



Eye Neighbourhood Plan
Submission Draft
March 2019
Statement of Consultation

MSDC Note: This document now includes (at the end) what was previously received as 'Supporting Document SD20: Pre-submission Summary of Comments'

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March 2019

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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), 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 13th 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.

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 13th 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

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

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

Get involved
If you want to get involved in preparing
the Neighbourhood Plan contact the
Town Councils Project Co-ordinator on
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

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 CONNECTED TOWN

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

A GREEN TOWN

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

A WALKABLE TOWN

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

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 LIVING TOWN

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

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?

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).

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.

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 12th 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 22nd 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:

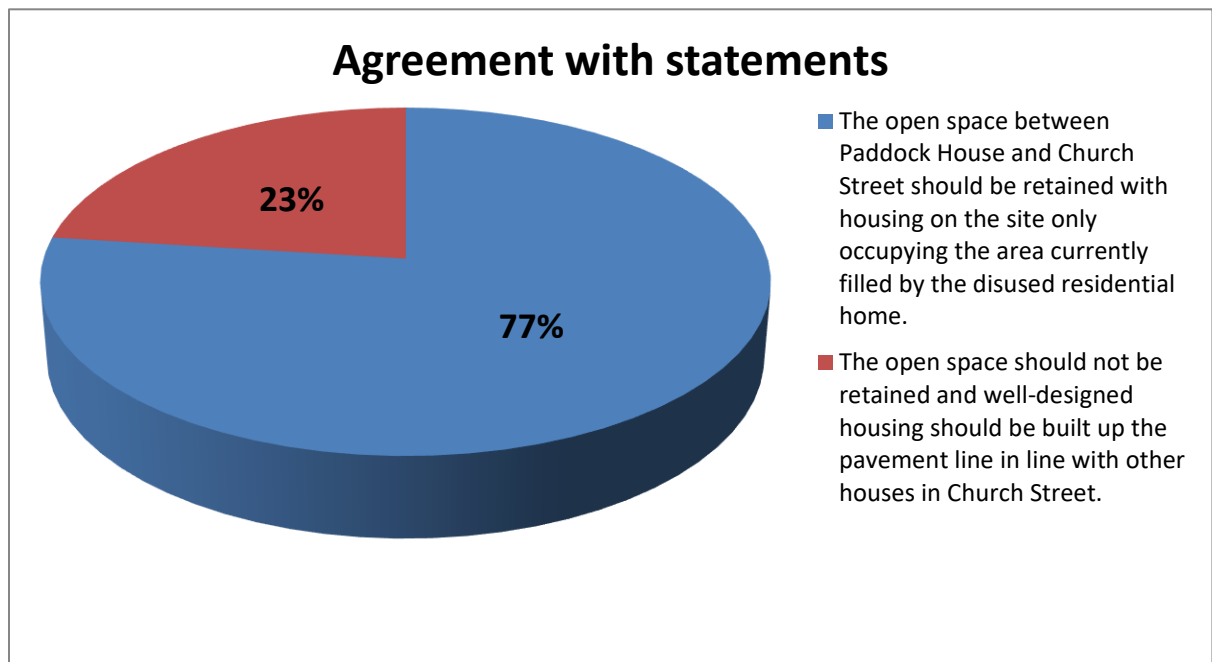
Have a smaller strip of open space

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.

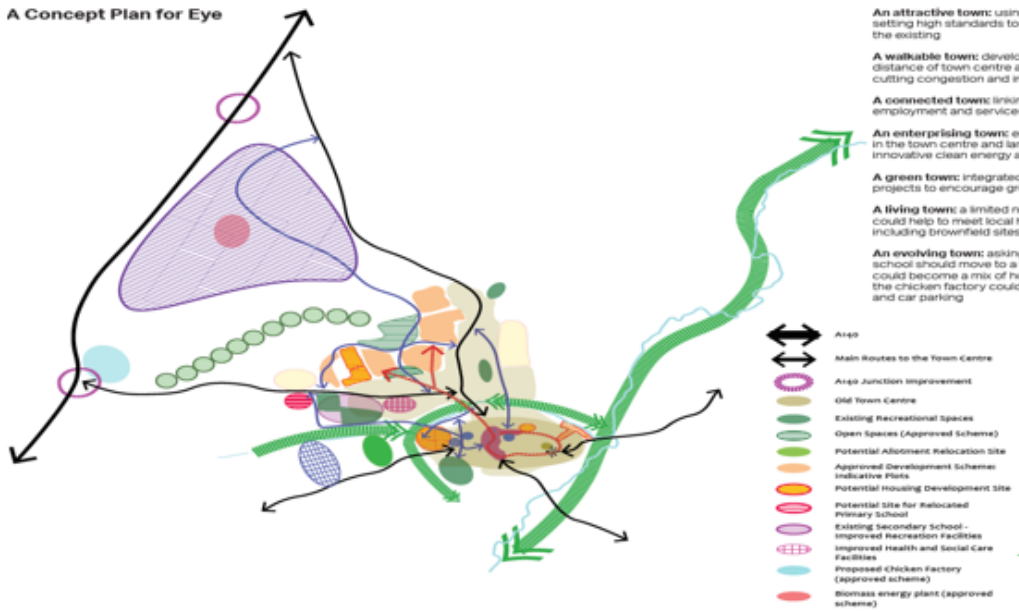
Peter Gould, Town Councillor and Chair of the Neighbourhood Plan Steering Group

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

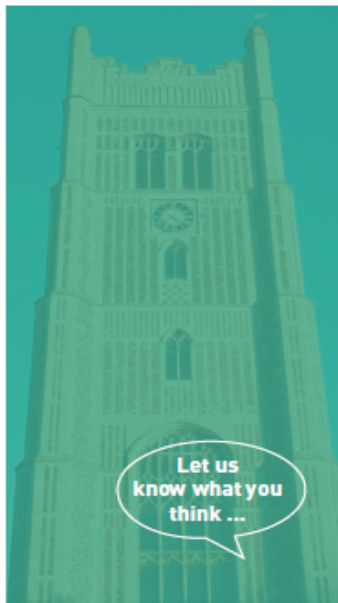
A living town: a limited n could help to meet local f including brownfield sites

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)

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 31st 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

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 16th 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 1st 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

7th December 2017

Present: **Mid Suffolk District Council** - Arthur Charvonja, 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 11th 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 11th 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 18th 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 of 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.

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. 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
- You can email your comments to 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 8th November and the 20th 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.

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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 & St Pauls Primary School*</i>	<i>0</i>	<i>0</i>	<i>12</i>	<i>12</i>
Windfall allowance	0	0	160	160
Total	91	74	520	685
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.

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
- 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)*

Paragraph No.		Policy No.	
----------------------	--	-------------------	--

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

Support Support with modifications Oppose Have Comments

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

<p>What improvements or modifications would you suggest?</p> <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.

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

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

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

(the most recent first)

Eye-to-Eye No. 419 – 29th 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.

Eye-to-Eye No. 414 – 9th 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.

Eye-to-Eye No. 412 – 29th 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.

Eye-to-Eye No. 411 – 27th 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***

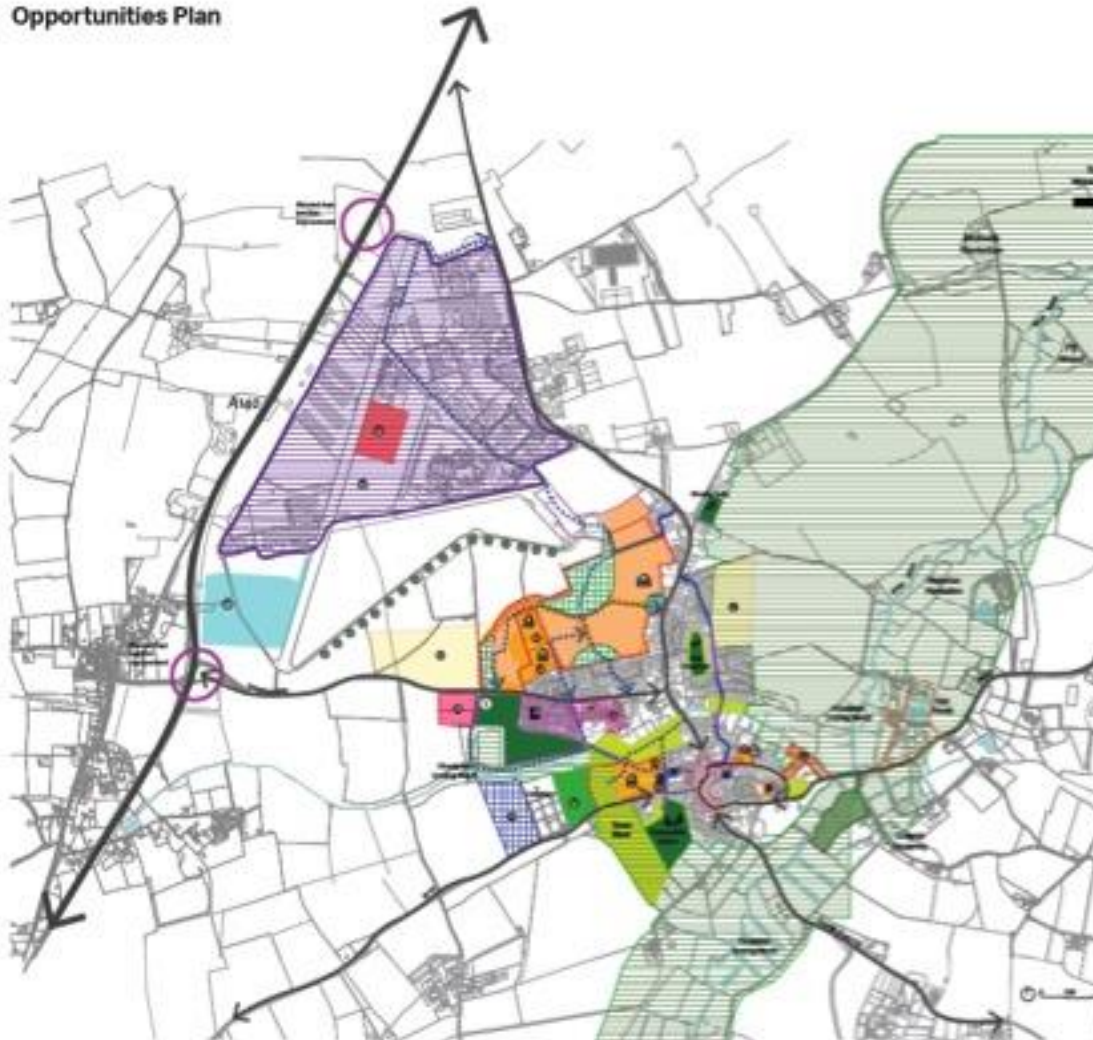
Eye-to-Eye No. 393 – 1st August 2018

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 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

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 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 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

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

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 or ring on 07771 942583.

Eye-to-Eye No. 375 – 7th 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 or on 07771 942583.

Eye-to-Eye No. 364 – 11th 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).

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.

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 12th 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 22nd 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.

Eye-to-Eye No. 336 – 22nd 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
Elected Members & Parish Clerks ..				
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
Other Statutory Consultees				
			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

Supporting Document 20 - Summary of Comments and Responses on the Submission Draft Eye Neighbourhood Plan (Nov/Dec 2019) – Final

No.	Section/Para/Policy	Name	Comment	Response
	Preface/General			
		MSDC	Refers to Eye 'Parish Council' consistently in its response	ACTION – MSDC be asked to recognise that Eye has a Town Council.
		Geoff Hazlewood	Comprehensive and well considered blueprint. Based on views expressed by residents and evidence. Acknowledges the need for growth and how this can be achieved sympathetically with mix of housing and services and facilities. Concern that importance will not be recognised by all residents.	Comments noted. Leaflets have been delivered to all households and briefing meetings and exhibitions well publicised and all material on the Town website.
		Bridget Bloom	Support the Plan especially the desire to accommodate growth without undermining the assets of a small town such as independent retailers.	Comments noted.
		? 85 Broome Ave.	The Plan is excellent	Comments noted.
		Sabina Bailey	Presume the proposals are prepared by developers and planners. Why is Eye in the same category as Stowmarket and Sudbury which are much bigger? Why is so much development being proposed if local people do have a say in the decision.	NOT ACCEPTED - The Plan has been prepared by representatives of the Town not planners and developers and takes into account the views of local people expressed during a number of consultations.
		Sue Prentice	Appreciate the Plan – opportunity to prevent further damage to the inner Town.	Comments noted
		Sue Prentice	Objects to residential development of the old Library	Comments noted. This already had planning permission and is therefore not dealt with in the Plan.
		Sue Prentice	Objects to the proposals for the County Council buildings on Cross Street.	Comments noted. This already had planning permission and is therefore not dealt with in the Plan.
		Joan Palmer	Support the Town Council's enthusiasm	Comments noted.
		Amber REI Holdings by	Acknowledge the proactive approach assumed by the Eye	Comments noted.

		Pegasus Planning	Steering Group. We recognise the important part they are playing in identifying, synthesising and delivering the vision of the Eye Community using the Neighbourhood Development Plan Process.	
		Rodney Shields	It's a good plan	Comments noted.
		Alistair and Liz Govan	A forward thinking plan that deserves implementation	Comments noted.
		Mark Smith	My congratulations to all involved for a very professional document which, on the whole and if accepted, will serve Eye well for the next few years. My thanks to all involved for the hard work that it must have entailed.	Comments noted.
		T W Baldwin	<p>We would welcome further engagement with Town Council moving forward in order to assist in shaping a positive Neighbourhood Plan, which fully addresses the housing needs of Eye and the wider district of Mid Suffolk.</p> <p>Our client supports the principle of bringing forward a Neighbourhood Plan to shape and guide the future growth of Eye. Eye is a sustainable settlement and, as such, will play a key role in delivering the housing needs of the district.</p> <p>As set out in these representations it is recommended that the Neighbourhood Plan is subject to review following the publication of the Regulation 18 Joint Local Plan. At this point the housing needs of the district and the role Eye has to play in delivering these needs will become apparent. By being in conformity with the strategic policies of the emerging Joint Local Plan the Eye Neighbourhood Plan would conform with paragraphs 29 and 66 of the NPPF.</p> <p>Our client's land to the north and south of Castleton Way has a key role to play in delivering the growth and infrastructure the town needs moving forward, as such, we would welcome the opportunity to engage with the Town Council further regarding</p>	<p>Comments noted.</p> <p>ACCEPTED - The Plan may need review once the Joint Local Plan becomes a material consideration but the timetable for this is unclear and has consistently slipped – the next Consultation Document now not likely until summer 2019.</p> <p>NOT ACCEPTED - There is no requirement in legislation or recommendations that prevent a</p>

			<p>the proposed designations and allocations in the draft Plan. Having reviewed the draft Plan and the evidence base underpinning the Plan our client's land remains, in our view, the most sustainable, available and deliverable site for major housing development in the town.</p> <p>We do not consider the Neighbourhood Plan to be in a form whereby it would satisfy the 'basic conditions' set out at Paragraph (2) of Schedule 4B of the Town and Country Planning Act. Our client would welcome the opportunity to work with the Town Council to develop a sound and robust Neighbourhood Plan for Eye, which would deliver on the aspirations of the local community and the wider housing needs of the district.</p>	<p>Neighbourhood Plan progressing even though there is no up to date Local Plan.</p> <p>The Town Council is willing to meet any parties – meeting held 11/3/19.</p> <p>NOT ACCEPTED - it is not clear why the responder considers that the ENP does not meet the 'basic conditions' set out in Para (2) of Schedule 4B. As stated above there is no legislation or regulations that prevent a Neighbourhood Plan progressing in advance of a Local Plan and the absence of up to date strategic housing requirements. The Debenham NP is in the same position and has passed through its examination stage and moving to referendum for example.</p>
		Suffolk Preservation Society	<p>We congratulate the Neighbourhood Plan team on the commitment and endeavour required to produce the draft document. SPS recognises the importance of identifying a vision for the future of your town and the need for the identification of sites for new housing development. Nevertheless the ambitious aspirations for growth of the town will make it even more necessary to put in place robust policies that will safeguard the special heritage and landscape qualities of Eye.</p>	<p>Comments noted. The special heritage and landscape qualities of Eye do need safeguarding and there are policies in the Plan to achieve this. The design guidance being prepared by AECOM will provide further detailed guidance for developers.</p>
		S Afsema	<p>I agree with the plan.</p>	<p>Comments noted.</p>
		Rosemary Berry	<p>This appears to be a comprehensive, detailed and well thought out framework from which Eye can develop and grow. I thank you all and would like to see the plan implemented asap so Eye has some input to its future.</p>	<p>Comments noted.</p>

		Kathryn Walshe	Support the Plan	Comments noted.
		David Walshe	Support the Plan	Comments noted.
		Michael Barr	In general I am in support of the Plan and consider it to be well constructed and comprehensive. I would like to see car parking plans expanded and included in all developments wherever possible.	Comments noted. Parking standards in development will need to conform to the County wide parking standards.
		Mrs K Barr	In general I support the issues raised in the Plan.	Comments noted.
		Owen H Murphy	I recognise that the Eye Neighbourhood Plan 2018 – 2036 is a document of considerable merit and in its preparation has clearly benefited from a very high level of professional input. Broadly I support the policies set out – their implementation should be monitored with the same degree of attention as is evident in their formulation. Eye’s unique historic character should be preserved.	Comments noted.
		Mrs J Chambers	On the whole I support the Plan.	Comments noted.
		Ms L J Graham	Support the Plan except for policies 7 and 8.	Comments noted – see below re policies 7 and 8
		M J Simmons	Look at other options for housing once Langton area is completed – traffic complexities including good traffic difficult in a rural town. I support many of CPREs concerns about rural development.	NOT ACCEPTED – the comment seems to be that no additional housing sites should be identified before the 280 south of Eye airfield is completed. A number of sites are allocated for specific purposes for example to achieve the redevelopment of the Chicken Factory and the District wide housing requirements indicate that additional housing development over and above the 280 homes will be required.
		Suffolk County Council	Suffolk County Council is supportive of the Town Council’s vision for the area and welcomes the active engagement prior to formal consultation undertaken by the Town Council. In this letter we aim to highlight potential issues and opportunities in the plan and are happy to discuss anything that is raised.	Comments noted.

	Andrew Brown	<p>In general we have no objections to any part of the proposed plan. Listed below are what we feel are some priorities:</p> <ul style="list-style-type: none"> Eye 5 Chicken Factory Eye 25 – Parking Eye 6 – Paddock House Eye 12 – Food Retail Eye 13 – Crematorium Eye 16 – Development outside settlement boundary Eye 18 – Landscape area Eye 19 – Visually Important Open Space 	Comments noted.
	Stacey Wyncoll	<p>Firstly I recognise the great deal of thought and work that has gone into the plan with regard to developing strategies for future needs. This I realise would have been time consuming, and I suspect has not always been an easy task for those involved. Recognising this I am reluctant to share my concerns, however I believe it is important to do so.</p>	Comments noted – see concerns related to specific policies below.
	Environment Agency	<p>Our principle aims are to protect and improve the environment, and to promote sustainable development, we:</p> <ul style="list-style-type: none"> ☑ Act to reduce climate change and its consequences. ☑ Protect and improve water, land and air. ☑ Work with people and communities to create better places. ☑ Work with businesses and other organisations to use resources wisely. <p>You may find the following document useful. It explains our role in the planning process in more detail and describes how we work with others; it provides:</p> <ul style="list-style-type: none"> ☑ An overview of our role in development and when you should contact us. ☑ Initial advice on how to manage the environment impact and opportunities of development. ☑ Signposting to further information which will help you with development. 	Comments noted – seek EAs support in developing the infrastructure plan.

			<p>☑ Links to the consents and permits you or developers may need from us.</p> <p>Our role in development and how we can help: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/289894/LIT_2745_c8ed3d.pdf</p>	
		Gladman Developments Ltd	<p>Reminds about the basic conditions and national planning guidance and planning practice guidance drawing out the need to support strategic needs set out in Local Plans and the need to be flexible enough to be consistent with the emerging BMSDCs joint local plan.</p> <p>SEA screening should be undertaken.</p> <p>Gladman is concerned that the plan in its current form does not comply with basic condition a – it does not conform with national policy and guidance.</p>	<p>NOT ACCEPTED –this is a non sequitur the ENP does not have to be flexible enough to be consistent with the Local Plan but it may need reviewing once the Local Plan becomes a material consideration.</p> <p>NOT ACCEPTED - it is not clear why the ENP does not meet the ‘basic conditions’ set out in Para (2) of Schedule 4B. As stated above there is no legislation or regulations that prevent a Neighbourhood Plan progressing in advance of a Local Plan and the absence of up to date strategic housing requirements. The Debenham NP is in the same position and has passed through its examination stage and proceeding to referendum for example.</p>
		MSDC	<p>The last sentence of fourth para of the Preface are inappropriate in a statutory planning document.</p> <p>Last Para should say ‘Town Clerk’.</p> <p>In acknowledgements suggest saying officers of Mid Suffolk District Council rather than giving names.</p> <p>MSDC will consult on the Joint District Local Plan in early 2019. It will include consultation on the preferred spatial strategy, the distribution of housing and site allocations</p> <p>If substantive changes are made to the ENP it made be appropriate to reconsult on the plan.</p> <p>The period to be covered by the plan should be clearly stated.</p>	<p>NOT ACCEPTED – this sets an important context for the ENP.</p> <p>ACCEPTED – but these contact details will not appear in the Submission draft of the Plan.</p> <p>NOT ACCEPTED – the officers named have been helpful in preparing the Plan other officers at MSDC have not been.</p> <p>Comments noted.</p> <p>ACCEPTED</p> <p>ACCEPTED – add further references to the Plan period.</p>

	Section 1 - Introduction			
		MSDC	<p>Para 1.17 is inappropriate in a statutory planning document.</p> <p>Para 1.1 line 8 'place'</p> <p>Para 1.5 Add "and other material considerations" at end</p> <p>Para 1.9 line 2 - Insert "sustainable" between "of" and "development"</p> <p>Para 1.19 – 1.23 Will need to be updated to cover responses to the Pre-Submission consultation and the changes made in the Submission Plan as a result</p>	<p>NOT ACCEPTED – this sets an important context for the ENP. If the complaint to the monitoring officer leads to a resolution of the CIL issue this could be removed.</p> <p>ACCEPTED – amend 'placed' to 'place'</p> <p>ACCEPTED – add wording suggested</p> <p>ACCEPTED – add sustainable as suggested</p> <p>ACCEPTED</p>
	Section 2 - Evidence			
		MSDC	Para 2.16 will need to be updated	ACCEPTED
	Section 3 – A vision for Eye			
		MSDC	Para 3.1 - We suggest showing the bullet point descriptions in bold text e.g. "An attractive town"	ACCEPTED
		Amber REI	Amber REI generally support these Vision Statements as they set the basis for the NDP to achieve and deliver sustainable development in line with the Development Plan Framework, National Policy and guidance	Comments noted.
		Simon Hooton	Support the vision statements and policies 1,2,3,4,5,6 9,11,12,15,16,18,19 20,21,22,23,24,25,26 28,29,30,31,32,33	Comments noted.

	Section 4 – Housing Proposals			
		MSDC	Whilst it is not possible to provide certainty on the likely housing requirements for Eye now this should be available in early 2019. MSDC will work closely with the Parish Council to ensure consistency. Given the quantum of residual supply to be identified MSDC cannot rule out the need to identify a site or sites in the Joint Local Plan additional to those identified in the Neighbourhood Plan.	Comments noted – the Town Council has sought to work closely with MSDC for some time without response from the District Council. A change of approach by MSDC would be welcome. The District Council should identify the numbers of homes required rather than identify specific sites which is the role of the ENP. The next joint Local Plan consultation document is not now expected until at least the Summer of 2019.
		MSDC	Para 4.7 line 5 “fewer” rather than “less”	ACCEPTED – amend as suggested.
		MSDC	This should include a discussion on the overall level of growth proposed by the Plan and a new policy which sets this out. We suggest the following wording:	ACCEPTED – while there is discussion about the overall level of growth already a summary policy will be added as suggested to reflect the sites allocated in the Plan.

			<p><i>This Plan provides for around 683 dwellings to be developed in the Neighbourhood Plan area between 2018 and 2036. This growth will be met through:</i></p> <p><i>i. The allocation of the following sites for 10 or more new homes:</i></p> <ul style="list-style-type: none"> <i>a. Land south of Eye Airfield – around 280 dwellings</i> <i>b. Eye Health Centre and Hartismere Health and Care – around 43 dwellings</i> <i>c. Chicken Factory, Yaxley Road – around 72 dwellings</i> <i>d. Paddock House, Church Street – around 22 dwellings</i> <i>e. Land north of Victoria Mill Allotments – around 34 dwellings</i> <i>f. Victoria Mill Allotments – around 72 dwellings</i> <p><i>as indicated on the Policies Map; and</i></p> <p><i>ii. an allowance of 160 dwellings on small “windfall” sites of under 10 dwellings that come forward within the settlement boundary during the plan period and not identified elsewhere in the Plan.”</i></p> <p><i>In addition a reserve site is identified for around 174 dwellings south of Eye Airfield</i></p>	
	Para 4.11			
		Occold Parish Council	<p>The Plan mentions that Eye will have to provide for the housing needs of the populations of a “cluster of surrounding villages and hamlets” although “there is no information to quantify this need”, so it over provides “by about 10%” (item 4-11, page 32). We assume that the surrounding villages / hamlets are as mentioned on page 14, in which case we suggest that this may not be wide enough eg. Thorndon. Can you clarify this please?</p>	CLARIFICATION – the functional cluster is identified in the Local Plan which therefore provides strategic guidance for the ENP.
		Stacey Wyncoll	<p>My first concern is that the proposed housing development within the town is in my opinion excessive, and the plan in part is dependent on the introduction of substantial increased housing. This I believe is partly recognised by those drafting the plan, since thought has been given to needs that greater housing would necessitate, such as new schools, car parks, shops, and an extension by relocation of the existing doctors surgery. However</p>	NOT ACCEPTED – a number of sites are allocated for specific purposes for example to achieve the redevelopment of the Chicken Factory and the District wide housing requirements indicate that additional housing development over and above the 280 homes already permitted will be required. The Plan seeks to mitigate the impact on infrastructure

			what is not addressed is the detrimental impacts that excessive development will have. One example of this is the road congestion that is already sometimes present in the town centre. This congestion will increase further with future housing development, and potentially further still if Eye becomes an even greater service centre to the hinterland villages. Therefore whilst I recognise that future housing in Eye is both inevitable and necessary, I would respectfully suggest that housing on the scale proposed in the plan will actually prove detrimental.	by proposing specific improvements such as additional car parking and requiring other things such as a Traffic Management Plan.
	Para 4.12			
		Sabina Bailey	685 houses near the Airfield will create a new town unconnected to the current Town.	NOT ACCEPTED – not all of the 685 dwellings are near the Airfield and measures such as new cycling and walking routes are proposed to improve linkages.
	Eye 1 and 2 – Housing Tenures and House Types			
		Peter Gould	The Plan takes a positive evidence based approach to assessing housing need and uses this to determine the number by housing tenure and type.	Comments noted.
		Gladman Developments Ltd.	Housing needs change over time so recommend adding ‘or evidenced through an up to date assessment’. Concerned that affordable housing requirements threaten viability.	ACCEPTED – the ENP may need to be reviewed if the adopted Local Plan contains a housing requirement higher than the provision in the ENP including the reserve site already identified in the Plan. NOT ACCEPTED – in a Plan led system the Plan should be reviewed if a higher housing allocation is required rather than building in flexibility now. NOT ACCEPTED - Affordable housing requirements are supported by the Viability Assessment.
		T W Baldwin	At present the Neighbourhood Plan aims to meet housing needs not by responding to a specific target figure, but by meeting an identified local need for a specific type of housing.	NOT ACCEPTED – there is no specific target figure available because MSDC’s Local Plan is 20 years out of date. The adopted approach is therefore to seek

			<p>Born out of the findings of the AECOM Housing Needs Assessment, Policy Eye 1 identifies the total provision of affordable housing and sheltered housing required in the town. Policy Eye 2 defines a prescriptive house type mix for residential developments to follow.</p> <p>Whilst it is important that the local needs and views are taken into in the drafting of Neighbourhood planning policies, the provisions of Policy 1 and Policy 2 do not take into account district wide requirements to be set by an emerging Joint Local Plan. As currently drafted Policy 1 and Policy 2 are highly inflexible and do not represent wider housing needs. It is recommended that these policies are reviewed upon publication of the draft Joint Local Plan and that the Town Council state the findings of the Housing Needs Assessment are a starting point or a consideration only for applicants devising a housing mix to support a viable and deliverable housing mix.</p>	<p>to meet the housing needs of young and older households and to bring forward sites the development of which would benefit the Town.</p> <p>ACCEPTED – the ENP may need to be reviewed if the adopted Local Plan contains a housing requirement higher than the provision in the ENP including the reserve site already identified in the Plan. NOT ACCEPTED – in a Plan led system the Plan should be reviewed if a higher housing allocation is required rather than building in flexibility now.</p>
		MSDC	<p>Policy 1 - Only the last sentence can be implemented as a development management policy. The remainder is a statement about the intended outcome of the Plan. In final sentence replace “less” with “fewer”.</p> <p>Policy 2 - As different sites will have a different mix of development this policy cannot be implemented through the development management process. This is more a statement about the intended outcome of the Plan.</p>	<p>ACCEPTED – retain the development policy element of Policy Eye 1 and put the rest in text</p> <p>ACCEPTED – move Policy Eye 2 to text.</p>
	Para 4.2			
		Carol Gleeson	<p>Agrees meeting housing needs of young people vitality important and that the needs of older people should be met. We are an aging population and for people to feel they can stay in their homes and feel secure with a warden in place is imperative. When the council took away the warden in Tacon Close and other facilities it caused a great deal of distress.</p>	<p>Comments noted.</p>

	T W Baldwin	<p>The preparation of the new Joint Local Plan is a critical factor in shaping and determining the level of growth that the Eye Neighbourhood Plan will be required to deliver in the period 2018-2036. We believe the housing need target in Mid Suffolk will rise to be in the region of 585 dwellings per annum. Given Eye's position in the settlement hierarchy and its inherent sustainability as a location to accommodate growth it is anticipated that it will be afforded significant growth in the Joint Local Plan. As such, in the coming months the Eye Neighbourhood Plan will need to respond proactively and positively to the content of the Regulation 18 consultation. Using the Settlement Hierarchy and Growth Options put forward in the 2017 Regulation 18 consultation, and when applying the 585 per annum housing need figure, Eye could potentially attract a strategic growth target of between 702 and 1,229 dwellings over the Plan period.</p> <p>It is recommended that the Neighbourhood Plan's approach to delivering housing growth is reviewed following the publication of the Joint Local Plan Regulation 18 consultation in January 2019.</p> <p>There are significant doubts about the availability and deliverability of some of the sites identified in the Plan – see comments on sites below.</p>	<p>ACCEPTED – the ENP may need to be reviewed if the adopted Local Plan contains a housing requirement higher than the provision in the ENP including the reserve site already identified in the Plan.</p> <p>NOT ACCEPTED - The allocations in the plan and the reserve site already provide for about 740 homes – more than the bottom of the range suggested. If all of the land promoted by Mr Baldwin were allocated in addition to existing allocations over 2000 homes would be developed well above the higher end of the range suggested. The next Local Plan consultation document is not now expected until summer 2019 and the first draft Local Plan is likely not to be published until after the ENP has been put to a referendum.</p> <p>NOT ACCEPTED – see site specific comments and responses.</p>
	T W Baldwin	<p>LAND TO THE NORTH AND SOUTH OF CASTLETON WAY</p> <p>In light of our concerns regarding availability of some of the proposed residential site allocations it is strongly recommended that our client's land to the north and south of Castleton Way and west of Victoria Hill is allocated for residential development in the Neighbourhood Plan. The land promoted for development through the 2017 SHELAA measures approximately 40ha in area and will provide a logical extension</p>	<p>Comments noted – that Mr Baldwin is proposing 40 ha of land which would provide for about 1400 homes which, in addition to the 685 homes proposed in the Plan would see a threefold increase in the size of the Town and provision 800 dwellings higher than the range he suggests <i>might</i> be required by the new Local Plan.</p>

		<p>to the Land south of Eye Airfield site which currently benefits from outline permission.</p> <p>Reserve Site Allocation</p> <p>The Neighbourhood Plan currently seeks to allocate part of our client's land, north of Castleton Way, as a 'Reserve site' for residential development of 174 dwellings should further residential development be required before the end of the Plan period. Table 4 of the Plan currently identifies the site as coming forward in in the period 2029-2036.</p> <p>The proposed 'Reserve site' is available and deliverable in the short term and should be afforded full allocation status in the Neighbourhood Plan. The reserve allocation site is fully capable of delivering dwellings at an earlier stage in the Plan period than currently proposed. It is strongly recommended that Table 4 of the Plan is amended to take into account the short-term deliverability of the proposed 'Reserve site' and the significant development constraints and challenges facing other proposed residential allocations in the Plan.</p> <p>Additional Land North and South of Castleton Way</p> <p>The remainder of our client's land, to the north and south Castleton Way, has not been recognised as a site for future residential development in the draft Plan. The additional land promoted by our client has been divided into three separate land parcels (Sites 2, 5 and 6) in the AECOM Site Assessment document. Set out below are comments on the AECOM site assessment (see end of this table)</p> <p>Taken as a whole the 40ha of land to the north and south of Castleton would form a logical and sustainable extension to the town of Eye. The land promoted by our client is available for development and is subject to limited constraints, especially when compared to sites 10, 11 and 13 (as identified in the AECOM Assessment document) which have then been put forward for allocation in the draft Plan.</p>	
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			Given the constraints and challenges facing other proposed allocation sites it is recommended that further consideration is given to development potential of the additional land to the north and south of Castleton Way.	
		Chantal Gibbs	Density too high for Eye – will accept some changes but not on this scale. What is the purpose of this high density project? How to accommodate a technical project to fulfil the needs, aspirations, way of life of people.	NOT ACCEPTED – the densities proposed are in line with national guidance.
		Maryanne Henderson	I generally support the housing proposals outlined in the plan, and the aim of both ETC and MSDC to supply affordable housing to meet identified need, and particularly to retain younger households in Eye. The plan does not outline in detail how that will be achieved, and my proposal offers a unique means to help achieve this, and addresses the identified aim for Eye to become a more green, sustainable town. The draft plan highlights the strength of community in Eye, and the need to integrate any new housing development with the existing town, which lends itself to the inclusion of a specific community led low impact housing scheme within the overall housing proposal. Current government housing policy includes plans to double the amount of self build and custom build housing across the UK (see Right to Build) with funding streams available to support communities and partnerships to develop self build schemes. ETC owned land could be considered for that purpose, perhaps focussing the identified percentage of affordable homes as plots for self build, even retaining current allotment land into the landscaped design of the site/plots. Such a scheme could be arranged in partnership with a housing association and with MSDC and there are examples of other councils who have already started self build schemes. Such a scheme in Eye would be unique in Suffolk, something for ETC to take the lead on and could include the opportunity for young people to gain and share new skills in building, gain valuable work experience and	Comments noted. Self-build can be considered as an option when developing implementation plans if the Town Council's decides to develop either the agricultural land and/or the allotments.

			help create a future for Eye as a healthy, green, community friendly environment. I suggest this is included in the final copy of the Neighbourhood Plan.	
	Eye 2 – House types			
		Amber REI	The Housing Needs Survey specifies a housing needs figure of 164 homes by 2036. However this figure is not related to any strategic housing requirement for the area and therefore Policy Eye 2 should have limited weight.	NOT ACCEPTED – there is no strategic housing requirement and statute and regulations allow NPs to proceed without one – e.g. Debenham.
	Para 4.15 line 7			
		MSDC	Delete <i>“it is disappointing that”</i>	NOT ACCEPTED – it is disappointing that no provision is made for community facilities
	Para 4.15 - 17			
		MSDC	Land South of Eye Airfield – The north eastern portion of this development has the potential to impact the listed building at Langton Green, specifically Langton Grove (Farmhouse, Grade II) and some potentially curtilage listed barns. The proposal appears to include the demolition of the modern farm buildings to the west of these, so there may be potential to enhance the setting of Langton Grove and any historic/curtilage barns, by increasing the open setting and removing unsympathetic later additions. The remains of Victoria windmill to the south west of the development site may be considered a non-designated heritage asset, although broadly a ruin.	Comments noted – the site already has outline planning permission granted by MSDC and reserved matters are currently being considered. Its not clear what the Neighbourhood Plan can add to this process or what the comments seek to achieve.
	Eye 3 – Land South of Eye Airfield			
		Peter Gould	Support the development of the Hartismere site as proposed – it will enable the better use of the Hospital building and facilities.	Comments noted.
	Eye 4 – Land at eye Health centre and	? 85 Broome Avenue	Support the redevelopment of the Local Surgery and its move into Hartismere Health and Care.	Comments noted.

	Hartismere Health and Care			
		Joyce Brown	Support the proposal as it would make better use of Hartismere Health and Care.	Comments noted.
		MSDC	Say <i>“is proposed for”</i> rather than <i>“should be developed for”</i>	ACCEPTED – make wording change suggested
		Environment Agency	Policy Eye 4, Supporting document 5: Site Assessment Report states that due to existing hospital use the site could contain contaminated land. Our data maps show that the sites lies within Source Protection Zones (SPZ) 1, 2 and 3 and groundwater vulnerability would be high to the presence of contamination. Site investigations may be required at application stage if allocated to determine on-site risks.	ACCEPTED – make reference to this in the plan text and policy Eye 4.
		Sabina Bailey	Hartismere Hospital should be better used.	Comments noted – the use of Hartismere Health and Care is not a matter for the Neighbourhood Plan as it is not a land use matter but the Infrastructure Plan that supports the NP will address the issue.
		Sue Prentice	Objects to the use of land at Hartismere for housing as it should be retained for future health demand.	NOT ACCEPTED – the building is already underused and it is unlikely that additional land/buildings will be required in the foreseeable future.
		Joan Palmer	Supports the Health Centre moving into Hartismere Health and Care	Comments noted.
		Jackie Aling	Although having sheltered housing together close to medical facilities seems like a good idea it could lead to isolation and the sites are a long way from the Town Centre. Ensure a good mix of types of housing and give consideration to the needs of former service personnel.	Comments noted – policy Eye 4 does propose a mix of market and sheltered housing and there is already sheltered housing in the area. Not aware of any schemes that provide housing specifically for former service personnel or if there is an identified need.
		T W Baldwin	The Site Assessment document prepared by AECOM states that the availability of this site is unknown and, as such, the site cannot be listed as an allocation in the Neighbourhood Plan. In light of these comments and the requirements of the NPPF regarding suitable and deliverable sites for housing we have significant concerns regarding the robustness of this proposed site allocation.	NOT ACCEPTED – NPPF supports the development of brownfield land. The site allocation does not require any conversions and affordable housing is not required by the policy. Sheltered housing does not require any subsidy. The red rating in the AECOM site assessment reflects that fact that the views of the land owners were

			<p>A significant proportion (the majority) of this site is brownfield land so that there is potential for any development to be subject to significant remediation and demolition costs. Draft Policy Eye 4 requires 29 (67%) of the 43 proposed dwellings to be sheltered accommodation, as such, we have concerns regarding the ability to bring forward a viable development in line with the proposed mix requirements. Our concerns regarding viability would be equally applicable if some of the buildings on site were to be subject to conversion as stated in the Site Assessment document.</p> <p>We note the published Housing Viability Assessment found a scheme of 23 dwellings at this site to be unviable at 35% affordable housing provision and marginal/approaching viable at 22.4% affordable housing. The proposed allocation capacity (43 dwellings) and 67% sheltered accommodation was not tested in the viability assessment.</p> <p>Summary: This site is potentially unavailable and according to the published evidence base documents. The mix of development set out in the Viability Assessment differs to that put forward for allocation in the Plan.</p> <p>The site was assigned a red rating in the AECOM Site Assessment document.</p>	<p>then unknown – it is now known that the NHS supports the development in principle.</p>
		Owen H Murphy	<p>Supports the policy but would like to see greater emphasis on the development/consideration of medical facilities including an increase in the number of doctors needed to serve the proposed development.</p>	<p>Comments noted – the use of the building and the number of doctors is not a matter for the ENP but it will be addressed in the accompanying Infrastructure Plan.</p>
		Suffolk County Council	<p>It is recommended a clause is added to this policy requiring archaeological evaluation prior to the granting of planning permission.</p>	<p>ACCEPTED – add this clause to the policy.</p>
		NHS Property Services	<p>NHS Property Services (NHSPS) as landowner support the sites identification for alternative uses under Policy Eye 4, however recommend some modifications to the Policy and Supporting text.</p>	<p>Comments noted.</p>

			<p>NHSPS’s Property Strategy team has been supporting Clinical Commissioning Groups and Sustainability and Transformation Plan groups to look at ways of better using the local health and public estate. This will include identifying opportunities to reconfigure the estate to better meet commissioning needs, as well as opportunities for delivering new homes (and other appropriate land uses) on surplus sites emerging from this process.</p> <p>By way of background, local health commissioners are currently developing a strategy for the future delivery of health services in this area. This may involve the release of certain NHSPS landholdings which are no longer required for the delivery of health services.</p> <p>Until the future commissioning requirements for the site are confirmed, additional flexibility is required within Policy Eye 4 to support any future development opportunities. The suggested amendments are shown as tracked changes below. The following amendments would therefore be supported;</p> <ul style="list-style-type: none"> • Para 4.18 – <ul style="list-style-type: none"> ○ There is potential for the Local Health Centre to move into Hartismere Health and Care. A significant concern in the Town is the under-use of Hartismere Health and Care and the consolidation of health facilities within the building is desirable. This change would provide the opportunity for a housing development on a site encompassing the surgery and adjacent under-used land and buildings which are part of Hartismere Health and Care NHS estate (see figure 3) ○ Health commissioners are currently developing a strategy for the future delivery of health services in this area. This may result in parts of 	<p>ACCEPTED – change para 4.18 as proposed.</p>
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			<p>the site (see figure 3) being declared as surplus to the operational healthcare requirements of the NHS, and would therefore be available for alternative use.</p> <ul style="list-style-type: none"> • Para 4.19 <ul style="list-style-type: none"> ○ The site of 0.74 hectares is set within an area of sheltered housing, care homes, residential properties and health services. and could provide many of the 70 sheltered housing units that are estimated to be required to meet the needs of the older population over the Plan period. Pending confirmation of operational healthcare requirements, A any part of the site declared as surplus to the operational healthcare requirements of the NHS will be considered suitable for residential use. sheltered housing is proposed. • Policy Eye 4 - Land at Eye Health Centre and Hartismere Health and Care <p>Health commissioners are currently developing a strategy for the future delivery of health services in this area. As part of this strategy, part of the site 'Land at Eye Health Centre/Hartismere Health and Care (0.74 hectares)' should be developed for housing may become available for redevelopment during the plan period. Any part of the site that is declared as surplus to the operational healthcare requirements of the NHS by health commissioners, is considered suitable and available for residential use. Approximately 0.4 hectares should be developed for market housing providing approximately 14 dwellings at 35 dwellings per hectare and the remaining 0.34 hectares should be developed for sheltered housing at 85 units</p> 	<p>PARTLY ACCEPTED – amend as proposed but retain the deleted text that refers to sheltered housing as this is required to meet some of the housing needs requirement.</p> <p>NOT ACCEPTED – the policy should not contain explanation which belongs in the accompanying text and the specific proposal that the site should be used for a mix of affordable and market housing should be retained for the reasons stated above.</p>
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			per hectare providing about 29 units. The type of housing should be consistent with Policy Eye 2 and Electric Vehicle Charging should be provided in accord with Policy Eye 29	
	Para 4.20 – 4.23			
		MSDC	Land at Eye Chicken Factory – Maps show some pre-1886 buildings exist on the site, probably related to the former railway station here. They are not listed but may be considered non-designated heritage assets. The current plan suggests they would be demolished. Demolishing the modern chicken factory would enhance their setting, but the proposed development suggested might not make an enhancement. Any scheme here must carefully consider the setting.	PARTLY ACCEPTED – the Plan makes no proposals for the former station building but it is not clear what change this comment is seeking to achieve. The design guidance refers to the building and a reference to it will be made in the text.
	Eye 5 – Chicken Factory Yaxley Road Eye			
		? 85 Broome Avenue	Support the redevelopment of the Chicken Factory	Comments noted.
		Richard Berry	A complex site but its development will have a positive impact on the Town.	Comments noted.
		MSDC	Say “ <i>is proposed for</i> ” rather than “ <i>should be redeveloped for</i> ” The Council supports redevelopment of the chicken factory site subject to the Plan making provision to facilitate maximum employment use of the site (sufficient to ensure/maintain site redevelopment viability), and that redevelopment for retail does not impact negatively on existing town centre retail provision.	ACCEPTED – make the wording change proposed. NOT ACCEPTED – the wording of the comment makes it unclear what change if any is requested. If it means that employment uses are preferred on the site this is not accepted. Residential and retail uses are most appropriate for the historic town centre location and substantial existing and future employment is provided with the Airfield Employment Area.
		Environment Agency	Policy Eye 5 – We note the water abstraction licenses on site and previous use, again this site would be vulnerable to contamination. The site is also partially in Flood Zones 2 and 3, we note the western part of the site is only earmarked for	ACCEPTED – add reference to the sequential approach, the need for a Flood Risk Assessment and that site investigations may be required at

			sports pitches as detailed in supporting document 5 but any residential development would need to ensure the sequential approach is applied and be supported by a site specific Flood Risk Assessment.	application stage if allocated to determine on-site contamination risks.
		Penny McSheehy	I support suggested proposals for chicken factory site, but have some concerns about suitability with reference to ground contamination and relevant water table.	ACCEPTED – see requirements to be added above.
		Gerard Faulkener	Supports the redevelopment of the Chicken Factory but wants to know how it will be achieved.	Comments noted – the site will be brought forward for development by its owners.
		Amber REI	We support the inclusion and allocation of the site in the NDP, it will contribute well to achieving the NDP Vision Statements and National Policy objectives to achieve sustainable development and enhance the local area. We support the justification to remove affordable housing liability on the site as it will positively improve the schemes viability. Particularly considering the need to relocate the factory and maintain employment.	Comments noted.
		Amber REI	The site should be extended to include land in the same ownership to the west of the site shown in the Plan. This site already has planning permission for 85 car parking spaces. This would allow more of the remainder of the land to be developed thereby increasing the viability of the development.	ACCEPTED – the site area will be extended to include the land west of the factory buildings. The proposal to provide 83 car parking spaces rather than the proposed 50 is welcome. The policy will be revised to propose housing, retail with operational car parking and additional public car parking.
		Amber REI	Remove requirement for EV charging in accord with Policy Eye 29 and Supporting Document 15.	NOT ACCEPTED - the NPPF supports the provision of EV charging: <i>Paragraph 105 of the NPPF states that ‘local parking standards for residential and non-residential development, policies should consider... e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.’</i> <i>Paragraph 110 of the NPPF states that ‘applications for development should... be</i>

				<p><i>designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.'</i></p> <p>In addition, Suffolk County-wide adopted parking standards¹ apply:</p> <p><i>Section 3.4.2 of the Suffolk Parking Standards states that "Access to charging points should be made available in every residential dwelling."</i></p> <p><i>Section 3.4.2 of the Suffolk Parking Standards states that "The developer shall provide and maintain an electricity supply for charging points. A minimum of 1 space per every 20 non-residential spaces should have charging points installed for electric vehicles."</i></p> <p>Taking this guidance into account Policy Eye 29 will be amended as follows:</p> <p><i>Thresholds and requirements:</i></p> <ul style="list-style-type: none"> • <i>All dwellings with off road parking - one point per dwelling</i> • <i>Dwellings with communal (non-designated) parking – 10% of car park spaces</i> • <i>New build pubs/hotels/restaurants – 10% of car park spaces or Bespoke depending on the site</i> • <i>Commercial with staff parking (greater than 10 spaces) – 5% of car park spaces</i>
		Carol Gleeson	Supports the redevelopment of the Chicken Factory	Comments noted.
		Jackie Aling	Full support for the redevelopment of the chicken factory	Comments noted.

¹ <https://www.suffolk.gov.uk/assets/planning-waste-and-environment/planning-and-development-advice/2015-11-16-FINAL-2015-Updated-Suffolk-Guidance-for-Parking.pdf>

		T W Baldwin	<p>Clarification is required as to the extent of the area proposed for allocation. The site boundary on Figure 4 of the Plan differs to that on Policy Maps found at Section 10 of the Neighbourhood Plan. Draft Policy 5 states that the total site area is 2.56ha, however, the site identified on the Policy Maps appears to be much greater in terms of site area.</p> <p>The draft Policy states that the site should deliver 2.06ha of market dwellings (equating to 72 new homes). The site will also then be required to deliver a car park and a retail use.</p> <p>Summary: Clarification is required regarding the extent of the site allocation area.</p> <p>The proposed retail use at the site is supported as it will further enhance the sustainability credentials of Eye by providing convenient access to shopping opportunities and create jobs for the local community.</p>	ACCEPTED – the site area will be extended to include the land west of the factory buildings.
		June Gould	The site is inappropriate for its current use but ideal for residential use due to its proximity to the centre of Eye.	Comments noted.
		Peter Gould	Support the redevelopment of the Chicken Factory site as its current use is inappropriate and the site is well placed close to the Town centre for residential retail and parking.	Comments noted.
		Owen H Murphy	The redevelopment of the chicken factory is long overdue and I support the policy.	Comments noted.
		Suffolk County Council	The following addition to explanatory text is proposed: <i>“The proposed development should support safe walking and cycling. FP12 runs through the site and could be upgraded to bridleway or cycle track status to facilitate cycling. Surface improvements to the full length should also be made, as parts of the path currently get very muddy.”</i>	ACCEPTED – text proposed to be added.
	Para 4.20			
		Amber REI	Whilst we agree with some of paragraph 4.20, the wording of sentences 2 and 3 could be clearer. At current its wording insinuates that the site will be for Food Retail instead of Housing: <i>“In earlier consultations, residential development was</i>	ACCEPTED – wording to be clarified.

			<i>proposed on the site. However, it has since been decided to allocate a site for a food retail outlet". Though, there is evidentially potential for both housing and shopping facilities on the site, which is acknowledged in later parts of the NDP.</i>	
	Para 4.20, Para 5.4 and Supporting Document 14			
		Amber REI	The proposal for 50 car parking spaces is not derived from any substantial assessment of parking need for the Town and is not therefore justified. Without proper assessment and the consequent absence of objective evidence to identify a specific need; the required provision also risks encouraging commuting by car and affecting the viability of the development objectives of retail and housing on the site.	Comments noted – it is not possible to quantify the number of additional public car parking spaces needed – it is a matter of judgement. The proposal to provide 85 public parking spaces on the land to the west of the factory building is welcome.
	Para 4.21			
		Amber REI	The proposals for retail should be supported by ‘operational car parking’ only and reference should also be made to the potential for overspill car parking on land to the west of the existing factory buildings.	ACCEPTED – the policy should be revised to reflect the need for housing, retail with operational car parking and public car parking on the larger site.
	Eye 5, 12 and 11			
		Suffolk County Council	<i>Policy Eye 5 - Chicken Factory, Yaxley Road and Policy Eye 12 – Food retail, and Policy Eye 11 – Car Parking</i> These policies all relate to the development of the former Chicken Factory site. It might be clearer to combine these policies (or relevant part of the policy in case of Eye 11) into a single policy allocating the Chicken Factory and detailing the requirements of the site. Multiple policies covering one site could lead to confusion, where as a single policy would more succinctly explain a clear vision for the area.	ACCEPTED – a single policy will be prepared for the Chicken Factory site.
	Eye 6 – Paddock House Church Street Eye			

		? 85 Broome Avenue	Support the retention of Green Space on the Church Street Frontage to Paddock House	Comments noted.
		Richard Berry	A mixed tenure development is preferable to the affordable housing scheme proposed by the District Council. There should be a design competition to ensure a high quality development.	Comments noted.
		Joyce Brown	Could Paddock House be demolished before a decision is taken on its future.	Comments noted – this is a matter for MSDC and cannot be achieved through the ENP.
		Penny McSheehy	It is most important that current area of green space is maintained as is retention of mature trees (particularly catalpa)	Comments noted.
		Sabina Bailey	Support residential development of Paddock House as long as open space and parking retained.	Comments noted.
		Joan Parker	Support the development of Paddock House for homes but suggests the design should incorporate garages at ground floor level. Adding car parking spaces in front of Paddock House would not remove traffic congestion in Church Street.	Comments noted – the retention of car parking is not intended to reduce congestion.
		Jackie Aling	Fully support the proposals for Paddock House	Comments noted.
		T W Baldwin	Draft Policy Eye 6 proposes to allocate the site for 12 dwellings of which 5 (41%) should be used affordable dwellings. It is noted that the AECOM Site Assessment and SHELAA assessed the site as having a capacity of 20 dwellings. The Housing Viability Assessment assessed the site based on a yield of 23 dwellings and found the scheme to be viable providing 35% or 22.4% affordable housing. The scheme was not tested at 41% affordable housing. It is noted that that the AECOM Site Assessment documents states that the site is in a Conservation Area and located within close proximity to multiple listed buildings. Built heritage constraints are not referenced in the draft Policy. Summary: Clarification is required as to site capacity.	Comments noted – the District Council proposal is for the whole site to be used for high density affordable housing which may be able to be provided with subsidy and without the District Council making a profit. However Eye prefers lower density mainly market housing on the site because this will enable higher design standards appropriate to the historic location.
		Peter Gould	The Plan proposes the first properly assessed and planned use of the site preserving the green space and much needed parking spaces.	Comments noted.

		M J Simmons	Challenge the logic of market housing for design reasons – if affordable is a priority why can't designs be appropriate for the Paddocks?	NOT ACCEPTED – high quality design is considered to be more likely with lower density market housing.
		Suffolk County Council	An archaeological evaluation prior to planning application is not necessary for this site and it is recommended that the policy requires archaeological evaluation by condition.	ACCEPTED – policy already refers to this.
		MSDC	The proposals for the Paddock House site do not reflect the District Council's emerging proposals for the site. We suggest an alternative policy should be drafted in consultation with the District Council following further discussion and consultation with residents.	NOT ACCEPTED – the District Council is a developer as regards its role as owner of the Paddock House site. The planning system should be plan led and Neighbourhood Plans are intended to provide people with the opportunity to shape their own environment and place. Local people have made clear by a 3 to 1 majority that they wish the open space adjoining Church Street to be kept open. Eye also considers that market housing is more likely to enable higher quality design in this historic setting. MSDC should respect the views of local people and the plan making process. The trees growing on the open space are in a conservation area and have an added degree of protection.
	Paras 4.27 – 4.30			
		MSDC	The remains of Victoria windmill may be considered a non-designated heritage asset, although broadly a ruin.	Comments noted – it is not clear what change, if any, this comments seeks to be made to the Plan.
	Eye 7 and 8 – Land at Victoria Mill Eye and Victoria Mill Allotments			
		Richard Berry	The Town Council should make the most of its assets – it should be possible to accommodate the allotment holders on another site and realise a substantial receipt for the Town.	Comments noted.
		Jackie Aling	Support as long as alternative allotments are provided.	Comments noted – the allotments could not be used for housing unless alternative allotments are provided

		MSDC	Say <i>“is proposed for”</i> rather than <i>“should be developed for”</i> in both policies	ACCEPTED – amend policy wording as suggested.
		Ray Garlick	I find it difficult to foresee any acceptable alternative allotments so my wife and I would be forced to cease cultivating a plot. Given some open space is desirable the area is enhanced in value rather than devalued as suggested in para 4.27. The extra 106 homes would worsen traffic congestion. Encourage use of allotments by new residents.	NOT ACCEPTED – the existing allotments would only be developed for housing if alternative allotments that meet the tests set out in the ENP can be met including a 50% increase in plots and the Secretary of State gives permission to dispose. Substantial open space is already proposed in the 280 dwelling development surrounding the site. It is proposed that traffic management be addressed through a traffic management plan.
		J North	<p>The proposition to develop the allotment land, including the 'agricultural' section is completely is quite unbelievable and contradictory to previous statements in the Plan regarding future housing in Eye. Whilst stating that future housing may be imposed by central government policy, probably correctly, the plan proposes adding a further 100 plus houses on the allotments (Dare I say it is a substantial increase over previous figures) as a planned act by the Town Council. Surely this cannot be reconciled with a further pressure on the infrastructure in Eye to be kept to a minimum. With the new housing currently planned on the airfield which is ludicrous putting more houses up will only add to the lack of infrastructure. I believe the Central government wouldn't force you to use the allotments! These valuable assets would be sacrificed to more housing estates, more crowding in the Town centre and further pressure on road, medical and educational facilities. This would be at the expense of recreational green space, contributing to the well-being of citizens of Eye which will boost good health and reduce pressure on the NHS.</p> <p>Retaining the current allotments would provide an easily accessible asset for the new citizens of Eye very close to where most would be living. Demand and uptake of plots would subsequently rise.</p> <p>These policies are completely misconceived and should be removed from the plan. We do not need more houses in Eye.</p>	NOT ACCEPTED – it is not clear what the previous proposals comment is referring to. It is considered that additional housing will be required to meet Government housing requirements. The existing allotments would only be developed for housing if alternative allotments that meet the tests set out in the ENP can be met including a 50% increase in plots and permission is granted to dispose by the Secretary of State. The Secretary of State has already granted permission to dispose of the agricultural land. Substantial open space is already proposed in the 280 dwelling development surrounding the site. It is proposed that traffic management be addressed through a traffic management plan.
		Mark Smith	The proposals for housing on the allotments is contradictory to other statements in the Plan. The Plan adds a further 106 houses (a substantial increase over and above previous figures). How can this be reconciled with pressure on infrastructure. Central Government wouldn't demand the development of the allotments. These valuable assets would be sacrificed to more housing estates, more crowding in the Town Centre and more	NOT ACCEPTED – it is not clear what the previous proposals comment is referring to. It is considered that additional housing will be required to meet Government housing requirements. The existing allotments would only be developed for housing if alternative allotments that meet the tests set out in the ENP can be met including a 50% increase in plots

			pressure on facilities. This would be at the expense of recreational facilities. Demand for allotments will increase as surrounding population increases. Proposals should be removed from the Plan. Improve the allotments and use the field as public open space such as a community woodland.	and permission is granted to dispose by the Secretary of State. The Secretary of State has already granted permission to dispose of the agricultural land. Substantial open space is already proposed in the 280 dwelling development surrounding the site. It is proposed that traffic management be addressed through a traffic management plan.
		Simon Hooton	ETC should have investigated past use of the sites before applying to the Secretary of State – there was an intention to avoid proper discussion. The information sent to the secretary of state was wrong and the letters have not been made public. The land referred to as agricultural has been and still is allotments. Town Council has woefully under promoted take up of allotments in recent years. There will be a large number of potential new users and the Town Council has been unable to find an alternative site. Retaining the allotments helps meet Government health and sustainability priorities. There is no indication of specific needs that the capital would be used for. The importance of the allotments has not been fully explored with the community. The allotments should be retained and promoted and the agricultural land managed to allow it to be used for allotments in the future.	NOT ACCEPTED – it is not clear what the previous proposals comment is referring to. It is considered that additional housing will be required to meet Government housing requirements. The existing allotments would only be developed for housing if alternative allotments that meet the tests set out in the ENP can be met including a 50% increase in plots and permission is granted to dispose by the Secretary of State. The Secretary of State has already granted permission to dispose of the agricultural land. Substantial open space is already proposed in the 280 dwelling development surrounding the site. It is proposed that traffic management be addressed through a traffic management plan.
		Peter Gould	These sites are well placed for development and preferred to the other sites that would need to be identified to provide the necessary housing growth. The value and utility of the sites would be greatly diminished once the 265 houses are built.	Comments noted.
		Ms L J Graham	The allotments provide Local Green Spaces which will be necessary within a new housing development with tiny gardens. They help to reduce obesity and encourage a healthy lifestyle. I would like to know how the money gained by selling the	NOT ACCEPTED – it is not clear what the previous proposals comment is referring to. It is considered that additional housing will be required to meet Government housing requirements. The existing allotments would only be developed for housing if

			<p>allotment land will be invested specifically to meet the Towns needs.</p> <p>The proposals are contrary to statements earlier in the Plan regarding future housing in eye. Whilst stating that housing requirements could be imposed by the Government the plan proposes a further 160 houses on the allotments a considerable increase on previous figures – a deliberate act by the Town Council. How can this be reconciled with the need to keep pressures on infrastructure to a minimum. Central Government would not force you to use the allotments at the expense of crowding in the Town Centre and recreational green space important for well-being. Improve the allotments to attract tenants. Use the agricultural land as community woodland until its needed for allotments in the future.</p>	<p>alternative allotments that meet the tests set out in the ENP can be met including a 50% increase in plots and permission is granted to dispose by the Secretary of State. The Secretary of State has already granted permission to dispose of the agricultural land. Substantial open space is already proposed in the 280 dwelling development surrounding the site. It is proposed that traffic management be addressed through a traffic management plan.</p>
		M J Simmons	<p>Why use the two allotment sites? Why squash so many houses in when there is so much agricultural land which has already had archaeological investigation? There has been no such investigation on the allotment site?</p> <p>Focus on the Langton Green area and see if the new housing increases demand for allotments.</p>	<p>NOT ACCEPTED – it is not clear what the previous proposals comment is referring to. It is considered that additional housing will be required to meet Government housing requirements. The existing allotments would only be developed for housing if alternative allotments that meet the tests set out in the ENP can be met including a 50% increase in plots and permission is granted to dispose by the Secretary of State. The Secretary of State has already granted permission to dispose of the agricultural land. Substantial open space is already proposed in the 280 dwelling development surrounding the site. It is proposed that traffic management be addressed through a traffic management plan.</p>
		Michael Gosling	<p>Oppose the development of both allotment sites – contradicts previous statements in the plan for future housing in Eye – sure Government would prefer agricultural land to be used rather</p>	<p>NOT ACCEPTED – it is not clear what the previous proposals comment is referring to. It is considered that additional housing will be required to meet</p>

			<p>than allotments. Every time plan is updated there is more housing proposed which will put more pressure on infrastructure. Baldwin land developers think that allotments will be an asset to buyers of the new development. Keep the allotments – improved them, encourage new gardeners, improve paths for disabled and encourage school to use the spare land.</p>	<p>Government housing requirements. The existing allotments would only be developed for housing if alternative allotments that meet the tests set out in the ENP can be met including a 50% increase in plots and permission is granted to dispose by the Secretary of State. The Secretary of State has already granted permission to dispose of the agricultural land. Substantial open space is already proposed in the 280 dwelling development surrounding the site. It is proposed that traffic management be addressed through a traffic management plan.</p>
	Eye 7 – Land at Victoria Mill			
		T W Baldwin	<p>As noted in the AECOM Site Assessment document this site has no direct access to the highway network. Indeed, at present it is land-locked by the allotments, to the south, and agricultural fields to the north, east and west. Draft Policy Eye 7 states that the site should deliver 19 market dwellings and 15 (44%) affordable dwellings. We note that the Housing Viability Assessment tested a scheme of 38 dwellings and found viability to be marginal at 35% affordable provision. Summary: At present, this is a highly constrained site as a site access cannot be achieved without other developments coming forward and facilitating a direct link to the highway network. Clarification is also required regarding site capacity and scheme viability. The site was assigned an amber rating in the AECOM Site Assessment document.</p>	<p>NOT ACCEPTED – the layout of the surrounding 280 home site provides for access to the site. The site is owned by ETC which can accept lower profits than a private landowner if it wishes.</p>

		June Gould	This site is an obvious site for housing development – the opportunity should not be wasted – there is already a planned development for the area surrounding the land.	Comments noted.
		Suffolk County Council	It is welcome that the policy and paragraph 4.28 make reference to burial sites on the western edge of this site. It is recommended that the policy and explanatory text make explicit reference to “preservation in situ” to be completely clear about how developers should approach the archaeology on the site. It is recommended the policy is amended to read (added text in <i>italics</i>): “Of the 1.24 hectare site about 0.2 hectares on the western side should not be developed to protect heritage assets <i>and preservation in situ will be required by condition</i> ”	ACCEPTED – change wording as proposed.
	Eye 8 – Victoria Mill allotments			
		T W Baldwin	Draft Policy Eye 8 states that any development should provide 15 affordable dwellings, 12 market dwellings and 45 sheltered housing homes (total 72 dwellings). The Housing Viability Assessment and AECOM Site Assessment document states that this site has a capacity of 39 dwellings. The Housing Viability Assessment found scheme viability to be marginal at both 35% and 22.4% affordable housing. The only existing link from the site to the local highway network appears to be via a track off Castleton Way which serves the allotments. The AECOM Site Assessment states no constraints regarding site access, however, we consider that a safe and robust access could only be delivered across Mr Baldwin’s land from the proposed development of 265 dwellings accessed from Castleton Way. Without the provision of allotments elsewhere in the town this site will not come forward for delivery. Summary: At present, this is potentially a highly constrained site as it has not been demonstrated that a site access can be	NOT ACCEPTED - the layout of the surrounding 280 home site provides for access to the site. The site is owned by ETC which can accept lower profits than a private landowner if it wishes. The site can only be developed if alternative allotments are provided and permission to dispose is granted by the Secretary of State.

			<p>achieved without other developments coming forward and facilitating a direct link to the highway network. Clarification is also required regarding site capacity and scheme viability. At present this site is not deliverable as an alternative location for allotments is yet to be agreed. The site was assigned an amber rating in the AECOM Site Assessment document.</p>	
		Suffolk County Council	<p>The following addition to explanatory text is proposed: <i>“The site incorporates FP14 along its eastern boundary, and the development should support safe walking and cycling to local amenities and into the wider public rights of way network by including appropriate surfacing of the full length of the path, along with an upgrade in status to either bridleway or cycle track.”</i></p>	ACCEPTED – add text into Table 6 Infrastructure requirements
		Penny McSheehy	<p>I gather from the allotment holders I have spoken to that they are against any change of area for this facility it might well be able to improve access, but many of them have been there for many years, and it is unlikely that a new site would have the same level of improved soil structure as on the current site. Allotments are becoming increasingly popular as new houses have smaller gardens and more people find an allotment financially beneficial.</p>	Comments noted – alternative allotments would need to meet the conditions set out in the Plan and agreed by ETC. These include high quality land and a 50% increase in plots.
		Stacey Wyncoll	<p>A second concern that I have relates to the potential development of the allotments. I should state that I currently hold an allotment behind Millfields, and am opposed to the proposal to relocate the allotments to make way for future housing. This is in part due to my concerns about excessive housing within the town. However a second reason for my opposition to changing allotment location is that the current allotments are located in a place where they are reasonably accessible to present users. They are also ideally situated for the</p>	NOT ACCEPTED - alternative allotments would need to meet the conditions set out in the Plan and agreed by ETC. These include high quality land and a 50% increase in plots and accessibility to the Towns residents. The existing allotments could only be developed if a suitable alternative site is identified and if permission to dispose is granted by the Secretary of State.

			potential allotment using residents, who may occupy new homes to be built on the fields behind the Castleton way, Haygate and Gaye Crescent roads. Thirdly whilst I note what is said on page 56 of the proposals regarding the additional limited spaces potentially at the Rettery, there does not appear to be a definite alternative site proposed. Furthermore unlike other parts of the plan, there does there appear to be any evidence of research done into how great the need or uptake of allotment space may be in the future. Therefore I would personally find it impossible to support a plan which proposes the relocation of the allotments to make way for housing, whilst appearing to give only cursory thought to where a new allotment site might be, and little to no thought to future demand.	
	Para 4.31/32 and Eye 9 – St Peter and St Paul Primary School			
		Joyce Brown	Building is of historic interest and not suitable for housing. Would a new school be C of E?	NOT ACCEPTED – the school buildings, if they are not required as a school in the future, can be converted to residential use. The governance of the School is not a matter for the ENP.
		MSDC	The Plan recognises that this is an aspirational policy. The redevelopment of this site is dependent on a decision being made about the future of the school. There is therefore no certainty that this site will come forward. It may be better to deal with this in lower case text rather than as a formal policy of the Plan. Removing the modern block to the rear of the Victorian school would likely make an enhancement to the heritage assets. However, given the sensitive nature of the site, in close proximity to two Grade I listed buildings, a scheduled ancient	ACCEPTED – the policy will be deleted. Comments noted – the policy is intended to emphasis the heritage importance of the site and the need for sensitive development. Design guidance is also provided.

			monument, Conservation Area and other listed buildings, there would be potential concern from a heritage perspective about redevelopment of this site	
		Sabrina Bailey	Closure of the Primary School would be a very unpopular decision as it's a focus of the community.	Comments noted – in all of the options for Primary School provision – expand the existing school, develop an additional school or develop a new school - there would be a Primary School in the Town. The decision on how additional school places should be provided is not a matter for the Neighbourhood Plan.
		Sue Prentice	The current Primary School should be used for 3 – 7 year olds.	Comments noted - The decision on how additional school places should be provided is not a matter for the Neighbourhood Plan.
		Joan Palmer	Supports the retention of the current school and the development of a new school near Hartismere High. Wonders if there will be demand.	Comments noted - The decision on how additional school places should be provided is not a matter for the Neighbourhood Plan.
		Jackie Aling	Full support	Comments noted.
		T W Baldwin	<p>The Site Assessment document prepared by AECOM states that the availability of this site is unknown and, as such, the site cannot be listed as an allocation in the Neighbourhood Plan. In light of these comments and the requirements of the NPPF regarding suitable and deliverable sites for housing we have significant concerns regarding the robustness of this proposed site allocation.</p> <p>The site is subject to significant built heritage constraints which could potentially fetter the future development of the site and/or reduce site capacity. The site is within Eye Conservation Area and adjacent to a number of Grade I, II and II* listed buildings. Paragraph 4.32 of the draft Plan states the school building should be considered a non-designated heritage asset. The site has not been the subject of a Viability Assessment.</p> <p>Summary: This site is potentially unavailable according to the published evidence base documents.</p>	ACCEPTED – the policy will be deleted.

			The site was assigned a red rating in the AECOM Site Assessment document.	
		All Saints School Trust	<p>We are very disappointed that the plan authors failed to consult adequately with the trust and the school in the preparation of the draft plan. No discussion whatsoever took place with us about the proposal for a new school.</p> <p>We were not consulted on the suggestion that our existing school site might be used for housing. At the very least this is a discourtesy.</p> <p>Because of the lack of engagement with the school we think that significant changes need to be made to the parts of the plan that address education.</p> <p>In addition to responding to the points we make in this response we have invited the neighbourhood plan team to meet with us and work with us on proposals for primary education. We very much hope that they will respond positively to this invitation.</p>	<p>NOT ACCEPTED – emails seeking views and meetings were sent to the Chair of Governors and the Head of Education at the Diocese. These were followed up with telephone conversations which covered all the relevant issues. The offers of meetings were not taken up. The Town Council has maintained a dialogue with the County Council which has the responsibility of planning for school places. A letter has been sent to the author of this objections providing these facts and a revised objection was subsequently submitted.</p> <p>Commented noted – a meeting has been held with the Trust which runs the Primary School.</p>
		All Saints School Trust	<p>We oppose 4.31 and 4.32 and Aspirational Policy Eye 9 and submit that these sections should be deleted from the plan completely.</p> <p>The reasons for this submission are:</p> <ul style="list-style-type: none"> • There is no realistic prospect of this land being available for development within the plan period. <ul style="list-style-type: none"> • The site owners have not indicated any intention to make the site available within the plan period 	<p>ACCEPTED: as there is no certainty the site will be available for housing in the Plan period the policy has been deleted.</p>

		<ul style="list-style-type: none"> • The suggestion that a new 420 place school would be built during the plan period is so unlikely that it ought not even to be suggested as “aspirational” – please see our further submission below on this point • A significant portion of the site is within the flood plain • A large portion of the site is within the curtilage of a listed building (the Guildhall) • No evidence has been produced that small 12 site development would be viable financially (The School Buildings are owned by a Buildings (a Trust) and the land by Suffolk CC). 	<p>Comments noted - The part of the site within the flood plan which is also designated a Local Green Space should not be built on and the capacity of the site has been calculated accordingly.</p> <p>Comment noted.</p> <p>Comment noted.</p>	
	Para 4.33			
		Simon Hooton	Windfall provision is supported but seems to high – 5 to 10 houses per year would seem about right.	ACCEPTED – the windfall allowance is too high. Correct figures for permissions over the last 10 years have been obtained from the District Council which indicates the windfall allowance should be amended to 50% of 120 dwellings over the plan period
	Policy 10 – Reserve Housing Site			
		Jackie Aling	Support as long as the planned open space is provided	Comments noted.
		John Musgrave	It would be beneficial to show phasing in relation to the infrastructure and other needs.	Comments noted – unfortunately the provision of infrastructure cannot be linked directly to levels of development in the Plan. The Infrastructure Plan will seek to achieve this.

		MSDC	Although the District Council has no issue with the identification of a reserve site you should be aware of the comments made in paras. 77 to 79 of the Examiner's Report on the Debenham Neighbourhood Plan.	Comments noted – para 77 of the report referred to states that the Debenham policy does not make it clear if the site referred to is a reserve site or not. The wording of ENP policy eye 10 is very clear that it is a reserve site and the site is not referred to in Table 3 which summarises the housing allocations. Para 78/79 states that phasing is not appropriate. There is no phasing proposed in the ENP – policy eye 10 states that the site is a reserve site – it is not therefore phased but would need a revision to the plan to bring it forward and Table 4 gives expected phasing but makes not phasing requirements.
		Suffolk County Council	It is recommended that “Archaeological Assessment will be required at the evaluation stage” is changed to “Archaeological Assessment will be required <i>prior to the granting of planning permission.</i> ” This makes the policy clear about when the archaeological evaluation should take place.	ACCEPTED – change wording as proposed.
		Simon Hooton	The allocation of land in Policy 10 seems sensible – should be used in preference to the allotments. The supporting text in the policy should however be stronger in terms of setting the design / standard / styles. The design brief for the adjoining land with its outline permission could be far better in terms of style, adherence to environmental needs including resource efficiency and setting	Comments noted - design guidance will be provided in a supporting document as a result of the work being undertaken by AECOM
		Occold Parish Council	Occold's housing needs survey last year found that nearly 25% of people anticipating moving to alternative accommodation within the next 5 years, were looking to move to neighbouring parishes, (about 12 people). If this percentage is replicated across the “surrounding villages” – possibly wider – then the reserve building site may well be needed. If so, will this site include affordable housing and what percentage of homes will be affordable?	Comments noted – the Plan makes provision for some affordable and sheltered housing needs from surrounding parishes. The overall housing allocations are far higher than needed to meet the needs of Eye alone. There is no information available on which to base specific allocations of affordable or sheltered housing needs for surrounding villages.

	Paras 4.38 and 4.39			
		M J Simmons	Development period too long.	NOT ACCEPTED – the development period needs to match the Local Plan period which is 2018 to 2036.

	Section 5 – Other Land Use Proposals			
	Para 5.3b			
		Amber REI	We object to the provision for car parking provision for the reasons mentioned above, however the opportunity remains to achieve this desire provision through the construction of the extant permission to the west of the factory buildings.	ACCEPTED – the site area will be extended to include the land west of the existing factory.
	Figure 9 – Potential Uses for The Rettery and Chicken Factory area			
		Amber REI	Replace this figure with a plan showing the whole site as provided in the response.	ACCEPTED – amend Figure 9 accordingly
	Eye 11 – Car Parking			
		Bridget Bloom	Oppose the proposal for car parking in The Rettery – better kept as a green space and for walking and cycling. The proposal is contrary to the identification of the area as a Local Green Space.	NOT ACCEPTED – car parking can be included in this area while protecting important buildings, views, local green spaces and pedestrian/cycleway access with sensitive and appropriate design.
		MSDC	A car park at the Rettery would detract from the vegetated, semi-rural setting to the rear of Lambseth House (Grade II) and Chandos Lodge (Grade II), so would be inappropriate in this location. Reword to say “ <i>Land is allocated at .. for car parking for public use</i> ”	NOT ACCEPTED – car parking can be included in this area while protecting important buildings, views, local green spaces and pedestrian/cycleway access with sensitive and appropriate design. ACCEPTED – amend policy wording as recommended.
		? 85 Broome Avenue	Support car parking on The Rettery. Suggest the land behind the Church Street Co-op is used to provide additional car parking by extending Buckshorn Lane car park.	Comments noted.
		Joan Palmer	How would 60 car parking spaces be added to The Rettery – a double storey car park?	Comments noted – the provision of up to 60 spaces is possible at ground level as shown in Figure 10.

		Caroline Belgrave	Suggest the land behind the Church Street Co-op is used to provide additional car parking by extending Buckshorn Lane car park.	NOT ACCEPTED – the views of the land owner on this proposal are unknown as are the views of MSDC which owns the car park.
		Jackie Aling	Full support for this much needed addition	Comments noted.
		John Musgrave	Parking on The Rettery would be contrary to the visual amenity and recreational value of the area. Access would not be safe. Better to have it in one place elsewhere such as east and west of the Pedestrian Way south of Pine Close.	NOT ACCEPTED – car parking can be included in this area while protecting important buildings, views, local green spaces and pedestrian/cycleway access with sensitive and appropriate design.
		Mrs Speak	There is currently insufficient car parking for shopping in Eye which often means that people go to Diss and local shops miss out. More parking is needed now and all new homes should have car parking.	Comments noted.
	Para 5.5 and Eye 11 – Car Parking			
		David and Carol Alexander-Williams	<p>The Plan identifies The Rettery as a Local Green Space and a Visually Important Open Space. Policy Eye 19 state that VIOS will be protected and development proposals must demonstrate they will not significantly affect the views of these spaces. VIOS also identified as local green spaces have an additional level of protection under Eye 20. The view from Lambseth Street is important because it conveys a sense of rural in the urban area. It has a medium to high risk of surface water flooding and a difficult entrance. There would be health and safety risks to cyclists and walkers because of manoeuvring cars. Its to far away from the shops for people to use. Support cycling a footpath route instead.</p> <p><i>The other car park proposed for the Chicken Factory site would be preferable, on the grounds of (1) it would be making use of a brownfield site, and (2) it would be nearer the town centre if linked through to the Cross St car park.</i></p>	NOT ACCEPTED – car parking can be included in this area while protecting important buildings, views, local green spaces and pedestrian/cycleway access with sensitive and appropriate design.

	Eye 11 Car Parking and para 5.4 and 5.6			
		Amber REI	Object to requirement to provide car parking for surrounding residents which is not the landowners responsibility and the implication that 100 car parking spaces can be provided in para 5.6.	NOT ACCEPTED – para 5.6 refers to 50 car parking spaces. Amber REI have proposed an alternative location within the site for 83 spaces.
		M J Simmons	Use of The Rettery for car parking will impact on Local Green Space, allotments, and be hazardous for the proposed cycleway and footpath. It is also a floodplain. Extending cross street car park requires two entrances/exits but don't link into The Rettery.	NOT ACCEPTED – car parking can be included in this area while protecting important buildings, views, local green spaces and pedestrian/cycleway access with sensitive and appropriate design. There is no proposal to join Cross Street Car Park with the Rettery for vehicular access.
	Eye 12 – Food Retail			
		Geoff Hazlewood	Undecided whether a food retail outlet will benefit other retailers but open to the idea that it might. It will be beneficial to an ageing population.	Comments noted.
		Sabina Bailey	Support the development of a new supermarket to complement the two existing ones	Comments noted.
		MSDC	Needs to be reworded to say “ <i>Land at ... is proposed for</i> ”	ACCEPTED – amend wording as suggested
		East of England Co-op	Should the proposed food outlet be located in central eye it is essential it is closely linked with the existing retail offer. A store fronting the Cross Street Car park and not Magdalan Street would be advised. Core pedestrian flow should be encouraged through Cross Street car park with hard landscaping drawing in the facilities of the public toilets and Library – a plan illustrating this is provided.	Comments noted.
		Suffolk County Council	If this policy is to remain separate from Policy Eye 5 (see General Comments section) it is recommended that this policy should have the same archaeological requirements as policy Eye 5. Inclusion of the clause “Archaeological Assessment will be required prior to the granting of planning permission” is	ACCEPTED – ensure wording is included in the combined policy.

			recommended. This will make it clear that archaeological evaluation is required for the retail section of the site as well as the other parts of the site.	
		Sue Prentice	Concerned that a new supermarket would draw trade away from High Street traders and it would cause additional traffic in the Town Centre.	NOT ACCEPTED – the Plan proposes a food retail outlet adjoining the Town centre because it is very likely that a new supermarket will be brought forward by the market to meet growth in population and its location adjoining the Town Centre is more likely increase trade for existing shops and supermarkets than a supermarket outside the Town. Increase traffic in the Town centre is a concern which is why a traffic management plan is proposed.
		Amber REI	The principle of Eye 12 (Food Retail) is supported. However, it would be more appropriate to identify this provision as ‘shopping and local services’, to further increase the schemes adaptability to dynamic market needs if necessary. We request that reference to 50 parking spaces is removed and replace with ‘car parking to serve the stores operational requirements’. It is also recommended that the reference to Policy Eye 30 is removed as the justification for Electric Vehicle Charging Points is not fully justified.	NOT ACCEPTED – it is not clear what local services are and the need is for food retailing. ACCEPTED – revise policy to refer to a supermarket with operational car parking and public car parking. PARTIALLY ACCEPTED - no percentages for EV charging points were proposed in Supporting Document 15 Amend policy to require a minimum 10% EV charging point provision in order to be in line with the Suffolk Parking Standard for the closest equivalent development use type, that being new build pubs/hotels/restaurants
		Carol Gleeson	Yes, an additional supermarket to give a choice would be good although this would hopefully not be to the detriment of the existing ones. One of the pluses would be that people may prefer to shop locally than drive into Diss.	Comments noted.

		Patrick Burnside	Concerned that a new foodstore would lead to the closure of the existing easily accessible existing supermarkets – would prefer a new shopping in vacant shops.	NOT ACCEPTED – the Plan proposes a supermarket adjoining the Town centre because it is very likely that a new supermarket will be brought forward by the market to meet growth in population and its location adjoining the Town Centre is more likely increase trade for existing shops and supermarkets than a supermarket outside the Town. There are no vacant shops big enough to accommodate a supermarket.
		Jackie Aling	Full support for this much needed addition	Comments noted.
		June Gould	The site is inappropriate for its current use but an ideal site for retail due to its proximity to the Town centre.	Comments noted.
		Owen H Murphy	Support the policy however due regard must be had to the impact of traffic flow from the development of a sizable retail outlet. Provision of car parking – 50 spaces is minimal – is only one aspect to be considered.	Comments noted – traffic generation is a concern which is why a traffic management plan is required.
		M J Simmons	If this area has contamination risks why is it proposed for a food store?	Comments noted – any contamination will need to be cleared whatever type of development takes place on the site.
	Eye 13 – Land West of Eye Cemetary, Yaxley Road.			
		T W Baldwin	The land identified by Policy Eye 13 and Figure 11 is under the control of our client. As per our previous discussions with the Town Council our client supports the proposed allocation of this land for a crematorium.	Comments noted.
		Richard Berry	The provision of a Crematorium is positive and sensible forward planning as the population ages. The development should be sensitively screened.	ACCEPTED – add further requirements for screening of the site from the West and North.
		Sabrina Bailey	Its madness to put a Crematorium close to the Town/School	NOT ACCEPTED – emissions from crematorium are strictly controlled – see Process Guidance Note 5/2 (12) Statutory Guidance for Crematoria September 2012 Defra.

				<p>THE SITING AND PLANNING OF CREMATORIA – guidance issued by DOE 1978 states:</p> <p>'7. Efficiently operated modern cremators should not cause any nuisance or inconvenience to houses in the vicinity. But to allow for any possible emission of fumes, the direction of the prevailing wind should be taken into account in the selection of a site. 8. Main services should be available, water drainage electricity and gas. If main drainage is not available a simple treatment plant large enough to deal with soil drainage from the building may be acceptable. 9. Entrances and exits require careful planning; they should be from or to local distributor roads and appropriate sight lines should be provided. The highway authority, as well as the planning authority, should be consulted. It helps the circulation of traffic to have a separate entrance and exit. If the entrance and exit routes share the same roadway this should be about 5m wide. 10. The gateway at the entrance to the site should be set back enough to allow a full turn-in from the road for any vehicle before passing through the gates. A pedestrian gateway should be provided adjoining the vehicular gateway, as many visitors to the crematorium grounds and remembrance chapel may come at a time when the main building is closed.</p> <p>17. The Cremation Act 1902 (Section 5) provides that no crematorium shall be constructed nearer to any dwelling house than 200 yards (182.880m)*, except with the consent in writing of the owner, lessee and occupier of such house, nor within 50 yards (45.720m) of any public highway, nor in the consecrated part of a burial ground.'</p>
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		Jackie Aling	Yes thankyou – why we have to do a 60 mile round trip to be cremated is beyond me – a well-designed park next to a renovated cemetery should be a benefit to the community and a priority.	Comments noted and the link to improving the cemetery Table 6 indicates that a contribution to the improvement of the cemetery should be required.
		John Musgrove	Excellent idea	Comments noted.
		Maryanne Henderson	In addition, plans for a new crematorium (policy 13; 5.14) would be improved by linking the memorial grounds to the existing ‘Green’ burial site in the ETC cemetery to create a properly landscaped area in what is currently an unappealing field. Planting trees and shrubs, allowing a managed approach to the inclusion of memorial benches, and creating an environment for remembering loved ones and personal reflection would make the whole area more attractive, potentially more cost effective and encourage more people to consider it as an option for burial.	ACCEPTED – the link to improving the cemetery is noted. Table 6 indicates that a contribution to the improvement of the cemetery – which would include the green cemetery - should be required.
		Simon Hooton	Although I support the idea of the provision of a crematorium in Eye or vicinity I have concerns about the site chosen. The land here rises above surrounding land and a new ‘industrial scale’ building with large car parking is likely to be intrusive in the landscape. It may be possible to consider sufficient planting screening to the west but it is unclear how its northern boundary could be changed sufficiently to protect views from Castleton Way/ Hartismere School southwards. It does create a western boundary that could lose the essence of a rural settlement tucked into the landscape. This development allocation should only be supported if detailed design can clearly demonstrate such change will not materially impact on the rural nature of this western edge of the settlement and there is sufficient mitigation of the highest quality to allow it to go ahead..	ACCEPTED IN PART – the site adjoining the cemetery is the most appropriate for this use and the land to the east of the cemetery cannot be used for archaeology reasons. However revise the policy to refer to the scale of the building and screening to minimise the impact on the views referred to.
		June Gould	Excellent idea – Suffolk is not well served when it comes to crematoria. I would welcome the development of this area for	Comments noted.

			this purpose – it will be necessary to improve the cemetery which is in a poor state.	
		Suffolk County Council	The following addition to explanatory text is proposed: <i>“FP8 and FP42 would provide pedestrian, and potentially cycle, access to the site, therefore appropriate surface improvements to the paths, along with a possible upgrade in status to either bridleway or cycle track should be considered as part of the improvements and additions to the site.”</i>	ACCEPTED – text to be added to Table 6 Eye 7..
		Andrew Evitt	Strongly support new crematorium for Eye, for the reasons outlined in para 5.11 – 14, particularly a reduction in need to travel and the stress for the bereaved.	Comments noted.
	Eye 14 – Land for Primary School, West of Hartismere High School.			
		T W Baldwin	In principle, our client supports the need to ensure that the capacity of education infrastructure in the town increases to respond to and support housing growth. The location of the proposed ‘reserve site for a primary school’ adjacent to Hartismere High School is a logical location for any new primary school, should the need for a new facility arise. The identified ‘reserve site’ at Figure 12 of the draft Plan differs in area to the ‘reserve site’ identified on the Policy Plan at the rear of the draft Plan. Regardless of the exact extent of the proposed ‘reserve site’ it falls within land currently under the control of our client. The principle of safeguarding land in this location for education purposes is not a proposal our client is, in principle, opposed to, however, as per our 2017 SHELAA submission, our client is primarily promoting the land south of Castleton Road (including the proposed allocation area) for residential development.	ACCEPTED – ensure Figure 12 and the policies plan are consistent. NOT ACCEPTED – the site and the surrounding land is not proposed for housing development – the development of all of the land proposed by Mr Baldwin would be massive over development of the Town.

			To support the aims and objectives of the Neighbourhood Plan moving forward our client would be keen to discuss the proposed reserve site allocation and the surrounding land promoted for residential development with the Town Council.	
		?85 Broome Avenue	Support the allocation of a site for a Primary School off Castleton Way.	Comments noted.
		Carol Gleeson	At the moment the primary school works very well pupil size wise but obviously with the imminence of a growing population (re new houses) it seems to me that a new school would be necessary. The idea that the Church of England reinvesting in a new one sounds ideal.	Comments noted.
		MSDC	This is a matter on which Suffolk County Council should be consulted and the Neighbourhood Plan should have regard to their comments.	Comments noted – Suffolk County Council have been consulted and supports the allocation.
		Suffolk County Council	<p>There is currently one early years setting operating in Eye the need for an additional early years setting is acknowledged within the plan, however there are some issues with only providing the option for the setting within the allocated school site.</p> <p>SCC usually do encourage early years settings to be located with primary schools where possible and it is sensible that this option is available. However, in this case, as there isn't guarantee that the school can come forward due to funding, this would not be the best location for an early years setting to come forward on its own.</p> <p>It is recommended that another option is included in the plan, should the early years facility need to come forward on its own. This would require 915.2m2 of land and safe, and sustainable routes to access the site.</p> <p>If co-location with the school is not possible other suitable locations for an early years setting SCC would encourage are:</p>	ACCEPTED – include a reference in the infrastructure section and add to the Infrastructure Plan in due course..

			<p>co-location with community facilities (such as a community centre or health facility), within town centres, or within other well connected mixed use areas (such as the Plan's vision for the Rettery and Chicken Factory area). These locations tend to be well connected and are services that local people need to access, so a setting in one of these locations would be convenient for users and would help to make the early years setting more viable (as early years provision is delivered by the market).</p> <p>Including settings as part of new development is also a potential option, as new development tends to be where young children arise. The plan could include an early years settings as part of one of its housing allocations.</p>	
		Suffolk County Council	<p>It is recommended that "Archaeological Assessment will be required at the at the start of the detailed planning process" is changed to "Archaeological Assessment will be required <i>prior to the granting of planning permission.</i>" This makes the policy clear about when the archaeological evaluation should take place.</p>	ACCEPTED – wording to be changed.
		Suffolk County Council	<p>Eye is served by the 210 place St Peters and St Pauls Primary School. There is a project to expand this school to 315 places and a masterplan up to 420, which would enable the school to accommodate the growth proposed in the neighbourhood plan. The allocation of a potential school site in the plan is welcome. Paragraph 5.20 is correct, in that funding is not currently available to relocate the current primary school facilities in Eye. However, the allocation does provide options SCC can discuss with the school and the Diocese should the situation change.</p>	Comments noted.
		Suffolk County Council	<p>The following addition to explanatory text is proposed: <i>"Opportunities shall be sought for safe cycling and walking links to the existing and any future proposed school sites."</i></p>	ACCEPTED – additional text to be incorporated.
		Jackie Aling	Full support	Comments noted.

		Simon Hooton	<p>I do not believe the current primary school site can be developed sufficiently to meet future demand without intolerable impacts on the centre of Town. Traffic congestion is already of concern and to see a doubling of pupils can only suggest traffic will create unsolvable problems.</p> <p>The setting of the current school in an important heritage zone would require development of the very highest standard and the loss of open spaces for the children's education and health would also be unsuitable.</p>	Comments noted and the need for the highest standard of development should St Peter and St Paul school be replaced agreed.
		Occuld Parish Council	<p>It states on the NP that St Peter & St Paul primary school is currently fully subscribed with 210 places but that a plan has been prepared to increase capacity to 420 places. Has this plan been discussed with the school since it joined All Saints Multi Academy Trust last year? If not, we would suggest that contact is made with the school / MAT to ensure that the plan remains coincident with the trust's future plans and, if changes are necessary, a revised plan be prepared.</p>	Comments noted - Emails seeking views and meetings were sent to the Chair of Governors and the Head of Education at the Diocese. These were followed up with telephone conversations which covered all the relevant issues. The offers of meeting were not taken up. The County Council is responsible for planning school places, it has been engaged on this issue during the Plan process and it supports the land allocation.
	Para 5.15 – 5.21 Eye 14 – Land for Primary School			
		All Saints School Trust	<p>We oppose 5.15 – 5.21 and Policy Eye 14 and submit that these sections should be deleted from the plan completely.</p> <p>The reasons for this submission are:</p> <ul style="list-style-type: none"> • Even if all the housing is built within the plan period and the estimated additional pupils places based on the yield of 0.25 pupils per dwelling is correct these places can all be provided by expanding the existing school. 	<p>NOT ACCEPTED – The allocation of a site simply provides the option to provide a second or replacement school. Its allocation is supported by Suffolk County Council which has responsibility for planning for school places.</p> <p>It is not yet clear whether the existing school can be expanded to accommodate all of the needs – currently plans for a 315 place school seem feasible while expansion to 420 is uncertain. The need for Primary and Early Years places arising from the proposals in this plan together is much higher than</p>

			<ul style="list-style-type: none"> • 5.15 itself accepts that <i>the expansion of the school on its current site is the most cost effective option to provide additional school places for primary school children...</i> • The yield of 0.25 children per new dwelling is unlikely to be accurate in a rural market town such as Eye. Experience in rural areas shows that many new dwellings tend to be purchased by older inhabitants without primary aged children and whilst these figures are useful for planning purposes we would expect the yield in reality to be substantially lower. • Building a new 210 place school within this plan period would in our view be extremely damaging to primary education in Eye and surrounding villages. This would almost certainly lead to two schools with significant unfilled places making them harder to run and less viable. The impact could even lead to the closure of smaller schools outside Eye causing significant harm to these communities. We submit strongly that the suggestion of an additional school in the Town in this plan period should be removed entirely from the plan. • 5.17 suggests that that expansion of the existing site “would be short term” but we would challenge this assertion. Allowing the existing school to expand to 420 pupils (which is the size of an average primary school with two forms of entry) would leave 	<p>the maximum 420 places the existing school can be expanded to and separate Early Years provision would need to be made in another location.</p> <p>It is understood that the County Council’s preference is to expand the existing school. However it is also understood that expanding the school from 315 places to 420 places could be expensive.</p> <p>The Plan relies on the calculations of the County Council which is responsible for planning school places. The Plan makes substantial provision for affordable housing for younger households which are likely to have more children and the calculations exclude provision for older people.</p> <p>Decisions on whether the existing school should be expanded, an additional 210 place school provided or a completely new 420 place school provided are not for the neighbourhood plan to make.</p> <p>ACCEPTED – as above this is not a decision for the neighbourhood plan and this reference should be removed. Similarly Para 5.16 refers to concerns about the quality of education if the existing school</p>
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		<p>the town with a much more sustainable and viable school that could operate well beyond the timeframe after the plan.</p> <p>. If as 5.17 suggests the expanded 420 place school really is nearly full after the plan period ends then any future plan for expansion of the town would need to take this into account but at this stage this is purely speculation. We do not know if all these houses will actually be built how many primary aged children they would produce. In any event perhaps the most likely outcome after 2036 would be to suggest that a new primary school (in addition to the existing school) would be needed if future development on scale is desirable. This would mean the investment is not, as suggested, short term.</p> <ul style="list-style-type: none"> • We are disappointed that one of the main reasons for the proposals around primary education appears to be related to road congestion around school start and finish times. Something that is true for almost every single school in the country. It is even more perplexing that the suggested solution to this is to move the school next to Hartismere High School on another road that is already extremely congested. It is unclear to us how this solves this problem. • It appears likely that the additional development envisaged by the plan is likely to further increase traffic near to the High School. Traffic is also likely to be increased due to a recent decision by Suffolk County Council to significantly cut funding for home to school (bus) transport. This change is very likely to mean more children are driven to Hartismere High School by car than at present. • We would also challenge the assertion that “modern facilities” would make a significant improvement on two 	<p>is expanded. These judgements are not a matter for the ENP and will be deleted.</p> <p>Comments noted – based on the County Council’s pupils per household ratio’s the housing provision in the Plan will mean most of the capacity of a 420 place school will be taken up by the end of the Plan period for Primary aged children and more if Early Years is taken into account.</p> <p>Comments noted - The Trust has explained that as part of the proposals to increase the capacity of the existing School improvements to car parking and drop off arrangements are being investigated and a reference to this should be added to the text. There is more space to provide car parking and drop off provision off road for the reserve site near Hartismere school.</p>
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		<p>grounds. Firstly that the school already has (and certainly will have if expanded) modern facilities including a MUGA games field. Secondly there is no evidence “modern facilities” improves educational outcomes. We would certainly agree that schools should be well maintained and adequately equipped but it is the quality of staff and teaching that makes the most difference.</p> <ul style="list-style-type: none"> • The figures in 5.18 are incomplete and it is notable that there is no figure given for expanding the existing site. <ul style="list-style-type: none"> • The plan contains no suggestion whatsoever on where the substantial amounts of money (up to £7 million plus) to build a new school would actually come from, indeed in 5.20 you state that <i>the County Council has indicated that it currently considers a new school is not financially viable</i>. We agree with the County Council. • Whilst sharing facilities with High Schools can be advantageous to primary schools this is not as straightforward as it sounds. A simple example is that a full sized football pitch is not suitable for small primary aged children. The purchase of a mini-bus could easily enable the primary children at the existing school to take advantage of any expanded facilities at Hartismere and would be significantly cheaper than building a new school. <p>We suggest that:</p> <ul style="list-style-type: none"> • The section on primary education is re-written to make it clear that expansion of the existing school is the most pragmatic solution for the demand envisaged during this plan period. 	<p>ACCEPTED – this is not a judgement for the neighbourhood plan and comments about educational provision will be removed from the text. Reference to the potential for sharing of facilities should be retained.</p> <p>Comment noted – the County Council do not yet have fully worked plans for the work required to the existing school to increase its capacity – which is part of the doubts that exist about this option.</p> <p>Comments noted – funding is not a matter for the neighbourhood plan but the Town Council will wish to represent the interests of the Town in securing funding for all necessary infrastructure improvements including schooling and this will be part of the Infrastructure Plan.</p> <p>Comments noted – see above</p> <p>NOT ACCEPTED – the decision on whether the existing school should be expanded, an additional school provided or a completely new school provided is for the neighbourhood plan to take. The</p>
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			<ul style="list-style-type: none"> Landowners near to the existing primary school site are approached and asked if they might make available a suitable site for parking to help alleviate traffic issues. Any suitable site could be included as an “aspirational” policy within the plan. 	<p>County Council supports a reserve site to provide it with options.</p> <p>Comments noted – the plan has identified parking and traffic issues as a problem and the fact that the Trust also considers it a problem that needs to be resolved is welcome.</p>
	Para 5.22			
		Simon Hooton	I do not support the use of the spare allotment land here as a replacement for the Victoria allotments. The continued use of the land here as allotments would be welcome but as additional and alternative provision	ACCEPTED – remove reference to the potential for allotments at The Rettery.
		David and Carol Alexander-Williams	Supporting Document 11 identifies the number of allotments required if the current allotments are developed. The only solution proposed for these is the unused land at the private allotments at The Rettery – this space is not big enough and the grassed land is too poor for allotments.	ACCEPTED — remove reference to the potential for allotments at The Rettery.
	Eye 15 – Sports Hall	Jackie Aling	Full support much needed asset	Comments noted.
		June Gould	<p>Eye is not well served in relation to Sports Facilities and this should be addressed as a matter of urgency. Exercise and the facilities to enable people to do exercise is vital for our communities health. Such facilities should be on our doorstep.</p> <p>The area around the Community centre should be developed further to include a leisure centre, swimming pool and gym.</p>	<p>Comments noted.</p> <p>NOT ACCEPTED – the development of leisure facilities with dual school and public use is the most practical and cost effective means to secure additional facilities.</p>
		Suffolk County Council	This policy should include the clause “ <i>Archaeological investigation on this site will be required by condition</i> ”. Some archaeological investigation has taken place on the area covered by the car park, so investigation by condition will be suitable for this site.	ACCEPTED – wording to be amended accordingly.

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	Section 6 – Safeguarding and Development Control			
		Natural England	Has no comments on the plan but refers to guidance about the natural environment.	Comments noted.
	Eye 16 - Development outside the Settlement Boundary			
		Suffolk County Council	Archaeology is still a consideration to development outside of the settlement boundary. It is recommended that the following clause is added to the policy: <i>“Archaeological investigations must be undertaken prior to any planning application if there is a reasonable likelihood of significant archaeological remains being found on or adjacent to the site.”</i>	ACCEPTED – the proposed clause to be added to the policy.
		MSDC	Recent appeal decisions have called into question this type of policy as they have been held to be inconsistent with the July 2018 National Planning Policy Framework. See para. 92 of appeal decision at Green Road, Woolpit reference App/W3520/W/18/3194926. It may be better to say that the settlement boundary identifies the area required for Eye to meet its full housing requirement. Further development beyond the boundary is not required and will be resisted.	ACCEPTED – text to be amended accordingly.
		T W Baldwin	The development at Land south of Eye Airfield (Policy Eye 3) benefits from an outline planning approval, as such, this is a committed development which will come forward shortly. To reflect that this development is committed and subject to a	ACCEPTED – the settlement boundary should include all sites proposed for development including the Land south of Eye Airfield.

			planning approval the site area should be included within the Settlement Boundary on the Policy Plan which accompanies the Neighbourhood Plan. It is requested that this amendment to the Plan is made prior to its submission.	
		Gladman Developments Ltd	The use of settlement limits to arbitrarily restrict suitable development from coming forward on the edge of settlements would not accord with the positive approach to growth required by the NPPF. This policy should be drafted more flexibly with demonstrably sustainable development adjacent to the settlement boundary also supported.	NOT ACCEPTED – in a plan led system sites are identified and a settlement boundary defined.
	Eye 16 - 20			
		Jackie Aling	Full support – open spaces must be protected to ensure quality of life in the future	Comments noted.
	Para 6.3 and Eye 17 – Development within the settlement boundary			
		Historic England	We welcome the production of this neighbourhood plan, and are pleased to see that it considers the built and historic environments of Eye. However, we regret that we are unable to provide detailed comments at this time. We would refer you to our detailed guidance on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: < https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/ >.	Comments noted.
		Suffolk County Council	SCC welcomes that archaeology has been well considered throughout the plan, particularly in the site policies.	ACCEPTED – add text as proposed.

			<p>It is recommended that the following text is added to paragraph 6.3 in order to highlight where archaeological information can be accessed and encourage early engagement with the Archaeological Service:</p> <p><i>“The Suffolk Historic Environment Record and Suffolk County Council Archaeological Service should be consulted at the earliest opportunity for advice on the likely impacts of planning applications on archaeological heritage.”</i></p>	
		Simon Hooton	<p>I support the proposals in this policy but feel there should also be reference to very high standards of build to avoid adverse environmental impacts.</p> <p>Additional wording that identifies the need to meet high environmental standards that will allow properties to last including energy and water efficiency [considering how water stressed Suffolk is], net gain for biodiversity and respect for local distinctiveness. It should also relate to low carbon needs for transport and waste management.</p>	<p>NOT ACCEPTED – not enough work has yet been undertaken to provide the evidence to justify additional policy requirements covering these issues. Advice could be added in the form of a supporting document in due course.</p>
		MSDC	<p>This seems to be the only policy covering heritage but is called <i>“Development within the Settlement Boundary.”</i> Perhaps this should be renamed to give greater emphasis to the protection of all heritage assets, or create a separate policy, so that there is one that deals with <i>“development within the settlement boundary”</i> and one that deals with <i>“Heritage Assets.”</i></p> <p>Additionally, point d. refers only to designated heritage assets: an additional point could be added to consider non-designated heritage assets, e.g. buildings of local interest.</p> <p>Not sure what <i>“island”</i> in line 2 means.</p>	<p>NOT ACCEPTED – the heritage of Eye needs to be considered regarding planning proposals anywhere in the Town not just in the conservation area and therefore a single policy is the best approach. Explanation in para 6.3 to be expanded.</p>
		M J Simmons	<p>Is there uncertainty about the relationship between the conservation zone and the settlement boundary. Is heritage concern restricted to the conservation zone or does it stretch as it should, to the designated area shown on the map on page 16?</p>	<p>Comments noted - the heritage of Eye needs to be considered regarding planning proposals anywhere in the Town not just in the conservation area and therefore a single policy covers development in the settlement boundary. Explanation in para 6.3 to be expanded.</p>

			<p>Is the old railway station house no longer heritage? Conserve it. Investigate heritage of Rapsy Tapsy Lane.</p>	<p>NOT ACCEPTED – the station house is not listed but its future can be considered at the detailed planning stage. Comments noted</p>
		Suffolk County Council	<p>Use of SCC flood maps and reference to flood risk within policy Eye 17 is welcome, however the current policy does not address flooding from all sources. Recognition should be given to fluvial flooding (flooding from rivers and the sea) and pluvial flood risk (surface water flooding). It is recommended the policy text is amended to: “Proposals should take account of flood risk from all sources, including fluvial flood risk and pluvial flood risk. Development should not increase the risk of flooding elsewhere.” It would be helpful if the plan signposted to the appropriate national policy (paragraphs 155 and 161 of the NPPF) local policy (Policy CS4 of the Mid Suffolk Core Strategy), and the Suffolk Flood Risk Management Strategy. This will provide wider context to flood risk in the parish.</p>	<p>ACCEPTED – amend policy and text as suggested</p>
		Environment Agency	<p>We note the Plan includes a constraints plan highlighting the extent of flood zones in the parish. We consider the Plan would benefit further from a separate section detailing flood risk and prevention measures in policies in more detail. Whilst the majority of the parish and site allocation policies are located in Flood Zone 1, there are also significant areas of Zones 2 and 3 within the parish boundary. The River Dove, designated a ‘main river’ flows through the centre of the parish and we maintain assets on the river. Sequential Approach The sequential approach should be applied within specific sites in order to direct development to the areas of lowest flood risk. If it is not possible to locate all of the development in Flood Zone 1, then the most vulnerable elements of the development should be located in the lowest risk parts of the site. If the</p>	<p>ACCEPTED – expand the reference to flooding in Policy 17 and supporting text.</p>

			whole site is at high risk (Flood Zone 3), a site-specific Flood Risk Assessment (FRA) should assess the flood characteristics across the site and direct development towards those areas where the risk is lowest.	
	Para 6.4 - Design			
		Bridget Bloom	There should be more on the detailed design of houses – a design guide with do’s and don’ts for developers.	ACCEPTED – design guidance being developed with AECOM and will be provided as a supporting document
		Sue Prentice	More guidance on design required.	ACCEPTED – design guidance being developed with AECOM and will be provided as a supporting document
		Suffolk Constabulary	<p>On Page 3 perhaps the vision could include “A Safe Town”. It is a well known fact that a safe environment promotes economic growth and a sense of community. This is well documented by “Secured by Design” http://www.securedbydesign.com/</p> <p>Additionally CPTED (Crime Prevention Through Environmental Design) is a process we use to ensure that our communities are safe for the future.</p> <p>I would suggest that all new build developments take account of the Principles of Designing out Crime in line with the attached Residential Design Guide. I would also suggest that developers be asked to apply for Secured by Design Accreditation. This can reduce the likelihood of break ins by a significant amount (some say 70%)</p>	Comments noted – and forwarded to AECOM to take into account in the design guidance work.
	Para 6.18			
		Simon Hooton	I wonder if the shopping district boundary should be extended along Magdalen Street to incorporate the former French’s garage (currently PaC2000) and the current pizza house as they are both currently commercial properties and could be suitable sites.	NOT ACCEPTED – the ENP has accepted without review the boundary proposed by MSDC in its Local Plan Consultation document August 2017. It would be not be appropriate to amend this boundary

				without a full review which would then require further consultation.
	Eye 18 and 19 – Area of Landscape Character and Visually Important Open Spaces			
		Gladman Developments Ltd	<p>It is not clear what is the ‘Eye Area of Special Landscape Value’. If this is to mean the Special Landscape Area its in the local plan and therefore unnecessary.</p> <p>What the visually important open spaces area considered to be should be defined on the policies map to enable a decision maker to apply the policy consistently. Identified views must ensure that they demonstrate a physical attribute elevating the views importance beyond simply being a nice view in open countryside.</p>	<p>PARTIALLY ACCEPTED – amend wording to refer to the current Special Landscape Area (SLA) as defined in MSDC adopted Local Plan, but retain in the Plan as it’s unknown if the designation will be retained in the new Joint Local Plan.</p> <p>Provide revised policy wording and provide more detail in a new Supporting Document 26 - Eye Special Landscape Area to describe the character and special qualities associated with area. The aim of the SLA designation is to retain, enhance and restore the distinctive and sensitive landscape and settlement character of the designated area. In particular strengthening the wooded valley meadowlands and fens landscape with appropriate planting and sympathetic management of the landscape features.</p> <p>ACCEPTED – define the VIOS areas on the policies map.</p>
		Suffolk County Council	<p>Landscape policies Eye 18 and Eye 19 seek to address a number of landscape issues, however there is a lack of clarity and definition of certain terms in the policies which make the policies ineffective.</p> <p>Policy Eye 18 protects “the Eye Area of Landscape Value”, however this is not defined on policies maps or within the text of the plan. The policy is also overly restrictive and could be</p>	<p>ACCEPTED – define policy on the policies map and in the text and revise policy wording as suggested.</p> <p>Revise text and policy wording for VIOS, SLA and add a policy for Managing change in the landscape as supported by viewpoints in SD 17.</p>

			<p>worded more positively. Wording is provided below as an example: “Development proposals will be supported where they avoid significant detrimental impact on the landscape” Wording could also encourage development to have a positive impact on landscape “Development proposals will be supported where they improve landscape condition and visual amenity where existing development has adverse effects.” Any terms, such as “the Eye Area of Landscape Value” must be defined within the plan, and the evidence needs to provide justification, by explaining why the features the plan aims to protect are important, in order for the policies to be useful in making planning decisions Policy Eye 19 protects visually important open spaces. While it is understood that this is saving a policy from the Mid Suffolk Local Plan, the Neighbourhood Plan should still provide a definition of what these are on the policies maps and explain why they are important, particularly as the Mid Suffolk and Babergh Joint Local Plan may supersede these saved policies. Providing this definition will ensure that the policy remains effective. It is noted that visually important open spaces were included in the Concept Plan for Eye, however these have not been carried through to the policies maps in the plan.</p> <p>Additionally, the explanatory text to Policy Eye 19 makes reference to Supporting document 17, which outlines viewpoints and how they are sensitive to development, but no protection of these views is brought into policy. SCC would be happy to comment on any further iterations of the policy.</p>	<p>ACCEPTED – amend to refer to Special Landscape Area as defined in the Local Plan.</p> <p>ACCEPTED – define on the policies plan and add explanation to the text.</p> <p>Supporting document 17 Landscape and Visual Assessment, identifies key viewpoints into and out of the Town and provides an assessment of their sensitivity to change. e. These views define the rural character of settlement and demonstrate the importance of landscaping to suitably blend the edge of the town into the rural hinterland, thereby sustaining the rural nature of the town.</p>
	Para 10			

		MSDC	State that the Plan supersedes Mid Suffolk District Council Local Plan policy SB3 and incorporate the wording of this policy in the Neighbourhood Plan.	NOT ACCEPTED – the policy is in parallel to the Local Plan
	Eye 18 – Area of Landscape Character			
		MSDC	Where is the Area of Landscape Character / Value been identified? See Inspector’s comments on the Lawshall Neighbourhood Plan and the suggestion for a Policy on Area of Local Landscape Sensitivity: ‘The policy itself is clearly worded and largely resembles LP Policy CR04 with one subtle, but important difference that requires a modification to ensure the policy has sufficient flexibility and takes account of national policy. ! Retitle the policy and change all references to “Special Landscape Area” within the policy, its supporting text, Proposals Map and anywhere else in the Plan to “Area of Local Landscape Sensitivity” Change the phrase “protect and enhance” in the first bullet point of the policy to “protect or enhance’	ACCEPTED – define on the proposals map and explain in the text – see changes proposed above.
	Eye 19 – Visually Important Open Spaces			
		MSDC	Visually Important Open Spaces should be identified on the Policies Map. There is no need for the double designation set out in the last sentence. They should be one thing or the other.	ACCEPTED – identify visual open spaces on the policies map.
	Eye 20 – Local Green Spaces			
		Pat Brightwell	Objects strongly to the designation of her land as a Local Green Space and wants it to be removed.	NOT ACCEPTED – this land is considered to be appropriately identified as LGS.

		MSDC	The District Council objects to the designation of the Paddock House Roadside Meadow as a Local Green Space. See covering letter	NOT ACCEPTED – 75% of residents of the surrounding roads and 75% of the residents of the Town as a whole support the retention of this open space.
		T W Baldwin	<p>The Policy Maps contained within the draft Plan identifies two Baldwin / Airfield County Park allocations and orchard for delivery at sites G20, G23 and G27. All of these proposed allocations fall within land being promoted for residential development by our client, indeed, designation G23 falls within the proposed ‘reserve site’ for housing south of Eye Airfield. At present, the draft Neighbourhood Plan does not provide any guidance or policies to shape these proposed allocations, nor does it set out how Country Park G27 and Langton Orchard will be delivered. Indeed, we note that Supporting Document 12 – Local Green Spaces Assessment, which supports the draft Neighbourhood Plan, does not assess the proposed allocations or the value of the land in its current form.</p> <p>To date these proposals have not been discussed with our client as the landowner, therefore we are unable to support the proposed allocations/designations.</p> <p>Notwithstanding the above, the approved development at Land south of Eye Airfield will provide a significant amount of high quality public open space. In addition, any residential development at the ‘reserve site south of Eye Airfield’ and on the rest of the land promoted by our client would be required to deliver additional public open space.</p> <p>In light of the above it is suggested that in order to deliver a provision of public open space at G20, G23 and G27 housing growth will need to be allocated at these locations. Again, given the aspirations of the Neighbourhood Plan we would welcome the opportunity to discuss these designations with the Town Council.</p>	PARTIALLY ACCEPTED – G23 is wrongly located in Figure 15 and should be relocated in accord with the design brief.
		Carol Gleeson	Local Green Spaces are important to the well-being of us all	Comments noted.

		Environment Agency	<p>Studies have shown that natural capital assets such as green corridors and green amenity spaces are important in climate change adaptation, flood risk management, increasing biodiversity and for human health and well-being. An overarching strategic framework should be followed to ensure that existing amenities are retained as well as enhancements made and new assets created wherever possible.</p> <p>We are pleased to see within Section 6: Safeguarding and Development Control of the Plan Draft, Policy Eye 20 – Local Green Spaces. The designation of ‘local green spaces’ is an important method of protecting natural capital assets. We recommend the protection of these spaces, and encourage enhancements to be made to them to help support biodiversity and varied habitats that will help improve the ecological footprint of any development locations in the parish.</p> <p>Enhancement to existing habitats should where possible feature within any conservation plans in development, and the National Planning Policy Framework paragraph 170, sub-section d) states planning policies and decisions should contribute to and enhance the natural and local environment by: ‘minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures’.</p> <p>Development management will guide the provision of green infrastructure which should be delivered in a collaborative approach between developers, councilors and the local community. Sustainable Drainage Systems (SuDS) are often part of building green infrastructure into design. For more information please visit https://www.susdrain.org/delivering-suds/using-suds/background/sustainable-drainage.html.</p>	<p>ACCEPTED – a new policy on biodiversity proposed: NEW POLICY EYE AA – BIODIVERSITY NETWORKS <i>Retain and enhance habitats and improve ecological connectivity to create biodiversity networks with the surrounding landscape. All development needs to deliver measurable, proportionate and appropriate Biodiversity Net Gain.</i></p>
		Rodney Shields	Support the protection of Local Green Spaces which are precious	Comments noted.

		Simon Hooton	<p>In the final document the mapping of local green space 23 needs to be checked. I believe this is intended to refer to the open space identified in the outline permission of the development on the south of the airfield. As this is confirmed or refined during the reserved matters determination this should then be mapped accordingly.</p>	<p>ACCEPTED – move space 23 to the right location in accord with the design brief.</p>
		All Saints Schools Trust	<p>Policy Eye 20 – Local Green Spaces We oppose the designation of “primary school playing field” as local green space. The reasons we oppose this are:</p> <ul style="list-style-type: none"> • School playing fields are private land without public access • It is possible part of this land may be needed to expand the capacity of the school • There is already adequate protection of school playing fields as consent is required from the Secretary of State for Education for any disposal or change of use of a site (please see https://www.gov.uk/government/publications/protection-of-school-playing-fields-and-public-land-advice) <p>Although we have suggested that Aspirational Policy Eye 9 is deleted we should point out that as things stand Figure 7 shows a map of the whole of the primary school site (including the playing fields) that it suggests could be used for housing. The map on page 69 (part of Figure 15) shows part of this site as proposed local green space. This appears to be inconsistent. We also note that the government guidance on the designation of local green spaces that can be found at https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space states <i>The qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make</i></p>	<p>NOT ACCEPTED - the ownership of local green spaces is not relevant to their allocation. They are designated to shape development to ensure green spaces are protected. No change of use is proposed. The local green space area should be protected in any future development scheme. The landowner is the County Council and it has not objected. The Trust was approached for meetings to discuss proposals in the Plan but declined the opportunity (August 2018).</p>

			<i>representations in respect of proposals in a draft plan. As we have a long (125 year) leasehold interest in this land we would have expected to have been consulted about this proposal</i>	
		Gladman Developments Ltd	Quotes from para 76 and 77 of the NPPF which sets out the role of communities in seeking to designate land as local green spaces which makes it clear that they should be consistent with the local planning of sustainable development in the wider area and sets out some tests which must be met. Gladman has not been able to find any evidence at this time to demonstrate how each of the proposed LGS designations meet the tests of national policy.	NOT ACCEPTED – Supporting Document 12 – Green Spaces Assessment sets out the reasons for allocation against the tests.
	Eye 21 - 24			
		Jackie Aling	Support but some effort is required to ensure that the old Town Centre is not neglected because of the new shopping and parking proposals.	Comments noted.

	Section 7 - Movement			
	Eye 25 – car parking			
		June Gould	Eye needs more parking – I support all of the initiatives for parking in this plan. Management should provide for paid parking and/or time limited parking.	Comment noted – management of car parking is not a matter for the ENP.
		Carol Gleeson	At the moment parking in Eye has become a great problem and so it should definitely be addressed asap.	Comment noted
		Caroline Belgrave	Use the land behind the Church Street Supermarket for additional car parking.as an extension to Buckshorn CP.	NOT ACCEPTED – the intentions of the respected landowners on this possibility are not known and therefore cannot be added to the Plan at this stage but they could come forward independently.
		Suffolk County Council	The County Council parking guidance, which has been adopted by Mid Suffolk District Council, is the Suffolk Guidance for Parking (2015). This has been recognised within the plan polices including policies Eye 11, Eye 17, Eye 22, and Eye 32. However the policies specify specific parts of this guidance (i.e. cycle parking) but there are other important elements to the parking guidance, such as disabled parking, which will not be covered by the policies in the plan. It is recommended that a policy within the plan adopts the parking guidance as a whole, and where the Town Council wish to set their own standard, this would need to be clearly explained and justified.	ACCEPTED – policy Eye 17 to be amended to refer to all car parking being in accord with the standards except where otherwise specified in the Plan,

		Suffolk County Council	In addition to referring to cycle parking standards and cycle routes in the plan, it may also be beneficial for the plan to identify where cycle parking would be desirable within the town. Specifying good locations where cycle parking would be beneficial (such as near shops or other services in the centre of town) would be beneficial to making the town more cycle friendly.	Comments noted – should be considered in the traffic management plan.
	Eye 26 – Public Rights of Way East			
		Suffolk County Council	Discussion with the Town Council and the PRow team identified that the route proposed on figure 17 is too narrow and runs along the top of a steep bank which could be a danger. An alternative option was identified, and figure 17 and policies maps within the plan will need to be updated to reflect this.	ACCEPTED – amend plan to show revised cycle route.
		MSDC	Should say “ <i>is proposed</i> ” rather than “ <i>should be provided</i> ”. The Plan is not clear on how this will be delivered – who will do it, how will it be funded, can this be achieved through the development management process?	ACCEPTED – policy wording to be changed as suggested. Delivery to be dealt with in the traffic management and infrastructure plans.
	Eye 27 – Public Rights of Way West			
		Simon Hooton	I would prefer to see this policy referring to the network of existing public rights of way and cycle-ways within the whole town. The important concept is to improve provision so that it encourages use through walking and cycling and so links parts of the town together. Attention to the pedestrian and cycle opportunities along Wellington Road is very important and design of this route as shared space giving priority to walkers and bicycles would make a great difference to safety within the town.	Comments noted – Policy Eye 28 refers to general improvements to the network being supported and the details will be considered in the traffic management and infrastructure plans.

			Opportunities should be taken to improve the network of public rights of way and cycle-ways within the town to boost their use by residents and visitors. This would be through enhanced safety measures, surfacing and new connections. All levels of public bodies should cooperate to improve the maintenance, signing and promotion of these routes.	
		MSDC	This is a community aspiration rather than a development management policy	NOT ACCEPTED – it's a land use infrastructure proposal
		T W Baldwin	The footpath and cycleway proposed by Policy Eye 26 runs through land under the control of our client. The proposed improvements are entirely logical and would enhance the wider connectivity of the town. Indeed, the delivery of the improvements would rectify the Town Council's concerns that AECOM Sites 5 and 6 are isolated from the rest of the town. Notwithstanding the above, the proposed route cannot be delivered in isolation without residential development to enable its delivery. To support the aims and objectives of the Neighbourhood Plan moving forward our client would be keen to discuss the proposed route as part of wider discussions regarding the land south of Castleton Road which is promoted for residential development.	Comments noted
	Eye 25 - 28			
		Jackie Aling	Support but cycleway/footpaths must be provided to and from the Airfield Business Area, the Town Centre and neighbouring villages.	Comments noted.
	Eye 28 – Improvement of Public Rights of Way			
		June Gould	Public Rights of Way are essential for access and leisure – would like to see better signposting/maintenance and more cycle paths.	Comments noted.

		Suffolk County Council	Walking and cycling is a key part of the plan, and the engagement that has taken place between the Town Council and the SCC Public Rights of Way Team is welcome. The following comments suggest text that could be included in the plan in order to fully describe the PRoW network in Eye and link potential improvements of the network to sites.	Comments Noted – see specific wording changes.
		Suffolk County Council	At Eye 28 there is a typo. This should read “developer contributions”, rather than “develop contributions”	ACCEPTED – change wording
		M J Simmons	Rapsy Tapsy Lane as a developed cycle/footpath to education facilities? The old rail viaduct?	Comments noted – it is proposed to use the railway embankment but Rapsey Tapsey Lane does not lead to areas of population so is unlikely to be improved although it is already a bridleway.
	Eye 29/30 – Electric Vehicle Charging			
		Amber REI	Whilst we support the principle and motivation surrounding Policies Eye 29 and Eye 30, we object to the unjustified requirements specified. Particularly in Eye 30 where all new parking is required to provide 20% Electric Vehicle Charing Points. This is unsubstantiated as there is no objective evidence to support the 20% requirement, this weakens the policy and makes it unjustifiable. The requirements, while based off insight within Supporting Document 15 (Electric Vehicle Charging), do not result from detail assessments / surveying that would provide a more accurate and robust figure. Accordingly, we recommend removal of these policies.	NOT ACCEPTED –Policy 29 is supported by the NPPF: <i>Paragraph 105 of the NPPF states that ‘local parking standards for residential and non-residential development, policies should consider... e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.’</i> <i>Paragraph 110 of the NPPF states that ‘applications for development should... be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.’</i>

				<p>In addition, Suffolk County-wide adopted parking standards² apply:</p> <p><i>Section 3.4.2 of the Suffolk Parking Standards states that “Access to charging points should be made available in every residential dwelling.”</i></p> <p><i>Section 3.4.2 of the Suffolk Parking Standards states that “The developer shall provide and maintain an electricity supply for charging points. A minimum of 1 space per every 20 non-residential spaces should have charging points installed for electric vehicles.”</i></p> <p>PARTIALLY ACCEPTED – the 20% requirement in Policy 30 should be reduced to a minimum 10% EV charging point provision in order to be in line with the Suffolk Parking Standard for the closest equivalent development use type, that being new build pubs/hotels/restaurants</p>
		Suffolk County Council	<p>In order to be specific regarding the parking requirements for new residences the following wording is suggested to amend the first sentence.</p> <p><i>“All new residential developments should provide electric vehicle charging options in line with the SCC Parking Guidance and enable access to all electric vehicle charging options to all residences.”</i></p>	ACCEPTED – amend wording as suggested.

² <https://www.suffolk.gov.uk/assets/planning-waste-and-environment/planning-and-development-advice/2015-11-16-FINAL-2015-Updated-Suffolk-Guidance-for-Parking.pdf>

		Jackie Aling	Oppose – not enough demand for EV and would reduce car parking spaces for other traffic	NOT ACCEPTED – car parking space would not be significantly reduced and demand for EV is expected to increase.
	Eye 29,30 and 31 – Electric V Charging and Traffic Management Plan			
		June Gould	Need to think about the future of Eye retail – increasing population will create pressure on roads and the centre cannot cope with the increase in traffic. Traffic Management is therefore important and need to think about the increased use of electric cars.	Comments noted.
	Eye 31 – Traffic Management Plan			
		Geoff Hazlewood	Traffic Management will need to be revisited on a regular basis.	AGREED
		MSDC	This Policy cannot be implemented and should be deleted. It implies putting an embargo on granting any planning permission in Eye. It could be expressed in a different way as a community aspiration as something that is desirable. It should also make it clear how it will be achieved and who will do it.	ACCEPTED – revise policy to remove the requirement for a TMP before any development is permitted
		T W Baldwin	<p>Policy 31 requests that <i>“before any further development is permitted in Eye including the Reserved Matters application for the South of Eye Airfield site a traffic management Plan should be prepared”</i>. ?? be deleted??</p> <p>We object to this draft policy as it is for individual development proposals to demonstrate that they are acceptable in highways terms. Where required and agreed with the local highway authority individual development proposals take into account other committed development.</p> <p>The Town Council are reminded that the Land South of Eye Airfield development has already been found to be acceptable</p>	ACCEPTED – revise policy to remove the requirement for a TMP before any development is permitted

			<p>in highways terms by virtue of the outline planning process where highways impact was considered by local highway authority.</p> <p>As currently drafted, Policy Eye 31 could potentially restrict development from coming forward in Eye, furthermore the policy is not justified, effective or consistent with national planning policy. As such, the policy should be deleted from the draft Plan.</p>	
		Suffolk County Council	<p>SCC understand that traffic issues are a major concern to eye residents, however it is not appropriate for a policy to prevent development due to lack of a transport management plan. This policy does not apply the presumption in favour of sustainable development set out in paragraph 11 of the NPPF, which states that “plans should positively seek to meet the development needs of their area...”. Rather than prohibiting development proposed in the plan without a traffic management plan, the Neighbourhood Plan should set out what traffic management is required through evidence. SCC can support Eye Town Council with traffic management within Eye as a result of growth. The 20mph area proposal has been progressing and The Town Council may wish to propose other traffic management methods as the Neighbourhood Plan is developed. Depending on the resources available from the Town Council, traffic modelling could be carried out by the County Council, or possibly an external consultant, which could help identify the measures necessary to manage traffic impacts within the town.</p>	<p>ACCEPTED – revise policy to remove the requirement for a TMP before any development is permitted</p> <p>Comment noted – ETC will discuss with SCC</p>
		Bridget Bloom	<p>Traffic management needs to take account of the effects of noise and air pollution and every efforts should be made to reduce traffic levels.</p>	Comments noted
		Sabrina Bailey	<p>There is no mentioned of improving access to the town at the A140 junctions</p>	Comments noted – there is a commitment from SCC to provide two new roundabouts by 2020

		Sue Prentice	Concerned about traffic safety in Church Street/Wellington Street.	Comments noted – will be considered in the TMP
		Amber REI	We object to the inclusion of Policy Eye 31, which requests a Traffic Management Plan should be prepared prior <i>“to any further development being permitted in Eye”</i> . This requirement fails to consider that such assessments or plans will be required for individual cases. There should only be a requirement of a Traffic Management Plan if a development is found to require traffic management. This blanket approach is not justified or appropriate as it would stifle all development in Eye, adversely impacting the settlements sustainability. As such, this policy should be deleted from the NDP.	ACCEPTED – revise policy to remove the requirement for a TMP before any development is permitted
		Jackie Aling	Support but time to consider some pedestrianisation in the centre. Provide direct access to the Airfield area from the A140 via one of the new roundabouts and stop heavy traffic on the B1077.	Comments noted – to be addressed in the TMP
		Bob Cummins	Cars are making life difficult in the centre of Eye and parking is a problem. An event at the Church caused major problems and speeds are too high. Make sure speed limits and parking is respected.	Comments noted – additional car parking and the TMP is planned
		Owen H Murphy	The development of a workable traffic management plan must be a pre requisite for any further development in eye. At present there is great difficulty in finding a parking space for those of us unable to walk even modest distances.	NOT ACCEPTED – a traffic management plan is needed but cannot be used to stop development.
		Mrs Speak	Improvements to access to the main roads is long overdue and improvements must be made before any further development takes place.	NOT ACCEPTED – new A140 roundabouts are planned for implementation in 2020 but the ENP cannot be used to prevent development in the meantime
		M J Simmons	Traffic Management Plan must be a starting point to look at complexity of current arrangements. Need effective access to A140 and management of Castleton Way/Victoria Hill, Broad	Comments noted and relate to the TMP

		Street/Magdalen Street and Cross Street/Magdalen Street junctions. Speed limit change.	
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	Section 8 – Eye Business area			
	Para 8.1			
		MSDC	Delete “ <i>that 5 years later....to produce</i> ”	NOT ACCEPTED – this is a statement of fact.
	Eye 32 – Eye Business Area			
		Jackie Aling	Support – need higher skilled jobs to keep young people in Eye – should not be just a general industrial area	Comments noted.
		MSDC	“consistent”	Comments noted – its not clear the change that is being proposed.
		Chantal Gibbs	Where will employment be provided for the increased population – 5920 people say 2960 working – outside Eye is not a viable answer.	NOT ACCEPTED – the increase in population as a result of the housing allocations will be about 1500 not 2960. In modern economies people don’t necessary work close to where they live but the increase in economic activity on the Airfield Business Plan is supported in the Plan.
	Section 9 – Infrastructure and Deliverability			
	Para 9.2			
		MSDC	Delete last sentence	NOT ACCEPTED – this is a statement of fact.
	Eye 33 - Infrastructure			
		Sue Prentice	Concerned about the lack of medical and other infrastructure.	Comments noted – the proposal to prepare an Infrastructure Plan is intended to ensure as far as possible that growth is matched by the necessary improvements to infrastructure.
		MSDC	The second sentence of the policy should be deleted. The way in which the MSDC element of CIL is used is set out in the Regulation 123 list and the CIL expenditure framework.	NOT ACCEPTED – Eye has no confidence that MSDC will ensure that Eye has the necessary infrastructure to match the growth proposed. The risk that the necessary levels of infrastructure improvements will not be provided is a major concern of local people.

				This risk is compounded by the fact that the amount the Town Council can obtain is limited to 15% capped at £100 per household – about £10,000 per year – because of the failure of MSDC to approve the application for a NP in 2013.
		Jackie Aling	Support	Comments noted.
		Suffolk County Council	<p>The second sentence of this policy is not appropriate as CIL expenditure is determined by the regulation 123 list at Mid Suffolk District Council. SCC will also make applications to Mid Suffolk District Council for CIL funding in line with its responsibilities. This will include expenditure within Eye, such as expanding school facilities, however there may also be expenditure from CIL which serve a wider, strategic purpose, meaning that it is not spent in Eye directly. Examples of this from the regulation 123 list are the provision of waste infrastructure or strategic flood measures.</p> <p>As such it is recommended that the second sentence of this policy is deleted.</p> <p>SCC can offer support to a Town Council led infrastructure plan, by providing information and advice for areas of County responsibility. The early engagement that has already taken place between the Town Council and County Council is most welcome and the County Council will continue to offer support where possible.</p>	<p>NOT ACCEPTED – Eye has no confidence that MSDC will ensure that Eye has the necessary infrastructure to match the growth proposed. The risk that the necessary levels of infrastructure improvements will not be provided is a major concern of local people. This risk is compounded by the fact that the amount the Town Council can obtain is limited to 15% capped at £100 per household – about £10,000 per year – because of the failure of MSDC to approve the application for a NP in 2013.</p> <p>The policy recognises that there will be strategic needs as it asks for the ‘majority of CIL expenditure to be invested in the infrastructure requirements of the Town’ and these requirements could be also be strategic requirements that serve Eye and a wider area – investments in Hartismere Health and Care, the Local Surgery and the Schools for example.</p> <p>The support provided by the County Council has been very welcome and in contrast to the actions of the District Council.</p>
		Suffolk County Council	SCC welcome the work done in the Neighbourhood Plan to understand the infrastructure requirements raised by development. It is understood that the Town Council wish to develop an infrastructure plan to support the Neighbourhood	Comments noted.

			<p>Plan. SCC can offer support by providing information and advice for the areas of County Council responsibility. An infrastructure plan should consider requirements, costs and how the infrastructure will be delivered (e.g. section 106 agreements, Community Infrastructure Levy (CIL), or policy requirements). SCC would also recommend that Mid-Suffolk District Council is also involved as the local planning authority and the recipient of CIL.</p>	<p>ACTION - The support offered regarding the Infrastructure Plan is welcome – contact SCC to discuss arrangements.</p>
		Suffolk County Council	<p>Secondary education in Eye is provided by Hartismere High School, which also serves a wider catchment. The site currently has a capacity of 961 places and as it occupies a large site it has the ability to expand to 1300 places. It is expected that the school would be able to accommodate the growth proposed in the plan.</p>	<p>Comments noted.</p>
		Suffolk County Council	<p>Suffolk Fire & Rescue Service has considered the plan and are of the opinion that, given the level of growth proposed, we do not envisage additional service provision will need to be made in order to mitigate the impact. However, this will be reconsidered if service conditions change.</p> <p>As always, SFRS would encourage the provision of automated fire suppression sprinkler systems in any new development as it not only affords enhanced life and property protection but if incorporated into the design/build stage it is extremely cost effective and efficient.</p> <p>SFRS will not have any objection with regard access, as long as access is in accordance with building regulation guidance. We will of course wish to have included adequate water supplies for firefighting, specific information as to the number and location can be obtained from our water officer via the normal consultation process.</p>	<p>Comments noted..</p>

		Ipswich and East Suffolk CCG	<p>The CCG is encouraged to see mention of healthy lifestyles reducing the impact on local healthcare facilities and welcomes this inclusion in the local plan. The CCG recognises that the Town of Eye do have primary healthcare facilities actually inside the parish. To maintain a primary care service for the residents of Eye, mitigation might be sought through Community Infrastructure Levy (CIL) or Section 106 contributions from developments in the Town.</p> <p>The Neighbourhood Plan provides for up to 685 dwellings in the parish. Ipswich & East Suffolk CCG would like to make the Town Council aware that smaller developments make it more difficult to gain mitigation through CIL or Section 106 for healthcare than larger developments done in one go. The number of residents proposed in the NP will result in a significant increase of patients on the Eye Health Centre patient list and options will need to be looked at to mitigate against the impact.</p> <p>We would welcome the addition of a simple statement, to confirm that Eye Town Council will support Ipswich & East Suffolk CCG and NHS England in ensuring suitable and sustainable provision of Primary Healthcare services for the residents of Eye. Ipswich & East Suffolk CCG would welcome the opportunity to discuss with the Town Council potential solutions to ensure sustainable Primary Care services for the local community going forward.</p>	<p>Comments noted.</p> <p>Comments noted.</p> <p>ACCEPTED – add a statement to this effect.</p> <p>ACTION – arrange a meeting with IESCCG.</p>
		June Gould	<p>Infrastructure is key to this Plan – more housing = pressure on roads, health education etc. All residents are concerned about the lack of infrastructure proposals.</p>	<p>ACCEPTED – see responses above.</p>
		Mrs J Chambers	<p>My only concerns are the effect of traffic through the Town, the necessity for the roundabouts to gain access to the A140 before</p>	<p>Comments noted – the proposed Traffic Management Plan is recognition that traffic issues need to be considered further. The roundabout</p>

			any major development takes place along with other infrastructure such as health and education facilities.	improvements are programmed for 2020 but the development of the 280 houses south of Eye Airfield is likely to start in 2019. The ENP cannot effect either of these.
		Occuld Parish Council	Has the Steering Committee been in contact with health, social care and other essential services, and has it received assurances that impact assessments are being / will be carried out to ensure that all necessary increases in staffing, equipment etc. will be available when required? We note, for example, that the Chair of the Steering Committee has stated that currently doctors' lists are full.	Comments noted – unfortunately the planning system does not ensure that infrastructure can be increased to meet demand before development is permitted – the proposed Infrastructure Plan is an attempt to ensure that infrastructure is improved to meet increased demand.
	Table 6 Eye 6			
		MSDC	Suggest rewording in line with comments set out in covering letter.	Comments noted – there is no specific reference to Table 6 in the covering letter so it is not clear what change is being requested.
	Table 6 Eye 28			
		MSDC	<i>“Developer”</i> contributions	ACCEPTED – correct typo
	Section 10 – Policy Maps			
		Amber REI	Support the larger site shown on the policy maps and request the PE11 parking indicator be shown on the west of the site.	Comments noted – see responses above re Policy Eye 5.
	Glossary			
		Suffolk County Council	It may be helpful if the glossary included definitions of different PRoW status. This would be as follows: <ul style="list-style-type: none"> • Public Footpath – only for use on foot or with a mobility vehicle 	ACCEPTED – add definition to Glossary

			<ul style="list-style-type: none"> • Public Bridleway – use as per a public footpath, and on horseback or by bicycle • Restricted Byway – use as per a bridleway, and by a ‘non-motorised vehicle’, e.g. a horse and carriage • Byway Open to All Traffic (BOAT) – can be used by all vehicles, in addition to people on foot, mobility vehicle, horseback and bicycle 	
	Other comments			
	A Group of Students at Hartismere High School considered the plan and the three groups made the following comments:			
		Group1	<p>Good use of the areas of green space Issues of traffic due to the move of the Primary School towards the High School More roads needed in and around large development area Houses seem to be concentrated in one area – difficult to avoid congestion. Movement of doctors surgery into hospital is good</p>	Comments noted.
		Group 2	<p>Good plan Moving Primary School near high school is a good use of space Keeping car parks near supermarket won't waste as much space Put the houses around the allotments Maintain green spaces and places to walk dogs Keep Supermarket as close to Eye as possible Join the road in the new development to the main road</p>	Comments noted.

		Group 3	Like: Supermarket on the chicken factory site Cross street car park extension Where the houses are proposed to go Don't like: Supermarket near airfield as will attract people away from the Town centre Castleton Way already busy with primary school as well busses wouldn't get through Junction from Castleton Way into Eye is already crazy.	Comments noted.
	Young people	Bridget Bloom	Concerned that no provision is made for young people – other than the skate park they have nowhere to go.	Comments noted – the proposed leisure centre will include provision for young people
		Sue Prentice	Concerned about water and drainage implications	Comments noted –there have been no objections from infrastructure providers about water and drainage.
		Liz Govan	Change Wellington Street to Wellington Road – page 38/para 4.26, Page 39/Policy Eye 6 and page 76 fig 18 and Policy Eye 27	ACCEPTED – amend policy and text accordingly.
		Liz Govan	Change Town Stream to Lamsey Beck – page 67/policy eye 10 and page 68.	ACCEPTED – amend policy and text accordingly
	Minerals	Suffolk County Council	There are no areas of current or proposed extraction in Eye. As the Minerals Planning Authority SCC reviews proposals for their potential impact on available sand and gravel resources, as development can make resources unextractable (i.e. sterile). There are sand and gravel resources throughout the parish, which are mainly associated with water courses. However, as the proposed site allocations either avoid these areas or are in the built up area of Eye where extraction is unsuitable. Because of this the neighbourhood plan should not cause any minerals safeguarding issues.	Comments noted.
	Waste Disposal		The Waste Core Strategy and the SMWLP contain policies that safeguard existing and proposed waste Facilities. Facilities in eye are Eye Power Station, which is identified as an Incinerator	Comments noted.

			<p>with Energy Recovery, and an Anglian Water waste water treatment facility. There is one site on The Street in Denham, F A Edwards and Sons (a Metals and End of Life Vehicles facility) which abuts the neighbourhood plan area.</p> <p>All of these sites are a significant distance away from the main conurbation of Eye and so it is not considered that the neighbourhood plan proposals would cause a waste safeguarding issue.</p>	
	The Chicken Factory Magdalene Street	Amber REI	<p>The Chicken Factory sits to the west of Eye and is well connected to the centre settlement in distance but not character or appearance. It has potential to be developed for approximately 72 homes, with good connectivity to the town centre and opportunities to enhance additional areas of land for SuDS and parking access on land to the west of the factory buildings. A food store and associated facilities can be situated to the south east corner of the site with associated parking spaces.</p> <p>This is a significant opportunity to relocate a substantial viable business to a more appropriate location, thus delivering sustainable high-quality development and local services to enhance the western edge of Eye.</p> <p>The redevelopment of the Chicken Factory will be an opportunity to enhance the immediate area's character and integrate the site into the existing built context. A result of developing this site will be a sustainable increase in population that will contribute to the success and vitality of existing services in the settlement. The redevelopment of the site can also provide local services on a minimum of 0.5ha to serve the needs of existing residents. This will encourage walking and cycling within Eye, while sensitively increasing the services available in the settlement.</p>	<p>Comments noted – see specific responses above re parking. It is not clear what local services referred to are.</p>

			There is potential to facilitate parking to the west of the factory where planning consent has been granted for 81 parking spaces on low quality scrub / grass land (1891/16). This land is effectively an operational element of the wider Chicken Factory site, which has the potential to support the identified need for parking spaces. The parcel of land to the north of the identified parking area (west) can be enhanced with a wildlife / open space / SuDS planting scheme to enhance the quality of the site and surrounding ecosystems. This arrangement would establish a larger portion of the brownfield site to deliver housing growth and local shopping services to the benefit of the local area and ensure the redevelopment was viable.	ACCEPTED – proposals for wildlife/open spaces/planting are welcome and will be added to policy.
	Victoria Mill Base	M J Simmons	What is the proposed future for the Victoria Mill base?	Comments noted – there are no proposals that would affect this feature.
	Design and Global Warming	Chantal Gibbs	What does focus on design mean in reference to global warming – could Eye benefit from Zero Energy development?	Comments noted – the Plan does not put forward any standards for energy efficiency so national standards will apply.
	Consultation Process	Stacey Wyncoll	On a separate note I would like to voice some concerns about the process for consultation used. The first of these concerns results from the fact that I struggled to complete the response form online, and also that I was informed by the Library that they had no forms, despite previously reading that forms could be found there. Clearly as you will appreciate, if people are unable or discouraged from responding, then the responses that are received may not be a true reflection of how residents feel about the proposed Neighbourhood plan.	Comments noted – no other concerns about being able to respond raised.
	Sale of Allotments	Stacey Wyncoll	On another note I also have an ethical concern. This is that earlier this year that other allotment holders and myself received two letters from the Town Council regarding the potential sale of the allotments. The first of these letters appeared to suggest that thought had been given to selling the allotment land to the developer who would potentially build on the field space behind	Comments noted – no decisions have been taken to sell the Town Council’s land and no discussions have taken place regarding any sale with any developers. If any sale does take place then the process would be governed by the Town Council’s regulations.

			<p>Castleton Way. Whilst I appreciate that the suggestion may have been based on the belief that this would reap a greater financial reward, my concern is that this suggestion would appear to propose selling land to one potential buyer, for one potential purpose, rather than the usual tendering process. Furthermore with the Council now proposing that the future plan incorporate the specific change of use needed to allocate the allotment land for potential housing development, this may be perceived by some as the Council trying to facilitate its own earlier suggestion of land sale. Whilst I appreciate that the Town Council is likely acting in what it views as the best interests of the Eye community, I did none the less wish to share my concern about how this could be viewed.</p>	
	Table 2 Site and AECOM Assessment	Mr T Baldwin	<p>AECOM Site 2: This site forms part of the proposed ‘Reserve Allocation’ site and further agricultural land to the south and west.</p> <p>The site has seemingly been assigned an amber rating, rather than a green, in the AECOM document as it is seen as an isolated location for housing without the delivery of the approved development at Land south of Eye Airfield.</p> <p>The site assessment also identifies potential constraints presented by HSE consultation/safety zones.</p> <p>The Site assessment concludes that the land to the south within the site, which falls outside of the HSE consultation zone, could be allocated for 360 dwellings.</p>	NOT ACCEPTED – the plan allocates sufficient housing sites.
			<p>AECOM Site 5 and 6: Table 3.3 states that Eye Town Council consider Sites 5 and 6 to be a single site; and comments that both sites, if developed, would be isolated.</p> <p>In addition, Table 3.3 also states that development of Site 6 would significantly reduce the gap between Eye and Yaxley.</p> <p>On the basis of the above comments both sites were not subject to further detailed assessment by AECOM.</p>	

			<p>Site 5 is located adjacent to the boundary of <u>Hartismere High School</u>. These facilities by their very nature are at the heart of the local community. The development of Site 12 (subject of an outline planning approval) for housing will introduce new built form north of Castleton Road and new highway infrastructure to enhance the wider connectivity of Site 5 and Site 6. ¶</p> <p>Figure 3.1 of the AECOM Site Assessment document identifies all sites that have been assessed in some form by AECOM and the Town Council. The site area mapped for Site 6 is incorrect and does not align with the site area promoted by our client via the SHELAA. ¶</p> <p>Figure 3.1 shows Site 6 to be extending approximately 350 meters further east along Castleton Way. Indeed, the total area of the land incorrectly included within Site 6 measures approximately 12ha. ¶</p> <p>When mapped correctly, it is apparent that Site 6 would not extend eastwards, beyond the site boundary of Site 2 to the north of Castleton Road. Site 2 has attracted no criticism in respect</p>	
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			<p>Site 5 is located adjacent to the boundary of <u>Hartismere High School</u>. These facilities by their very nature are at the heart of the local community. The development of Site 12 (subject of an outline planning approval) for housing will introduce new built form north of Castleton Road and new highway infrastructure to enhance the wider connectivity of Site 5 and Site 6.¶</p> <p>Figure 3.1 of the AECOM Site Assessment document identifies all sites that have been assessed in some form by AECOM and the Town Council. The site area mapped for Site 6 is incorrect and does not align with the site area promoted by our client via the SHELAA.¶</p> <p>Figure 3.1 shows Site 6 to be extending approximately 350 meters further east along Castleton Way. Indeed, the total area of the land incorrectly included within Site 6 measures approximately 12ha.¶</p> <p>When mapped correctly, it is apparent that Site 6 would not extend eastwards, beyond the site boundary of Site 2 to the north of Castleton</p>	
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