill allotment site (in its entirety- including the section that currently not divided into allotment plots). This is for the reasons stated- which for ease I have repeated below.

I would like to register my apposition to the Council selling the allotments.

I am a new allotment holder and had hoped to work on and improve my plot over time. The allotment has a great community spirit and seems to be well used and enjoyed by many. I very much hope that it will remain this way.

#### **16. Email received 04/10/2018**

This is to strongly object with the council applying for building permission to build on the above allotments.

I am not an allotment holder, but I think the 200 PLUS houses which are already allocated for our lovely town is enough. Surely this amount already meets the quota. Why another 77 houses ?,,,,,,,,,,I assume money.

I would like to know...if this comes to pass.....where will the towns allotments be moved to. ?

Thank you for your time. Please acknowledge this mail and look forward to your reply.

#### **17. Email received 04/10/2008**

I am a resident of Eye and would like to object to the building of a further 80 houses on the current land used for Allotments.

I understand planning has already been approved for 250 extra houses but think this is already a huge development and will already cause lots of issues for the Existing and New Eye residence.

The extra proposal of 80 extra homes is unnecessary and is very likely to be detrimental to our town.

Already it is difficult to get a Doctors appointment specially for our ageing residence our schools can not cope and our children's education will suffer. Traffic accident and waiting access times / parking are already a problem especially on the A1407 and through our unique town. Finally it's a great loss to current allotment holders and these allotment could be enjoyed and used by our new Eye residence when the current 250 extra homes are built.

I understand the final decision has not yet been taken and would like you to consider my letter and the impact it would pose to our beautiful town.

#### **18. Email received 04/10/2018**

I have just read a letter in the Eye Magazine which highlighted the Town Council plan to build up to 80 homes on the allotments. Firstly I would like to say that myself and my family categorically object to this proposal. I would like to know who currently owns this piece of land and why it is deemed a suitable site for further housing.

I would like to also point out that any properties that are constructed in that location are highly likely to suffer from shadow flicker caused by the most southerly positioned wind turbine on the airfield. Shadow flicker is something that has affected my property since the construction of the turbines and over four years later the issue for our property still isn't 100% resolved.

The letter also refers to a draft neighbourhood plan which I would be really interested to read or be sent / emailed a copy to find out what else may be being considered that could be detrimental to our beautiful town.

#### **19. Email received 07/10/2018**



I, as well as most of the residents of Eye, am well aware that the outline planning approval has been granted for at least 250 houses on land north of Castleton Way on what is the old airfield.

This is very sad, as this once green land will be no more. What is even sadder is the prospect of further houses being considered on what is currently allotment land. Land that has been used for allotments for 90 years or more.

I know it has been mentioned that a new piece of land would hopefully be found in Eye to relocate the allotments to, but what about the people who have had a plot here for many years. Just think of all the hard work, time and money that they have put in over those years to get their allotment(s) flourishing as they are now. An established garden doesn't happen overnight. It takes many years of nurturing the ground to get it to produce vegetables and fruits.

Access to the allotments isn't great we know, but it has coped up until now with traffic coming to and from it. Maybe an additional access point could be made coming off the "New Estate" and onto the spare pocket of land that is not currently being used? Also a larger car parking area for allotment holders would be good.

And has anyone considered that those who buy the new houses may like to have easy access to an allotment of their own? The current ones would be virtually on their doorstep. Even if they do not wish to have one at this present time, maybe they will in the future, and I am sure they would like to see a bit of "Green Land" in amongst the bricks and concrete of the new houses.

The current area already in use and the "spare pocket of land" that is there for allotments if needed, surely could be blended together to create a lovely, tranquil "green" area. This could contain a few benches maybe and the ponds that are along the side of the footpath could be cleared out and ducks and other waterfowl may return once again.

It would also be a great area for the local cats to hunt and explore in as they do now, for people to walk their dogs in and the wildlife that currently resides there, like the pheasants and hedgehogs that visit my garden frequently, would still have somewhere to roam, live and raise their young. Hedgehogs in particular are in severe decline - we need to protect their habitat or we will lose them forever. The same goes for all of the insects and butterflies that come to this area and bats too.

It's bad enough that the flocks of skylarks, that reside on the fields where the new homes are to be built, will have to find a new resting place - we cannot and must not lose all of these vital green areas or we will have no wildlife left for future generations to enjoy.

I live on the Millfield estate, and have done so for the past 15 years. One of the reasons I chose to buy the house I currently live in was because of the piece of

“green land”, that is the allotments, was there with the airfield behind. I didn't want a home with another one directly behind mine, and I still don't. Nor do I want to look out of my window directly into a neighbour's window. It doesn't bother some people, but it bothers me. I am sure others whose homes back onto the allotments feel the same.

So please think long and hard before agreeing to build over our lovely allotments. They mean a great deal to many people, for different reasons - and it is more than just a piece of land to them!

My concerns also extend to the detrimental effect these homes and others that are planned in the not too distant future (like the ones proposed on land north of Century Road and Ash Drive) will have on our already stretched town.

It angers me that the District Council overruled our Town Council regarding these first set of planning proposals - surely we know what is better for our town, as we live in it! I also think that the Town Council is very wrong to consider adding an additional 80 or so homes on the allotment land.

So what will happen to our lovely town?

I have seen and heard that some towns and villages in Suffolk that have had new homes built in them are now ruined as they are over-populated and the infrastructure cannot cope. We surely don't want that to happen to our lovely town - do we? Is everything completely ruled by money these days? It would appear so sadly.

We no longer have a Bank in town and the only cash point we have is located in McColls, so that's not good for starters. Will there be more car parking spaces created for people visiting the town and working in it? Certainly the amount of cars parking along various streets coming into the town is an issue, and causes considerable congestion at peak times - no one seems to police such issues anymore.

Maybe the Community Centre Car Park could be made more accessible and be used more - after all it is for the community, isn't it? A meter could be put in and then a sensible amount could be charged to park there during the day. The money could then be used towards the upkeep of the Community Centre and the Car Park and other Community Projects. If people were made aware of where the money would be spent I am sure no one would object to paying to park there. If they did then there are still the free car parks they could use, provided they can get on them.

Will the Doctors Surgery be able to cope with all of the new residents? Why can't the old hospital be put to better/more use? It is a huge building that had a large sum of money spent on it a few years ago just going to waste -

absolutely shameful. Or maybe this building is being eyed up to be re-developed into apartments in the future - that wouldn't surprise me!

Will the schools be able to cope - and will there be better road management around the schools at the times when the children go in and come out of school? At the moment the areas around the Primary School and the High School go into utter chaos and the roads come to a stand still. Parents dropping off and picking up their children just park where they feel like it, with no regard to the roads they block, or who's driveway they block and should the Emergency Services ever need to get through goodness knows what would happen. I feel for the poor bus drivers too - they cannot always get through due to inconsiderate drivers and cars parked in silly places.

And what about the roads in and out of our town? It is an absolute nightmare trying to get out onto the A140 from various parts of the town now, especially at peak times - with extra residents on the new estate it can only get worse. I just hope that the proposed roundabouts are soon put in place to ease this nightmare, as something seriously needs to be done to improve things. Also there will be more lorries coming off and joining the A140 along from Castleton Way once the new factory is built.

## **20. Email received 08/10/2018**

How can the Town Council even consider using the allotments for housing? Having previously lived in a town that just grew and grew, and saw community eroded to being virtually non-existent, I would be very sad to see the same thing happen to Eye, as once gone it is gone for ever. Although I do not use an allotment, I have seen the many advantages they offer, and feel the Council are being very short sighted in agreeing to the allotments being used for housing. Surely enough is enough in giving up yet more land to appease Government statistics.

## Appendix 14 – Article for Eye Magazine November 2018

Article for Eye Magazine

### **IMPORTANT!**

#### **An opportunity to give your views on a Neighbourhood Plan for Eye**

Many of you will have attended the various exhibitions and drop-in sessions the Town Council has held since the beginning of the year. You may have responded to the survey on housing needs or the one on parking. As well as the comments and ideas you have given us we have been undertaking technical studies of the Town to look at how the unavoidable pressures for more housing development can best be managed. We have also been assessing the infrastructure requirements that such development necessitates.

While many in the Town understand that further housing development is the inevitable result of Government policy and not our choice, some understandably want Eye to remain as it is. While we can't ignore the pressure for more development we can make sure that Eye influences this development by adopting a Neighbourhood Plan.

Very recently Mid Suffolk District Council lost an appeal brought by a developer in Woolpit against the Council's refusal to grant planning permission. The Planning Inspector conducting the appeal found for the developer and criticised the Council because its plans were out of date and it hadn't provided a sufficient supply of sites to meet the housing numbers required by the Government. In Eye we want to do everything we can to influence the amount of growth and where it's placed. A Neighbourhood Plan is the only way we can do this so your support is very important.

The Neighbourhood Plan Steering Group has spent the last few months considering all of the evidence gathered in order to prepare a draft Plan. The Plan has to be based on evidence not just opinion - the evidence being used can be found on the Town website - [www.eyesuffolk.org](http://www.eyesuffolk.org).

The Steering Group has now prepared a draft Neighbourhood Plan for another round of consultation. This is a full draft of the Plan setting out proposals for housing, shopping, a crematorium, leisure facilities, car parking, footpaths and cycle ways. **This is the last chance for local people to comment before the Plan is submitted to the District Council so it is vital we hear your views.**

Copies of the Plan will be available on the Town website and for reference in the Library during November and December. There will be exhibitions and other opportunities to look at the proposals and speak to the Steering Group. Look out for notices.

Eye Neighbourhood Plan Steering Group



**Eye**

Neighbourhood  
Plan

2018 - 2036





**Public consultation has told us what you like about Eye:**

its historic core, the ability to move freely around the Town, the mixture of shops and a large number of community organisations that reflects a strong community spirit. It also tells us that no-one wants to see this charming historic town and its buildings spoilt by over-development.

There is, however, some understanding in Eye that future development is inevitable and, in some respects, necessary to ensure Eye has a sustainable future. You want the housing needs of young people and older people to be met, issues like car parking to be resolved and improved provision of the necessary infrastructure and facilities.

The accepted reality is that the housing required to meet these local needs and other improvements will only be paid for by a heavy proportion of market housing. The overriding reality is that the level of new housing Eye will be required to deliver will be determined by Government policy.

The purpose in developing a Neighbourhood Plan for Eye is to maximise the local say in how much development there should be, where it should be and what infrastructure is needed to support it. The challenge we face is to do this in a way that inflicts the least damage and, where there is an opportunity, enhances the Town.

We hope we have struck the right balance between planning for the future development needs of the town and protecting and improving the things you like about Eye.

Please tell us what you think – what you like and what you don't like – about the Plan.

Peter Gould,  
Chair Neighbourhood Plan Steering Group







## YOU TOLD US

### **“ You want the housing needs of young people to be met ”**

We have undertaken a Housing Needs Survey and a Housing Needs Assessment to find out how much affordable housing they need. This found that about 90 homes are needed in a mixture of rented and assisted purchase tenures up to 2036.

### **“ You want the housing needs of older people to be met ”**

The Housing Needs Survey and the Housing Needs Assessment also calculated this need. The Plan proposes that 70 sheltered housing units should be provided up to 2036.

### **“ You want the Chicken Factory redeveloped ”**

The Plan proposes that this site should be redeveloped for housing, food shopping and car parking.

### **“ You want more car parking ”**

The Plan proposes up to 60 extra spaces at The Rettery and 50 extra spaces on the Chicken Factory site.

**“ You want Green Spaces protected ”**

26 Local Green Spaces are identified in the Plan which should be protected from development. Some important views within and out of the Town are also identified which should be also protected from the effects of development.

**“ You are not sure whether you wanted additional food shopping or not - some wanted it and some did not ”**

We have spoken to the operators of the two small supermarkets in the Town and they are concerned that they are not big enough for future needs. Evidence from similar Towns such as Harleston is that a modern food store adjoining the Town Centre helps to support independent shops and cafes.

**“ You are worried that the Primary School couldn't cope with extra demand ”**

We have allocated a site for a new Primary School adjoining the High School on Castleton Way.

The County Council will decide whether to use this site or to intensify the use of St Peter and St Paul. The new site could be used for a second Primary School to operate alongside St Peter and St Paul or for a completely new school. If it is decided to develop a completely new school the Plan proposes that the St Peter and St Paul site should be converted to housing so that the Church of England could reinvest in the new school.



**“ You are worried that medical facilities couldn’t cope and that Hartismere Health and Care is underused ”**

We have allocated the site of the current Local Surgery and part of the Hartismere site for housing. This should assist the Surgery to move into the Hartismere building and provide further investment in health facilities.

**“ You want the green space in front of the former Paddock House Home to be protected from development ”**

The site is allocated for a mixture of market and affordable housing and the policy requires that the green space is not developed and some public parking is kept on the edges of the site.

**“ You want more fitness facilities ”**

A new public access sports centre is proposed at Hartismere High School.

**“ You want facilities and infrastructure to be improved”**

The Plan makes proposals for car parking, schools, health facilities, fitness facilities, new and improved cycleways and footpaths and additional food shopping. It also proposes that a traffic management plan should be prepared and it requires developers to pay towards a range of facilities to be identified in a Town Infrastructure Plan. The Town Council is committed to funding improvements to the Towns services and facilities if it decides to sell its land for development.


This is the Pre-Submission Draft Stage of the Neighbourhood Plan. The Steering Group and the Town Council will consider all your comments and decide what changes to make before Submitting the Plan to the District Council. They will publish the Plan again for objections and comments of support which will be heard at a Public Examination held by an Independent Inspector in Summer 2019.

The Inspector will recommend changes to the Plan which will then be put to a public vote later next year. If more than 50% of people voting support the Plan it will become part of the Development Plan which is used to decide whether to refuse or approve planning applications.

This is a key stage because what you tell us will influence the contents of the Plan to be submitted to the District Council and to be considered at the Public Examination. So please tell us what you like and wish to support as well as what you don't like and wish to object to. The consultation period lasts between the 8th November and the 20th December 2018.

## FIND OUT MORE ABOUT THE PLAN

- The Plan is available on the Town website [www.eyesuffolk.org](http://www.eyesuffolk.org). The Supporting Documents that present the evidence on which the Plan is based are also on the website.
- The Plan can be inspected at the Town Library.
- A form that can be used to make comments is available on the Town website, at the Library and at the events below.
- Briefings to present the policies and proposals in the Plan and to answer questions will be held on the 14th November and the 20th November from 19.00 in the Town Hall.
- There will be exhibitions on the 21st November from 15.00-20.00 and on the 22nd November from 10.00-14.00 both in the Town Hall.



## MAKING YOUR COMMENTS

- Your comments must be made in writing preferably using the comments form that is on the Town Website [www.eyesuffolk.org](http://www.eyesuffolk.org)
- You can email your comments to [townclerk@eyesuffolk.org](mailto:townclerk@eyesuffolk.org)
- You can post your comments to:  
Town Clerk,  
Eye Town Council,  
C/O Volunteer Centre,  
20 Broad Street,  
Eye,  
IP23 7AF

## **Appendix 16 - Eye Neighbourhood Plan – Pre Submission Draft Exhibition Content**

Page 1

### **Eye Neighbourhood Plan 2018 – 2036 Pre Submission Draft Your Chance to Comment**

Public consultation has told us what you like about Eye: its historic core, the ability to move freely around the Town, the mixture of shops and a large number of community organisations that reflects a strong community spirit.

But it is also understood in Eye that future development is inevitable and, in some respects, necessary to ensure Eye has a sustainable future. You want the housing needs of young people and older people to be met, issues like car parking to be resolved and-improved provision of the necessary infrastructure and facilities.

The purpose in developing a Neighbourhood Plan for Eye is to maximise the local say in how much development there should be, where it should be and what infrastructure is needed to support it.

We hope we have struck the right balance between planning for the future development needs of the town and protecting and improving the things you like about Eye.

#### **Please tell us what you think – what you like and what you don't like – about the Plan:**

- This is the Pre -Submission Draft Stage of the Neighbourhood Plan - the consultation period lasts between the 8<sup>th</sup> November and the 20<sup>th</sup> December 2018.
- All comments will be considered and the Plan revised and sent to the District Council.
- It will publish the Plan again for objections and comments of support which will be heard at a Public Examination held by an Independent Inspector in Summer 2019.
- The Inspector will recommend changes to the Plan which will then be put to a public vote later next year.
- If more than 50% of people voting support the Plan it will become part of the Development Plan which is used to decide whether to refuse or approve planning applications.

**How we have used the evidence of what you want for the future of Eye and technical information.**

**You told us:**

- *You want the housing needs of young people to be met.*

We have undertaken a Housing Needs Survey and a Housing Needs Assessment to find out how much affordable housing they need. This found that about 90 homes are needed in a mixture of rented and assisted purchase tenures up to 2036.

- *You want the housing needs of older people to be met.*

The Housing Needs Survey and the Housing Needs Assessment also calculated this need. The Plan proposes that 70 sheltered housing units should be provided up to 2036.

- *You want the Chicken Factory redeveloped*

The Plan proposes that this site should be redeveloped for housing, food shopping and car parking.

- *You want more car parking*

The Plan proposes up to 60 extra spaces at The Rettery and 50 extra spaces on the Chicken Factory site.

- *You want Green Spaces protected*

26 Local Green Spaces are identified in the Plan which should be protected from development. Some important views within and out of the Town are also identified which should be also protected from the effects of development.

- *You are not sure whether you wanted additional food shopping or not - some wanted it and some did not*

We have spoken to the operators of the two small supermarkets in the Town and they are concerned that they are not big enough for future needs. Evidence from similar Towns such as Harleston is that a modern food store adjoining the Town Centre helps to support independent shops and cafes.



- *You are worried that the Primary School couldn't cope with extra demand*

We have allocated a site for a new Primary School adjoining the High School on Castleton Way.

The County Council will decide whether to use this site or to intensify the use of St Peter and St Paul. The new site could be used for a second Primary School to operate alongside St Peter and St Paul or for a completely new school. If it is decided to develop a completely new school the Plan proposes that the St Peter and St Paul site should be converted to housing so that the Church of England could reinvest in the new school.

- *You are worried that medical facilities couldn't cope and that Hartismere Health and Care is underused*

We have allocated the site of the current Local Surgery and part of the Hartismere site for housing. This should assist the Surgery to move into the Hartismere building and provide further investment in health facilities.

- *You want the green space in front of the former Paddock House Home to be protected from development*

The site is allocated for a mixture of market and affordable housing and the policy requires that the green space is not developed and some public parking is kept on the edges of the site.

- *You want more fitness facilities*

A new public access sports centre is proposed at Hartismere High School.

- *You want facilities and infrastructure to be improved*

The Plan makes proposals for car parking, schools, health facilities, fitness facilities, new and improved cycleways and footpaths and additional food shopping. It also proposes that a traffic management plan should be prepared and it requires developers to pay towards a range of facilities to be identified in a Town Infrastructure Plan. The Town Council is committed to funding improvements to the Towns services and facilities if it decides to sell its land for development.

Page 3

### **The Policies in the Plan**

**Policies Eye 1 to Eye 8 propose the development of the following housing sites:**

| Summary of Housing Proposals by Site, Type and Number of Homes |            |           |            |            |
|--|------------|-----------|------------|------------|
| Site/dwellings   | Affordable | Sheltered | Market     | Total      |
| South of Eye Airfield  | 56         | 0         | 224        | 280        |
| Surgery/Health and Care  | 0          | 29        | 14         | 43         |
| Chicken Factory  | 0          | 0         | 72         | 72         |
| Paddock House  | 5          | 0         | 7          | 12         |
| Victoria Mill Agricultural                                     | 15         | 0         | 19         | 34         |
| Victoria Mill Allotments                                       | 15         | 45        | 12         | 72         |
| <i>St Peters &amp; St Pauls Primary School*</i>                | <i>0</i>   | <i>0</i>  | <i>12</i>  | <i>12</i>  |
|  |            |           |            |            |
| Windfall allowance   | 0          | 0         | 160        | 160        |
| <b>Total</b>   | <b>91</b>  | <b>74</b> | <b>520</b> | <b>685</b> |
| Housing Need Targets   | 90         | 70        | No Target  | 180        |

*\*aspirational policy*

**Policies 11 – 15 propose other types of development:**

Eye 11 – Up to 110 additional car parking spaces at the Rettery and on the Chicken Factory site

Eye 12 – A new food outlet on the Chicken Factory site.

Eye 13 - Land west of Eye Cemetery, Yaxley Road, for a Crematorium

Eye 14 - Land West of Hartismere High School as a reserve site for a new Primary School

Eye 15 – A new sports Hall and related uses at Hartismere High School

**Policies 16 – 24 control development within the Town and protect important local green spaces and views.**

**Policies 25 – 31 deal with car parking, footpaths and cycleways, electric vehicle charging and traffic management**

**Policy 32 is about the Eye Airfield Business Area**

**Policy 33 is about infrastructure and delivery.**

## **The Policies Plan**

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## **The Zoomed in Policies Plan**

## Appendix 17 – Response Form



# EYE TOWN COUNCIL

## Response Form

### Eye Neighbourhood Development Plan 2018 - 2036

### The Neighbourhood Planning (General) Regulations 2012 - Regulation 14

Eye Town Council has prepared a Neighbourhood Development Plan which sets out a vision for the Town and policies which will be used to determine planning applications locally.

The Eye Neighbourhood Plan and supporting documents are available to view on Town website at: [www.eyesuffolk.com](http://www.eyesuffolk.com).

Printed copies of the Plan and other required submission documents are available for public inspection at the Library.

#### **How to submit your comments**

**All comments must be received by 4:00pm on Thursday 20th December 2018**

- E-mail your completed response form to: [townclerk@eyesuffolk.org](mailto:townclerk@eyesuffolk.org)
- Post your completed response form to: Town Clerk, Eye Town Council, c/o Eye Volunteer Centre, 20 Broad St, Eye IP23 7AF
- Leave your form at one of the Exhibitions or Briefings

***Please note: It will not be possible to accept late representations.***

All information collected and processed by the Town Council at this stage is by virtue of our requirement under the Neighbourhood Planning (General) Regulations 2012 (as amended). Please note: All comments received will be made publicly available and may be identifiable by name / organisation. All other personal information provided will be protected in accordance with the Data Protection Act 2018. For more information on how we do this and your rights with regards to your personal information, and how to access it, please visit our website or speak to the Town Clerk.

## Section One: Your Details

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

| Part A: Respondent                      |  |
|---|--|
| Title / Name:                           |  |
| Job Title (if applicable):              |  |
| Organisation / Company (if applicable): |  |
| Address:                                |  |
| Postcode:                               |  |
| Tel No:                                 |  |
| E-mail:                                 |  |

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

## Section Two: Your representation(s)

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

|                      |  |                   |  |
|----------------------|--|-------------------|--|
| <b>Paragraph No.</b> |  | <b>Policy No.</b> |  |
|----------------------|--|-------------------|--|

**Do you support, oppose, or wish to comment on this paragraph?** (Please tick one answer)

Support       Support with modifications       Oppose       Have Comments

|  |
|--|
| <b>Please give details of your reasons for support / opposition, or make other comments here:</b>  |
| <p><i>Please be as brief and concise as possible ..</i></p> <p style="text-align: right;"><i>(Continue on separate sheet if necessary)</i></p> |

|  |
|--|
| <b>What improvements or modifications would you suggest?</b> |
| <p><i>Please be as brief and concise as possible ..</i></p>  |

|  |
|--|
| <i>(Continue on separate sheet if necessary)</i> |
|--|

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

|                |               |
|----------------|---------------|
| <b>Signed:</b> | <b>Dated:</b> |
|----------------|---------------|



## Appendix 18 – examples of messages through the Eye to Eye Email network



Eye-to-Eye provides a free email service that alerts local residents to events and other items of local interest.

At the time of compiling this summary of notices concerning The Eye Neighbourhood Plan, Eye-to-Eye is being circulated to 400 subscribers within Eye and its surrounding villages

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### Recent Eye-to-Eye emails that have included reference to The Eye Neighbourhood Plan

(the most recent first)

#### **Eye-to-Eye No. 419 – 29<sup>th</sup> November 2018**

**REMINDER** – The current consultation period on the draft **Neighbourhood Plan** for Eye and district ends on 20th December. Any comments you wish to make must be submitted in writing if they are to be taken into account during the next phase. Full details about the plan and a form on which you can record your comments may be obtained via [this link](#), or from the office of the Town Clerk during its normal opening hours.

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#### **Eye-to-Eye No. 414 – 9<sup>th</sup> November 2018**

Eye Neighbourhood Plan

The Plan will be on the Town website on Wednesday for the first day of consultation on Thursday along with copies of the comments form. Copies of the Plan will be available for inspection at the Library which will also have copies of the comments forms.

There will be briefings - a presentations followed by questions - on the 14th and 20th November starting at 19.00, and exhibitions on the 21st from 15.00 - 20.00 and 22nd from 10.00 - 14.00 all in the Town Hall.

Leaflets will be delivered to all households by the 13th November.

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#### **Eye-to-Eye No. 412 – 29<sup>th</sup> October 2018**

In Eye-to-Eye No. 411, I alerted members to the forthcoming Extra Ordinary meeting of Eye Town Council. This meeting has been arranged in order to present the latest draft of the Eye Neighbourhood Plan. A copy of the draft may now be found via [this link](#).

As previously advised, the meeting will take place at 7.30pm on Wednesday October 31st in Eye Town Hall.

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**Eye-to-Eye No. 411 – 27<sup>th</sup> October 2018**

**An Extraordinary Council Meeting of Eye Town Council  
will be held**

in the **MAIN HALL, EYE TOWN HALL,  
1 BROAD STREET, EYE, SUFFOLK**  
on **WEDNESDAY 31st October 2018 @ 7:30 pm**

1. Apologies and Approval of Absences
2. Members Declarations of Interests and Consideration of Requests for Dispensations
3. Public Participation - Meeting to be opened

Presentation of the proposed Neighbourhood Plan

Meeting to be closed to the public.

4. Consideration of the pre-submission draft of the Neighbourhood Plan

Meeting closes.

**Exclusion of Press and Public**

(LGA 1972, Part 1, Schedule 12A, Section 100A(4)). To consider whether under Section 100A(4) of the Local Government Act 1972, the press and public should be excluded from the meeting on the grounds that the business to be transacted involves the likely disclosure of exempt information as prescribed in Part 1 of Schedule 12A of the Local Government Act 1972 and indicated against each item marked\*\*\*

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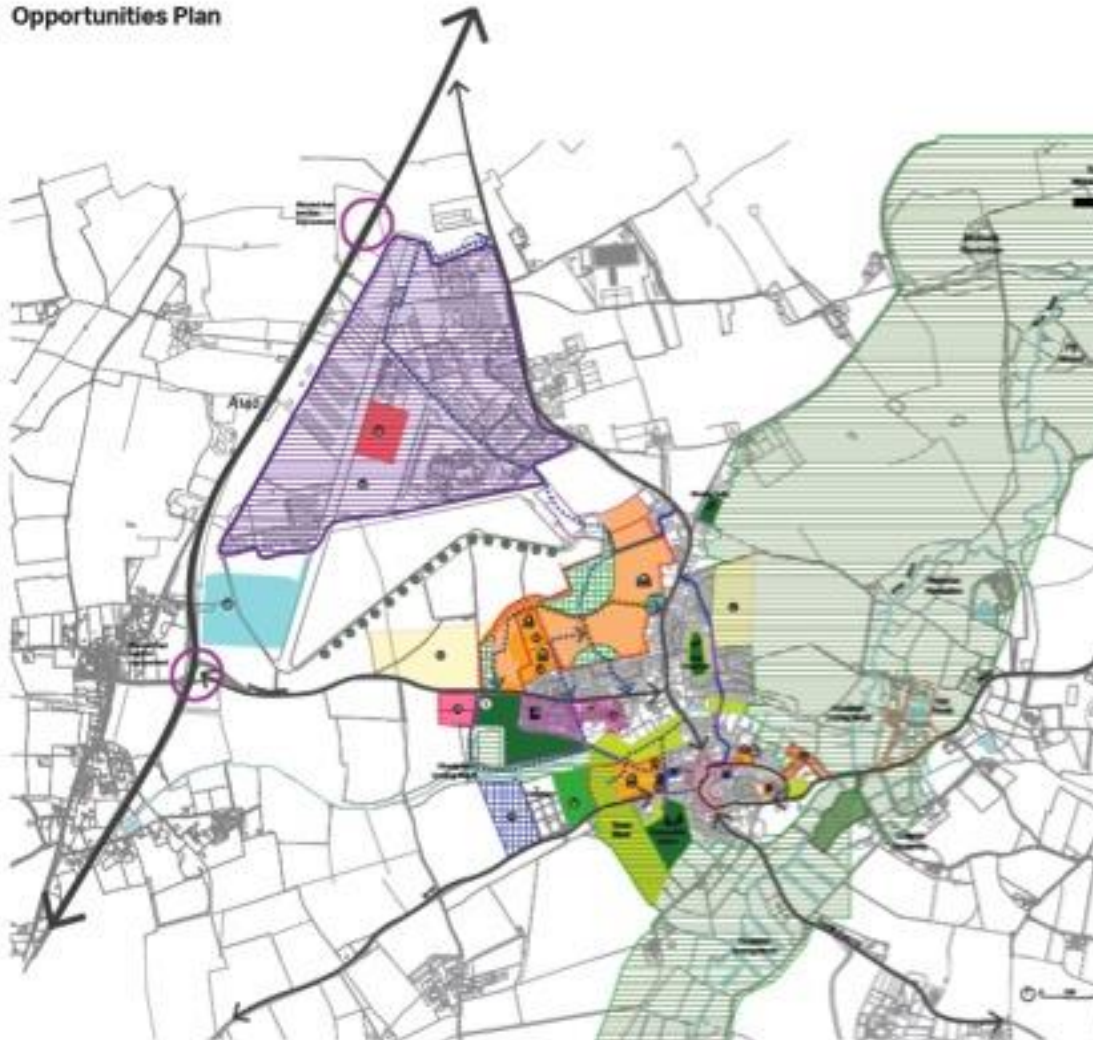
**Eye-to-Eye No. 393 – 1<sup>st</sup> August 2018**

Eye Neighbourhood Plan

Deadline for comments: 17th August 2018

Whether or not you live within Eye, you are invited to submit comments during the Eye Neighbourhood old Plan Consultation periods. The Plan needs to reflect the needs of those who visit Eye for any reason as well as those who live within the town of Eye.

**Opportunities Plan**



*The contents of this page are taken from the Eye Town website, which shows the details to have been updated on 30/7/18. As can be seen, not all relevant documents have yet been uploaded (indicated by the phrase "to be added")*

## **Second stage consultation (ENDS 17TH AUGUST 2018)**

The second of five stages of consultation on the Neighbourhood Plan is currently being undertaken. It builds on what the community told us in stage 1 about what was important to protect in the Town and what needs improving. Housing sites are proposed along with a site for a second or new primary school, estimates of housing needs by type and tenure of housing and facilities and green spaces to protect as Assets of Community Importance. Following this consultation stage, the draft Plan will be published for formal comments in the Autumn and it will then be amended and submitted to the District Council. It will then publish the plan and objections and support will be heard at an Examination in Public in Summer 2019. A final version of the Plan will then be put to a referendum of the Town's population.

There were exhibitions within Eye on the 18th, 19th, 26th, and 27th July

The text for the exhibition for this stage can be found here - - - - .

[Exhibition Content July 18](#)

The Opportunities Plan and other supporting Plans can be found here. [180628 A concept Plan for Eye Final](#)

If you would like to comment, please email [townclerk@eyesuffolk.org](mailto:townclerk@eyesuffolk.org) or drop a letter into the Town Council's offices at the Volunteer Centre. PLEASE SEND IN YOUR COMMENTS BY 17TH AUGUST 2018.

## **Key Documents**

These documents form the underlying evidence for the Neighbourhood Plan which will be taken into account when the Plan is drafted for consultation in the Autumn of 2018:

The results of the first consultation stage - [Stage 1 Consultation Write Up v0.1](#)

The summary of the background evidence - [Evidence Base Final](#)

Summary of facilities available to Eye residents - [Survey of Community Facilities in Eye Final](#)

Draft Infrastructure Plan - [Infrastructure Plan v0.1](#)

Assessment of Sites (by consultants AECOM) - [EyeTownNP SiteAssessment Final version 260618](#)

The Assessment of the Viability of Key Sites (by consultants AECOM) – To be added.

Assessment of Housing Needs (by consultants AECOM) – To be added.

The results of the second consultation stage - [Report of the Second Consultation Stage](#)

Assessment of Green Spaces – To be added.

The opportunities and constraints plan (prepared with consultants AECOM as taking into account the result of the first stage of consultation and supporting evidence) - [180628 A concept Plan for Eye Final](#)

### Designation and Process

Mid Suffolk District Council has issued a notice designating the Neighbourhood Plan area. It covers the parished area of Eye Town.

The notice and area map can be found at: [www.midsuffolk.gov.uk/EyeNP](http://www.midsuffolk.gov.uk/EyeNP)

It is now the responsibility of the Town Council to progress the plan, which we will do over the coming months with the help and support of local residents. We intend to publish a draft version of the Eye Neighbourhood Plan for public consultation in the Autumn of 2018. Before that a round of consultation has already been undertaken and a range of technical work is underway including an assessment of possible development sites, a housing needs survey and a housing needs assessment. Based on this information some alternative

visions for Eye will be created and a further round of consultation is planned for July 2018.

Once the draft Plan is published for comment in the Autumn it will be amended to take account of people's views and then submitted to Mid Suffolk District Council. It is then its responsibility to publish it again, have a public examination and then submit it for approval in a referendum of the people of the Town. All being well the plan should be adopted by the District Council during 2019. It will then, along with the District Council's Local Plan, form the development plan for Eye against which planning applications will be determined.

If you want to find out more please contact Andy Robinson, Eye Town Council Project Co-ordinator at [andyrobinson60@gmail.com](mailto:andyrobinson60@gmail.com) or 0777 194 2583

#### Neighbourhood Plan Steering Group

The Town Council has set up a Steering Group to oversee the preparation of the Neighbourhood Plan. The notes of its meetings are posted here:

[September 2017](#) [October 2017](#) [November 2017](#) [December 2017](#)  
[January 2018](#) [February 2017](#) [March 2018](#) [April 2018](#) [May 2018](#)

#### Background Evidence Base

The first stage in the preparation of a Neighbourhood Plan is to collect evidence about the local area. The information below has been collected so far.

If you have any evidence you would like to submit please contact Andy Robinson, Eye Town Council Project Co-ordinator on [andyrobinson60@gmail.com](mailto:andyrobinson60@gmail.com) or 0777 194 2583.

#### Eye Parish Plan

The last Parish Plan for Eye was published in 2009: [Eye Parish Plan](#)

#### Population and Housing

Suffolk Community Foundation published a report on deprivation in Suffolk called '[Hidden Needs](#)'.

The document is County-wide but maps within it have links to web pages which allow you to get information about wards including Eye.

### Social and Community

Note of a workshop about improving support for older people in Eye held in December 2016 including an Action Plan: [Older people](#)

Note of a workshop about improving services for young people in Eye held in January 2017 including an Action Plan: [Younger People](#)

### Planning and Development

Mid Suffolk District Council is currently preparing a new local plan for the period to 2031.

The consultation plan and various supporting documents can be found at:

[www.midsuffolk.gov.uk/planning/planning-policy/evidence-base/current-evidence](http://www.midsuffolk.gov.uk/planning/planning-policy/evidence-base/current-evidence)

This is a summary of the implications of the consultation draft for Eye: [Consultation Plan](#)

The Town Council held a drop in for the community to give its views on the proposals in the consultation plan and this is a summary of those comments: [Drop-in Notes](#)

The District Council has published documents relating to the Airfield employment area in 2013: [Development Framework](#) [Planning Position](#)

An indicative masterplan was published for the land with outline permission for housing north of Castleton Way and south of the Airfield in 2015: [Development Brief](#)

### The General Environment and Traffic

Included within the evidence base for the Local Plan is a study of landscape characteristics of the District:

[www.midsuffolk.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Joint-Landscape-Guidance-Aug-2015.pdf](http://www.midsuffolk.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Joint-Landscape-Guidance-Aug-2015.pdf)

A landscape appraisal of Eye Airfield was published by the District Council in 2011: [Landscape Appraisal](#)

### Public services

Eye Town Council, Mid Suffolk District Council and Suffolk County Council commissioned a study to find out how Eye residents could have more influence on and play a bigger part in delivering public services. This is the report by Locality Matters: [Eye presentation](#)

Further detailed evidence will be added during the process along with a summary of this evidence.

If you have any comments on the Neighbourhood Plan at any time please contact Andy Robinson, Eye Town Council Project Co-ordinator – [andyrobinson60@gmail.com](mailto:andyrobinson60@gmail.com) or ring on 07771 942583.

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### **Eye-to-Eye No. 375 – 7<sup>th</sup> May 2018**

A Message from Peter Gould - Town Councillor and chair of the Neighbourhood Plan Steering Group.

The delayed housing needs survey questionnaire has now been delivered to all households in the Town. The survey is part of our work to prepare a Neighbourhood Plan for Eye. This Plan provides a way of developing a vision for the future of the Town that is owned and shared by you and all other Eye residents. It will influence decisions taken by the District Council when they prepare a Local Plan setting out how much development there should be, of what type, and where it should be located.

The survey will provide evidence to help ensure that Eye gets the type of housing required to support our local needs, not only today, but over the next few decades. For example we may need more dwellings suitable for young people so that they can stay or move back to Eye, and suitable housing for older people if they want to downsize. You may think you have no current needs, but this may change, or you may have relatives wanting to move into Eye sometime in the future, needing low cost or specialised housing.



Therefore, on behalf of the Town Council and the Neighbourhood Plan Steering Group, I urge you to take the time to complete and return the questionnaire that should have been delivered to you by now. However, you are encouraged to complete the survey online, and you can do this via [this link](#).

The more responses we get, the stronger our evidence base will be. Without your help we will not be able to provide evidence about the right level of housing need for the Eye. The survey is completely anonymous – you do not need to give your name or address.

If possible please complete the survey online as it will reduce costs. If you cannot do it online, please complete the paper copy in ink, and return it to the Town Council Office at the Volunteer Centre, 20, Broad Street, EYE IP23 7AF.

The deadline for completing/returning the survey is Monday 21st May 2018.

If you have any queries, please contact Andy Robinson, Eye Town Council Project Co-ordinator. He can be contacted at [andyrobinson60@gmail.com](mailto:andyrobinson60@gmail.com) or on 07771 942583.

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### **Eye-to-Eye No. 364 – 11<sup>th</sup> March 2018**

Eye Neighbourhood Plan

#### **A message from Cllr Peter Gould**

##### **Eye Neighbourhood Plan.**

I reported in the March Eye Magazine that a Housing Needs Survey would be delivered to all households in early March. Unfortunately there have been some problems with this, and the survey will not now be circulated until late March/early April. I still hope that we will have a report in late April/Early May, and I will include the headlines in the May or June edition of the Eye Magazine and via Eye to Eye. The full report will be on the Town website ([www.eyesuffolk.org](http://www.eyesuffolk.org)).

We are expecting a draft Babergh and Mid Suffolk Local Plan in Spring this year. This could have far reaching consequences for the Town. Our first objective in preparing the Neighbourhood Plan is therefore to influence that Local Plan by trying to ensure it says what Eye people want and expect to happen to your Town. In addition to the housing needs survey, we want to prepare a vision for Eye expressed as a picture indicating where development might take place and what improvements to infrastructure are required. We will be holding some events in March to get your views on what issues and questions should be addressed in this picture. For example some possible questions are:

- how do we link the different parts of the town together better?
- how can we encourage people to use town centre shops and services and how can we manage vehicles and car parking?

- how much development should there be and what improvements should it provide?
- how can we enable more walking and cycling?
- do key roads and functions need improvements and do we need some bypasses?
- do we need to screen some areas with new landscaping?

What are the questions you think should be answered in this process and what issues should be addressed?

Email- [townclerk@eyesuffolk.org](mailto:townclerk@eyesuffolk.org).

There are two consultation events in March at which you will be able to give your views about the future of Eye and the facilities it needs:

- On the 12<sup>th</sup> March at the consultation by Mid Suffolk District Council on the future of Paddock House at the Community Centre (16.30 – 18.30).
- On the 22<sup>nd</sup> March at a consultation by the County Council on the proposed junction improvements to the A140 at the Community Centre (late afternoon/early evening (times to be confirmed).

Peter Gould

Chair, Eye Neighbourhood Plan Steering Group.

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### **Eye-to-Eye No. 336 – 22<sup>nd</sup> October 2017**

Neighbourhood Plan

Mid Suffolk District Council has issued a notice designating the Eye Neighbourhood Plan area. It covers the “parished” area of Eye Town. The notice and area map can be found via [this link](#).

It is now the responsibility of the Town Council to progress the plan, which we will do over the coming months with the help and support of local residents. We intend to publish a draft version of the Eye Neighbourhood Plan for public consultation in Spring 2018. The Plan will then be submitted to Mid Suffolk District Council who will carry out their own consultation before putting the Plan forward for independent examination. If approved by the Inspector, a local referendum will take place where voters will be asked if they want Mid Suffolk to formally adopt the Plan. We are anticipating that this will be in early 2019.

The first part of the process to prepare the Plan is to collect relevant evidence. This process has started and you can see the evidence being gathered on the Town Council website via [this link](#).

Peter Gould

Chairman of Eye Neighbourhood Plan Steering Group

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A statement from the District Council on Affordable Housing can be found [here](#).

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Please note that there will be an extraordinary Town Council meeting on the 6th November at 14:00 in the Council Chamber in order to discuss the Local Plan.

Wendy Alcock - Eye Town Clerk

## Appendix 19 – List of Consultees

| Title   | Given Name   | Family Name    | Position   | Company / Organisation                           |
|---|--------------|----------------|--|--|
| <b>Elected Members &amp; Parish Clerks ..</b> |              |                |  |  |
| Dr  | Dan          | Poulter MP     | MP for Central Suffolk & North Ipswich                   |  |
| Cllr  | Guy          | McGregor       | County Cllr to Hoxne & Eye Division                      | Suffolk County Council                           |
| Cllr  | Jessica      | Flemming       | County Cllr to Hartismere Division                       | Suffolk County Council                           |
| Cllr  | Andrew       | Stringer       | County Cllr to Upper Gipping Division                    | Suffolk County Council                           |
| Cllr  | Michael      | Burke          | Ward Cllr to ...   | Eye  |
| Cllr  | Elizabeth    | Gibson-Harries | Ward Cllr to ...   | Hoxne  |
| Cllr  | David        | Burn           | Ward Cllr to ...   | Palgrave   |
| Cllr  | David        | Whybrow        | MSDC Cabinet Member for Planning                         |  |
| Mrs   | Sarah        | Foote          | Parish Clerk to ....                                     | Brome & Oakley                                   |
| Mrs   | Sarah        | Foote          | Parish Clerk to ....                                     | Hoxne  |
| Mrs   | Sarah        | Foote          | Parish Clerk to ....                                     | Denham   |
| Ms  | J            | Norman Philips | Parish Clerk to ....                                     | Redlingfield                                     |
| Mrs   | S J          | Hubner         | Parish Clerk to ....                                     | Occold   |
| Ms  | Amanda       | Thompson       | Parish Clerk to ....                                     | Thorndon   |
| Mrs   | V            | Fiehlkorn      | Parish Clerk to ....                                     | Braiseworth                                      |
| Mrs   | P            | Freeman        | Parish Clerk to ....                                     | Yaxley   |
| Mrs   | Sarah        | Foote          | Parish Clerk to ....                                     | Thrandeston                                      |
| <b>Other Statutory Consultees</b>             |              |                |  |  |
|   |              |                | SCC Neighbourhood Planning                               | Suffolk County Council                           |
|   | Cameron      | Clow           |  |  |
|   | Paul         | Bryant         |  |  |
| Ms  | Nhi          | Huynh-Ma       | Area Manager, Norfolk & Suffolk Team                     | Homes & Communities Agency (HCA)                 |
|   |              |                | Land Use Operations                                      | Natural England                                  |
|   |              |                | Essex, Norfolk & Suffolk 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                  |
| Mr  | Alex         | Jackman        | Corporate and Financial Affairs Department               | EE   |
| Ms  | Jane         | Evans          |  | Three  |
|   | Kerry        | Harding        | Estates Advisor  | NHS England Midlands & East (East)               |
| Mr  | Smith        | Umeron         | Head of Estates  | NHS England, Midlands & East                     |
|   |              |                |  | Transco - National Grid                          |
| Mr  | Howard       | Green          | Infrastructure Planner                                   | UK Power Networks                                |
| Mr  | Stewart      | Patience       | Strategic and Spatial Planning Manager                   | Anglian Water                                    |
| Mr  | Martin       | Lunn           |  | Essex & Suffolk Water                            |
| Mr  | Peter        | Mercer MBE     |  | National Federation of Gypsy Liaison Groups      |
| Ms  | Keren        | Wright         | Service Development Officer                              | Norfolk & Suffolk Gypsy Roma & Traveller Service |
|   |              |                |  | Diocese of St Edmundsbury & Ipswich              |
| Mr  | John         | Dugmore        | Chief Executive  | Suffolk Chamber of Commerce                      |
| Mr  | Iain         | Dunnett        | Senior Growing Places Fund Co-ordinator                  | New Anglia LEP                                   |
|   | Marie        | Finbow         | Strategy Manager   | New Anglia LEP                                   |
| Mr.   | Philip       | Pearson        | Conservation Officer                                     | RSPB   |
| Mr  | Philip       | Raiswell       | Senior Planning Manager                                  | Sport England (East)                             |
| Mr  | Leigh Gareth | Jenkins        |  | Suffolk Constabulary                             |
| Mr.   | James        | Meyer          | Senior Conservation Adviser                              | Suffolk Wildlife Trust                           |
| Mrs   | Fiona        | Cairns         | Director   | Suffolk Preservation Society                     |
| Ms  | Linda        | Cockburn       |  | Suffolk Preservation Society                     |
| Ms  | Sunila       | Osborne        | Community Development Officer – Rural Affordable Housing | Community Action Suffolk                         |
| Mrs   | Sarah        | Mortimer       | Senior Manager Community Engagement                      | Community Action Suffolk                         |

|  |        |           | Insert any other local interest groups |   |
|--|--------|-----------|--|---|
|  |        |           |  | Community centre                              |
|  |        |           |  | Business Forum                                |
|  |        |           |  | Primary School                                |
|  |        |           |  | Hertismere High School                        |
|  |        |           |  | Eye Health Centre Patient Participation Group |
|  | Alison | Soon      |  | Eye Health Centre                             |
|  |        |           |  | Eye Plodders                                  |
|  |        |           |  | Eye Saints Football Club                      |
|  |        |           |  | Eye Town Moors                                |
|  |        |           |  | Eye Works for You                             |
|  |        |           |  | Hartismere League of Friends                  |
|  |        |           |  | 490th   |
|  |        |           |  | Beyecyclists                                  |
|  |        |           |  | Cricket Club                                  |
|  |        |           |  | Eye Growers                                   |
|  |        |           |  | Eye Goes Green                                |
|  |        |           |  | David Onions Pegasus re chicken factory       |
|  |        |           |  | Verity MacMahon Persimmon                     |
|  |        |           |  |   |
|  |        |           | developers                             |   |
|  |        |           |  | A1 Poultry Factory                            |
|  |        |           |  | Tom Balwin                                    |
|  |        |           |  | Oliver Chapman                                |
|  |        |           |  | E E C-op                                      |
|  |        |           |  | Central England Co-op                         |
|  |        |           |  | CCG   |
|  |        |           |  | NHS Property                                  |
|  |        |           |  | Hartismere High School Property               |
|  |        |           |  | Persimmon/Charles Church                      |
|  |        |           |  | Poultry Factory Planning Consultants          |
|  |        |           |  | NHS Property                                  |
|  |        |           |  | High School                                   |
|  |        |           |  |   |
|  |        |           | Other                                  |   |
|  |        |           |  | Police  |
|  | Tim    | Passmoore |  | PCC   |