



HAUGHLEY PARISH NEIGHBOURHOOD PLAN

2016-2036

Consultation Statement

December 2018

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1. INTRODUCTION

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

2. BACKGROUND TO PREPARATION OF HAUGHLEY PARISH NEIGHBOURHOOD PLAN

The Neighbourhood Plan process has been;

- 2.1 Haughley Parish Council prepared a Neighbourhood Plan briefing document in September 2014 and a scoping meeting was held on 3 September 2014, which set out the objectives, make-up and process of a Haughley Parish Neighbourhood Plan Working Party. The Working Party comprised, and remains a mixture of, Parish Councillors, residents, our District Councillor, Rachel Eburne, and Ian Poole, a "Critical Friend".
- 2.2 With the establishment of the Neighbourhood Plan Working Party, the Plan's preparation proceeded through a number of key stages up to the point at which it has been submitted to Mid Suffolk District Council (MSDC) for examination. These can be summarised as follows;
- 2.3 A public event was held on 7 February 2015 in the Village Hall to obtain approval to the planned designated Neighbourhood Plan area and advise the basic objectives of the Neighbourhood Plan (see Supporting Document SD1 "Community Consultation Report" pages 1-12).

- 2.4 In August 2015, Haughley Parish Council submitted the proposed Neighbourhood Plan area to MSDC. MSDC approved the application on 11 November 2015.
- 2.5 A Housing Needs Survey was carried out by Community Action Suffolk, on behalf of Haughley Parish Council, in May 2016 (see Supporting Document SD1 “Community Consultation Report” pages 111-123).
- 2.6 A “Drop-in Event” was held for residents in the Maxwell Charnley Community Room on 25 February 2017 (see Supporting Document SD1 “Community Consultation Report” pages 13-38).
- 2.7 A Household Questionnaire was sent to every household in August and September 2017 with the answers analysed in August and September 2017 (see Supporting Document SD1 “Community Consultation Report” pages 39-72).
- 2.8 A “Drop-in Event” was held on 14 October 2017 in Haughley Village Hall to advise residents on the initial outcomes from the Household Questionnaire and obtain views on possible housing development (see Supporting Document SD1 “Community Consultation Report” pages 73-110).
- 2.9 The “Pre-Submission Neighbourhood Plan” was prepared between November 2017 and April 2018.

3. REGULATION 14 PRE-SUBMISSION CONSULTATION

- 3.1 As has been the practice at all consultation stages, an invitation was delivered to all residents within the Parish concerning the pre-consultation process (see Appendix A). This gave details of;
 - The open display of the Objectives, Policies and Proposals Maps of the Pre-Submission Neighbourhood Plan on 25 and 26 May 2018 in Haughley Village Hall as shown in Appendix B,
 - Copies of the Pre-Submission Neighbourhood Plan and documents which supported the Plan and Consultation Response Forms (see Appendix C for an example of the Consultation Response Form) on 25 and 26 May 2018 in the Village Hall. Members of the HPNP Working Party attended to provide explanation,
 - How to view the documents online on the Haughley Parish website, and to complete the Consultation Response Form online via Survey Monkey,
 - The seven locations in Haughley village where copies of the Pre-Submission Neighbourhood Plan and Supporting Documents could be available to read. Consultation Response Forms were also available at these locations. These documents were available at these locations from 25 May 2018 until 7 July 2018,

- Details of “Drop-in Surgeries” on 9 June, 23 June and 7 July 2018 for residents to attend where members of the HPNP Working Party attended to answer questions. All documents were available at the Surgeries,
 - An advertisement was also placed in the “Haughley and Wetherden Parish News” issues dated May 2018, June 2018 and July 2018 (see Appendix D) and posters were also displayed around the Parish on noticeboards (see Appendix E), and
 - A total of 169 residents attended the Pre-Submission events.
- 3.2 In accordance with requirements of the Neighbourhood Planning Regulations, the HPNP Working Party notified statutory consultees based on a list provided by Mid Suffolk District Council. A copy of the email text of the notification is included under Appendix F and the list of consultees is included under Appendix G.
- 3.3 The Pre-Submission Consultation period ran for the statutory six-week period from 25 May 2018 to 7 July 2018.

4. PRE-SUBMISSION CONSULTATION RESPONSES

- 4.1 In total 62 residents and organisations responded to the Pre-Submission Consultation. The schedule of comments and the responses of the HPNP Working Party are set out in Appendix H of this Statement. As a result, the Submission version of the Neighbourhood Plan (October 2018) has been appropriately amended as identified in the Response column. The changes made to the Neighbourhood Plan are relatively minor in nature and do not warrant a further Pre-Submission Consultation round.

APPENDIX A



HAUGHLEY PARISH NEIGHBOURHOOD PLAN

COME AND TELL US WHAT YOU THINK

This is YOUR plan, built on what you have told us

**Let's work together to ensure our VISION for Haughley Parish can
become a REALITY**



**Please come to one of the consultation events being held in the
Village Hall**

A VISION FOR HAUGHLEY PARISH

By 2036 Haughley Parish will be a connected, viable and attractive rural area with a strong heritage and community spirit.

It will have a range of homes and essential public services that meet the growing needs of the community and are in keeping with the area.

The natural and historic environment will be protected and enhanced.

Haughley Parish will be a safe and sustainable rural community where people want to live and use into the future.

We are encouraged by the Government to engage with local people to have a say about what is developed within their Parish, so over the past two years we have been;

- providing parishioners with information,
- engaging with parishioners via questionnaires,
- inviting parishioners to attend public events.

Your Haughley Parish Neighbourhood Plan will be used to help inform issues within our Parish focused on;

- Housing and the Built Environment,
- Environment and Landscape,
- Facilities and Services,
- Traffic.

The finalised Neighbourhood Plan will be a legal document for determining planning policy within Mid Suffolk District Council and will have to be considered by developers when making any planning application.

Your draft Pre-Submission Neighbourhood Plan is ready for your inspection and comment, so please come:

ON

Friday, 25 May from 4.00 pm to 7.00 pm

in the Green Room, Village Hall

OR

Saturday, 26 May from 9.30 am to 3.30 pm

in the Main Hall, Village Hall

Key documents will be available:

- **Haughley Parish Neighbourhood Plan which includes;
Objectives and Policies
Community Needs and Desires**
- **Documents which support the Draft Plan**

Members of the Haughley Parish Neighbourhood Plan Working Party will be there to answer your questions and again at a series of drop-in surgeries on:

- **Saturday, 9 June 12.00 noon – 4.00 pm at the Haughley Summer Fair, Playing Field**
- **Saturday, 23 June and Saturday, 7 July
9.00 am - 12.00 noon in the Maxwell Charnley Room**

Copies of the Draft Pre-Submission Neighbourhood Plan and Supporting Documents will also be available for you to read at the following locations until Saturday, 7 July 2018:-

- The Kings Arms
- St Mary's Church
- Maxwell Charnley Room
- Village Hall
- Haughley Veterinary Centre, 63 Old Street
- Mere View
- Thompson Court

together with Consultation Response Forms for you to record and post your comments. As of 4.00 pm on Friday, 25 May, these will also all be available to view online at www.haughley.org.uk. under the Neighbourhood Plan tag, together with the link

<https://www.surveymonkey.co.uk/r/hpnpp-scrf>

for those wishing to complete the Consultation Response Form online.

APPENDIX B

PRE-SUBMISSION EVENT 25-26 MAY 2018 DISPLAY MATERIAL

OBJECTIVE 1 – NEW HOUSING AND DEVELOPMENT

To ensure that all new housing and all new development in Haughley village and Parish is provided in a suitable range of tenures, types and sizes so that local people of all ages can continue to live in a suitable home and local housing needs are met, while retaining the rural character of the village and Parish.

POLICY HAU1 HAUGHLEY'S SPATIAL STRATEGY

Settlement Boundaries are identified on the Proposals Map PM2, PM3 and PM4. Within these boundaries, development shall be permitted where;

- It is of a scale, density and character appropriate to the location;
- Retention of the site in its present state does not form an essential part of the local character;
- Development would protect and enhance local features of green space, landscape, ecological or historic importance; and
- There is the necessary infrastructure capacity to support the development.

Outside Settlement Boundaries, only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this Plan will be permitted.

POLICY HAU2 HOUSING DEVELOPMENTS WITHIN SETTLEMENT BOUNDARIES

Within the Settlement Boundaries, as defined on the Proposals Maps, PM2, PM3 and PM4, there is a general presumption in favour of residential development. Proposals will be supported where;

- They reflect the role and function of Haughley village and relate well to the existing layout of the village,
- They are of a high standard of design and make a positive contribution to the surrounding environment and rural landscape,
- They do not result in the loss of a community facility in Haughley village,
- They contribute to maintaining an appropriate mix of tenures, types and sizes of dwelling in Haughley village. In particular, bungalows and smaller dwellings of one or two bedrooms will be encouraged,
- Sites including affordable housing should integrate both affordable housing and market housing across a site. Under current planning legislation, affordable housing can be sought on sites of more than 10 homes. Development that leads to concentrations of different types and tenures of homes in separate groups will not be supported,
- Each new dwelling should provide parking space at least to minimum MSDC standards, as contained within the Suffolk Guidance for Parking updated 2015,
- The planning and design guidelines contained in the independent AECOM Masterplanning and Design Guidelines Report (See Supporting Document SD2) are to be followed.

The scale and nature of all schemes must ensure an appropriate level of services, facilities and infrastructure, including primary school capacity, are available or can be provided to serve the proposed development.

**POLICY HAU3
NEW HOMES AT LAND EAST OF KING GEORGE V PLAYING FIELD**

Land east of King George V Playing Field, as identified on the Proposal Map PM2, is allocated for up to 98 homes providing the following are part of the development;

- A raised table zebra crossing with associated signs and road markings is provided crossing Green Road to Haughley Crawford's School from King George V Playing Field,
- The housing density is no higher than 23 dwellings per hectare (dph),
- The mix of dwelling types and sizes across all tenures including bungalows,
- The development will include 35% of affordable housing to address local housing needs,
- Sufficient outdoor green space with high standard landscaping is included,
- New pedestrian linkages to enable residents to walk to all facilities in the village centre without walking along Green Road,
- Each new dwelling will include adequate parking space at least to minimum standards, as contained within the Suffolk Guidance for Parking updated 2015.

**POLICY HAU4
ALLOCATION OF SITE SS0270 IN STATION ROAD EAST OF MILLFIELDS FOR
DEVELOPMENT, AS IDENTIFIED WITHIN THE PROPOSALS MAP PM2**

This site has the potential to deliver between 18-31 new homes. The variation in the housing yield is dependent upon the medium constraint of the existing overhead power line either remaining or being buried underground.

Development of the site must follow the stipulations contained in Policy HAU1, Policy HAU2 and follow the guidelines within the AECOM Site Assessment Report and the AECOM Masterplanning and Design Guidelines Report and providing the following are part of the development;

- The housing density is no higher than 23 dwellings per hectare (dph),
- The mix of dwelling types and sizes across all tenures including bungalows,
- The development will include 35% of affordable housing to address local housing needs,
- Sufficient outdoor green space with high standard landscaping is included,
- New pedestrian linkages to enable residents to walk to all facilities in the village centre,
- Each new dwelling will include adequate parking space at least to minimum standards, as contained within the Suffolk Guidance for Parking updated 2015.

**POLICY HAU5
ALLOCATION OF PART OF THE SITE SS0047 SOUTH OF FISHPONDS WAY FOR
DEVELOPMENT AS IDENTIFIED WITHIN THE PROPOSALS MAP PM2**

This site has the potential to deliver between 25-50 new homes. The minor constraints of the developed tree line, proximity to flood risk and proximity to the sewerage works must be fully assessed.

Development of the site must follow the stipulations contained in Policy HAU1, Policy HAU2 and follow the guidelines within the AECOM Site Assessment Report and the AECOM Masterplanning and Design Guidelines Report and providing the following;

- The housing density is no higher than 23 dwellings per hectare (dph),
- The mix of dwelling types and sizes across all tenures including bungalows,
- The development will include 35% of affordable housing to address local housing needs,
- Sufficient outdoor green space with high standard landscaping is included,
- New pedestrian linkages to enable residents to walk to all facilities in the village centre,
- Each new dwelling will include adequate parking space at least to minimum standards, as contained within the Suffolk Guidance for Parking updated 2015.
- A new footpath will be provided as part of the development from the River Gipping tributary along Fishponds Way to the Eve Balfour Way junction on Fishponds way, suitable for all pedestrians, buggies, wheelchairs, horses and cyclists.

**POLICY HAU6
SITES FOR COMMERCIAL AND INDUSTRIAL DEVELOPMENT**

Commercial and industrial developments will be supported where they are situated on the brownfield sites of;

- The ex-Little Chef building adjacent to the Travelodge Hotel situated on the south side of the old A14,
- The previous commercial areas of Haughley Park,
- The Tothill site surrounding and adjacent to the BP Garage and retail outlets on the north side of the Old A14 leading towards Stowmarket

as identified on the Proposals Maps PM5 and PM6.

**POLICY HAU7
PROTECTION OF EMPLOYMENT AND EXISTING BUSINESSES**

Proposals for non-employment use on sites and premises used and/or designated on the Proposals Maps PM5 and PM6 for employment purposes, will only be permitted where;

- It will not result in a loss of employment provision in the Neighbourhood Plan area,
- There is sufficient supply of alternative and suitable employment land available within the Neighbourhood Plan area or in adjacent towns and villages to meet local employment job growth requirements,
- It can be demonstrated that the current employment use is not economically viable nor likely to become viable. Where appropriate, supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 12 months,
- The existing use has created over-riding environmental problems (e.g. noise, odours or traffic) and permitting an alternative use would be a substantial environmental benefit that would outweigh the loss of an employment site,
- An alternative use or mix of uses would assist in urban regeneration and offer greater benefits to the community in meeting local businesses and employment needs,
- It is for an employment related support facility such as employment training/education, workplace crèche or industrial estate café,
- An alternative use or mix of uses would provide other sustainability benefits that would outweigh the loss of an employment site.

**POLICY HAU8
BROADBAND**

All new dwellings and business buildings shall incorporate a suitable infrastructure to enable high speed broadband to be connected.

OBJECTIVE 2 – HISTORIC BUILT ENVIRONMENT

To preserve and enhance the historic built environment of Haughley

POLICY HAU9 DEVELOPMENT AFFECTING HAUGHLEY’S BUILT HERITAGE ASSETS

To ensure the conservation and enhancement of Haughley’s historic environment, proposals should;

- Preserve or enhance the significance of the Heritage Assets of the village, their setting and the wider village,
- Retain buildings and spaces, the loss of which would cause harm to the character or appearance of the Conservation Area,
- Contribute to the local distinctiveness, built form and scale of Heritage Assets through the use of appropriate design, materials and workmanship,
- Be of an appropriate scale, form, height, massing, alignment and detailed design which respects the village’s character, appearance and its setting,
- Demonstrate a clear understanding of the significance of the asset and other wider context in which the Heritage Asset sits, alongside assessment of the potential impact of the development on the Heritage Asset and its context, and
- Provide clear justification for any works that would lead to harm or substantial harm to a Heritage Asset yet be of substantial public benefit, through detailed analysis of the asset and the proposal.

In particular, development proposals will be supported where they;

- Achieve continuity in street frontage building lines set on the back edge of the pavement,
- Maintain the historic pattern of development by respecting the historic grain associated with historic plots and the historic morphology of development in the immediate area,
- Reflect the proportion of solid to void found in the elevations of traditional buildings and employ robust detailing, avoiding the use of applied features or detailing,
- Reinforce local identity by the use of the traditional materials used in the Conservation Area,
- Re-use traditional buildings which contribute to townscape quality.

POLICY HAU10 POSSIBLE NEW DEVELOPMENT IN THE CONSERVATION AREA

All new development within the Conservation Area (as identified on the Proposals Map PM2) and/or within the setting of a listed building (see Appendix 1. “Listed Buildings within Haughley Parish”) will be expected to enhance the positive attributes of the Heritage Asset.

Development that will harm a Heritage Asset or the setting of a Heritage Asset will not be supported unless substantial public benefits outweigh the harm.

POLICY HAU11 DEVELOPMENT DESIGN AND CHARACTER

All new development will be expected to enhance the positive attributes of the village and local design features. Development will not be supported where it has a detrimental impact on the character of the area in which it is located.

New development will be supported when, where relevant, it;

- Demonstrates consideration has been given to the use of brownfield sites/conversion of existing buildings,
- Is capable of being connected to essential infrastructure services with capacity,
- Does not have a detrimental effect on residential amenity by reason of noise or other nuisance,
- Does not have a severe cumulative adverse effect on the safe and efficient operation of the existing transport and road infrastructure,
- Does not result in the loss of an area which makes a significant contribution to public amenity by virtue of its open space character, appearance and function,
- Includes measures that encourage walking and cycling, wherever possible,
- Makes a contribution to local identity and sense of place,
- Is suitable in terms of overall design and appearance of the proposed development (including size, scale, density, layout, access) when assessed in relationship with surrounding buildings, spaces and other features of the street scene,
- Uses, and where appropriate re-uses, local and traditional materials,
- Contributes to reducing carbon emissions, where possible,
- Includes adequate parking space to at least legal minimum standards contained within the Suffolk Guidance for Parking updated 2015, and private and public amenity for future residents.

OBJECTIVE 3 – FACILITIES AND SERVICES

To enhance Haughley's role as a Core Village by protecting and improving existing facilities and services.

POLICY HAU12 PROTECTION OF LOCAL COMMUNITY FACILITIES

Proposals for the change of use of social or community facilities, such as the Co-op store, Post Office, pub, Village Hall, Maxwell Charnley Community Room, Ron Crascall Pavilion, leisure and sports facilities, education facilities and religious buildings as would result in the loss of such facilities, will not be supported unless;

- Equivalent or better provision for the facility to be lost is made elsewhere within the Settlement Boundary, or
- It can be demonstrated through active marketing, that there is no longer a demand for the facility.

POLICY HAU13 PROVISION OF NEW RETAIL AND COMMUNITY FACILITIES

Development proposals for new, expanded or improved retail, commercial and community facilities will be supported when;

- They do not have an adverse impact on residential amenity,
- Their design enhances the character of the immediate surroundings and is sympathetic to the locally distinctive nature of traditional design in the village,
- They do not lead to traffic management problems,
- They encourage walking and cycling,
- Off-road car parking in the central part of Haughley village is included as part of the proposed facility.

COMMUNITY NEEDS AND DESIRES

CND1 HAUGHLEY CRAWFORD'S SCHOOL

It is recommended that Haughley Parish Council approach Babergh and Mid Suffolk District Councils and/or Suffolk County Council to seek ways to improve the current condition and suitability of Haughley Crawford's School building, recreational facilities and possible integration of the pre-school including the identification of a new suitable site.

CND2 KING GEORGE V PLAYING FIELD AND RON CRASCALL PAVILION

It is recommended that Haughley Parish Council approach Babergh and Mid Suffolk District Councils and/or Suffolk County Council to investigate and actively pursue ways to improve and expand the provision of sports, recreational and social facilities within the King George V Playing Field and Ron Crascall Pavilion.

CND3 CEMETERY SPACE

It is recommended that on an annual basis, Haughley Parish Council will review, with advice and guidance from St Mary's Church, any possible requirement for new cemetery space.

OBJECTIVE 4 - ENVIRONMENT

To ensure that sustainable development is secured for this and future generations by protecting key environmental assets (e.g. green spaces and landscapes) and taking account of constraints e.g. flooding.

An appraisal of green spaces has been completed and is available as Supporting Document SD4 "Local Green Space Appraisal" to this Plan. The appraisal has concluded that the following local green spaces, as shown on the Proposals Maps PM2 and PM3, are designated as Local Green Spaces.

POLICY HAU14 PROTECTION OF LOCAL GREEN SPACES

Football pitch and children's play area (King George V Playing Field),
Village green,
Haughley Green Cricket,
Church graveyard,
Gallowsfield Wood,
Haughley Castle Motte and Bailey.

See Supporting Document SD4 "Local Green Space Appraisal".

POLICY HAU15 PROTECTION OF RURAL LANDSCAPE

Within Settlement Boundaries, visually important open spaces, per the MSDC 1998 Local Plan, as identified on the Proposals Map PM2, will be protected because of their contribution to the character or appearance of their surroundings and their amenity value to the local community.

POLICY HAU16 PATHS AND BRIDLEWAYS

New housing and business developments shall encourage usage of, and provide linkage to, the network of existing paths and bridleways in and around Haughley Parish.

OBJECTIVE 5 - TRAFFIC

To ensure that traffic and transport issues in Haughley Parish are tackled, including enhanced provision for walking and cycling.

COMMUNITY NEEDS AND DESIRES

CND4 - TRAFFIC CALMING HAUGHLEY CRAWFORD'S SCHOOL

It is recommended that Haughley Parish Council approach Babergh and Mid Suffolk District Councils and/or Suffolk County Council concerning the provision of traffic calming measures between Haughley Crawford's School and King George V Playing Field with urgent consideration given to a raised platform pedestrian crossing and moving the 30mph speed limit in Green Road to the north side of the proposed new development east of King George V Playing Field.

CND5 – FISHPONDS WAY FOOTPATH

It is recommended that the Parish Council will approach Babergh and Mid Suffolk District Councils and/or Suffolk County Council to investigate and actively pursue the upgrading of the footpath and provision of a footpath where none currently exists between Tothill and the Eve Balfour Way junction on Fishponds Way making it suitable for all pedestrians, buggies, wheelchairs, horses and cyclists.

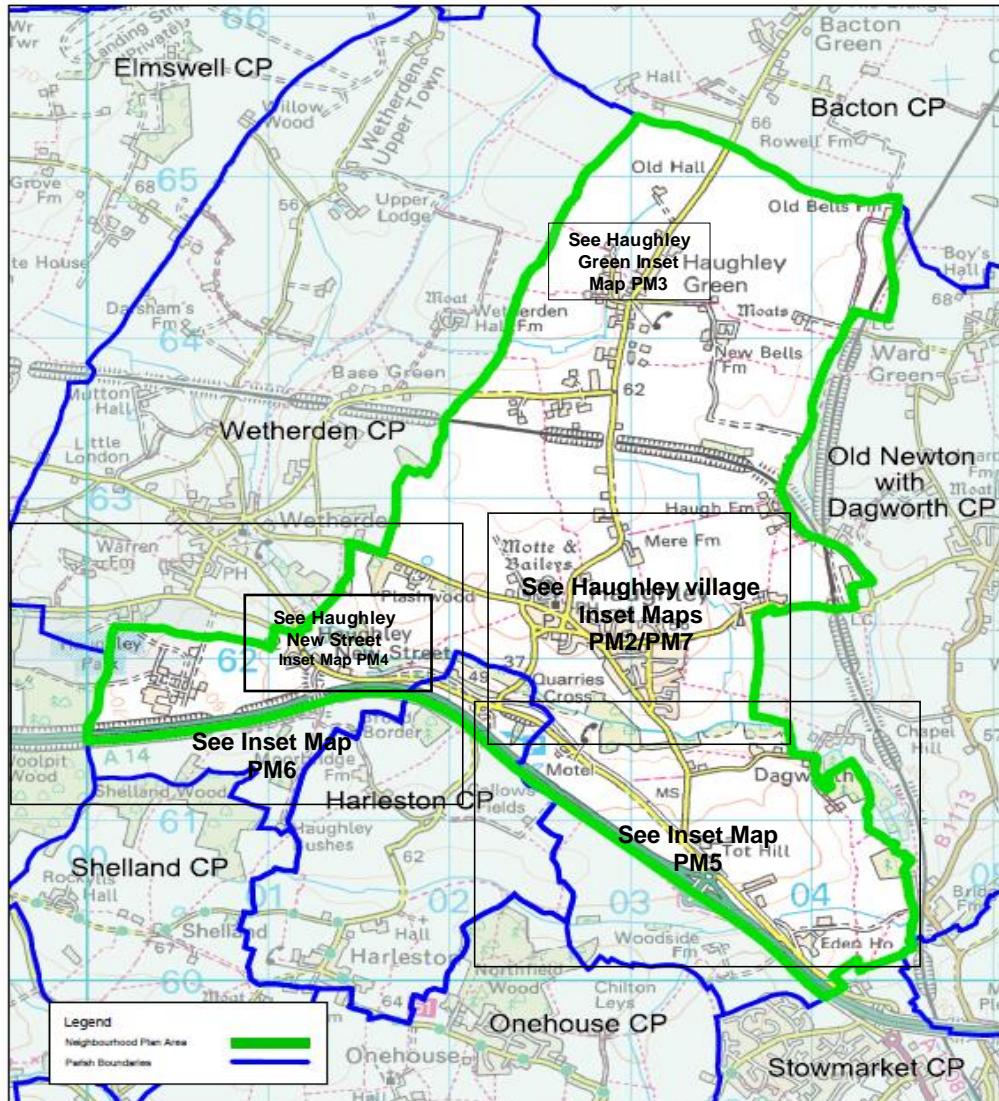
CND6 – HAUGHLEY GREEN FOOTPATH

It is recommended that the Parish Council will approach Babergh and Mid Suffolk District Councils and/or Suffolk County Council to investigate and actively pursue the provision of a footpath to the side of the road through Haughley Green.

CND7 – CENTRAL HAUGHLEY TRAFFIC FLOW AND SAFETY

It is recommended that Haughley Parish Council approach Babergh and Mid Suffolk District Councils and/or Suffolk County Council to undertake additional studies to improve traffic flow and safety through the centre of Haughley village, giving consideration to the provision of designated parking areas. In the event of any development within Haughley village, the developer must give consideration to constructively investigate the possibility of creating off-site parking in order to serve facilities.

LOCATIONAL RELATIONSHIP OF AREAS WITHIN HAUGHLEY PARISH



Haughley Neighbourhood Plan Area



BABERGH DISTRICT COUNCIL
 Corks Lane, Hadleigh, Ipswich, IP7 6SJ
 Telephone : 01473 822801
 Minicom : 01473 825878
 www.babergh.gov.uk



SCALE 1:30000

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PROPOSALS MAP PM2

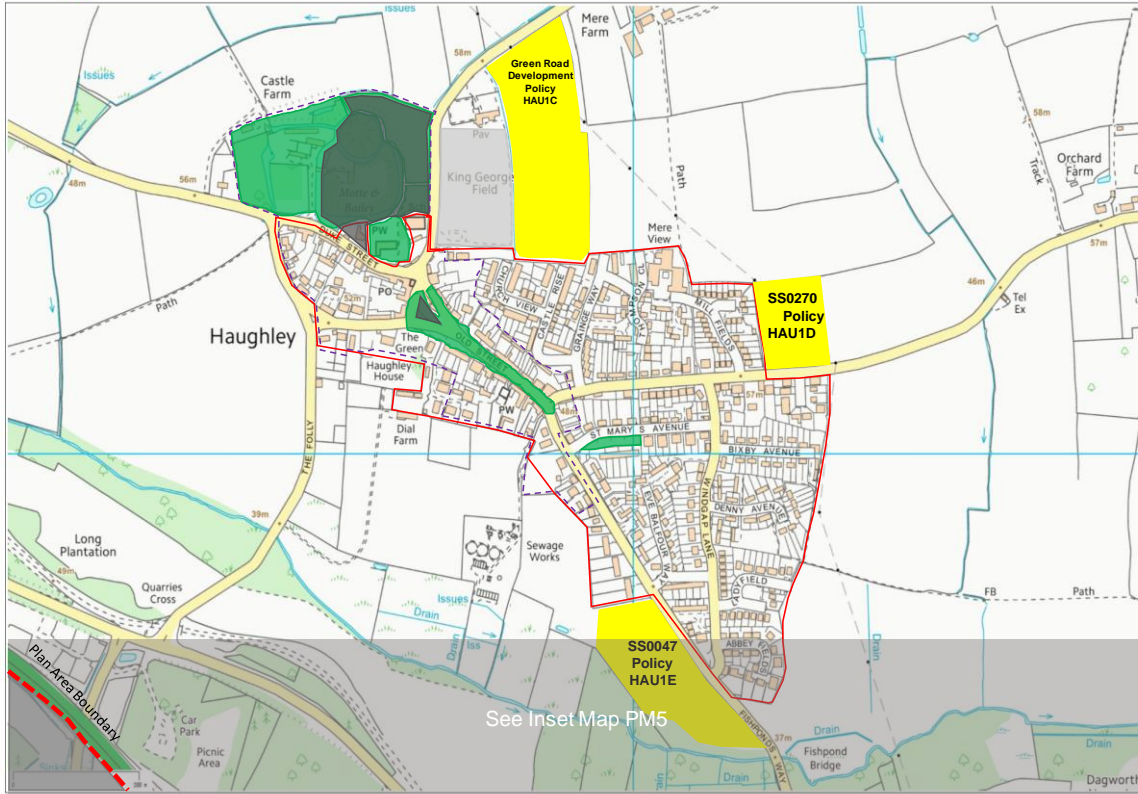
HAUGHLEY VILLAGE



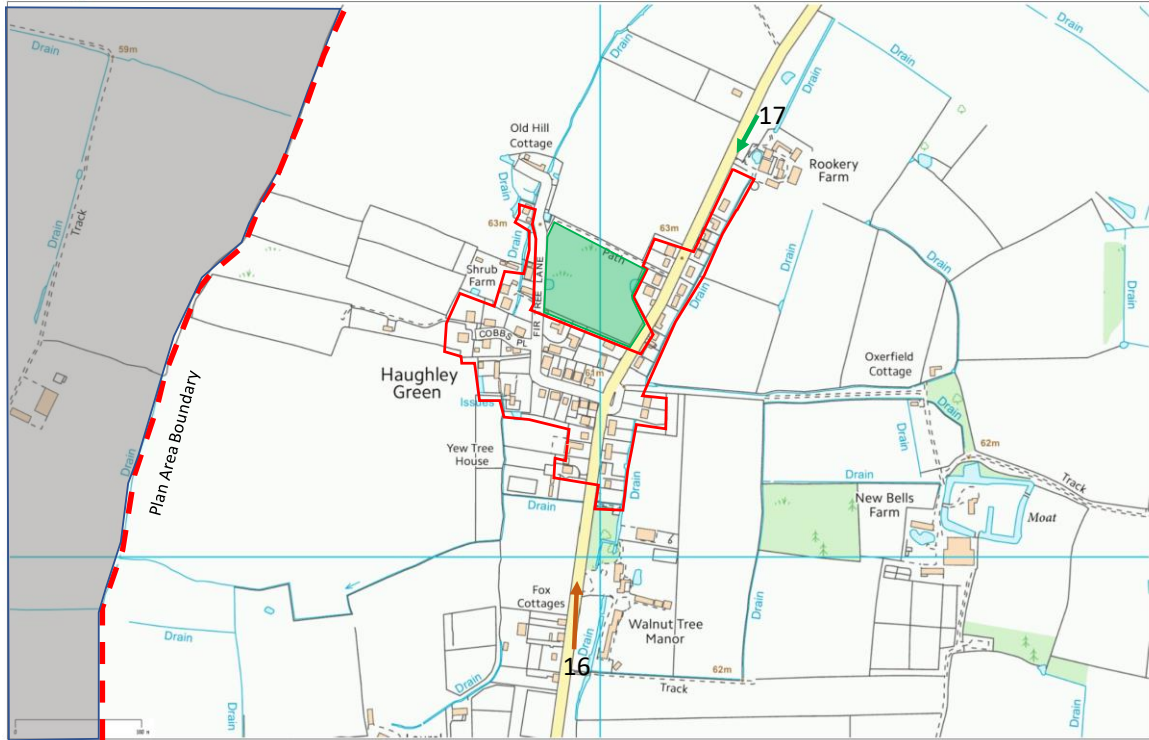
- Current Settlement Boundary
- Conservation Area Policy HAU10
- Allocated Development Sites

- Visually Important Open Spaces
- Local Green Spaces Policy HAU14
- Visually Important Open Space and Local Green Space Policy HAU14

Haughley CP








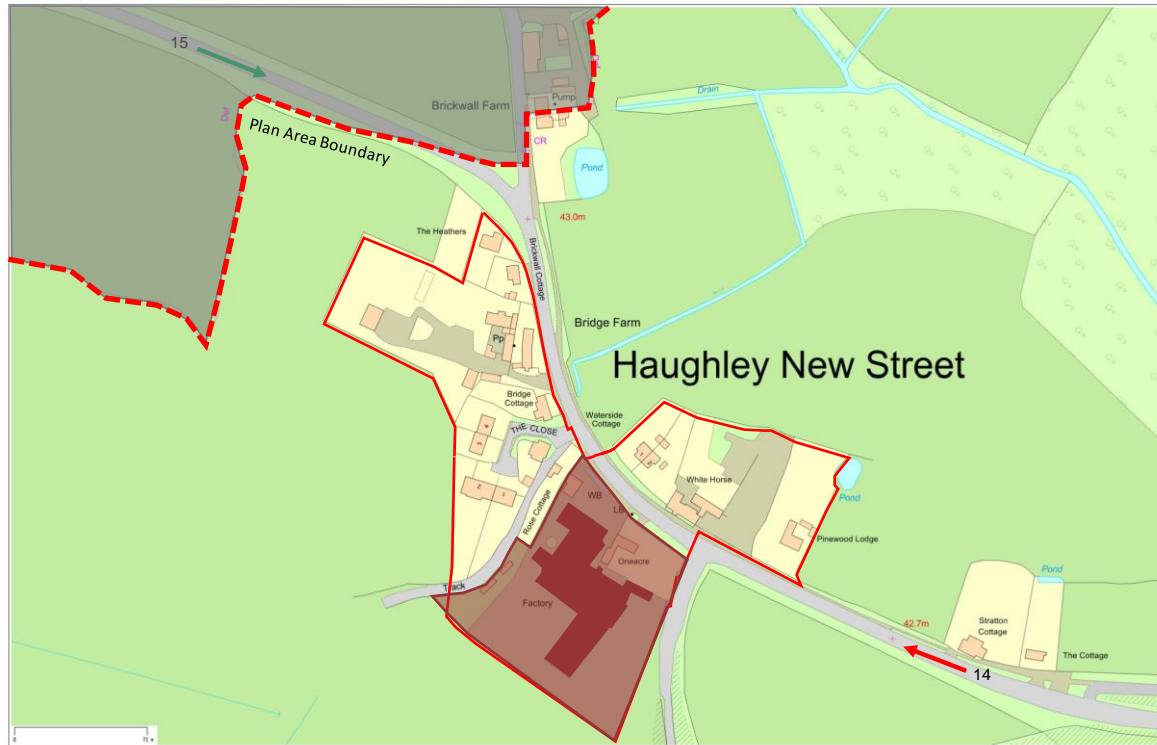
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Principal Views:

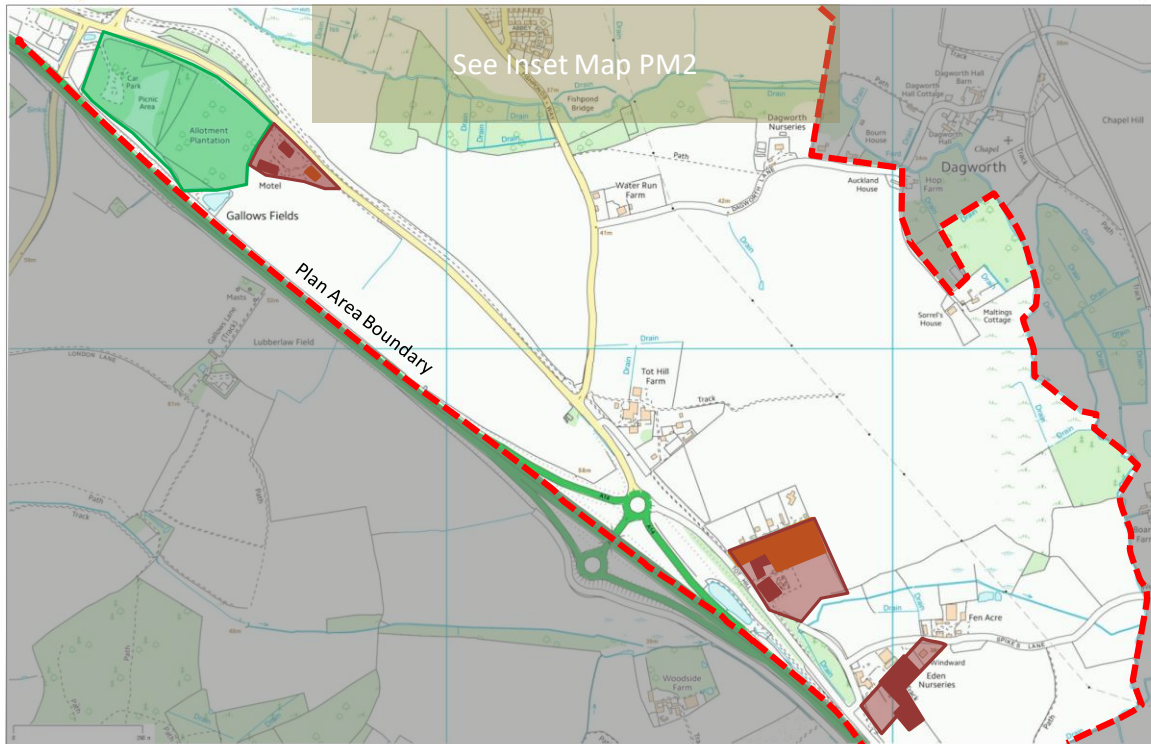
-  Settlement Boundary
-  Local Green Space - The Cricket Policy HAU14
-  Low Significance
-  Medium Significance
-  High Significance
- 16 – 17 View Reference Numbers (see SD11)






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-  Settlement Boundary
-  Employment Site Policy HAU7

- Principal Views:
-  Low Significance
 -  Medium Significance
 -  High Significance
 - 14 – 15 View Reference Numbers (see SD11)



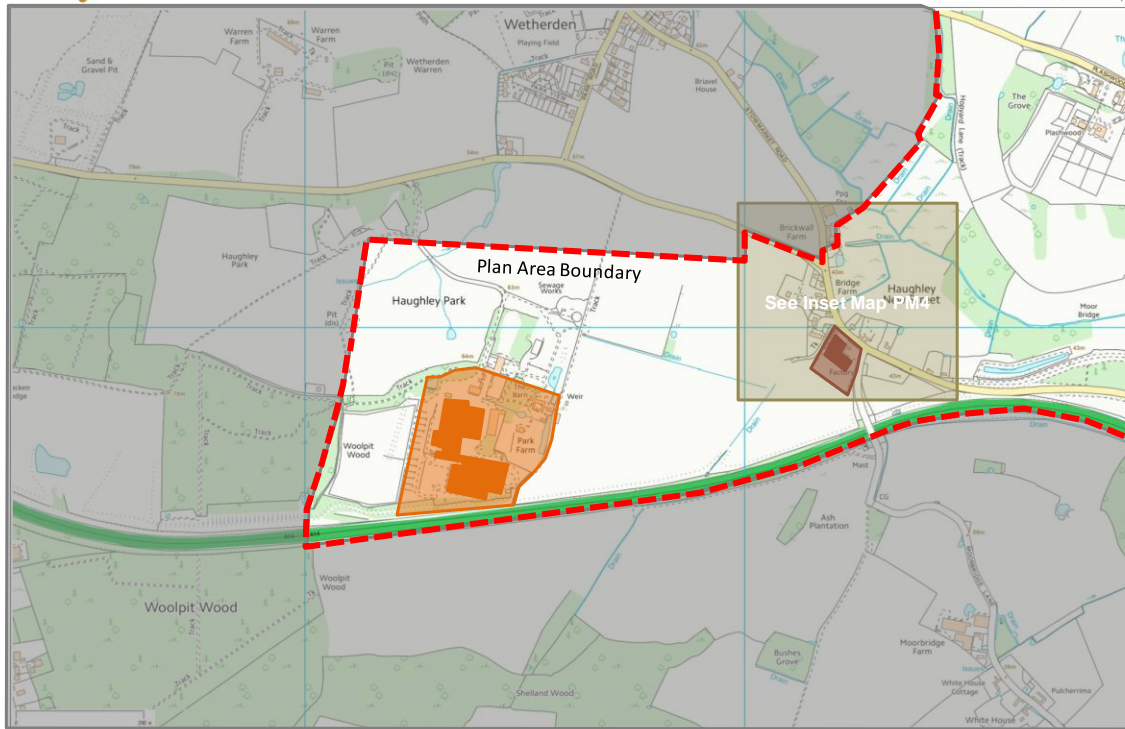
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-  Employment Sites Policy HAU7
-  Possible Employment Development Sites Policy HAU6
-  Local Green Space - Gallowsfield Wood Policy HAU14

PROPOSALS MAP PM6 COMMERCIAL, INDUSTRIAL AND POSSIBLE EMPLOYMENT DEVELOPMENT SITES



Haughley CP



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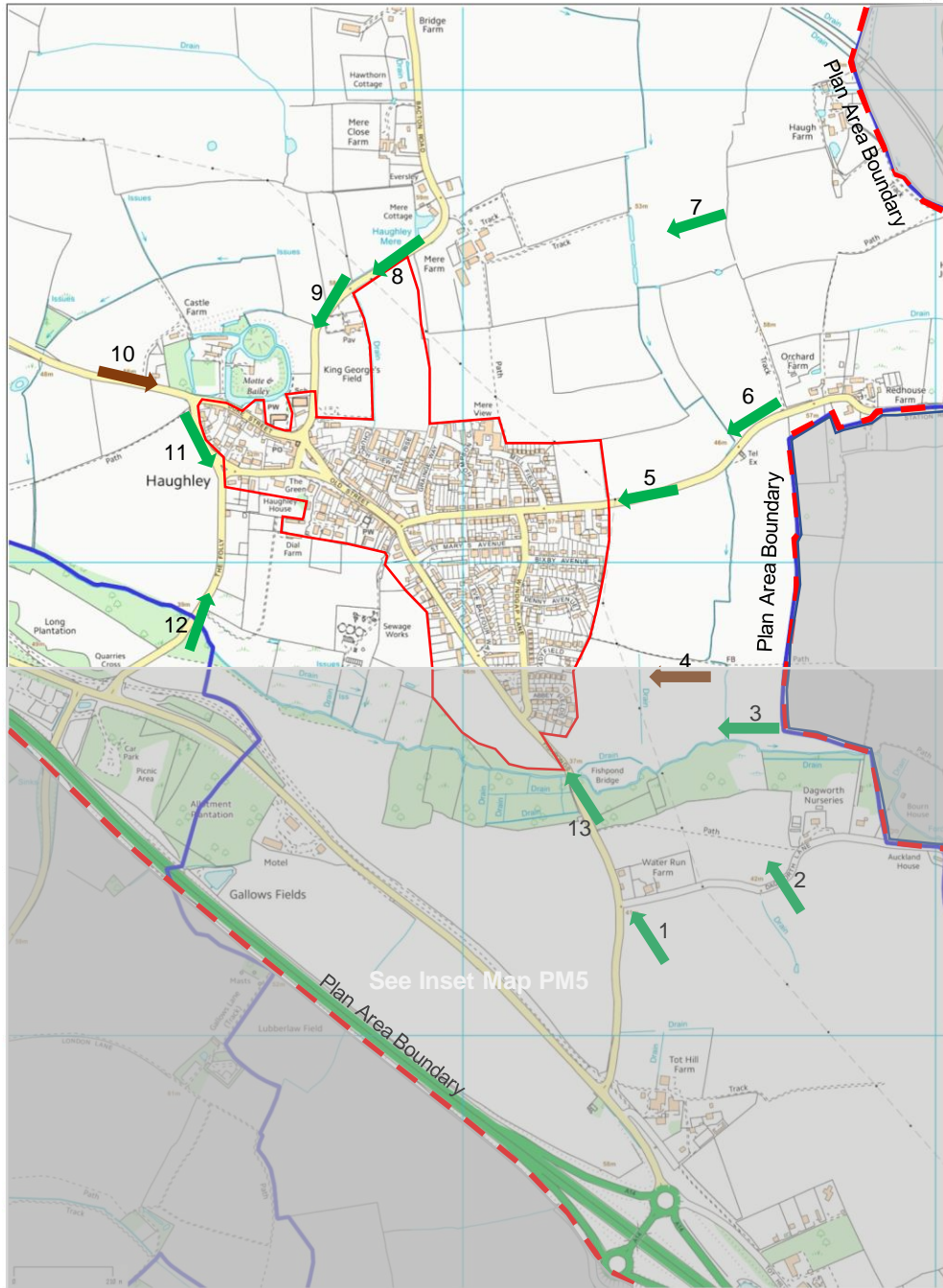
- Employment Sites Policy HAU7
- Possible Employment Development Sites HAU6

PROPOSALS MAP PM7

PRINCIPAL VIEWS IN AND AROUND HAUGHLEY VILLAGE



Haughley CP



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- Low Significance
- Medium Significance
- High Significance

— Revised Settlement Boundary

1 – 13 View Reference Numbers (see Supporting Document SD5)

APPENDIX C

CONSULTATION REPOSE FORM



Pre-Submission Consultation Response Form Haughley Parish Neighbourhood Plan

Welcome to the Haughley Parish Neighbourhood Plan Pre-Submission Consultation Response Form

BACKGROUND

This is the pre-submission version of the Haughley Parish Neighbourhood Plan. Haughley Parish Council, through its Working Party, has prepared the Plan on behalf of those that live and work within the Parish of Haughley. The Plan sets out a future vision for the Parish. The vision is supported by a set of planning policies and a series of Community Needs and Desires (CNDs)

YOUR INPUT

Please tell us whether you agree with these policies and CNDs by completing the consultation document. You can complete it on the internet at <https://www.surveymonkey.co.uk/r/hpnp-scrl>, or if you prefer, go to www.haughley.org.uk where you will find a link to the Form. If you would like to comment on any of the policies and CNDs, please add these comments in the box under each policy or CND. Please answer all the questions. The full draft Plan is available on the internet (go to www.haughley.org.uk) or as a printed copy to read at The King's Arms, St. Mary's Church, Maxwell Charnley Room, Village Hall, Haughley Veterinary Centre, Mere View and Thompson Court.

COMPLETION DATE
5.00pm Saturday, 7th July 2018

Please respond on-line. Alternatively, complete a hard copy document and deliver it to one of the Consultation Form boxes located in the venues noted above. So that we might in certain circumstances respond to your comments on the Plan, we need your name and address and preferably email address.

NAME:
ORGANISATION:
ADDRESS:
EMAIL ADDRESS:

DATA PROTECTION NOTICE: Information given on this form will be used to help prepare the Submission Draft Haughley Parish Neighbourhood Plan. Please be aware that your comments, including personal details, may be made publicly available.

Should you require assistance with completing this Form, please visit one of the Public Events or Drop-in Surgeries listed below.

Public Events:
Friday, 25 May 4pm - 7pm, Green Room, Village Hall
Saturday, 26 May 9:30am - 3:30pm, Village Hall
Saturday, 9 June 12pm - 4pm, Summer Fete, Playing Field

Drop-in Surgeries:
Saturday, 23 June 9am - 12pm, Maxwell Charnley Room
Saturday, 7 July 9am - 12pm, Maxwell Charnley Room

Thank you for your comments and for completing this form



Pre-Submission Consultation Response Form
Haughley Parish Neighbourhood Plan

New Housing and Development
Policies

*** 1. HAU1**

- Agree with policy
 Disagree with policy

Please state clearly and fully any concerns or comments.
Please state what change(s) would help to resolve your concerns.

*** 2. HAU2**

- Agree with policy
 Disagree with policy

Please state clearly and fully any concerns or comments.
Please state what change(s) would help to resolve your concerns.

*** 3. HAU3**

- Agree with policy
 Disagree with policy

Please state clearly and fully any concerns or comments.
Please state what change(s) would help to resolve your concerns.

*** 4. HAU4**

- Agree with policy
- Disagree with policy

Please state clearly and fully any concerns or comments.
Please state what change(s) would help to resolve your concerns.

*** 5. HAU5**

- Agree with policy
- Disagree with policy

Please state clearly and fully any concerns or comments.
Please state what change(s) would help to resolve your concerns.

*** 6. HAU6**

- Agree with policy
- Disagree with policy

Please state clearly and fully any concerns or comments.
Please state what change(s) would help to resolve your concerns.

*** 7. HAU7**

- Agree with policy
- Disagree with policy

Please state clearly and fully any concerns or comments.
Please state what change(s) would help to resolve your concerns.

*** 8. HAU8**

- Agree with policy
- Disagree with policy

Please state clearly and fully any concerns or comments.

Please state what change(s) would help to resolve your concerns.



Pre-Submission Consultation Response Form
Haughley Parish Neighbourhood Plan

Historic Built Environment
Policies

*** 9. HAU9**

- Agree with policy
 Disagree with policy

Please state clearly and fully any concerns or comments.
Please state what change(s) would help to resolve your concerns.

*** 10. HAU10**

- Agree with policy
 Disagree with policy

Please state clearly and fully any concerns or comments.
Please state what change(s) would help to resolve your concerns.

*** 11. HAU11**

- Agree with policy
 Disagree with policy

Please state clearly and fully any concerns or comments.
Please state what change(s) would help to resolve your concerns.



Pre-Submission Consultation Response Form
Haughley Parish Neighbourhood Plan

Facilities and Services Policies and Community Needs and
Desires

*** 12. HAU12**

- Agree with policy
 Disagree with policy

Please state clearly and fully any concerns or comments.
Please state what change(s) would help to resolve your concerns.

*** 13. HAU13**

- Agree with policy
 Disagree with policy

Please state clearly and fully any concerns or comments.
Please state what change(s) would help to resolve your concerns.

*** 14. CND1**

- Agree
 Disagree

Please state clearly and fully any concerns or comments.
Please state what change(s) would help to resolve your concerns.

*** 15. CND2**

- Agree
- Disagree

Please state clearly and fully any concerns or comments.
Please state what change(s) would help to resolve your concerns.

*** 16. CND3**

- Agree
- Disagree

Please state clearly and fully any concerns or comments.
Please state what change(s) would help to resolve your concerns.



Pre-Submission Consultation Response Form
Haughley Parish Neighbourhood Plan

Environment
Policies

*** 17. HAU14**

- Agree with policy
- Disagree with policy

Please state clearly and fully any concerns or comments.
Please state what change(s) would help to resolve your concerns.

*** 18. HAU15**

- Agree with policy
- Disagree with policy

Please state clearly and fully any concerns or comments.
Please state what change(s) would help to resolve your concerns.

*** 19. HAU16**

- Agree with policy
- Disagree with policy

Please state clearly and fully any concerns or comments.
Please state what change(s) would help to resolve your concerns.



Pre-Submission Consultation Response Form
Haughley Parish Neighbourhood Plan

Traffic Community Needs and
Desires

*** 20. CND4**

- Agree
 Disagree

Please state clearly and fully any concerns or comments.
Please state what change(s) would help to resolve your concerns.

*** 21. CND5**

- Agree
 Disagree

Please state clearly and fully any concerns or comments.
Please state what change(s) would help to resolve your concerns.

*** 22. CND6**

- Agree
 Disagree

Please state clearly and fully any concerns or comments.
Please state what change(s) would help to resolve your concerns.

* 23. CND7

Agree

Disagree

Please state clearly and fully any concerns or comments.

Please state what change(s) would help to resolve your concerns.



Pre-Submission Consultation Response Form
Haughley Parish Neighbourhood Plan

Overall, do you agree with the Neighbourhood Plan?

*** 24. Overall, do you agree with the draft Neighbourhood Plan?**

Yes

No

In your view, are there any omissions in the draft Plan?

If so, please specify and if necessary, please attach additional pages.

APPENDIX D

PARISH NEWS ADVERTISEMENT – MAY 2018



Copies of the initial Draft Plan document, which mostly concerns possible housing development, will be ready for you to see on Friday, 25th May 2018 in the Green Room, Village Hall between 4.00 and 7.00 pm and on Saturday, 26th May 2018 in the Village Hall between 9.30 am and 3.30 pm.

This will be the start of the formal Six-Week Consultation period when the Draft Plan is presented to all residents of Haughley Parish for your examination. A leaflet giving brief details, and where copies of the Draft Plan will be located elsewhere during this period, will be sent to every home in the Parish before the start of the Six-Week Consultation.

This is your Plan – now you can have your say.



HAUGHLEY PARISH NEIGHBOURHOOD PLAN

COME AND TELL US WHAT YOU THINK

The formal Six-Week Consultation period, when the Draft Plan was presented to parishioners for inspection and comment, was held on Friday, 25 May and Saturday, 26 May 2018 in the Village Hall.

Now you are able to attend a series of drop-in surgeries on:-

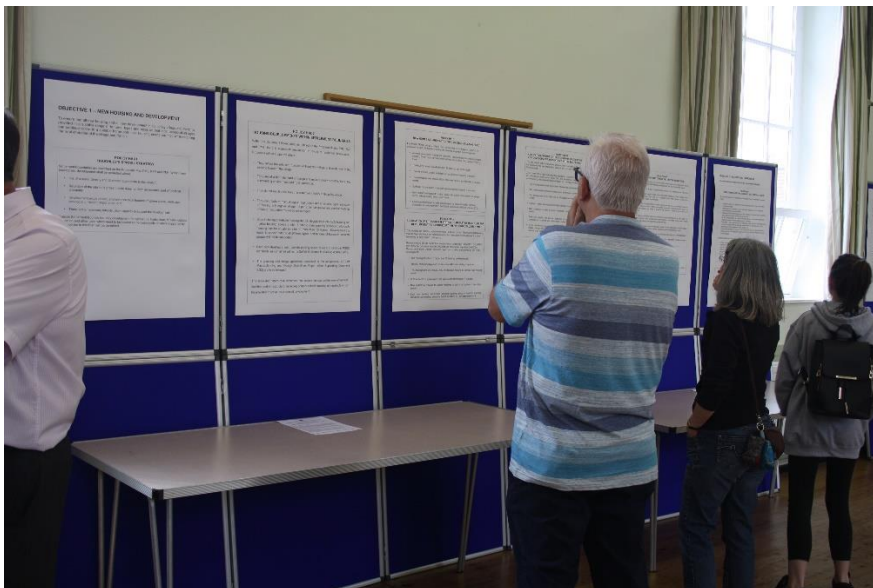
- Saturday, 9 June, 12.00 noon – 4.00 pm
Haughley Summer Fair, Playing Field
- Saturday, 23 June, 9.00 am – 12.00 noon
Maxwell Charnley Room
- Saturday, 7 July, 9.00 am – 12.00 noon
Maxwell Charnley Room (last day of consultation period)

Members of the Haughley Parish Neighbourhood Plan Working Party will be there to answer your questions.

Copies of the Draft Plan and Supporting Documents will also be available for you to read at the following locations until Saturday, 7 July 2018:-

The Kings Arms, St Mary's Church, Maxwell Charnley Room, Village Hall, Haughley Veterinary Centre, Mere View, Thompson Court

together with Consultation Response Forms for you to record and post your comments. As of 4.00 pm on Friday, 25 May, these will also be available to view online at www.haughley.org.uk under the Neighbourhood Plan tab, together with the link <https://www.surveymonkey.co.uk/r/hpnpp-scrf> for those wishing to complete the Consultation Response Form online.





HAUGHLEY PARISH NEIGHBOURHOOD PLAN

COME AND TELL US WHAT YOU THINK

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Now you are able to attend two drop-in surgeries on:-

- Saturday, 23 June, 9.00 am – 12.00 noon
Maxwell Charnley Room
- Saturday, 7 July, 9.00 am – 12.00 noon
Maxwell Charnley Room (last day of consultation period)

Members of the Haughley Parish Neighbourhood Plan Working Party will be there to answer your questions.

Copies of the Draft Plan and Supporting Documents are also available for you to read at the following locations until Saturday, 7 July 2018:-

The Kings Arms, St Mary's Church, Maxwell Charnley Room,
Village Hall, Haughley Veterinary Centre, Mere View,
Thompson Court

together with Consultation Response Forms for you to record and post your comments.

We would like every resident to complete a Consultation Response Form – this Plan is important to all of us.

These are also available to view online at www.haughley.org.uk under the Neighbourhood Plan tab, together with the link

<https://www.surveymonkey.co.uk/r/hpnpp-scrf>

for those wishing to complete the Consultation Response Form online.

APPENDIX E

PARISH NOTICEBOARDS POSTER



HAUGHLEY PARISH NEIGHBOURHOOD PLAN

You are invited to view and comment on the Draft Neighbourhood Plan on;

- **Friday, 25 May 2018 4.00 – 7.00 pm, Green Room, Village Hall**
- **Saturday, 26 May 2018, 9.30 am – 3.30 pm Main Hall, Village Hall**

And until 7 July 2018 at;

- **The Kings Arms**
- **St Mary's Church**
- **Maxwell Charnley Room**
- **Village Hall**
- **Haughley Veterinary Centre**
- **Mere View**
- **Thompson Court**
- **Online at www.haughley.org.uk**

This is your Plan – now you can have your say.

APPENDIX F

EMAIL NOTIFICATION SENT TO ALL STATUTOR CONSULTEES AT PRE-SUBMISSION STAGE

HAUGHLEY PARISH NEIGHBOURHOOD PLAN

Dear Stakeholders/Consultees

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2015 (as amended), Haughley Parish Council is undertaking Pre-Submission Consultation on the Haughley Parish Draft Neighbourhood Plan. As a body we are required to consult, therefore we hereby seek your views on the Draft Neighbourhood Plan.

The Plan sets out a vision for the future of the Parish and planning policies which will be used to determine planning proposals locally.

Haughley Parish Council is now inviting comments on the proposals in this Pre-Submission version of the Plan before it is submitted to Mid Suffolk District Council for formal consideration and wider consultation.

The consultation opens for comment at 4.00 pm on Friday, 25 May 2018. The deadline for comments to be received by Haughley Parish Council is 5.00 pm on Saturday, 7 July 2018.

The online version of the Plan, together with the Supporting Documentation, can be viewed from 4.00 pm on Friday, 25 May 2018 on the Neighbourhood Plan page of the Haughley Parish website at www.haughley.org.uk together with a link to the Consultation Response Form at www.surveymonkey.co.uk/r/hpnpp-scrf

Your comments cannot be taken into account unless your name and postcode, organisation or body, and consultee type, are included. Additional information is optional but will greatly assist us in analysing responses to the consultation.

Comments will be identifiable by name, organisation or body and consultee type (business, other body, etc). All other personal information provided will be protected according to the Data Protection Act 1998 and will not be made available online or otherwise. Any questions about the consultation should be emailed to the Administrative Assistant, Haughley Parish Neighbourhood Plan Working Party at marian.adams88@gmail.com

Thank you for taking the time to provide comments on our Neighbourhood Plan.

Haughley Parish Neighbourhood Plan Working Party
Haughley Parish Council

APPENDIX G

STATUTORY CONSULTEES CONSULTED AT PRE-SUBMISSION CONSULTATION STAGE

Title	Given Name	Family Name	Position	Company / Organisation
Ms	Jo	Churchill MP	MP for Bury St Edmunds	
Cllr	Andrew	Stringer	County Cllr to Upper Gipping	Suffolk County Council
Cllr	Gary	Green	County Cllr to Stowmarket North & Stowupland	Suffolk County Council
Cllr	Penny	Otton	County Cllr to Thedwastre South	Suffolk County Council
Cllr	Rachel	Eburne	Ward Cllr to Haughley & Wetherden	Mid Suffolk District Council
Cllr	Jill	Wilshaw	Ward Cllr to Bacton and Old Newton	Mid Suffolk District Council
Cllr	John	Matthissen	Ward Cllr to Onehouse	Mid Suffolk District Council
Cllr	Jane	Storey	Ward Cllr to Woolpit	Mid Suffolk District Council
Cllr	Barry	Humphries	Ward Cllr to Stowmarket North	Mid Suffolk District Council
Cllr	Dave	Muller	Ward Cllr to Stowmarket North	Mid Suffolk District Council
Cllr	Gary	Green	Ward Cllr to Stowmarket North	Mid Suffolk District Council
Cllr	Keith	Welham	Ward Cllr to Stowupland	Mid Suffolk District Council
Mrs	J	Larner	Clerk to ...	Wetherden Parish Council
Mrs	P	Fuller	Clerk to ...	Woolpit Parish Council
Mr	R	Jewers	Clerk to ...	Shelland Parish Meeting
Mr	T	Scarff	Chairman to ...	Harleston
Mr	D	Blackburn	Clerk to ...	Stowmarket Town Council
Mrs	K	Hall-Price	Clerk to ...	Old Newton with Dagworth Parish Council
Ms	Claire	Pizzey	Clerk to ...	Stowupland Parish Council
			Community Planning	Babergh & Mid Suffolk District Council
			SCC Neighbourhood Planning	Suffolk County Council
Mr	Dave	Watson	Transport Policy	Suffolk County Council
Mr	Neil	McManus	Planning Obligations Manager	Suffolk County Council
Ms	Sonia	Docherty	HR Manager - SOR, Children and Young People	Suffolk County Council
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
				Historic England
			East of England Office	National Trust
Mr	Steve	Taylor	Town Planning Team	Network Rail Infrastructure Limited
			Planning	Highways England
			Stakeholders & Networks Officer	Marine Management Organisation
			EMF Enquiries	Vodafone and O2 - EMF Enquiries
Mr	Alex	Jackman	Corporate and Financial Affairs Department	EE
Ms	Jane	Evans		Three
Ms.	Andrea	Patman	Head of Primary Care - East of England	NHS East Anglia Area Team
				Transco - National Grid

Mr.	Howard	Green	Infrastructure Planner	UK Power Networks
Mr	Stewart	Patience	Strategic and Spatial Planning Manager	Anglian Water
Mr	Peter	Mercer MBE		National Fed. 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	John	Grayling		Babergh Disability Forum
				Suffolk VASP for Mental Health
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
Mrs.	Sarah	Mortimer	Senior Manager Community Engagement	Community Action Suffolk
Ms	Sunila	Osborne	Community Dev' Officer – Rural Affordable Housing	Community Action Suffolk

APPENDIX H

RESPONSES RECEIVED TO PRE-SUBMISSION CONSULTATION AND RESPONSES TO COMMENTS

Where the response is “Noted” and the change “None”, the responses have been noted and considered by the Haughley Parish Neighbourhood Plan (HPNP) Working Party and Haughley Parish Council but these are either outside the scope or the powers of the HPNP but does not question the validity.

Respondent	Policy	Summary of Comment	Response	Change
2	General	This is a comprehensive and well presented plan which captures the comments, concerns and responses made by parishioners in the processes and events which lead up to and enabled this Haughley pre-submission document. Development is always a contentious issue, but this plan seeks to ensure that the opinions and desires of parishioners have been recognised and properly represented. I look forward to the next stages in this process and hope it will not be too long before Haughley’s Neighbourhood Plan is approved and implemented.	Thank you.	None.
10	General	Very clear presentation. Much hard work put in to achieve this. Well done. You show awareness of heritage, retention and development also in a balanced way	Thank you	None.
15	General	WE ARE ALREADY A KEY SERVICE CENTRE- WE HAVE ALREADY GOT WHAT WE NEED-WE NEED TO MAKE WHAT WE HAVE EASILY ACCESSIBLE AND PROMOTE THE USE OF BUSES AND BICYCLES.IMPROVE PEDESTRIAN AREAS AND CUT THE NUMBER OF STATIONARY VEHICLES OBSTRUCTING OLD STREET AND FISHPONDS AND AROUND DUKE STREET. DO NOT RE-DESIGNATE AS A CORE CENTRE.	Noted. The designation as a “Core Village” is proposed by Mid Suffolk District Council and the Neighbourhood Plan cannot contradict that approach	None.
20	General	With the exception of parking restrictions and lack of support for businesses, green open area protection and development to the south. We also have to query the validity of substantial parts of the history of Haughley and from where you received such information.	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
22	General	A very dull submission, lacking in vision imagination and any sense of purpose/style for the village. Although it claims to be a plan for 2016-2036 it is myopically viewed through a lens of 2018. Surely we can aspire to better than this as a comprehensive plan. Are housing & traffic our only interests? Energy? Communications? Amenity? Style? Fun?. Happy to discuss if a consultation is welcome	Noted. The planning policies of the Neighbourhood Plan must relate to land use planning and be deliverable.	None.
31	General	Haughley does not need new development. It does not have the infrastructure, especially the roads no matter what various surveys say. Living on Fishponds Way I know how busy it is, many cars all day long plus lorries and busses on roads that were never meant for the traffic load. This can be seen from the state of the road. Any extra development will intensify this problem. Anybody living in any new proposed development will need to use a car. The Bus service is not regular enough, there are few footpaths out of the village and as cycling on the narrow roads is dangerous the car is the only option. This means the increase in traffic will not only be commuters but also families going shopping. Traffic calming needs to be done in several areas of the village at least twice on fishponds way by the bridge and also uphill before Windgap lane junction, also by the school. If it is to be done, the area by the sports field feels the most appropriate. It would affect the look and balance of the village the least, it is near a new development so would be seen as an extension and could use the same connection to gas, electricity, water and sewage. Also it is close to the school, sports field, play area and centre of the village. Its closeness to the pub, bakery and post office would enhance the businesses. As a second choice site ss0270 / HAU 1D is best, it is close to the centre, next to one of the other newer developments so would fit in to the look of the village. The proposed site at ss00047 / HAU 1E is the worst, far from the centre of the village, next to a busy road, poor access to the road, adjacent to the Windgap lane junction which is a busy cut through, near a special landscape area with associated wildlife, deer and bat population plus possibly endangered newts. It is also in a flood zone. There are no paths into the village	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
		<p>from this site. In all cases it is the worst. Haughley new street has a large old school site which could be redeveloped and would be much easier to do. it would invigorate the small hamlet and possibly lead to the opening of a local store / pub to service the houses. There would be little impact to other houses in the area. It feels that this Haughley development plan is being forced on the village by local government without any consideration for the villagers.</p>		
32	General	<p>Considerable time and consideration has gone into this plan with the views of parishioners kept firmly at the forefront of the policies.</p>	Thank you.	None.
34	General	<p>Good job done! I do think it is a shame that the naming of SS0047 has been muddled as there are 2 versions of the name. The site is actually west of Fishponds Way and not south. Fishponds Way runs north-south and Mid Suffolk has always called it west. Similarly there</p>	Thank you. Will clarify naming in Neighbourhood Plan.	Name is clarified as land west of Fishponds Way.

Respondent	Policy	Summary of Comment	Response	Change
		are two names for the site north of Station Road / east of Millfields. Consistency helps		
36	General	Disagree where I have specified in my answers to other questions. Other than that, fine with it	Noted.	None.
38	General	All this extra housing is likely to bring more children and young people to the village. The school is already taking more and older children since the closure of local middle schools. There are no plans to extend provision for schooling and youth activities (see criticism of proposed development on field east of George V playing field HAU3). Are the upper schools able to cope? There is a large development proposed in Bacton and much of that traffic will come through Haughley at peak times in addition to traffic from HAU3 and existing traffic. The centre of Haughley is a Conservation Area and many of the buildings are ancient and Grade II listed. Even now they shake when a large heavy goods vehicle goes through which is often. How is it proposed to deal with this increase in traffic? Where will it go? It is no use hoping that people will use the bus or their bikes to get about. They won't. What about medical provision? Are the local surgeries able to take on extra patients in addition to all those who will come from developments in nearby villages?	Noted. Suffolk County Council has not objected on the basis of school capacity nor Highways. Health providers are considered at planning application stage.	None.
41	General	I think the plan will be a welcome addition to the planning guidelines in relation to future development in Haughley and is a fantastic achievement. I have identified areas where the language could be stronger and the long term purpose be clearer. My major reservation is in relation to the Green Road development (HAU 3) as it compromises the future expansion of sporting and recreational facilities, including improvements to the Ron Crasall pavilion	Noted. The site referred to has been granted outline planning permission for housing by Mid Suffolk District Council on 31 May 2018.	None.
43	General	Well done	Thank you.	None.

Respondent	Policy	Summary of Comment	Response	Change
46	General	A great document - very comprehensive. I would perhaps have liked to have seen a clearer vision of what the village will look and feel like in 20 years. However it gives an excellent starting point	Thank you.	None.
48	General	It's too much for the size of the village, the traffic problems are the biggest concern, people speed through fishponds way, Daily, and I mean SPEED, an accident is just waiting to happen right now, let alone with hundreds of additional vehicles, More homes yes, but it's way too much in one go. I looked on line at the CATESBY ESTATES proposals and they were Extremely vague, and in my opinion, purposely so, I would like to register that point.	Noted. Traffic concerns noted in Community Needs and Desires in the Neighbourhood Plan. The amount of housing needed across Mid Suffolk by 2036 is expected to grow by 18% to meet forecast demand. Core villages, like Haughley, are expected to take a reasonable proportion of this growth given the availability of services and facilities.	None.
52	General	Yes, apart from the areas I have commented on	Noted.	None.
Pegasus Group c/o Amber REI Holdings Ltd	General	The Neighbourhood Plan provides a useful framework in planning for future development within the Haughley Parish Neighbourhood Plan area. However, it fails to recognise the most significant brownfield opportunity within the Plan area, namely Haughley Park former poultry factory. The Plan should identify specifically the benefits associated with the redevelopment of the poultry factory site. It should provide a specific policy aimed at facilitating residential development of the brownfield land and supporting the associated heritage benefits that result. Policy HAU6 should be amended to delete reference to the previous commercial area of Haughley Park. The supporting text to the Plan should be amended as suggested to reflect the particular considerations associated with the former poultry factory and its potential to deliver significant planning gains. Pegasus Group on behalf of Amber REI Holdings Ltd welcome the opportunity to comment on the Neighbourhood Plan and trust that its representations will be considered accordingly. Our full representations to the Neighbourhood Plan were submitted by Stuart Wells of Pegasus Group on Friday 6th July 2018. These were submitted by email to marian.adams88@gmail.com and haughleywebmaster@gmail.com. If you could please confirm receipt	Noted. The Neighbourhood Plan recognises that the site referred to is an existing employment site. Policy HAU7 enables the development of non-employment uses on such sites subject to certain criteria being met. Development of significant residential uses on the former Poultry Factory could result in an isolated community that is remote from services and facilities and reliant on the car to access all services and facilities, resulting in additional vehicles entering Haughley.	None.

Respondent	Policy	Summary of Comment	Response	Change
		of this document that would be much appreciated. Note that our comments in this online questionnaire are extracts from our full representations.		
Suffolk Preservation Society	General	SPS would like to congratulate the NP group on its work to get the plan to this stage - we appreciate that this is a long process requiring many hours of input from a number of people. We would make one point about something which has been omitted. Neighbourhood Plans are an opportunity to identify non-designated heritage assets - see Historic England Advice Note 7 - in conjunction with the local authority. Some NP groups have identified this as a future project within their plan and set out the criteria against which a building or site would be measured.	Noted. It is not the Neighbourhood Plan's intention to identify non-designated heritage assets, but it has set out detailed design criteria by which all applications can be considered.	None.
	General	Very confusing!!!!	Noted. The Neighbourhood Plan has to use some technical language in order to ensure that it is robust in the consideration of planning applications.	None.

Respondent	Policy	Summary of Comment	Response	Change
66	General	Although there are concerns with the additional traffic and congestion within the village. The lack of facilities and infrastructure available for the development, I feel the policy points made by the village plan have highlighted these issues. The authorities need to ensure that there is adequate schooling for the new families entering the village and the allocated money to support this is provided and not wasted, or left until there is no facilities for the families I feel it is imperative that the heart of the village and the existing community, historic heritage and conservation areas are preserved and that the development is not to the detriment of these.	Noted.	None.
72	General	Just a footnote to thank all those on the committee for their hard work.	Thank you.	None.
73	General	All the work and effort that has taken the plan over the last 2-3 years, to what avail? When developers ignore it? We have no weight/power/influence. Shame that such a professional document is ignored	Noted. The Neighbourhood Plan will, when adopted, have the same status as a Local Plan and will be the first point of call when determining planning applications.	None.
74	General	Need tennis court	Noted.	None.
79	General	A very well written plan laying out the needs of the parish for the future	Thank you.	None.
80	General	But the problem with lack of doctors etc. in the area is a concern when all possible developments in Stowmarket area are completed	Noted. Health providers are considered at planning application stage.	None.
83	General	Broadly, but don't overload the village with too many new houses and residents	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
Catesby Estates	General	<p>Yes but with some amendments. For clarity and to avoid unnecessary confusion, the site land 'South of Fishponds Way' should be referred to as land 'West of Fishponds Way'.</p> <p>Notwithstanding the minor recommended amendments, Catesby Estates plc supports the neighbourhood plan group in its approach to determining the future of Haughley through the Neighbourhood Plan process and believes that the approach taken to identifying the sites for development has been underpinned by a comprehensive evidence base justifying the respective sites' proposed allocations. This approach ensures that the people of Haughley have a significant say on shaping their community over the coming years. It is considered that Policy HAU5 should incorporate a degree of additional flexibility with regard to the number of dwellings and housing density. This will facilitate an appropriate mix of dwellings to be provided, enabling the highest possible quality scheme to be delivered.</p>	Thank you. Will clarify naming in Neighbourhood Plan.	Name is clarified as land west of Fishponds Way.
Gladman	General	<p>Legal Requirements</p> <p>Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The basic conditions that the HNP must meet are as follows:</p> <p>a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order.</p> <p>(d) The making of the order contributes to the achievement of sustainable development.</p> <p>(e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).</p>	Noted. Legal requirements have been considered.	None.

Respondent	Policy	Summary of Comment	Response	Change
		(f) The making of the order does not breach, and is otherwise compatible with, EU obligations.		
Gladman	General	<p>The National Planning Policy Framework (the Framework) sets out the Government's planning policies for England and how these are expected to be applied. In doing so it sets out the requirements for the preparation of neighbourhood plans to be in conformity with the strategic priorities for the wider area and the role in which they play in delivering sustainable development to meet development needs.</p> <p>At the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread through both plan-making and decision-taking. For plan-making this means that plan makers should positively seek opportunities to meet the development needs of their area and Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change. This requirement is applicable to neighbourhood plans.</p> <p>The recent Planning Practice Guidance (PPG) updates make clear that neighbourhood plans should conform to national policy requirements and take account the latest and most up-to-date evidence of housing needs in order to assist the Council in delivering sustainable development, a neighbourhood plan basic condition.</p> <p>The application of the presumption in favour of sustainable development will have implications for how communities engage with neighbourhood planning. Paragraph 16 of the Framework makes clear that Qualifying Bodies preparing neighbourhood plans should develop plans that support strategic development needs set out in Local Plans, including policies for housing development and plan positively to support local development.</p> <p>Paragraph 17 further makes clear that neighbourhood plans should set out a clear and positive vision for the future of the area and policies contained in those plans should provide a practical framework within which decisions on planning applications can be</p>	Noted. The National Planning Policy Framework and associated guidance has been considered.	None.

Respondent	Policy	Summary of Comment	Response	Change
		<p>made with a high degree of predictability and efficiency. Neighbourhood plans should seek to proactively drive and support sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to the wider opportunities for growth.</p> <p>Paragraph 184 of the Framework makes clear that local planning authorities will need to clearly set out their strategic policies to ensure that an up-to-date Local Plan is in place as quickly as possible. The Neighbourhood Plan should ensure that it is aligned with the strategic needs and priorities of the wider area and plan positively to support the delivery of sustainable growth opportunities.</p>		
Gladman	General	<p>The development plan that covers the Haughley Neighbourhood Plan area and the development plan which the HNP will be tested against is the Mid Suffolk Core Strategy adopted in 2008 and the subsequent Core Strategy Focussed review which was undertaken and adopted by the Council in December 2012.</p> <p>Mid Suffolk District Council are working with neighbouring authority Babergh District Council to produce a new Joint Local Plan, having consulted on the Issues and Options document in late 2017. The Parish Council should be mindful of this document as it emerges and draft the policies within the HNP as flexibly as possible to minimise any potential conflicts with the emerging Joint Local Plan. Otherwise, should conflicts arise, policies in the HNP would be superseded by the Joint Local Plan as Section 38(5) of the Planning and Compulsory Purchase Act 2004 states:</p> <p>“if to any extent, a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approached, or published (as the case may be).”</p>	Noted. The emerging Joint Local Plan has been considered.	None.

Respondent	Policy	Summary of Comment	Response	Change
		Within the emerging Joint Local Plan it is proposed to reclassify Haughley as a Core Village. These are settlements that have access to several key services and facilities which are highlighted to take additional growth in the Joint Local Plan.		
Gladman	General	Having no comments to make on the specific site allocations at this time, Gladman wish to raise a concern over the proposed housing density of the proposed allocations. It is not considered appropriate to seek to set a strict limit to housing density and this should be flexible, considered on a scheme by scheme basis.	Noted. The densities for each site are based on site specific site appraisals.	None.
5	HAU1	It is important to ensure appropriate scale, density and character of any developments permitted within the boundaries of Haughley	Noted.	None.
10	HAU1	Like the idea of retention and complimentary development	Noted.	None.
14	HAU1	I agree and disagree in a way because I agree with a footpath being built in Fishponds Way but not houses near the river and I agree with houses being built near Millfields and the playing field as they are not so far out of the village and not near the main roads	Noted. The area identified for development is not within the flood zone.	None.
15	HAU1	by permitting development on diapers site and white horse pub site you would be losing an employer and a possible social recreation site. Instead you would be creating more traffic through small villages which do not have the level of road to support the generated level of traffic which would be generated by such a development.	Noted. The site is not identified for housing development.	None.
20	HAU1	Development would be preferred on the North of the village with developments on the south not included as they reach into the rural wooded and river landscape towards the town of Stowmarket	Noted. The sites at the south do not encroach onto the woodland.	None.

Respondent	Policy	Summary of Comment	Response	Change
31	HAU1	The infrastructure (roads especially) are not in place for the development proposed. The scale and density is not appropriate for such as small village. It also is directly in conflict with "Development would protect and enhance local features of green space, landscape, ecological or historic importance" in effect it would be losing green space where many people walk dogs. Haughley New Street has available space and needs revitalising, Bacon also has space and services available	Noted.	None.
36	HAU1	There should be great scope within the policy for permitting development that is outside but adjacent to the settlement boundary particularly with regard to appropriate sustainable housing development.	Noted. The Neighbourhood Plan provides certainty as to the amount and location of new housing. Such flexibility as suggested could result in sporadic and unplanned development and is not supported at this time.	None.
38	HAU1	"Development shall be permitted where ... it is of a scale, density and character appropriate to the location ... Development would protect and enhance local features of green space." I agree in principle that Haughley needs more housing, but do not agree that the proposed development on the land to the east of the George V Playing Field is "appropriate to the location", nor does it "enhance local features of green space". This plan should bear in mind not just immediate housing needs, but the need of future residents for green space (a "green lung") in the village centre to protect the village from feeling too built up. More housing in Haughley would mean an increased demand for recreational facilities and this area is the obvious location for extending the existing small playing field to include, for example, tennis courts, cricket nets/pitch. If that field is built upon, the existing playing field would be completely surrounded by housing and roads and the opportunity of enlarging it and improving the facilities would be lost to future generations for ever.	Noted. The site referred to has been granted outline planning permission for housing by Mid Suffolk District Council on 31 May 2018.	Paragraph 11.18 amended to reflect current situation.

Respondent	Policy	Summary of Comment	Response	Change
41	HAU1	I agree with the first part of this policy but have reservations about the comments about "Outside Settlement Boundaries". I agree that development is needed in Haughley in order to provide accommodation for the children of existing Haughley families and to allow for growth in line with the growth of the local and regional economy. However, I think there is a risk that the central area of Haughley could become "over-built" and essential space for open spaces, sports and recreational activities, including allotments should be retained so that there can be a flexible approach to future development over a longer period than the lifetime of this plan. An alternative approach would be to allow some development in a wider area with protected area between new and existing area of the built environment.	Noted. The central area of the village is where the services such as the school, shops and meeting rooms are located. Locating new development within walking distance of these services will help reduce increases in car journeys. The open spaces and recreational facilities are protected by Policy HAU12. Development of sites separated from the village centre would lead to the further isolation of communities and would be unsustainable.	None.
46	HAU1	They may be occasions where development outside the permitted boundaries should be considered on a pragmatic basis	Noted. The Neighbourhood Plan is clear when development would be allowed outside the settlement boundary.	None.
48	HAU1	Unsure	Noted.	None.
52	HAU1	I disagree as we live in [REDACTED], fir tree lane and you have put every other house in haughley green and down our road inside the settlement boundary but put us outside which then seems to treat us as a farm.....which we are not.....we are a residential house with a garden and no farm land and both work in offices and have done all our lives. This would appear to me to potentially stop us ever building an extension when every other house in haughley green could. Please include our house inside the settlement boundary for haughley green. I am hoping this is an oversight, if not and you are not willing to change it please explain why	Noted. Settlement Boundaries are being determined in the new Joint Local Plan which is currently at draft stage.	None.
59	HAU1	Policy HAU1 sets out Haughley's spatial strategy. It states that outside settlement boundaries only development for agriculture and other uses which need to be located in the countryside or supported by other policies in the Plan will be supported. Either a specific policy	Noted. The Neighbourhood Plan recognises that the site referred to is an existing employment site. Policy HAU7 enables the development of non-employment uses on	None.

Respondent	Policy	Summary of Comment	Response	Change
		should be introduced into the Neighbourhood Plan supporting residential development at the former factory at Haughley Park for housing as an allocation in the Neighbourhood Plan or the final paragraph of Policy HAU1 requires amendment to reflect housing coming forward at the site.	such sites subject to certain criteria being met. Development of significant residential uses on the former Poultry Factory could result in an isolated community that is remote from services and facilities and reliant on the car to access all services and facilities, resulting in additional vehicles entering Haughley.	
60	HAU1	Policy HAU1 sets out Haughley's spatial strategy. It states that outside settlement boundaries only development for agriculture and other uses which need to be located in the countryside or supported by other policies in the Plan will be supported. Either a specific policy should be introduced into the Neighbourhood Plan supporting residential development at the former factory at Haughley Park for housing as an allocation in the Neighbourhood Plan or the final paragraph of Policy HAU1 requires amendment to reflect housing coming forward at the site.	Noted. The Neighbourhood Plan recognises that the site referred to is an existing employment site. Policy HAU7 enables the development of non-employment uses on such sites subject to certain criteria being met. Development of significant residential uses on the former Poultry Factory could result in an isolated community that is remote from services and facilities and reliant on the car to access all services and facilities, resulting in additional vehicles entering Haughley.	None.
64	HAU1	To ensure that the local features are protected and that there is relevant infrastructure to support future development, without losing village character	Noted.	None.
69	HAU1	cannot see how buildings 'protect and enhance local features of green space'	Noted. This is achieved by ensuring that development proposals do not have a detrimental impact on such sites.	None.
71	HAU1	Housing density should be no higher than 23 dwellings per hectare	Noted. Development needs to meet design requirements in the Neighbourhood Plan as	None.

Respondent	Policy	Summary of Comment	Response	Change
			well as ensuring the efficient use of greenfield sites, thereby minimising land take.	
80	HAU1	Capability of sewage plant. Lack of parking down main street. No lights outside village hall. Increase in traffic	Noted.	None.
86	HAU1	Agree. Our client is supportive of this policy. In particular, by ensuring that proposals respect the scale, density, and character of the existing settlement, it is considered that future developments within the settlement boundary will be sustainable. Furthermore, it is important to develop sites within the settlement boundary which do not form part of the local character, especially when one considers the District Council's five-year housing land supply position.	Noted.	None.
Gladman	HAU1	<p>Gladman object to the use of settlement boundaries if these would preclude otherwise sustainable development from coming forward. The Framework is clear that development which is sustainable should go ahead without delay. The use of settlement boundaries 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 Framework and as such Gladman suggest that flexibility is added to this policy to allow demonstrably sustainable development to come forward adjacent to the settlement boundary.</p> <p>As the HNP is being prepared at a time when the housing needs of the Joint Local Plan are yet to be determined this would ensure the longevity of this policy should the Haughley need to take additional growth than has been outlined in the current draft of the HNP. Noting that Paragraph 11.9 of the HNP states that the plan proposes up to 150 new homes and that subject to evidence this is the maximum acceptable number, Gladman question why this is not reflected in the Policy which sets out the spatial strategy.</p> <p>Notwithstanding this, Gladman have not seen any evidence to support that 150 new homes is the appropriate level of housing that HNP should be planning for and would suggest that as the Site Assessment Report indicates there are further sites suitable for</p>	<p>Noted. Settlement boundaries are a fundamental plank to determining the location of new development and they are a strategic policy of the adopted Development Plan.</p> <p>The Ministerial Foreword of the Framework states that “development that is sustainable should go ahead”, but para 16 also states that neighbourhood plans should “plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan;” The identification of settlement boundaries and the policy that identifies where development is and is not generally acceptable provides such a positive approach.</p> <p>The Neighbourhood Plan has been prepared in the context of an adopted Core Strategy where Haughley is identified as a Key Service Centre. A provision for 750 homes</p>	None

Respondent	Policy	Summary of Comment	Response	Change
		allocation the quantum of development in the HNP could be higher. Gladman suggest that further work is needed to be undertaken to demonstrate that the level of housing proposed in the plan is appropriate, Gladman suggest that Mid-Suffolk District Council may be able to offer assistance in this regard.	<p>between 2012 and 2027 across all Key Service Centres is made in Policy FC2 of the Focused Review. Those 750 homes have long since been exceeded and therefore there is no residual housing requirement to be met in Haughley.</p> <p>The emerging Joint Local Plan Options consultation in August 2017 identified a range of options for the distribution of new levels of housing growth. A decision on which option is preferred has yet to be published and, even when it is, the emerging Local Plan has a long way to go before it will become the adopted development plan. As such, the 150 homes, which is based on the higher option for Core Villages being distributed according to the population ratio of settlements, is an appropriate requirement for the Neighbourhood Plan.</p>	
5	HAU2	I want to see a good mix of different types of dwellings	Noted. The Neighbourhood Plan encourages this.	None.
14	HAU2	I think it is right for all houses to obey all standards	Noted.	None.
15	HAU2	road network, sewage system, energy supplies are not able to support amount of housing now let alone after any future large scale development. we are a conservation village with wattle and daub buildings in particular around folly, along old street and rapper row. signs of crumbling because of volume and vibration from traffic. Heavy vehicles use village as a cut through.	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
20	HAU2	Development should not be towards the town of Stowmarket and rural boundary	Noted. Sites are located that are close to the village centre to encourage the use of village services and accessing them by walking.	None.
31	HAU2	It states "The scale and nature of all schemes must ensure an appropriate level of services, facilities and infrastructure, including primary school capacity, are available or can be provided to serve the proposed development." There are many other better sites than Haughley - Bacton and Haughley New Street would be better	Noted.	None.
38	HAU2	I agree with this policy as far as it goes, but what does "high standard of design and make a positive contribution to the surrounding environment and rural landscape" mean? We have had several developments in recent years in Haughley and I would not say that any of them fulfil those criteria. Though they may be well designed in terms of efficiency, none of them add to the attractiveness of the village. HAU1 says "development would protect and enhance local features of green space, landscape, ecological or historic importance", but there is a marked disconnect between the older central part of the village and the newer housing (from 1970s onwards). The village should be designed so that it is an attractive place to view on a walk or indeed from a wheelchair. For a way of designing a mixture of modern housing to complement a mediaeval village see Deacon's Close in Lavenham, which includes various sizes and types of housing and looks as though it has evolved over centuries, though in fact it was built within the last 25 years. "Under current planning legislation, affordable housing can be sought on sites of more than 10 homes". Does this mean that commercial developers can build up to 10, possibly unsellable, large houses and not one of them need be "affordable"? What does "affordable" mean, by whom? Is there any possibility of a Haughley Community Land Trust co-owning or co-developing houses the village actually needs?	Noted. This Neighbourhood Plan seeks to have more control over future further developments.	None.

Respondent	Policy	Summary of Comment	Response	Change
41	HAU2	I agree with the bullet points describing this policy but the text comments which follow are weak and imprecise as a result of using terms such as "an appropriate level of services". This phrase will be exploited by a determined developer seeking maximum profit for the land owner. The language needs to be strengthened because there is a risk that the central area of Haughley could become "over-built" and essential space for open spaces, sports and recreational activities, including allotments should be retained and expanded so that there can be a flexible approach to future development over a longer period than the lifetime of this plan. An alternative approach would be to require that as more houses are built additional areas are provided to serve the proposed development AND the existing village. As the village grows and becomes more diverse social expectations will change and there will be a need for new and better facilities to meet existing and new needs.	Noted. This Neighbourhood Plan seeks to address this.	None.
43	HAU2	More affordable housing?	Noted. It is expected that there will continue to be a need to provide affordable housing in the village for those in need of market priced homes.	None.
46	HAU2	I would prefer larger dwellings to be encouraged not smaller	Noted.	None.
48	HAU2	If the facilities are put in place at the same time not ten years later.	Noted.	None.
58	HAU2	The Heritage Team is concerned with the lack of reference to listed buildings and Haughley Conservation Area in relation to new residential development.	Noted. The Neighbourhood Plan should be read as a whole and, in this respect, Policies HAU9 and HAU10 address development proposals and heritage assets.	None.
Pegasus Group c/o Amber REI Hodings Ltd	HAU2	No comment	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
64	HAU2	Development needs to be kept within the boundaries without losing the community facilities in the village. Any development within the village, must be within the character of the village	Noted. The Neighbourhood Plan seeks to achieve a balance between accommodating growth and preserving character.	None.
69	HAU2	As above. Not sure what affordable means. Unfortunately buyers do not have renters next door	Noted.	None.
72	HAU2	This site has previously had planning permission and its development will move the residential centre of gravity closer to the facilities with the village	Noted. Policy HAU2 does not allocate specific sites.	None.
84	HAU2	The Heritage Team is concerned with the lack of reference to listed buildings and Haughley Conservation Area in relation to new residential development. I note though that there is more heritage related residential development policy under HAU9.	Noted. The Neighbourhood Plan should be read as a whole and, this respect, Policies HAU9 and HAU10 address development proposals and heritage assets.	None.
Catesby Estates	HAU2	Agree. Policy HAU2 sets out the neighbourhood plan area's approach to development within Haughley's settlement boundaries. The provisions of the policy will facilitate a high quality form of development and the approach is supported. The proposed scheme at land west of Fishponds way will be designed to ensure that it is in accordance with this policy.	Noted.	None.
5	HAU3	Any housing development on land east of King George V Playing Field must include safe entry and egress on to the site and some allocated green space with good percentage of affordable housing	Noted. Affordable housing is a requirement.	None.
9	HAU3	New pedestrian links, including the cited zebra crossing, would be an essential (important) part of this policy	Noted.	None.
10	HAU3	Agree need for pedestrian links to encourage walking rather than car use	Noted.	None.
14	HAU3	I agree with houses being built there and i think it would be good for the community and the football club	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
15	HAU3	village could not cope with this increased level of traffic	Noted.	None.
31	HAU3	IF it has to be done then the land at the top of the village is much better suited for the development. it is a natural extension of the existing new development and would not greatly affect anyone in the village. It is also close to the facilities i.e. walk to school and sports field, has easy access and the space is available.	Noted.	None.
36	HAU3	Point 1 regarding the zebra crossing etc. should be left to the highway authority to determine whether this is appropriate with respect to issues of highway safety, and the housing density restriction in point 2 is possibly too restrictive. High density developments should be pursued where it can be argued that they do not pose a negative impact on local character, distinctiveness and amenity etc. given the need for increased housing provision locally and nationally such that the need for a wider footprint that further eats into the countryside unnecessarily is minimised.	Noted. The site referred to has been granted outline planning permission for housing by Mid Suffolk District Council on 31 May 2018.	Paragraph 11.18 amended to reflect current situation.
38	HAU3	The land to the East of the George V Playing Field should not be used for this purpose. "Sufficient outdoor green space ... is included", but building on this land removes outdoor green space sufficient to address the needs of a village increasing in size. I do not agree that this proposed development on the land to the east of the George V Playing Field is "appropriate to the location", nor does it "enhance local features of green space". This plan should bear in mind not just immediate housing needs, but the need of future residents for green space (a "green lung") in the village centre to protect the village from feeling too built up. More housing in Haughley would mean an increased demand for recreational facilities and this area is the obvious location for extending the existing small playing field to include, for example, tennis courts, cricket nets/pitch. If that field is built upon, the existing playing field would be completely surrounded by housing and roads and the opportunity of enlarging it and improving the facilities would be lost to future generations for ever. Also a housing estate here with vehicular access on to Green Road	Noted. The site referred to has been granted outline planning permission for housing by Mid Suffolk District Council on 31 May 2018.	Paragraph 11.18 amended to reflect current situation.

Respondent	Policy	Summary of Comment	Response	Change
		between 2 blind bends is extremely dangerous. At present heavy goods vehicles have to travel along this road in both directions and through the mediaeval part of the village; traffic from an estate next to the playing field would add to this. A raised table zebra crossing with signage is inadequate. The crossing from the school to the playing field is between 2 bends, on a narrow road used regularly by heavy goods vehicles. A pelican crossing would be safer.		
41	HAU3	I do not agree with development on this site as it will completely "land-lock" the existing sports and recreation space (King George V Playing Field). The village should require that land be retained to allow the extension of the sports field to enable, on the same or adjacent site. The football club has ambitions to obtain floodlights and would like to improve the training and practice facilities it offers to adults and children, for example with an all weather surface. As the village grows a wider range of sports will be needed (cricket, children's sports for example) and so space near the village centre should be retained or obtained whenever new development is considered and new developments should not restrict future opportunities or needs	Noted. The site referred to has been granted outline planning permission for housing by Mid Suffolk District Council on 31 May 2018.	Paragraph 11.18 amended to reflect current situation.
43	HAU3	Check flooding outside school?	Noted.	None.
48	HAU3	Massive increase in traffic on an already often congested road through the main village	Noted. Traffic concerns noted in Community Needs and Desires in the Neighbourhood Plan.	None.
BMSDC Heritage Team	HAU3	The Heritage Team stated that the Outline Planning Permission for up to 98 new homes on Land East of George V Playing Field would cause a low level of less than substantial harm on the basis that "it would erode the rural character of the setting of the Scheduled Ancient Monument and of the approach to the Conservation Area." The Heritage Team recommended that a green buffer was left on the north side of the site, adjacent to Green Road, to minimise the harm	Noted. This will be addressed at "Reserved Matters" stage for this site.	None.

Respondent	Policy	Summary of Comment	Response	Change
		to the approach to the Conservation Area. The Heritage Team considers that this feature is added to the policy.		
Pegasus Group	HAU3	Paragraphs 11.18 and 11.19 recognise that the site east of King George V playing field has planning permission for 98 dwellings. Consequently, the housing allocation set out in the Policy HAU3 already has planning permission and the site itself does not represent a new housing site. The fact that it already has an outline planning permission means that it would be taken into account in the overall plan making process of the District as a windfall site	Noted. The site did not have planning consent at the base date of the Neighbourhood Plan.	None.
Pegasus Group c/o Amber REI Hodings Ltd	HAU3	Paragraphs 11.18 and 11.19 recognise that the site east of King George V playing field has planning permission for 98 dwellings. Consequently, the housing allocation set out in the Policy HAU3 already has planning permission and the site itself does not represent a new housing site. The fact that it already has an outline planning permission means that it would be taken into account in the overall plan making process of the District as a windfall site.	Noted. The site did not have planning consent at the base date of the Neighbourhood Plan.	None.
64	HAU3	Concerns with the number of homes within this area and the access. This is a small road which gets congested and more traffic will add to this, as 11.18. With the addition of more homes, which I understand is needed, it is imperative that local authorities make provision for new school site, before there becomes an issue for new families living in the new homes developed! This must be a priority. Along with infrastructure to accommodate these extra homes	Noted.	None.
66	HAU3	Major concerns with traffic congestion and access. Also facilities for village and school - authorities need to ensure there is new site for school, prior to the homes and families having nothing available.	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
69	HAU3	The traffic from 98 homes will be huge - possibly 2 cars for each home. The developers have obviously never been in the street during 'rush hour' or when a delivery is being made to the Co-op, or a bus is trying to get through. Possible space is on the mere(?) or at harvest time. Travellers will not go out via Squires Cross	Noted.	None.
72	HAU3	This is an obvious balancing of the road frontages	Noted.	None.
73	HAU3	What is the housing density proposal? Is it 23 dwellings per hectare?	This is the considered requirement of the Neighbourhood Plan.	None.
74	HAU3	Rumble strips needed	Noted.	None.
78	HAU3	As long as there is a decent 'open' footpath for pedestrians	Noted.	None.
83	HAU3	Housing density too high. Reduce the number of dwellings and provide larger spaces between houses	Noted.	None.
BMSD Heritage Team	HAU3	The Heritage Team stated that the Outline Planning Permission for up to 98 new homes on Land East of George V Playing Field would cause a low level of less than substantial harm on the basis that "it would erode the rural character of the setting of the Scheduled Ancient Monument and of the approach to the Conservation Area." The Heritage Team recommended that a green buffer was left on the north side of the site, adjacent to Green Road, to minimise the harm to the approach to the Conservation Area. The Heritage Team considers that this feature is added to the policy.	Traffic concerns noted in Community Needs and Desires in the Neighbourhood Plan.	None.
Catesby Estates	HAU3	No comment to make	Noted.	None.
5	HAU4	Any housing development on land east of Millfields must include adequate links to the rest of the village and adequate residents parking	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
14	HAU4	I agree that the electricity pole will come down and agree with the new pedestrian linkages	Noted.	None.
15	HAU4	Refer to hau3	Noted.	None.
31	HAU4	HAU3 should be the primary site, HAU4 is a good secondary site. it is a natural extension beside and existing new development, the site is level, has good access and footpaths readily available. it is also close to the village facilities.	Noted.	None.
36	HAU4	Similar concerns regarding density to those expressed in my answer to Q4. Agree with point regarding 35% affordable housing but only if this does not render the development unviable for the developer.	Noted.	None.
41	HAU4	Although I agree with this policy I refer to my earlier comments and the risks of Haughley becoming "over-built" unless larger areas of sporting or recreational facilities are provided in the village. This needs to be in addition to any landscaping and green space which is provided within the development itself. I imagine this could be provided by the developers of all planned sites making a voluntary contribution, in addition to the Community Infrastructure Levy (CIL); alternatively the Parish Council must ensure the CIL is used to achieve this.	Noted.	None.
48	HAU4	Massive increase in traffic on an already often congested road through the main village	Noted. Traffic concerns noted in Community Needs and Desires in the Neighbourhood Plan.	None.
BMSDC Heritage Team	HAU4	Hill Farmhouse, Grade II Listed, is located to the South West of the site. The Heritage Team has concerns that the potential impact of the development on Hill Farmhouse has not been adequately considered. The AECOM Site Assessment Report (Appendix A) refers only to the site being "...in close proximity to a Grade II Listed building" (p.35). Additionally, it is not identified as a potential	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
		constraint on the AECOM Masterplan and Design Guidance Report (p.16).		
Pegasus Group	HAU4	In view of the comments made in regard to the King George V playing field, the plan only actually identifies two sites for new housing within policies HAU4 and HAU5. These provide for up to 81 new homes on greenfield sites adjacent to Haughley. The Neighbourhood Plan must pay regard to the opportunity to redevelop the former factory at Haughley Park which has the potential for up to 150 dwellings. Development of the Haughley Park site has already been identified in these representatives as delivering significant planning benefits and will also assist in supporting services and facilities within Haughley Village, located in close proximity to it. There is potential through identification of the poultry factory at Haughley Park to reduce or remove the other allocations identified in the Plan under Policies HAU4 and HAU5. Both these allocations require the use of greenfield land. National Planning Policy encourages the re-use of brownfield land and the Neighbourhood Plan should take on board this approach in prioritising through a new specific policy and allocation for residential development at the former factory at Haughley Park.	Noted. The site did not have planning consent at the base date of the Neighbourhood Plan. Employment in Haughley Park. Response 59 HAU1 above refers.	None.

Respondent	Policy	Summary of Comment	Response	Change
Pegasus Group c/o Amber REI Hodings Ltd	HAU4	In view of the comments made in regard to the King George V playing field in paragraph 3.7 above, the plan only actually identifies two sites for new housing within policies HAU4 and HAU5. These provide for up to 81 new homes on greenfield sites adjacent to Haughley. The Neighbourhood Plan must pay regard to the opportunity to redevelop the former factory at Haughley Park which has the potential for up to 150 dwellings. Development of the Haughley Park site has already been identified in these representatives as delivering significant planning benefits and will also assist in supporting services and facilities within Haughley Village, located in close proximity to it. There is potential through identification of the poultry factory at Haughley Park to reduce or remove the other allocations identified in the Plan under Policies HAU4 and HAU5. Both these allocations require the use of greenfield land. National Planning Policy encourages the re-use of brownfield land and the Neighbourhood Plan should take on board this approach in prioritising through a new specific policy and allocation for residential development at the former factory at Haughley Park.	Noted. The site did not have planning consent at the base date of the Neighbourhood Plan. Employment in Haughley Park. Response 59 HAU1 above refers.	None.
64	HAU4	Again, main concern would be traffic congestion and access	Noted. Traffic concerns noted in Community Needs and Desires in the Neighbourhood Plan.	None.
69	HAU4	By my calculation with the site near the playing field and fishponds this would exceed 'the maximum acceptable number' of 150. We have new homes at Hailes Meadow and Denny Avenue - aren't they included in this proposal/numbers?	Noted. The base date of the Neighbourhood Plan is 2016.	None.
73	HAU4	18 - 31 homes - how will this be enforced? 23 dwellings per hectare?	Noted. This will be detailed via the planning process for which this Neighbourhood Plan would become part of.	None.
78	HAU4	Too much heavy traffic on this road as it is	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
83	HAU4	Housing density too high. Reduce the number of dwellings and provide larger spaces between houses.	Noted	None.
BMSD Heritage Team	HAU4	Hill Farmhouse, Grade II Listed, is located to the South West of the site. The Heritage Team has concerns that the potential impact of the development on Hill Farmhouse has not been adequately considered. The AECOM Site Assessment Report (Appendix A) refers only to the site being "...in close proximity to a Grade II Listed building" (p.35). Additionally, it is not suitably identified as a potential constraint on the AECOM Masterplan and Design Guidance Report (p.16). Nevertheless, the Heritage Team considers that the principle of development on the site is acceptable. Hill Farmhouse has already largely lost its historic, isolated setting by later development, which arguably almost entirely surrounds it. The proposed development is therefore considered to have only a negligible impact upon the setting and thus the significance of Hill Farmhouse	Noted.	None.
Catesby Estates	HAU4	No comment to make.	Noted.	None.
5	HAU5	Any housing development on land south of Fishponds way should include the development of a footpath to link existing walk ways along Fishponds way and provide safe and continuous walking space for pedestrians including those with mobility difficulties/and or require assistance.	Noted. This is in Policy HAU5.	None.
9	HAU5	Landscaping, particularly important with this policy	Noted.	None.
10	HAU5	Ties to Objective 1 on infrastructure	Noted.	None.
12	HAU5	No room	Noted.	None.
14	HAU5	I agree only with a footpath being built there out through the top of Fishponds Way	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
15	HAU5	Anyone building or buying on this piece of land would need their heads testing.need to analyse topograpy and geology maps as well as ordinance survey maps to see my point. I would suggest this is a prime site to increase our recreation area-promoting an area for dog walkers,nature watchers and could increase the woodland corridors our wildlife desperately needs.Land is likely to flood and become boggy(re item 6- 6.9 wet and boggy area.	Noted. HAU5 has been independently assessed.	None.
20	HAU5	Development inappropriate for area. Leads into rural landscape of village into woodland, river and wildlife habitats as well as historic areas. It also develops the village towards the town of Stowmarket	Noted. HAU5 has been independently assessed	None.
31	HAU5	Poor site, fishponds is a busy road with lorries and also cars entering and leaving village at speed, site by Windgap lane cut through which increases car numbers, access only onto the already busy fishponds road, busy road with no footpaths to village flood zone, near natural woodland so bats and other wildlife would be affected (a full wildlife survey should be done), would lose green space where dogs are walked, abuts sewage works	Noted. HAU5 has been independently assessed.	None.
36	HAU5	As per my comments in my answer to Q5 (HAU4)	Noted.	None.
38	HAU5	The roadside hedge should be retained and the new housing and footpath should be behind it. This would help conceal the new housing and afford the residents some protection from the sight, sound and fumes of the traffic. The new footpath should not end at the River Gipping bridge, but should join up with the recently established footpath alongside Fishponds Way up to the old A14.	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
41	HAU5	I agree with the allocation of this site but refer to my previous comments and the risks of Haughley becoming "over-built" unless larger areas of sporting or recreational facilities are provided in the village. This needs to be in addition to any landscaping and green space which is provided within the development itself. This site, because of the environmental constraints arising from the flood risk and the sewerage works, provides a perfect example of how additional sporting or recreational facilities could be provided. This could be achieved by dedicating some of the land which cannot be used for housing development as "amenity land" (or similar arrangement) which could then be used for tennis courts or allotments, for example. I also feel that it is important that the hedge is retained, except for removing sufficient to allow for entrance to and exit from the site. This hedge is an important environmental feature, containing as it does, several wild fruit trees and is a perfect habitat for wild birds and insects. I agree that it is essential that a public path and right of way is provided to enable a continuation of a footpath from the village centre along Fishponds Way to the Tot Hill junction. This path should be located behind the hedge and be constructed to a standard permitting walkers, wheelchair users, prams and buggies as well as cyclists to use it easily and in safety.	Noted.	None.
43	HAU5	Once again affordable housing. Footpath/cycle path is a must to be safe	Noted.	None.
48	HAU5	Up to 50 homes! Fishponds way is abused all the time as people use it to reach the A14 from outlying villages, and speeding is unchecked, most families these days have a car each so you could be looking at over a hundred vehicles added on top of the other proposed sites all using a road that is an accident waiting to happen. The plans from the developers give only a vague idea where a junction will be, there will be an accident guaranteed as people pull out onto fishponds way from the proposed site, plus the road that goes from haughley to the	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
		A14 is already narrow and a death trap if it snows. It's just another case of pouring a pint into a half point pot, Insane.		
56	HAU5	It is important that the density is not too high. The footpath from the village will need to be linked to the existing footpath towards Stowmarket.	Noted.	None.
57	HAU5	As well as linking the footpath from the new development to the existing path into the village, it is absolutely essential that the path is also linked to the path from Haughley New Street to Stowmarket on the old A14	Noted. We want to link to the bridleway.	Wording in Policy under final bullet point changed to "In addition, development should facilitate the connection of a new footpath, between this development and the southern end of the bridleway in Fishponds Way from the south side of the River Gipping tributary". Diagram inserted in the Neighbourhood Plan illustrating what we are trying to achieve.
Pegasus Group	HAU5	See response to HAU4	Noted. See previous response.	None.
Pegasus Group c/o Amber REI Hodings Ltd	HAU5	Please see response to HAU4	Noted. See previous response.	None.

Respondent	Policy	Summary of Comment	Response	Change
69	HAU5	At the public consultation they spoke about 62 new homes - not "25 - 50". Again not sure what 'affordable', 'sufficient' or 'adequate' means. I am concerned residents will use other streets e.g. Eve Balfour Way for additional parking	Noted.	None.
71	HAU5	Plans suggest at least 62 dwellings for this site not 23 per hectare	Noted.	None.
72	HAU5	Care needs to be taken to retain the green gateway into Haughley, and allow only landscaping for the southern part of this site. The opportunity should also be taken to extend the footpath and to enlarge the 30mph zone, perhaps up to the old A14	Noted. We want to link to the bridleway.	Wording in Policy under final bullet point changed to "In addition, development should facilitate the connection of a new footpath, between this development and the southern end of the bridleway in Fishponds Way from the south side of the River Gipping tributary". Diagram inserted in the Neighbourhood Plan illustrating what we are trying to achieve.
73	HAU5	New proposed development is going to be nearer 30 houses per hectare and 62 new homes (minimum). This ignores the plan. Plan states 25 - 50.	Noted. Mid Suffolk District Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) states 25-50. We have taken these numbers from the SHELAA.	None.
75	HAU5	As we live close and opposite this site at the bottom of Windgap Lane, I would object to any building overlooking our back garden and spoiling our view. Also as this area is prone to flooding we are concerned about drainage	Noted. Residential amenity (overlooking) and flood management are considerations of the planning application process. However, there is no right to the retention of a view from private properties.	None.
76	HAU5	My concern is for any buildings will not overlook our property at bottom of Windgap Lane or spoil our view. Also as this area floods I am concerned about drainage	Noted. Residential amenity (overlooking) and flood management are considerations of the planning application process. However, there	None.

Respondent	Policy	Summary of Comment	Response	Change
			is no right to the retention of a view from private properties.	
80	HAU5	Safety measures for site traffic. Speed of, and size of vehicles on Fishponds Way to be better monitored	Noted. Safety measures are matters for Health and Safety Risk Assessments. Construction traffic is usually a matter addressed at the planning application stage.	None.
83	HAU5	Housing density too high. Reduce the number of dwellings and provide larger spaces between houses. Details of type and scope of landscaping adjacent to sewage works required (since immediately behind my home).	Noted. The density reflects the character of the village.	None.
Catesby Estates	HAU5	Agree but with some amendments. Policy HAU5 should be amended so that the site is referred to as land 'west of Fishponds Way' rather than land 'south of Fishponds Way. This is for clarity and to ensure consistency, and to avoid any unnecessary confusion. Policy HAU5 proposes to allocate land west of Fishponds Way for development and states that the site 'has the potential to deliver between 25-50 new homes', acknowledging the minor constraints of the developed tree line, proximity to flood risk, and the sewerage works. The proposed allocation of the site is strongly supported on the basis that it represents the most appropriate location for development within Haughley. The neighbourhood plan group's decision to include the site as a proposed housing allocation is underpinned by a careful undertaken evidence base and site assessment process, which was undertaken by independent consultants, AECOM. The AECOM Site Assessment Report concluded that land west of Fishponds Way was 'considered appropriate to be brought forward for development' on the basis that it is 'adjacent to the settlement boundary and thorough assessment' considers it to be 'the best fit continuing the natural progression of growth of the form and setting of this rural village'. The AECOM site assessment report stated that land west of Fishponds	Noted.	Name is clarified as land west of Fishponds Way.

Respondent	Policy	Summary of Comment	Response	Change
		<p>Way was 'available and appropriate for development', and that the develop-able area should be reduced to allow for a buffer between the potential housing and the water treatment works, and also to remove the southern edge of the site within Flood Zones 2 and 3.</p> <p>The policy approach is broadly supported and the proposed scheme is being carefully designed to take account of the key elements of the policy. The proposal will incorporate a mix of dwelling types and sizes. It will include 35% affordable housing. it will also include sufficient outdoor green space and a high standard of landscaping as well as good pedestrian linkages to enable residents to walk to all the facilities in the village centre. It is considered that the policy should be slightly amended to allow for a greater degree of flexibility in relation to the precise housing range and the overall housing density. In initial consultation exercises there has been some feedback from respondents about enabling a mix of housing that allows for younger couples/families to 'climb on to the housing ladder', and enables some older people currently living in the village to downsize to smaller properties. It is therefore recommended that a greater level of flexibility is inserted into this policy to enable an appropriate mix of dwellings to be determined by the neighbourhood plan group. This level of flexibility should also apply to the proposed density on site so that this can meet the requirements of the local community.</p>		
5	HAU6	Commercial and industrial developments should be supported on the identified brownfield sites	Noted.	None.
9	HAU6	With concern about how close the third development might get to Spikes Lane	Noted.	None.
14	HAU6	I would love to see more retail outlets near the BP garage and happy that all developments will be supported	Noted.	None.
15	HAU6	Could be used to take heavy traffic away from conservation village areas	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
31	HAU6	Something should be done to improve / utilise old little chef site	Noted.	None.
34	HAU6	Agree with policy as it stands apart from one big omission. There is no mention of the important business/industrial area at Haughley Junction /Old Silo Site. This is a major site whose access is via the village. It is now being refitted so that concrete blocks can be made there again which will result in considerable lorry movements to supply sand and cement and to remove the end product	Noted. The sites within this Policy have good access on to the A14.	None.
36	HAU6	The ex-little chef building should be a particular focus for development	Noted.	None.
41	HAU6	I agree that these sites are suitable for commercial and industrial development however it is not clear from the wording if these are the only sites that would be considered. If that is the intent then the policy needs re-wording. Personally I am open minded about considering other areas in the wider Neighbourhood Plan Area which might also be suitable industrial or commercial use, for example in Haughley New Street or redundant farm buildings in various parts of the village. The challenge will be to ensure the right type of use if the location is too near to existing dwellings	Noted. Agree with defining classes.	Usage classes have been defined and are incorporated in the Neighbourhood Plan.
46	HAU6	Any commercial development should be given consideration and not in small specific areas. The village and surrounding areas needs jobs	Noted. The Neighbourhood Plan achieves this and there are adequate opportunities for more significant employment development in Stowmarket.	None.
48	HAU6	Depending on the type of businesses	Noted.	None.
57	HAU6	A link from the foot/cycle path between Haughley and Wetherden along the old A14 to the Travelodge site would be desirable. If there is further development around the Tothill site, the foot/cycle path needs to be protected	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
Pegasus Group	HAU6	<p>In addition, the NPPF makes clear in paragraph 22 that Planning Policy should avoid the long-term protection of sites allocated for employment use where there is no reasonable prospective of a site being used for that purpose. The NPPF states where there is no reasonable prospect of a site being used for employment use, applications for alternative uses of land should be treated on their merits having regard to market signals and a relative need for different land uses to support sustainable local communities. It is clear that the identification of the former poultry site at Haughley Park for industrial development is unlikely to result in a viable redevelopment of the site for employment purposes and even if it did then the harm that would result from such a use would continue to have implications for the surrounding uses and in particular the heritage asset. This again points to the need for a specific new policy proposing residential development at the former poultry factory at Haughley Park. In view of the above it is suggested that Haughley Park is deleted from Policy HAU6. In addition, a new policy specifically for the former poultry factory at Haughley Park should be included within the Neighbourhood Plan. This should allocate the site as suitable for up to 150 dwellings. The Policy could include associated environmental improvements in and around the site and delivery of additional recreation facilities, landscaping and green space aimed at improving the setting and ambiance of the Grade I listed building. The Policy could identify that redevelopment of Haughley Park should be considered in advance of the development of greenfield land adjacent to Haughley Village. This will follow a consistent approach with the NPPF in encouraging the reuse of previously developed land as well as prioritising the significant heritage benefits associated with the Haughley Park redevelopment.</p>	<p>Noted. The Neighbourhood Plan recognises that the site referred to is an existing employment site. Policy HAU7 enables the development of non-employment uses on such sites subject to certain criteria being met.</p> <p>Development of significant residential uses on the former Poultry Factory could result in an isolated community that is remote from services and facilities and reliant on the car to access all services and facilities, resulting in additional vehicles entering Haughley.</p>	None.

Respondent	Policy	Summary of Comment	Response	Change
Pegasus Group c/o Amber REI Hodings Ltd	HAU6	The NPPF makes clear in paragraph 22 that Planning Policy should avoid the long-term protection of sites allocated for employment use where there is no reasonable prospective of a site being used for that purpose. The NPPF states where there is no reasonable prospect of a site being used for employment use, applications for alternative uses of land should be treated on their merits having regard to market signals and a relative need for different land uses to support sustainable local communities. It is clear that the identification of the former poultry site at Haughley Park for industrial development is unlikely to result in a viable redevelopment of the site for employment purposes and even if it did then the harm that would result from such a use would continue to have implications for the surrounding uses and in particular the heritage asset. This again points to the need for a specific new policy proposing residential development at the former poultry factory at Haughley Park. In view of the above it is suggested that Haughley Park is deleted from Policy HAU6. In addition, a new policy specifically for the former poultry factory at Haughley Park should be included within the Neighbourhood Plan. This should allocate the site as suitable for up to 150 dwellings. The Policy could include associated environmental improvements in and around the site and delivery of additional recreation facilities, landscaping and green space aimed at improving the setting and ambiance of the Grade I listed building. The Policy could identify that redevelopment of Haughley Park should be considered in advance of the development of greenfield land adjacent to Haughley Village. This will follow a consistent approach with the NPPF in encouraging the reuse of previously developed land as well as prioritising the significant heritage benefits associated with the Haughley Park redevelopment.	<p>Noted. The Neighbourhood Plan recognises that the site referred to is an existing employment site. Policy HAU7 enables the development of non-employment uses on such sites subject to certain criteria being met.</p> <p>Development of significant residential uses on the former Poultry Factory could result in an isolated community that is remote from services and facilities and reliant on the car to access all services and facilities, resulting in additional vehicles entering Haughley.</p>	None.
63	HAU6	Silo site not on list!!!	Noted. The sites within this Policy have good access on to the A14.	None.
69	HAU6	Hopefully not leading to more traffic through the village	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
Catesby Estates	HAU6	No comment to make.	Noted.	None.
5	HAU7	Non-employment use on sites and premises should only be permitted if it demonstrates that it would benefits to the community in meeting local businesses and employment needs,	Noted.	None.
14	HAU7	That would be great to have employment within the neighbourhood plan	Noted.	None.
15	HAU7	NOT ENOUGH GREEN SPACE AS IT IS RE:9.20 ALREADY STARTED TO FIND DEAD CREATURES-DEAD GRASS SNAKE AT BOTTOM OF ST.MARY'S AVE, DEAD MOLE AT TOP OF STATION ROAD HARVEST CLOSE END. GARDEN IN MILLFIELDS HAS ORCHIDS GROWING IN GRASS	Noted.	None.
20	HAU7	Agreed in essence but support for existing commercial firms should be given and support for further commercial and employment activity within the centre of the village	Noted.	None.
31	HAU7	Fundamentally there are no jobs in Haughley, this means those in new development would need to travel a distance to work. No amount of regeneration would provide the employment	Noted.	None.
41	HAU7	I agree and the wording of this policy seems much firmer than some other policies	Noted.	None.
43	HAU7	Agree if no HAU6 go ahead	Noted.	None.
48	HAU7	Unsure	Noted.	None.
Pegasus Group	HAU7	Policy HAU7 sets out that proposals for non-employment use on site identified in HAU 6 will only be permitted under specific circumstances. Many of the criteria set out in Policy HAU7 would be applicable to the poultry factory at Haughley Park. In particular it is clear that existing use has overriding environmental problems which	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
		would be perpetuated through any alternative employment site, particularly on the setting of the Grade I listed building		
Pegasus Group c/o Amber REI Hodings Ltd	HAU7	Policy HAU7 sets out that proposals for non-employment use on site identified in HAU 6 will only be permitted under specific circumstances. Many of the criteria set out in Policy HAU7 would be applicable to the poultry factory at Haughley Park. In particular it is clear that existing use has overriding environmental problems which would be perpetuated through any alternative employment site, particularly on the setting of the Grade I listed building.	Noted.	None.
Catesby Estates	HAU7	No comment to make.	Noted.	None.
5	HAU8	Good broad band connection is essential for all parts of Haughley. All new dwellings and business buildings must have suitable infrastructure to enable high speed broadband to be connected.	Noted.	None.
10	HAU8	Broadband access very important	Noted.	None.
14	HAU8	That's brilliant that there will be high speed broadband as our broadband is very slow at the moment	Noted.	None.
15	HAU8	NO DEVELOPMENT-NO NEED FOR EXTRA.ALREADY IN PLACE IN HAUGHLEY.	Noted.	None.
36	HAU8	A key issue	Noted.	None.
41	HAU8	I agree with this policy but think that it should also require that provision should be made as part of any new development for these benefits to be extended to the rest of the village. This will ensure that there are no "dead spots" in the village as it will be important to ensure that existing dwellings and businesses have access to the	Noted. The Neighbourhood Plan can only deal with new development.	None.

Respondent	Policy	Summary of Comment	Response	Change
		fastest speed possible and do not suffer in competition with new developments		
46	HAU8	All houses in the village should have broadband. To focus purely on new developments is a farce	Noted. The Neighbourhood Plan can only deal with new development.	None.
Pegasus Group c/o Amber REI Hodings Ltd	HAU8	No comment	Noted.	None.
64	HAU8	As with 11.21 it is stated fast broadband is essential for home/social and small business. Running a small business from home, this is an enormous issue. There is very poor broadband and mobile phone signal within the village. With more people now working from home, it is important there is adequate infrastructure to support technology in the village.	Noted. The Neighbourhood Plan can only deal with new development.	None.
Catesby Estates	HAU8	Agree. The inclusion of suitable infrastructure to enable high speed broadband to be connected is supported.	Noted.	None.
5	HAU9	Good broad band connection is essential for all parts of Haughley. All new dwellings and business buildings must have suitable infrastructure to enable high speed broadband to be connected.	Noted.	None.
10	HAU9	Can it be preserved what process regulates sites	Noted.	None.
14	HAU9	I would really like the history and the assets of Haughley not to be affected , but I am shocked the conservation of areas will be affected and wildlife etc.	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
31	HAU9	Any development must enhance a naturally pretty village. Development of ss0047 / HAU1E - PM2 directly changes the face of the village as you enter with altered roadways, increased car numbers etc. Developments at the top of the village by the sports field are set back so do not impinge on the general aspect / village	Noted.	None.
38	HAU9	We have had several developments in recent years in Haughley and most of them do not fulfil these criteria. Though the dwellings may be well designed in terms of efficiency, none of them add to the attractiveness of the village. There is a marked disconnect between the older central part of the village and the newer housing (from 1970s onwards) and in the more recent parts of the village there is no sense of the history or heritage at all. This should be an integral part of the design. The village should also be designed so that it is an attractive place to view on a walk or indeed from a wheelchair. For a way of designing a mixture of modern housing to complement a mediaeval village see Deacon's Close in Lavenham, which includes various sizes and types of housing and looks as though it has evolved over centuries, though in fact it was built within the last 25 years	Noted. The Neighbourhood Plan base date is 2016.	None.
41	HAU9	Haughley has a large number of listed properties which define a major part of the character of the village, especially in the conservation area. The requirements and aspirations set out in this policy should not be confined to the conservation area. If Haughley is to expand and still retain its character new buildings in the new developments will need to reflect the existing village character to ensure that the new parts of the village are also attractive to inhabitants and visitors alike	Noted.	None.
48	HAU9	No point in preserving a village that will soon be a small town	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
52	HAU9	Whilst I agree in principle, it should also be borne in mind that there is no longer any vat advantage when maintaining or extending a historic building, so equal weigh should be given to affordability to upkeep these buildings otherwise fixing and maintaining them will be too expensive and then the buildings will suffer more if the owners can't afford to do thing s in the stipulated manner	Noted.	None.
BMSDC Heritage Team	HAU9	The Heritage Team has concerns regarding the wording of point no.6. Any development should be suitably justified, regardless of level of harm or public benefit. Furthermore, the Heritage Team considers that more emphasis should be put on the NPPF policy para.132 that "great weight should be given to the (Designated Heritage) asset's conservation." Additionally, any reference to levels of harm should follow the wording of the NPPF, paragraphs 132, 133 and 134.	Noted. Disagree. This wording is contained in the emerging Cambridge Local Plan that has not been required to be modified by the inspector examining the Plan and has been accepted by the regional office of Historic England.	Extracts from NPPF paragraph 132 concerning substantial harm have been included in Policy HAU9. An additional bullet point reads "Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of a scheduled monument or grade I listed building should be wholly exceptional."
Pegasus Group	HAU9	Policy HAU9 refers to development affecting Haughley's built heritage assets. As stated previously Haughley Park represents one of only two Grade I listed buildings within the Neighbourhood Plan area. Policy HAU9 should again refer to Haughley Park and the benefits that could accrue from a redevelopment of the poultry factory site for housing purposes. This could also reflect some of the benefits identified in the masterplan accompanying these representations	Noted.	None.
Pegasus Group c/o Amber REI Hodings Ltd	HAU9	Policy HAU9 refers to development affecting Haughley's built heritage assets. As stated previously Haughley Park represents one of only two Grade I listed buildings within the Neighbourhood Plan area. Policy HAU9 should again refer to Haughley Park and the benefits that could accrue from a redevelopment of the poultry factory site for housing purposes. This could also reflect some of the benefits identified in the masterplan accompanying these representations.	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
64	HAU9	Policy should refer to heritage assets' 'setting' rather than context to be in line with national planning policy.	Noted.	Wording of HAU9 amended to read "Heritage Asset and its setting" and delete "wider context".
Pegasus Group	HAU9	It is imperative that the historic heritage is preserved within the village of Haughley. That is the heart of the village and community must not be lost.	Noted.	None.
BMSD Heritage Team	HAU9	The Heritage Team has concerns regarding the wording of point no.6. Any development should be suitably justified, regardless of level of harm or public benefit. Additionally, any reference to levels of harm should follow the wording of the NPPF, paragraphs 132, 133 and 134.	Noted. Disagree. This wording is contained in the emerging Cambridge Local Plan that has not been required to be modified by the inspector examining the Plan and has been accepted by the regional office of Historic England.	Extracts from NPPF paragraph 132 concerning substantial harm have been included in Policy HAU9. An additional bullet point reads "Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of a scheduled monument or grade I listed building should be wholly exceptional."
Catesby Estates	HAU9	Agree. Policy HAU9 sets out the neighbourhood plan's approach to development affecting Haughley's Built Heritage Assets. This approach is supported and Catesby Estates plc's proposed scheme will ensure that all heritage assets within close proximity are not unacceptably impacted upon. Careful consideration has been given to the listed building immediately adjacent to the site, and to views towards the local parish church, The Assumption of the Blessed Virgin Mary.	Noted.	None.
14	General	I agree because I think Haughley needs a bit more of a community as there are not many facilities here	Noted.	None.
5	HAU10	Haughley includes buildings of historic importance and must be protected. All new dwellings and business buildings must respect the village's character, appearance and its setting,	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
14	HAU10	Yes I agree with a new conservation area being built and it would attract wildlife and insects and be good for the community	Noted.	None.
48	HAU10	Unsure	Noted.	None.
52	HAU10	Whilst I agree in principle, it should also be borne in mind that there is no longer any vat advantage when maintaining or extending a historic building, so equal weigh should be given to affordability to upkeep these buildings otherwise fixing and maintaining them will be too expensive and then the buildings will suffer more if the owners can't afford to do thing s in the stipulated manner	Noted.	None.
Pegasus Group c/o Amber REI Holdings Ltd	HAU10	No comment	Noted.	None.
Suffolk Preservation Society	HAU10	This seems to repeat HAU10 - Conservation Areas are designated heritage assets and therefore HAU09 could be used to cover both listed buildings and con areas	Noted.	None.
64	HAU10	Development within the conservation areas of the village would be tragic, but if this is to happen then, as set out in the policy, this must take into consideration the design and character does not have a detrimental impact on the area.	Noted.	None.
69	HAU10	Any harm to a Heritage Asset or the setting of a Heritage Asset should not be supported	Noted.	None.
Catesby Estates	HAU10	No comment to make	Noted.	None.
5	HAU11	New development must be designed to enhance surrounding buildings, spaces and other features of the street scene and where appropriate include the use of local and traditional materials,	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
10	HAU11	Can see connections to Objective 1	Noted.	None.
14	HAU11	I agree with the design and character that it will not affect in a loss of areas and public amenities	Noted.	None.
31	HAU11	Development in ss0047 / HAU 1E - PM@ is in conflict this: - It will have a severe cumulative adverse effect on the safe and efficient operation of the existing transport and road infrastructure - It will result in the loss of an area which makes a significant contribution to public amenity by virtue of its open space character, appearance and function. - It is not suitable in terms of overall design and appearance of the proposed development (including size, scale, density, layout, access) when assessed in relationship with surrounding buildings, spaces and other features of the street scene. This is also true of the other areas of Haughley, however the site by the sports field is the best of the sites IF it has to be done. In reality other more suitable areas should be used.	Noted.	None.
38	HAU11	"Does not have a detrimental effect on residential amenity by reason of noise or other nuisance ... Does not have a severe cumulative adverse effect on the safe and efficient operation of the existing transport and road infrastructure - any development which increases the flow of traffic through the mediaeval centre contravenes these criteria	Noted.	None.
41	HAU11	The requirements and aspirations set out in this policy should not be confined to the conservation area. If Haughley is to expand and still retain its character new buildings in the new developments will need to reflect the existing village character to ensure that the new parts of the village are also attractive to inhabitants and visitors alike.	Noted.	None.
43	HAU11	It would be nice to have housing at reasonable prices - not so much housing association	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
48	HAU11	"Includes measures that encourage walking and cycling, wherever possible" As I said most families have a car each, this is not holland, people drive Everywhere.	Noted.	None.
52	HAU11	Whilst I agree in principle, it should also be borne in mind that there is no longer any vat advantage when maintaining or extending a historic building, so equal weigh should be given to affordability to upkeep these buildings otherwise fixing and maintaining them will be too expensive and then the buildings will suffer more if the owners can't afford to do thing s in the stipulated manner	Noted.	None.
Pegasus Group c/o Amber REI Holdings Ltd	HAU11	No comment	Noted.	None.
Suffolk Preservation Society	HAU11	Agree with all the points in the policy but overall feel that this policy needs to stress that a high level of design in new development is expected.	Noted.	None.
64	HAU11	The village could not support losing the existing facilities as these are a vital part of the village, especially for young and older families, where transport may be an issue. Additional facilities, not less would be needed.	Noted.	None.
71	HAU11	To be in keeping with the village approach the new development at Fishponds should be set back from the road to allow continuation of the 'wide' gentle approach into the villages per existing bungalows and properties on each side	Noted.	None.
73	HAU11	New development does not specifically state bungalows to be built along front of Fishponds as you approach Haughley it is gradual build up of housed and set back from the road	Noted.	None.
78	HAU11	Agree if school has more maintenance given to it, a decent road crossing, and dead overhanging branches removed. 11.25	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
Catesby Estates	HAU11	Agree. Policy HAU11 sets out the neighbourhood plan's approach to development design and character - the policy approach is supported.	Noted.	None.
5	HAU12	Current social and community facilities must be protected, retained (and enhanced where possible) unless there is clear evidence that they are no longer required by parishioners.	Noted.	None.
9	HAU12	I would hope that the 'active marketing' would be robust. I bear in mind the loss of the village newsagents	Noted.	None.
14	HAU12	I am sorry to say, but I do not want to see the loss of social facilities such as the post office and co-op etc.	Noted.	None.
31	HAU12	Every facility should be protected	Noted.	None.
38	HAU12	Community ownership should be considered in the event of an application for change of use	Noted.	None.
41	HAU12	I think there is an error in the wording of this Policy and in my view the second bullet point should read "It can be demonstrated that despite active marketing it can be shown that there is no longer a demand for the facility". I also think that the policy should refer to a specific period of time during which the "active marketing" has taken place (for example over a period of at least 12 or 24 months). I also feel that this policy should include an expectation that prior to any change of use (especially sale of the pub, for example) an opportunity is provided for the asset to be accorded the status of "community asset".	Noted.	Wording of HAU12 has been amended to "that despite active marketing there is no longer a demand for the facility".
48	HAU12	Sounds like an excuse for more houses in the future.	Noted.	None.
Pegasus Group c/o Amber REI Holdings Ltd	HAU12	No comment	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
72	HAU12	The facilities in Haughley are a very important part of the village, and encourage the community spirit.	Noted.	None.
Catesby Estates	HAU12	Agree. The protection of local community facilities is supported. The proposed development at land west of Fishponds Way will include an area of open space, and new footpaths providing benefits both to future residents of the scheme as well as the wider local community.	Noted.	None.
5	HAU13	New, expanded or improved retail, commercial and community facilities should only be supported when they have no demonstrable adverse impact on the quality of life of residents or on current businesses	Noted.	None.
14	HAU13	I love to see new retail and community facilities within the village and glad they don't lead to traffic problems and encourage walking and cycling	Noted.	None.
31	HAU13	Present facilities should be enhanced!	Noted.	None.
41	HAU13	I agree with this policy except for the last bullet point regarding "Off road car parking in the central part of Haughley village". I feel that this policy expectation is unrealistic and would unreasonably restrict the development, improvement or extension of the Co-op retail store which provides a core service to the village	Noted.	Wording amended to "off-road parking should be considered as part of the proposed facility".
43	HAU13	Off road parking in central village	Noted.	None.
48	HAU13	Again more traffic on already saturated small roads	Noted.	None.
Pegasus Group c/o Amber REI Hodings Ltd	HAU13	No comment	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
69	HAU13	I would not want to see the green verges/green turned into car parks because residents cannot be bothered to put their vehicles on their drive ways/spaces	Noted.	None.
78	HAU13	If traffic management means putting in 'humps' it would make it noisier for residents and uncomfortable for drivers and pedestrians. Flashing mileage signs have more notice taken	Noted.	None.
83	HAU13	Parking on the road in the middle of the village is the ultimate traffic calming measure. We do not want off-road parking in the central part of Haughley - taking the parked cars off the road will result in the village street being used as a race track and render it unsafe. Bacton parish council, in the 1990's, tried to apply to have yellow lines put down on our main street. The parish council, of which I was a member, rejected this measure immediately. Leave the main street cluttered !	Noted.	None.
Catesby Estates	HAU13	No comment to make.	Noted.	None.
5	HAU14	Local green spaces must be protected without exception	Noted.	None.
14	HAU14	Yes it would be great for the village for all adults and children for all the facilities to be protected etc.	Noted.	None.
15	HAU14	11.2-MISLEADING AND DISAGREE 11.3 JOKE- PEOPLE DRIVE EVERYWHERE-SHORTEST DISTANCE. 11.5 DONT MOVE BOUNDARIES. WE CANNOT ACCOMMODATE A CONCRETE JUNGLE. 9.8 WE SHOULD GUARD AGAINST THE UNNECESSARY LOSS OF VALUED FACILITIES AND SERVICES. 9.9 LEAVE DEVELOPMENT STOWMARKET SIDE OF A14 AND DEVELOP OUR SIDE FOR RECREATION	Noted.	None.
20	HAU14	Agreed in principle but note that Folly Green, Ladyfield Green and The Haughley Green Allotments are not included??	Noted. Policy HAU15 refers.	None.

Respondent	Policy	Summary of Comment	Response	Change
31	HAU14	However the area proposed in ss0047 / HAU1E - PM2 should also be added as a place to protect and in reality could be used as another outdoor space for recreation BUT NOT development. It is a natural wildlife area and should be protected	Noted.	None.
36	HAU14	Some scope should be included and demonstrated clearly for negotiation for the loss or replacement of these green spaces where the benefit clearly outweighs the harm	Noted. Policy HAU15 refers.	None.
38	HAU14	The central green in Ladyfields does not seem to be included, nor the green areas in Millfields and at the end of Denny Avenue. Are these not protected? They are safe areas for children to play	Noted. Policy HAU15 refers.	None.
41	HAU14	I note that the Map PM2 does not highlight Gallowsfield Wood in the appropriate colour for a "Visually Important Open Space" and that should be amended as it clearly is an important open space	Noted. Policy HAU14 refers. It is protected as a Local Green Space.	None.
56	HAU14	The village green needs to be protected at all costs	Noted.	None.
57	HAU14	It would be nice if the verges on Old Street could be just that, rather than a car park making the village look unsightly.	Noted.	None.
Pegasus Group c/o Amber REI Holdings Ltd	HAU14	No comment	Noted.	None.
Suffolk Preservation Society	HAU14	Although covered in the supporting text, the policy itself, in addition to identifying the spaces, should explain that Development on designated Local Green Space will only be permitted in very special circumstances.	Noted.	Policy HAU14 amended by inserting the following wording:- "Development on these sites will only be permitted in exceptional circumstances. Permitted development rights, including the operational requirements of infrastructure, are not affected by this designation."

Respondent	Policy	Summary of Comment	Response	Change
72	HAU14	The green spaces are all in the northern half of the village. Additional green spaces should be provided within developments.	Noted. The policy protects existing green spaces rather than identify where new green spaces should be located.	None.
Catesby Estates	HAU14	Agree. Policy HAU14 sets out the approach to the protection of local green space - this approach is supported. Additionally, it should be noted that the proposed development of land west of Fishponds Way will incorporate a large area of public open space, together with new footpaths to be used both for new residents on the site, as well as the wider local community	Noted.	None.
5	HAU15	The identified visually important open spaces must be protected.	Noted. The policy seeks to protect identified visually open spaces.	None.
14	HAU15	I agree all boundaries should be protected etc. to value the community	Noted.	None.
34	HAU15	Agree with policy but I think that the green at Ladyfield should be included as a visually significant area	Noted. Visually Important Open Spaces are per Mid Suffolk District Council 1998 Local Plan.	None.
36	HAU15	But possibly will need to be reviewed as the village evolves	Noted. There is a mechanism for reviewing neighbourhood plans for which the Parish Council is responsible for reviewing on a regular basis.	None.
38	HAU15	The view from The Folly across the fields is important especially to those who may be unable to walk in the fields due to disability	Noted.	None.
Pegasus Group c/o Amber REI Holdings Ltd	HAU15	No comment	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
Suffolk Preservation Society	HAU15	Could include a requirement for development proposals to address the effect they will have on any local identified visually important open spaces and demonstrate that they will not significantly affect the views of these spaces.	Noted.	None.
Catesby Estates	HAU15	No comment to make.	Noted.	None.
5	HAU16	New housing and business developments must all be linked to the network of existing paths and bridleways in and around Haughley.	Noted.	None.
14	HAU16	I agree will all housing and businesses to provide paths and bridleways etc.	Noted.	None.
41	HAU16	I agree with the policy but feel it should be strengthened with the addition of the words "and be required to contribute to the extension of" so that it reads; "New housing and business developments shall encourage usage of and provide linkage to the network of existing paths and bridleways and be required to contribute to the extension of the paths and bridleways in and around Haughley Parish"	Noted.	None.
56	HAU16	This is essential with the pressure on the old part of the village. Enabling people to walk and not use their car adding to the village degradation from parking	Noted.	None.
Pegasus Group c/o Amber REI Holdings Ltd	HAU16	No comment	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
Catesby Estates	HAU16	Agree. Policy HAU16 sets out the neighbourhood plan's approach to paths and bridleways. The proposed development at land west of Fishponds Way provides a unique opportunity to significantly enhance public linkages between Haughley and Stowmarket by providing a new pedestrian crossing linked to a new footpath proposed to run parallel to Fishponds Way immediately behind the existing hedgerow, within the boundary of the allocation. Catesby Estates plc will also work with the parish council, neighbourhood plan group, Suffolk County Council and neighbouring landowners to facilitate the continuation of this footpath over the bridge/stream and linking it to the existing bridleway and footpath just south of the village.	Noted.	None.
COMMUNITY NEEDS AND DESIRES COMMENTS				
5	CND1	Current primary school provision must be included in. any proposals which increase the pressure on our small land-locked village school premises, which has no green spaces included in its site.	Noted.	None.
9	CND1	I don't feel adequately informed to comment on this. (My children left the village school many years ago and I don't feel up to date in my knowledge)	Noted.	None.
10	CND1	Long overdue!	Noted.	None.
14	CND1	I agree but I don't really know enough about school buildings as I don't really take into account much about schools	Noted.	None.
15	CND1	OUR FACILITIES ARE UNDERUSED-THERE ARE PLENTY OF PLACES FOR LOCAL EMPLOYMENT-LOTS OF SELF-EMPLOYED PEOPLE. RE:6 HISTORY 6.11 1ST LARGE SCALE SCIENTIFIC STUDY OF ECOLOGICALLY BASED GROWING TECHNIQUES-CREATE A LARGE SCALE ORGANIC FARM ON LAND ADJACENT TO PLAYING FIELD (WE ARE A FARMING COMMUNITY)	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
		CREATING JOBS FOR GROWING UNEMPLOYED POPULATION OF HAUGHLEY, SURROUNDING VILLAGES AND STOWMARKET.		
38	CND1	Please see my previous comments regarding the proposed development on land east of the George V Playing Field: I do not agree that proposed development on the land to the east of the George V Playing Field is "appropriate to the location", nor does it "enhance local features of green space". This plan should bear in mind not just immediate housing needs, but the need of future residents for green space (a "green lung") in the village centre to protect the village from feeling too built up. More housing in Haughley would mean an increased demand for recreational facilities and this area is the obvious location for extending the existing small playing field to include, for example, tennis courts, cricket nets/pitch. If that field is built upon, the existing playing field would be completely surrounded by housing and roads and the opportunity of enlarging it and improving the facilities would be lost to future generations for ever	Noted.	None.
41	CND1	I agree that improvements to the school are needed especially bearing in mind that it now takes children up to secondary school age. This places greater emphasis on the need for improved out-door space for informal play and formal team games. A new site for the school would be the preferred option, releasing the school for additional community use or its transformation into a new village hall.	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
Pegasus Group c/o Amber REI Hodings Ltd	CND1	It is also notable that the SWOT analysis has identified both an ageing population and falling school roll as being threats to the ongoing success of the community. Both these threats can be addressed through providing additional housing suitable for families which will support both the local school and other facilities within the Neighbourhood Plan area. However, at the same time there is also a concern in the SWOT analysis over the size of new houses. Generally larger houses tend to be occupied by families with children which would be the type of incoming population needed to address the threats of the ageing population and falling school role. If a key objective of the NP is to maintain shops and facilities in Haughley and in particular maintain the school roll, then the concerns over the size of new homes will need to diminish. The NP should reconcile this issue.	Noted.	None.
80	CND1	What effect will latest move to charge for school buses have on number of children attending Haughley school who presently go to other schools in the area	Noted.	None.
Catesby Estates	CND1	No comment to make.	Noted.	None.
5	CND2	All avenues need to b explored to both improve and expand the provision sports, recreational and social facilities available within the King George V Playing Field and Ron Crascall Pavilion.	Noted.	None.
14	CND2	I agree as I really love sports and socialising and we need this to make Haughley worth living in etc.	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
41	CND2	I agree that improvements could be made to the King George V Playing Field however I think that the biggest improvement that could be made is to extend the size of the field so that other sports and activities can have dedicated space available to them (e.g. cricket, tennis, netball). This could also go hand in hand with improved facilities for the Haughley Crawford's School and is another argument against approving the application for the adjacent large scale housing development. As the village population increases the inadequacy of the Ron Crascall Pavilion becomes more and more apparent. The upstairs space is not suitable for people with disabilities and does not meet existing legislation requirements. The building is dull and poorly lit; it needs substantial re-modelling especially as its location could make it a much more significant community asset, perhaps a site for a modern village hall	Noted.	None.
56	CND2	Village facilities need to be improved and upgraded to support the expanding population	Noted.	None.
Pegasus Group c/o Amber REI Holdings Ltd	CND2	No comment	Noted.	None.
69	CND2	I don't believe full use is made of what is already there (but not being a football player I am not sure)	Noted.	None.
83	CND2	Sports, recreational and social facilities on the playing field are already adequate.	Noted.	None.
Catesby Estates	CND2	No comment to make.	Noted.	None.
5	CND3	Cemetery space should be kept under review	Noted.	None.
14	CND3	I agree that St Marys Church does need a bit of renovating, but I never like seeing heritage destroyed	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
20	CND3	There is sufficient space within the current churchyard for burials	Noted.	None.
44	CND3	New developments should have open spaces - plenty of cycle paths incorporated	Noted.	None.
Pegasus Group c/o Amber REI Hodings Ltd	CND3	No comment	Noted.	None.
69	CND3	As long as the new cemetery space is in Haughley	Noted.	None.
74	CND3	Fishponds path need over bridge and lighting	Noted.	None.
Catesby Estates	CND3	No comment to make.	Noted.	None.
5	CND4	A raised platform pedestrian crossing and moving the 30mph speed limit in Green Road to the north side of the proposed new development east of King George V Playing Field should be given serious consideration.	Noted.	None.
14	CND4	Yes because its not safe to walk anywhere in Haughley and any child running in the road will be easily killed if 30mph zones are not around etc.	Noted.	None.
15	CND4	OUR ROADS ARE SINKING DUE TO INCREASE IN TRAFFIC- THEY ARE NARROW AND FULL OF POTHOLES, FROM TRAFFIC ALREADY FLOWING THROUGH-ANY INCREASE IN TRAFFIC CAN ONLY ADD TO THESE PROBLEMS	Noted.	None.
31	CND4	However included in this proposal traffic acclimating need to be done on Fishponds Way both before windgap lane junction going downhill and also after bridge uphill to reduce speeds	Noted.	None.
43	CND4	Windgap Lane could do with something to slow down traffic - all the while	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
48	CND4	But nobody keeps to 30mph anyway	Noted.	None.
56	CND4	The raised platform could be an issue causing noise from vehicles bumping over it	Noted.	None.
71	CND4	Traffic calming needs to be put in place around village to reduce speeding in and out of 30mph areas - footpaths - safer for pedestrians	Noted.	None.
73	CND4	How to reduce speeds approaching haughley so that 20mph maximum is adhered to throughout the village boundary?	Noted.	None.
80	CND4	Due to excessive park cars in main street the speed limit from football club to Windgap Lane should be reduced to 20mph. Large wagons etc. not delivering area should be band	Noted. The congestion self regulates the speed of vehicles and it is probably not necessary to increase the amount of highway signs in the conservation area through the introduction of a 20mph speed limit.	None.
Catesby Estates	CND4	No comment to make.	Noted.	None.
5	CND5	Improvements to the current footpath and provision of a footpath where none currently exists between Tothill and the Eve Balfour Way junction on Fishponds Way should be pursued	Noted.	None.
14	CND5	I agree we urgently need a footpath between Fishponds Way and Tothill and this has been a issue for the village for a long time	Noted.	None.
31	CND5	But this need to also involve traffic calming as traffic travels quickly along the road travelling into and out of Haughley	Noted.	None.
41	CND5	I agree. The current footpath along Fishponds Way to Tot Hill, although an improvement on the lack of a footpath, is totally unsuitable for many walkers and is almost impassable in wet weather for anyone except an enthusiastic hiker. It currently cannot be used by people with disabilities or by parents with buggies, pushchairs etc, neither is it suitable for cyclists. If it is also intended to be used by	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
		horses it will need to be upgraded to the standard sseen on he bridleway along the old A14		
43	CND5	Urgent	Noted.	None.
56	CND5	Essential.	Noted.	None.
Pegasus Group c/o Amber REI Holdings Ltd	CND5	No comment	Noted.	None.
69	CND5	This should have been done when the road was closed for the building of the new A14 and has been an ongoing request for a number of years	Noted.	None.
71	CND5	Continuation of footpath over bridge to link with new footpath to Tothill	Noted.	None.
72	CND5	The village has poor footpath links to the old A14/Tothill, and safe pedestrian routes must be provided.	Noted.	None.
74	CND5	work like (toolbinders)?	Do not understand comment.	None.
83	CND5	Get a pedestrian bridge built alongside the existing road bridge.	Noted.	None.
Catesby Estates	CND5	Agree. It is noted that there is a desire among the local community to investigate and actively pursue the upgrading of the footpath and provision of a footpath where none currently exists between Tothill and the Eve Balfour Way junction on Fishponds Way, making it suitable for all pedestrians, buggies, wheelchairs, horses, and cyclists. This aspiration is strongly supported and the proposed development at land west of Fishponds Way will incorporate and	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
		facilitates within the site boundary to add to these key connectivity enhancements.		
5	CND6	The provision of a footpath to the side of the road through Haughley Green should be investigated and actively pursued if it is feasible	Noted.	None.
14	CND6	There should be a footpath between the pub and Haughley Green as its dangerous to walk along that bit of road	Noted. CND6 does not concern areas outside of Haughley Green.	Wording of CND6 amended to read "...provision of a footpath within Haughley Green, utilising part of the existing road".
31	CND6	This should be included in any development of the site, there is plenty of space so it would easily be done!	Noted.	None.
41	CND6	I agree that "additional studies" will be necessary but feel that this policy shows confusion of purpose; it is not clear what the objective is. No-one wants the protected green space of the Village Green to be turned into a car park and there is no other space in the centre of Haughley village (Old Street, The Folly, Duke Street) to create "designated parking areas". The problem with Old Street (and to a lesser extent Windgap Lane) is the through-traffic rather than parking. Many of the residents of Old Street have no alternative to parking their vehicles in the street. Given the additional development in Haughley as well as substantial developments in Bacton, Old Newton and Elmswell, the through-traffic problem will only get worse. At some time it will be necessary to consider the issue of an "Old Street bypass". This could be created by having a road from north of Mere Farm through to the Fishponds Way bridge. The road would need to pass behind Grange Way, Millfields and Harvest Close. This would also divert traffic to and from Old Newton. The funding for this could be obtained by requiring a development levy on future developments in the above named villages over a period of years.	Noted. Such a road is unlikely to be funded through Government grants. Therefore, it would have to be funded through and as part of development and would be contrary to the strategic policies of the Mid Suffolk Local Plan and will therefore fail the Basic Conditions Statement.	None.

Respondent	Policy	Summary of Comment	Response	Change
		This idea is necessarily a long term objective but would bring substantial benefits, not only to "central Haughley". A road of this kind would open up areas for future expansion of Haughley and create much needed space for the recreational, sporting and environmental facilities which I have described earlier		
56	CND6	Desirable	Noted.	None.
Pegasus Group c/o Amber REI Hodings Ltd	CND6	No comment	Noted.	None.
69	CND6	This needs to be clear 'side of the road through Haughley Green'??	Noted.	None.
Catesby Estates	CND6	No comment to make	Noted.	None.
5	CND7	Any development within Haughley village must give consideration to the inclusion of off-site parking in order to serve facilities	Noted. Off-site parking relates to new housing developments and new or expanded retail developments.	To make the CND more exact, the last sentence amended to "in the event of any new housing development and new or expanded retail development within Haughley village.....".
14	CND7	I agree with the council that we should apply traffic flow through the village and parking areas etc.	Noted.	To make the CND reflect more exactly its intention, the heading amended to "Central Haughley Traffic Calming and Safety". The same wording amended in the CND text.

Respondent	Policy	Summary of Comment	Response	Change
0	CND7	<p>As the oldest and largest business in the parish of Haughley, we are most concerned as are other businesses about any proposals for parking restrictions, one way options or designated bays. It would be far better to enhance the village atmosphere upon entering the main village. Any attempt to introduce restrictions or so on would in one swoop devastate the community retail outlets such as ourselves, Palmers Bakery, and the Post Office, Pub, Restaurant, Hairdressers, Co-Op, Vets and Second Hand Shop. It would similarly damage village groups and organisations such as the church, village hall, playgroup and so on. The lack of parking restrictions is what attracts people to Haughley and parked traffic, although it has its downsides, acts as a traffic calming device; there is thus a status quo preventing a 'rat run' through the village. Many businesses and residents are very concerned about these proposals and the knock on effect. We ourselves and our thirty or so residential tenants would be hit and as such this would lead to the invocation of the Bakery rights and so on resulting in serious confrontation with the Bakery, Customers, Residents, Public Halls & Groups and other businesses on one side and the Council on the other. We have already in the past twenty years seen the closure of a greengrocers, an electrical store, two general stores, a butchers, fish and chip shop, antiques shop, newsagent, off licence and three pubs and this would deliver a virtual final blow and urbanise a rural environment to its detriment to all involved.</p>	Noted.	None.
32	CND7	<p>Improving traffic flow should not mean allowing traffic the ease of travelling faster. The current character of the village is enhanced by traffic having to slow down and be courteous to move around parked cars. Without which they might speed through and spoil the calmness of the main street</p>	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
38	CND7	Several of the dwellings in Old Street and Duke Street have no vehicular parking area and therefore park in the street. Although this is inconvenient and unsightly it does have the effect of slowing down through traffic which is safer for everyone especially pedestrians. It is noticeable that when there are fewer parked cars, the through traffic speeds up, sometimes to well over 30mph.	Noted.	None.
48	CND7	"Additional studies to improve traffic flow and safety through the centre of Haughley village" It makes no difference if you are going to increase traffic, the road can't be widened. More cars, same roads, as per usual = problems, that "studies" won't change	Noted.	None.
56	CND7	The historic centre needs to be preserved and not changed to suit the car.	Noted.	None.
57	CND7	Rather than pandering to the use of ever larger trucks and more cars, might it be a good idea to restrict the flow of traffic. Creating off-street parking will only increase the speed and size of traffic coming through increasing the danger to villagers	Noted.	None.
Pegasus Group c/o Amber REI Hodings Ltd	CND7	No comment	Noted.	None.
69	CND7	Please see comment at HAU13	Noted.	None.
71	CND7	Traffic calming measures - not speed bumps! but single file - 20mph through Old Street, give way signs to slow traffic - lorries??	Noted.	None.
72	CND7	Haughley suffers from being a route through to a number of expanding villages, and whilst parking in Old Street serves to slow traffic, it also makes a dangerous area for pedestrians and cyclists using and crossing the road.	Noted.	None.

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78	CND7	Bearing in mind several houses do not have anywhere other than the main street to park so double hello lines would not help traffic flow	Noted.	None.
83	CND7	See response to HAU13. NO to parking facilities in middle of village.	Noted.	None.
Catesby Estates	CND7	No comment to make	Noted.	None.
-		<p>Firstly I would be grateful if you would confirm that my comments, etc., will be accepted by HPC and that you will confirm receipt and the comments included in your summaries. The main reason I am emailing this is I cannot find a way of including/attaching the spreadsheets attached via the Consultation Response Form.</p> <p>The issues I have with the plan revolve entirely around the SD6 Traffic Issues being the greatest bone of contention of most residents of Haughley, whether actual or perceived.</p> <p>Therefore I comment as follows:</p> <p>Section I.4: A two day traffic count does not paint a proper picture. A two day, two hour allegedly peak time traffic count is not even a snapshot of traffic flows, hardly even a "wink". I attach a spreadsheet conducted by SCC albeit taken post completion of the Haughley Safety Scheme during a two week period from 22nd April to 5th May 2006. This very accurate report shows much more traffic at that time and since then the traffic through the village has greatly increased, see POPE report summary which indicates this.</p> <p>The two day count does not portray the actual HGV moments through the village during their peak times of travel being 04.00hrs to 07.00hrs southwards, most accessing Fishponds Way via Station Road now a rat run for HGV traffic from the B1113 onto the C106 and thorough to Junction 49 for the A14. Nor can I see an actual traffic count midway along Fishponds Way, this road receives the majority of traffic to and from the the village onto the A14 and vice versa.</p>	Noted.	None.

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		<p>Section 4: Given the numbers of potential homes to built within Haughley and Bacton, being some 358 homes homes, it is reasonable to assume 50% of residents will travel south through Haughley to access either Stowmarket or the A14 potentially 179 properties, each taking the average of 3 trips per day totalling an additional 537 traffic movements, though the village in either direction.</p> <p>"The 2016 National Traffic survey states that each person makes 591 car trips on average per year or 1.6 per day. Given that households could contain at least two economically active people and that 77% of households have 2 or more cars,the average number of car trips per household per day is likely to be in excess of 3. The more affluent housing has higher trip numbers per dwelling. I did not do an analysis of peak hour trips but it would be reasonable to assume that they would be least 30% of all trips, say an additional 1.0 trips."</p> <p>The two day count does not portray the actual HGV moments through the village during their peak times of travel being 04.00hrs to 07.00hrs southwards, most accessing Fishponds Way via Station Road now a rat run for HGV traffic from the B1113 onto the C106 and thorough to Junction 49 for the A14. Nor can I see an actual traffic count midway along Fishponds Way, this road receives the majority of traffic to and from the the village onto the A14 and vice versa.</p> <p>Section 4: Given the numbers of potential homes to built within Haughley and Bacton, being some 358 homes homes, it is reasonable to assume 50% of residents will travel south through Haughley to access either Stowmarket or the A14 potentially 179 properties, each taking the average of 3 trips per day totalling an additional 537 traffic movements, though the village in either direction.</p> <p>"The 2016 National Traffic survey states that each person makes 591 car trips on average per year or 1.6 per day. Given that households</p>		

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		<p>(light vehicles) or down to Cock Corner turning into Fishponds Way, as is the case of larger vehicles (LGV and HGV) to Junction 49.</p> <p>6.3: The restrictions for HGV's are largely ignored, as the restriction is for 7.50 tonnes Except for Access, which in the real world means any vehicle exceeding 7.50 tonnes can still use this these roads, claiming they are accessing! A blanket 7.50 tonne weight limit should be applied, to prevent the rat run of HGV vehicles through to and from the B1113.</p> <p>12.7: This is entirely incorrect, I would challenge the author to indicate a "C" Class road anywhere in Suffolk that has similar or higher traffic movements on it. SCC have stated in their experience the C106 has the highest volume of traffic upon it, that they are aware of!!</p> <p>There are a number of other errors within the report, but insignificant to comment upon, but I would ask them to check their vehicle widths.</p> <p>Hopefully my comments will be received in assisting you in the final analysis of the Neighbourhood Plan.</p> <p>A wild card after thought:</p> <p>Given the number of developers who seem to wish to destroy our peaceful village by building numerous houses with little or no consideration, both within Haughley and to the north in Bacton in terms of additional traffic. Consideration should be made to use the 106 money plus further contributions from the developers to bypass the village.</p>		
-		<p>I saw that the VAS is back on Station Road.</p> <p>One other point, There are several large planning applications floating around the Haughley area, Fishponds was being the most</p>	Noted.	None.

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		<p>recent. It would seem to me that this could be an ideal opportunity to address the speeding issues.</p> <p>When the consultation was held for the large development on the Bacton Road, it was said that they may do something to curb the speeding near that entrance to the village. Unfortunately, this does not help the other access points into the village. The large development there could easily see another 100 cars coming in/out of the village at all access points.</p> <p>I am actually in mild favour of that particular development due to the benefits on the the local businesses in the village but I am also concerned about how the extra volume of traffic will affect the rest of the village. Given that the developers of both this and the Fishponds Way site will be seeking the support of the Parish Council, could we not use this opportunity to get something done about the speeding cars. For example, ask them to install speed restriction devices at each entrance. I know that, strictly speaking, it is probably a Highways issue but they are unlikely to do anything about it. The cheap option of rumble strips is unlikely to have any impact as they never cause anyone to slow down.</p> <p>In my opinion, a speed reducing gateway on Bacton Road, Station Road and Fishponds Way is the only likely way of curbing speeding vehicles. As the two new housing developments are going to add to the problem, ask them to pay for it. In my experience as a property developer, they will do anything to gain the support of the Parish .</p>		
-		<p>My main concern is the inconsistency between the stated vision for the village by 2036 and the actual emphasis of the plan and on housing/planning. If the document is just about housing and planning considerations, I think the vision should be constrained to just this.</p>	Noted.	None.

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		<p>From my quick reading of some of the supporting documents and conclusions drawn, much of the evidence and discussion is rooted in the "now" rather than in trying to understand how life might develop over the next 20 years, of indeed how the villagers may want to it change in that time.</p> <p>A couple of examples:</p> <ol style="list-style-type: none"> 1. The traffic report that notes that traffic flow is likely to increase, notes that predictions are difficult to make (they always are!) but makes no attempt (that I have found) to model likely outcomes. However the report goes on to say that a village bypass cannot be justified based on projections. If, as village, we are to sign-off on a 20 year plan, I suggest we need a little more thought around such matters. 2. HAU8 only references new development which by definition in the plan is small in reference to the existing village scale and unlikely to ensure the whole village is connected. <p>If the plan is to be constrained to planning/development matters, is it possible to give broader thought to parks, walks, forests, cycleways and other non-housing matters?</p> <p>I would like to understand the legal status of the plan. You note that the document gives the community a legal voice on the scale, nature and siting of any new housing development. Does this one plan cover the 20 years if accepted or can it be overruled from above or indeed varied by the community at a later date?</p> <p>Before completing the Consultation Response Form as you suggest, I would like to understand how this information will be considered (by who and when) and the subsequent timescale for further revisions of the draft plan. I am struggling to answer some of the questions without further context.</p>		

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		<p>I am sorry if I am coming to this late but it would seem a real shame to be having a village wide consultation and not to consider our broader aspirations for the village.</p> <p>I would like to request a further consultation slot. Unfortunately, at this notice, I am away for all of those proposed currently.</p>		

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Anglian Water	HAU1 HAU3, HAU4,HAU5 HAU5	<p>Thank you for the opportunity to comment on the Haughley Parish Neighbourhood Plan. The following response is submitted on behalf of Anglian Water. I would be grateful if you could confirm that you have received this response.</p> <p>Policy HAU1: Haugley's Spatial Strategy Anglian Water support the requirement for development to be permitted where there is sufficient infrastructure capacity. It would be helpful to make reference to the timing of development within the Parish and any required infrastructure improvements. It is therefore suggested that Policy HAU1 be amended as follows: 'There is the necessary infrastructure capacity to serve the development or that it can made available in time to serve the development'</p> <p>Policies HAU3, HAU4 and HAU5 In addition to transport infrastructure consideration should be given to the potential impact of the development sites on Anglian Water's existing infrastructure.</p> <p>Policy HAU5: Allocation of part of the site SS0047 South of Fishponds Way The site assessment undertaken by AECOM identifies a water recycling centre in Anglian Water's ownership to the west of this site. It is noted that the Parish Council proposes to allocate part of the site identified in the Site Assessment. Nuisance may be caused by noise, lighting and traffic movements but its most prevalent source will be odours, unavoidably generated by the treatment of sewerage. Our concern is to prevent encroachment of occupied land and buildings which could give rise to future amenity loss and impose additional constraints on the operation of our assets. Planning permission should only be granted where it has been demonstrated that the proposed development would not be adversely affected by the normal operation of our operational assets. It is therefore suggested further consideration should be given to ensuring that there isn't a significant risk of principally odour from the existing WRC before the Neighbourhood Plan is submitted to Mid Suffolk District Council for examination. Should you have any queries relating to this response please let me know.</p>	Noted. Noted. Noted.	Policy wording amended. New bullet point added. None.
Environment Agency		<p>Thank you for consulting us on the Haughley Neighbourhood Plan. We have assessed the draft Neighbourhood Plan as submitted and our letter contains our response and information in relation to environmental issues that should be considered during the development of the Neighbourhood Plan. Our principal 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 	Noted.	None.

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		<p>You may find the following two documents useful. They explain our role in in the planning process in more detail and describe how we work with others; they provide:</p> <p>An overview of our role in development and when you should contact us.</p> <ul style="list-style-type: none"> • Initial advice on how to manage the environmental impact and opportunities of development. • Signposting to further information which will help you with development. • Links to the consents and permits you or developers may need from us. <p>Building a better environment: Our role in development and how we can help: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/289894/LIT_2745_c8ed3d.pdf</p> <p>Environmental Quality in Spatial Planning: http://www.englishheritage.org.uk/publications/environmental-quality-in-spatial-planningsupplementary-files/</p> <p>Flood Risk Our maps show the proposed development site around fishponds way lies within Flood Zone 3, 2 and 1 defined by the 'Planning Practice Guidance: Flood Risk and Coastal Change' as having a high, medium and low probability of flooding respectively. Paragraph 103, footnote 20 of the NPPF requires applicants for planning permission to submit a site-specific Flood Risk Assessment (FRA) when development is proposed in such locations. A FRA is vital if you are to make an informed planning decision. In the absence of an FRA, the flood risk resulting from the proposed development is unknown. It is also necessary for the application to pass the Sequential and Exception Tests. The Haughley watercourse, a statutory main river, runs through Haughley and floods into Haughley. Due to this the above will also apply for any other development proposed within Flood Zones 2 and 3 as per the NPPF.</p> <p>Sequential Testing If the site contains a range of Flood Zones, the sequential approach should be applied within the site to direct development to the areas of lowest flood risk. If it isn't possible to locate all of the development in Flood Zone 1, then the most vulnerable elements of the development should be located in the lowest risk parts of the site. This approach should be taken when developing plans around Fishpond Way.</p> <p>Groundwater Contamination Haughley is located within a Source Protection Zone and lies over a Principal Aquifer. Any future development proposed on a site that has a potentially contaminating previous use, or development that may potentially contaminate groundwater will therefore require a preliminary risk assessment to be submitted with any planning application.</p>		

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		<p>Any proposal should incorporate pollution prevention measures to protect ground and surface water. Guidance is available at -</p> <ul style="list-style-type: none"> Pollution prevention for businesses Discharge to surface or ground water Manage business and commercial waste Store oil and oil storage regulations <p>Natural Capital</p> <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 and enhanced. Development management will guide the provision of green infrastructure which should be delivered in a collaborative approach between developers, councillors and the local community. SuDS are often part of building green infrastructure into design, for more information please visit http://www.susdrain.org/delivering-suds/using-suds/background/sustainable-drainage.html</p> <p>Sustainability</p> <p>Climate change is one of the biggest threats to the economy, environment and society. New development should be designed with a view to improving resilience and adapting to the effects of climate change, particularly with regards to already stretched environmental resources and infrastructure such as water supply, treatment and quality and waste disposal facilities. We also need to limit the consumption of natural resources. Opportunities should therefore be taken in the planning system, no matter the scale of the development, to contribute to tackling these problems. In particular we recommend the following issues are considered at the determination stage and incorporated into suitable planning conditions:</p> <ul style="list-style-type: none"> • Overall sustainability: a pre-assessment under the appropriate Code/BREEAM standard should be submitted with the application. https://idoxpa.north-norfolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=_NNORF_DCAPR_90789 • We recommend that design Stage and Post-Construction certificates (issued by the Building Research Establishment or equivalent authorising body) are sought through planning conditions. • Resource efficiency: buildings are responsible for almost half of the UK's carbon emissions, half of our water consumption, about one third of landfill waste and one quarter of all materials used in the economy. The efficient use of resources in new development is crucial. As well as helping the environment, Defra have advised that making simple changes resulting in the more efficient use of resources could save UK businesses around £23bn per year. • Net gains for nature: opportunities should be taken to ensure the development is conserving and enhancing habitats to improve the biodiversity value of the immediate and surrounding area. 		

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		<ul style="list-style-type: none"> Sustainable energy use: the development should be designed to minimise energy demand and have decentralised and renewable energy technologies incorporated, while ensuring that adverse impacts are satisfactorily addressed. <p>These measures are in line with the objectives of the NPPF, as set out in paragraphs 7, 17 and 93-125. Reference should also be made to the Climate Change section of the National Planning Practice Guidance, in particular: "Why is it important for planning to consider climate change?" and "Where can I find out more about climate change mitigation and adaptation?" http://planningguidance.planningportal.gov.uk/blog/guidance/</p> <p>Please note that the view expressed in this letter are a response to the proposed Neighbourhood Development Plan only and does not represent our final view in relation to any future planning or permit applications that may come forward. We reserve the right to change our position in relation to any such application.</p> <p>Please contact me on the details below should you have any questions or would wish to contact any of our specialist advisors. Please continue to keep us advised on the progress of the plan.</p> <p>We trust this advice is helpful.</p>		
Historic England	General	<p>Thank you for consulting Historic England about your Regulation 14 draft Neighbourhood Plan. As the Government's adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. We are therefore pleased to have the opportunity to review your neighbourhood plan at this early stage.</p> <p>As you are aware, your Neighbourhood Plan Area includes Haughley Conservation Area, and contains a number of other designated heritage assets including Haughley Castle (Scheduled Monument) and 64 Listed Buildings, of which three (Church of St Mary, Haughley Park and New Bells Farmhouse) are of very high significance and listed Grade I or II*.</p> <p>It is important that, as a minimum, the strategy you put together for this area safeguards those elements of your neighbourhood area that contribute to the significance of those assets. This will ensure that they can be enjoyed by future generations of the area and make sure your plan is in line with the requirements of national planning policy, as found in the National Planning Policy Framework.</p> <p>The conservation officers at Babergh and Mid Suffolk Council will be the best placed people to assist you in the development of the Plan with respect to the historic environment and can help you to consider and clearly articulate how a strategy can address the area's heritage assets. Although the neighbourhood area does contain a number of designated heritage assets, at this point we don't consider there is a need for Historic England to be involved in the detailed development of the strategy for your area, but we offer some general advice and guidance below.</p>	Noted. Policy HAU9 addresses potential impacts of development on Heritage Assets.	None.

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		<p>We are pleased to note that the historical and archaeological significance of the parish of Haughley is set out from p6 onwards. We would highlight that the 'Suffolk Sites and Monuments Record' has changed its name to the "Suffolk Historic Environment Record", and your plan should reflect this (para 6.2).</p> <p>The NPPF (paragraph 58) sets out that Neighbourhood Plans should, amongst other things, include clear objectives for the future of the area and a robust evidence base that shows an understanding and evaluation of the area, in this case the Parish of Haughley. The policies of neighbourhood plans should also ensure that developments in the area establish a strong sense of place, and respond to local character and history by reflecting the local identity of the place - for instance through the use of appropriate materials, and attractive design. We would recommend adding a reference to this policy in the relevant section of your plan, on p11, but otherwise we are pleased to see that the general principles of this policy are evident throughout your plan.</p> <p>The government's National Planning Practice Guidance https://www.gov.uk/guidance/neighbourhood-planning--2 on neighbourhood planning is also clear that, where relevant, Neighbourhood Plans need to include enough information about local heritage to guide local authority planning decisions and to put broader strategic heritage policies from the local authority's local plan into action but at a neighbourhood scale. If appropriate this should include enough information about local non-designated heritage assets, including sites of archaeological interest, locally listed buildings, or identified areas of historic landscape character. A neighbourhood plan should not need to duplicate the protection afforded to designated heritage assets through the local plan or national planning policy, but can provide more detail (such as specific views) where appropriate, to inform decisions.</p> <p>In addition to considering designated heritage assets, therefore, a Neighbourhood Plan is an important opportunity for a community to develop a positive strategy for the area's locally important heritage assets that aren't recognised at a national level through listing or scheduling. This includes identifying any non-statutorily designated historic buildings, sites, views or places of importance to the local community, and setting out what factors make them special. These elements can then be afforded a level of protection from inappropriate change through an appropriately worded policy in the plan. The plan could also include consideration of any Grade II listed buildings or locally-designated heritage assets which are at risk or in poor condition, and which could then be the focus of specific policies aimed at facilitating their enhancement.</p> <p>We are pleased to note the stated preference for your plan to include a list of locally important neighbourhood heritage assets, and we refer you to our guidance on local heritage listing for further information: HE Advice</p>	<p>Noted.</p> <p>Noted. Agree that an additional reference to the NPPF (paragraph 58) should be added.</p> <p>Noted.</p> <p>Noted. It is not the Neighbourhood Plan's intention to identify non-designated heritage assets, but it has set out detailed design criteria by which all applications can be considered.</p> <p>Noted. The stated preference is not that of the Neighbourhood Plan</p>	<p>Paragraph 6.2 amended to delete "Suffolk Sites and Monuments Record" and replace it with "Suffolk Historic Environment Record"</p> <p>New paragraph 9.10 of the Neighbourhood Plan inserted making reference to paragraph 58 of the NPPF.</p> <p>None.</p> <p>None.</p> <p>None</p>

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		<p>Note 7 - local listing: https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7</p> <p>We are pleased also to note the intention to identify local green spaces. Green spaces are often integral to the character of place for any given area, and your plan could include policies that identified any deficiencies with existing green spaces or access to them, or aimed at managing development around them. Locality has produced helpful guidance on this, which is available here: https://mycommunity.org.uk/resources/neighbourhood-planning-local-green-spaces.</p> <p>We welcome the inclusion, in policy HAU2, of reference to a high standard of design, and are pleased to note that this is supported by a Design Guide and Masterplan document, produced by consultants. We would suggest that, if appropriate, the Haughley Conservation Area Appraisal is also referred to and included as an appendix and supporting document, to reinforce this policy and ensure that new development responds to local character and history. We welcome also the reference in para 11.19 to new development being guided by the Suffolk Design Guide and Manual for Streets. We would suggest including reference to these documents for all development management policies in the plan, and suggest also including reference to Manual for Streets 2, and Historic England's own recently updated guidance on urban design in historic places: Streets for All, which can be found here: https://historicengland.org.uk/images-books/publications/streets-for-all/</p>	<p>but of the emerging Joint Local Plan. It is not the Neighbourhood Plan's intention to identify non-designated heritage assets, but it has set out detailed design criteria by which all applications can be considered.</p> <p>Noted.</p> <p>Noted. Agree. An additional bullet point will be added to Policy HAU2.</p>	<p>None</p> <p>Policy HAU2 amended to include;</p> <ul style="list-style-type: none"> If appropriate, they have had regard to the sites location in respect of a heritage asset and have had due regard to the Haughley Conservation Area Appraisal (2008) published by Mid Suffolk District Council. <p>Last sentence of paragraph 11.19 moved to after paragraph 11.17 so that it applies to all developments and</p>

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		<p>We welcome the general aim of Objective 2, but would caution that retaining heritage assets “without alteration” as is set out in para 11.22 may be too restrictive. The National Planning Policy Framework (NPPF) sets out that heritage assets are an irreplaceable resource, and that they should be conserved in a manner appropriate to their significance (NPPF para 126). Great weight is applied in the planning balance to the conservation of heritage assets (para 132). However, change to heritage assets is not necessarily harmful, and in some cases the harm can be outweighed or offset by other ‘public benefits’ of a development, subject to the various tests set out in paragraphs 132-135 of the NPPF. We would therefore suggest that this objective is slightly reworded to retain its underlying aim, but reflect the nuances of the planning system.</p> <p>We welcome Policy HAU9, but would recommend that it is slightly altered to read “Development affecting Haughley’s Historic Environment”. This reflects the holistic nature of the historic environment, as is set out in Section 6 of your plan, and also reflects the terminology found in national planning policy.</p> <p>We also welcome policy HAU10, which aims to ensure new developments enhance the conservation area. However, the wording of the policy as it is presently is not in general conformity with national policy. As set out in the NPPF (paras. 132-135) substantial public benefits are required to outweigh substantial harm, but where harm is ‘less than substantial’ (para 134 of the NPPF), the public benefits are not required to be substantial, and moreover is subject to the lower test of being ‘weighed against’, rather than having to outweigh. Although we appreciate the parish’s enthusiasm for its historic environment, unfortunately a neighbourhood plan cannot deviate in general terms from the way in which the planning balance is set out in national policy.</p> <p>The exception to the above is where the conservation of an asset (i.e. a unique building or feature of a local or neighbourhood area) or its setting is a material consideration for your specific area. Where this is backed up by</p>	<p>Noted.</p> <p>Agree.</p> <p>Noted. Disagree. This wording is contained in the emerging Cambridge Local Plan that has not been required to be modified by the Inspector examining the Plan and has been accepted by the regional office of Historic England.</p> <p>Noted.</p>	<p>added “Manual for Streets 2”. Words “without alteration” removed. None.</p> <p>Title amended to “Development Affecting Haughley’s Historic Environment”.</p> <p>Extracts from NPPF paragraph 132 concerning substantial harm have been included in Policy HAU9. An additional bullet point reads “Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of a scheduled monument or grade I listed building should be wholly exceptional.”</p> <p>None.</p>

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		<p>suitable evidence a stronger policy can be implemented for that asset or feature alone, owing to its specific circumstances. An example of this might be the conservation of the equine landscape and horse racing influenced urban form of Newmarket, the unique nature and importance of which might require a specific policy for its protection.</p> <p>We welcome the inclusion of a list of listed buildings in Appendix 1. We suggest that this is titled 'List of Heritage Assets' to reflect that not all designated heritage assets in the parish are listed buildings (for instance, Haughley Castle is a Scheduled Monument). It may also be useful to include a map showing the locations of heritage assets. Your local planning authority should be able to provide you with this.</p> <p>You can also use the neighbourhood plan process to identify any potential Assets of Community Value in the neighbourhood area. Assets of Community Value (ACV) can include things like local public houses, community facilities such as libraries and museums, or again green open spaces. Often these can be important elements of the local historic environment, and whether or not they are protected in other ways, designating them as an ACV can offer an additional level of control to the community with regard to how they are conserved. There is useful information on this process on Locality's website here: http://mycommunity.org.uk/take-action/land-and-building-assets/assets-of-community-value-right-to-bid/</p> <p>Communities that have a neighbourhood plan in force are entitled to claim 25% of Community Infrastructure Levy (CIL) funds raised from development in their area. The Localism Act 2011 allows this CIL money to be used for the maintenance and on-going costs associated with a range of heritage assets including, for example, transport infrastructure such as historic bridges, green and social infrastructure such as historic parks and gardens, civic spaces, and public places. As a Qualifying Body, your neighbourhood forum can either have access to this money or influence how it is spent through the neighbourhood plan process, setting out a schedule of appropriate works for the money to be spent on. Historic England strongly recommends that the community therefore identifies the ways in which CIL can be used to facilitate the conservation of the historic environment, heritage assets and their setting, and sets this out in the neighbourhood plan. More information and guidance on this is available from Locality, here: https://mycommunity.org.uk/resources/community-infrastructure-levy-neighbourhood-planning-toolkit/</p> <p>Further information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England, including on evidence gathering, design advice and policy writing. Our webpage contains links to a number of other documents which your forum might find useful in helping to identify what it is about your area which makes it distinctive, and how you might go about ensuring that the character of the area is protected or improved through appropriate policy wording and a robust evidence base. The guidance document available to download also provides useful links to exemplar neighbourhood plans that may provide you with inspiration for your own. This can be found here: http://www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</p>	<p>Noted. No map.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>	<p>Title of Appendix 1 amended to "List of Heritage Assets" and title in Policy HAU10 amended the same.</p> <p>None.</p> <p>None.</p> <p>None.</p>

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		<p>The following general guidance also published by Historic England may also be useful to the plan forum in preparing the neighbourhood plan, or considering how best to develop a strategy for the conservation and management of heritage assets in the area. It may also be useful to provide links to some of these documents in the plan:</p>	Noted.	None.
		<p>HE Advice Note 2 - making changes to heritage assets: https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/</p>	Noted.	None.
		<p>HE Good Practice Advice in Planning 3 - the setting of heritage assets: https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/</p>	Noted.	None.
		<p>We recommend the inclusion of a glossary containing relevant historic environment terminology contained in the NPPF, in addition to details about the additional legislative and policy protections that heritage assets and the historic environment in general enjoys.</p>	Noted.	None.
		<p>Site Allocations</p>		
		<p>We note that your plan allocates two Sites for housing (Policies HAU4 and HAU5). We would recommend you review the following two guidance documents, which may be of use:</p>		
		<p>HE Advice Note 3 - site allocations in local plans: <https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans></p>	Noted.	None.
		<p>HE Advice Note 8 - Sustainability Appraisal and Strategic Environmental Assessment : <https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/></p>	Noted.	None.
		<p>We note that the two Sites allocated specifically as part of this plan were included in the BMSDC Draft Strategic Housing and Economic Land Availability Assessment (SHELAA) (August 2017). It is not clear whether these sites will be subject to assessment as part of a Sustainability Appraisal supporting the Babergh and Mid Suffolk Joint Local Plan process. We note the detailed site assessment reports prepared by AECOM. However, if the Sites have not or will not be assessed as part of a wider SA for the emerging local plan, because your plan is allocating sites for development it may be necessary for a Strategic Environmental Assessment to be carried out.</p>	Noted. A Scoping Assessment and an Environment Assessment has been carried out.	The SEA is included with the submitted Neighbourhood Plan.
		<p>Finally, we should like to stress that this advice is based on the information provided by Haughley Parish Council in your correspondence of 24 May 2018. To avoid any doubt, this does not reflect our obligation to</p>	Noted.	None.

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		<p>provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed neighbourhood plan, where we consider these would have an adverse effect on the historic environment.</p> <p>If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.</p>		
Ipswich and East Suffolk Clinical Commissioning Group		<p>I write following the above consultation on behalf of Ipswich and East Suffolk clinical Commissioning Group (the CCG) incorporating NHS England Midlands and East (East) (NHSE).</p> <p>We have reviewed the information available and note that there is reference to the need for a neighbourhood plan to "include strategic policies for...the provision of health." [Para 9.4].</p> <p>The nearest GP surgery to Haughley is Stowhealth in Violet Hill Road, Stowmarket, and this practice has no spare capacity at the present time. The proposals in the draft plan will lead to an additional 150 dwellings thus increasing Stowhealth's lack of capacity.</p> <p>We would welcome the addition of a simple statement to confirm that Haughley Parish Council will support the CCG in ensuring suitable and sustainable provision of Primary Healthcare services for the residents of the parish.</p> <p>If you have any queries or require further information, please do not hesitate to contact me.</p>	Noted.	None.
Jo Churchill MP		<p>Thank you for taking the time to contact me. I endeavour to read all the emails I receive and when appropriate, I relay the views of my constituents to the relevant Minister.</p> <p>I want to answer all correspondence as quickly and efficiently as possible. Unfortunately, due to the volume of letters, emails and telephone calls received every day, it is not always possible to reply to you immediately. It is for this reason that I must prioritise them according to their importance and urgency.</p> <p>Therefore, I strongly encourage that you visit my website at www.jochurchill.org.uk where I regularly provide responses to campaign and policy issues, detailing my thoughts on the matter.</p> <p>Strict parliamentary rule means that I can only correspond with my constituents. Therefore, if you have not already done so, I would be grateful if you provided your full name, address and postcode.</p> <p>I apologise for any inconvenience this may cause and thank you in advance.</p>	Nothing further received. Noted.	None.

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<p>Marine Management Organisation</p>		<p>Thank you for including the MMO in your recent consultation submission. The MMO will review your document and respond to you directly should a bespoke response be required. If you do not receive a bespoke response from us within your deadline, please consider the following information as the MMO's formal response.</p> <p>Kind regards, The Marine Management Organisation</p> <p><u>Response to your consultation</u> The Marine Management Organisation (MMO) is a non-departmental public body responsible for the management of England's marine area on behalf of the UK government. The MMO's delivery functions are; marine planning, marine licensing, wildlife licensing and enforcement, marine protected area management, marine emergencies, fisheries management and issuing European grants.</p> <p><u>Marine Licensing</u> Activities taking place below the mean high water mark may require a marine licence in accordance with the Marine and Coastal Access Act (MCAA) 2009. Such activities include the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object below the mean high water springs mark or in any tidal river to the extent of the tidal influence. You can also apply to the MMO for consent under the Electricity Act 1989 (as amended) for offshore generating stations between 1 and 100 megawatts in England and parts of Wales. The MMO is also the authority responsible for processing and determining harbour orders in England, and for some ports in Wales, and for granting consent under various local Acts and orders regarding harbours. A wildlife licence is also required for activities that that would affect a UK or European protected marine species.</p> <p><u>Marine Planning</u> As the marine planning authority for England the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent, a marine plan will apply up to the mean high water springs mark, which includes the tidal extent of any rivers. As marine plan boundaries extend up to the level of the mean high water spring tides mark, there will be an overlap with terrestrial plans which generally extend to the mean low water springs mark. Marine plans will inform and guide decision makers on development in marine and coastal areas. On 2 April 2014 the East Inshore and Offshore marine plans were published, becoming a material consideration for public authorities with decision making functions. The East Inshore and East Offshore Marine Plans cover the coast and seas from Flamborough Head to Felixstowe. For further information on how to apply the East Inshore and Offshore Plans please visit our Marine Information System. The MMO is currently in the process of developing marine plans for the South Inshore and Offshore Plan Areas and has a requirement to develop plans for the remaining 7 marine plan areas by 2021.</p>	<p>Noted.</p>	<p>None.</p>

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		<p>Planning documents for areas with a coastal influence may wish to make reference to the MMO's licensing requirements and any relevant marine plans to ensure that necessary regulations are adhered to. For marine and coastal areas where a marine plan is not currently in place, we advise local authorities to refer to the Marine Policy Statement for guidance on any planning activity that includes a section of coastline or tidal river. All public authorities taking authorisation or enforcement decisions that affect or might affect the UK marine area must do so in accordance with the Marine and Coastal Access Act and the UK Marine Policy Statement unless relevant considerations indicate otherwise. Local authorities may also wish to refer to our online guidance and the Planning Advisory Service soundness self-assessment checklist.</p> <p><u>Minerals and waste plans and local aggregate assessments</u></p> <p>If you are consulting on a mineral/waste plan or local aggregate assessment, the MMO recommend reference to marine aggregates is included and reference to be made to the documents below:</p> <ul style="list-style-type: none"> • The Marine Policy Statement (MPS), section 3.5 which highlights the importance of marine aggregates and its supply to England's (and the UK) construction industry. • The National Planning Policy Framework (NPPF) which sets out policies for national (England) construction minerals supply. • The Managed Aggregate Supply System (MASS) which includes specific references to the role of marine aggregates in the wider portfolio of supply. • The National and regional guidelines for aggregates provision in England 2005-2020 predict likely aggregate demand over this period including marine supply. <p>The NPPF informed MASS guidance requires local mineral planning authorities to prepare Local Aggregate Assessments, these assessments have to consider the opportunities and constraints of all mineral supplies into their planning regions – including marine. This means that even land-locked counties, may have to consider the role that marine sourced supplies (delivered by rail or river) play – particularly where land based resources are becoming increasingly constrained.</p> <p>If you wish to contact the MMO regarding our response please email us at consultations@marinemanagement.org.uk or telephone us on 0300 123 1032.</p>		

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<p>Natural England</p>		<p>Thank you for consulting us on the Haughley Neighbourhood Plan. We have assessed the draft Neighbourhood Plan as submitted and our letter contains our response and information in relation to environmental issues that should be considered during the development of the Neighbourhood Plan.</p> <p>Our principal 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 two documents useful. They explain our role in in the planning process in more detail and describe how we work with others; they provide:</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 environmental impact and opportunities of development. • Signposting to further information which will help you with development. • Links to the consents and permits you or developers may need from us. <p>Building a better environment: Our role in development and how we can help: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/289894/LIT_2745_c8ed3d.pdf Environmental Quality in Spatial Planning: http://www.englishheritage.org.uk/publications/environmental-quality-in-spatial-planning-supplementary-files/</p> <p>Flood Risk</p> <p>Our maps show the proposed development site around fishponds way lies within Flood Zone 3, 2 and 1 defined by the ‘Planning Practice Guidance: Flood Risk and Coastal Change’ as having a high, medium and low probability of flooding respectively. Paragraph 103, footnote 20 of the NPPF requires applicants for planning permission to submit a site-specific Flood Risk Assessment (FRA) when development is proposed in such locations. A FRA is vital if you are to make an informed planning decision. In the absence of an FRA, the flood risk resulting from the proposed development is unknown. It is also necessary for the application to pass the Sequential and Exception Tests. The Haughley watercourse, a statutory main river, runs through Haughley and floods into Haughley. Due to this the above will also apply for any other development proposed within Flood Zones 2 and 3 as per the NPPF.</p> <p><u>Sequential Testing</u></p> <p>If the site contains a range of Flood Zones, the sequential approach should be applied within the site to direct development to the areas of lowest flood risk. If it isn’t possible to locate all of the development in Flood Zone 1,</p>	<p>Noted. The site boundary is outside Flood Zone 2 or 3. The Mid Suffolk Planning Application process requires applications to be accompanied by a Flood Risk Assessment where the site area is 1 hectare or more in Flood Zone 1.</p> <p>The site is located in Flood Zone 1</p>	<p>Red line put round development and an illustration included in the Neighbourhood Plan together with the wording “see map illustrating this”. In HAU5 of the Neighbourhood Plan, illustration inserted showing proximity to site allocation and captioned accordingly.</p> <p>None.</p>

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		<p>then the most vulnerable elements of the development should be located in the lowest risk parts of the site. This approach should be taken when developing plans around Fishpond Way.</p> <p>Groundwater Contamination Haughley is located within a Source Protection Zone and lies over a Principal Aquifer. Any future development proposed on a site that has a potentially contaminating previous use, or development that may potentially contaminate groundwater will therefore require a preliminary risk assessment to be submitted with any planning application. Any proposal should incorporate pollution prevention measures to protect ground and surface water. Guidance is available at - Pollution prevention for businesses Discharge to surface or ground water Manage business and commercial waste Store oil and oil storage regulations</p> <p>Natural Capital 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 and enhanced. Development management will guide the provision of green infrastructure which should be delivered in a collaborative approach between developers, councillors and the local community. SuDS are often part of building green infrastructure into design, for more information please visit http://www.susdrain.org/delivering-suds/using-suds/background/sustainable-drainage.html</p> <p>Sustainability Climate change is one of the biggest threats to the economy, environment and society. New development should be designed with a view to improving resilience and adapting to the effects of climate change, particularly with regards to already stretched environmental resources and infrastructure such as water supply, treatment and quality and waste disposal facilities. We also need to limit the consumption of natural resources. Opportunities should therefore be taken in the planning system, no matter the scale of the development, to contribute to tackling these problems. In particular we recommend the following issues are considered at the determination stage and incorporated into suitable planning conditions:</p> <ul style="list-style-type: none"> • Overall sustainability: a pre-assessment under the appropriate Code/BREEAM standard should be submitted with the application. https://idoxpa.north-norfolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=_NNORF_DCAPR_90789 • We recommend that design Stage and Post-Construction certificates (issued by the Building Research Establishment or equivalent authorising body) are sought through planning conditions. 	<p>Noted.</p> <p>Noted.</p>	<p>None.</p> <p>None.</p>

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		<ul style="list-style-type: none"> • Resource efficiency: buildings are responsible for almost half of the UK's carbon emissions, half of our water consumption, about one third of landfill waste and one quarter of all materials used in the economy. The efficient use of resources in new development is crucial. As well as helping the environment, Defra have advised that making simple changes resulting in the more efficient use of resources could save UK businesses around £23bn per year. • Net gains for nature: opportunities should be taken to ensure the development is conserving and enhancing habitats to improve the biodiversity value of the immediate and surrounding area. • Sustainable energy use: the development should be designed to minimise energy demand and have decentralised and renewable energy technologies incorporated, while ensuring that adverse impacts are satisfactorily addressed. <p>These measures are in line with the objectives of the NPPF, as set out in paragraphs 7, 17 and 93-125. Reference should also be made to the Climate Change section of the National Planning Practice Guidance, in particular: "Why is it important for planning to consider climate change?" and "Where can I find out more about climate change mitigation and adaptation?" http://planningguidance.planningportal.gov.uk/blog/guidance/</p> <p>Please note that the view expressed in this letter are a response to the proposed Neighbourhood Development Plan only and does not represent our final view in relation to any future planning or permit applications that may come forward. We reserve the right to change our position in relation to any such application.</p> <p>Please contact me on the details below should you have any questions or would wish to contact any of our specialist advisors. Please continue to keep us advised on the progress of the plan.</p> <p>We trust this advice is helpful.</p>		
Sport England		<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 73 and 74. It is also important to be aware of Sport</p>	Noted.	None.

Respondent	Policy	Summary of Comment	Response	Change
		<p>England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document. http://www.sportengland.org/playingfieldspolicy</p> <p>- Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded. http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/</p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 74 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work. Sport England's guidance on assessing needs may help with such work. http://www.sportengland.org/planningtoolsandguidance</p> <p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes. http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p> <p>- Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p>		

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		<p>In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p> <p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England's Active Design Guidance: https://www.sportengland.org/activedesign</p> <p><i>(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</i></p> <p>If you need any further advice, please do not hesitate to contact Sport England using the contact details below.</p>		

Respondent	Text in the Pre-Submission Plan inc Page Number	Summary of Comment	Response	Change
Mid Suffolk District Council		<p>Thank you for consulting the Council on the Pre-Submission Draft version of the Haughley Neighbourhood Plan.</p> <p>We have had several meetings with you and your colleagues during the preparation of this Plan and are pleased to see that you have taken on board many of the comments we have made. Generally, we think that the Plan is well prepared. We have consulted internally on the Plan and have several detailed comments which are shown on the attached pdf version of the Plan. Many of these comments are intended to assist the implementation of the Plan through the development management process. There are particular concerns about Policy HAU7 Protection of Employment and Existing Businesses and this may be something that you wish to discuss with us.</p> <p>You are probably aware that the Government published a draft NPPF text for consultation on 6th March 2018 and its response to the Right Homes in Right Places consultation. You will note that the Government is proposing a standard approach to assessing local housing needs based on population growth projections. Draft guidance on this methodology has been published alongside the revised NPPF. The Government is also proposing to amend the NPPF so that strategic plans set out a housing requirement figure for designated neighbourhood plan areas where possible and to provide an indicative figure where it is not. However, the Government has decided not to take forward the simple formula-based approach to apportion housing need to neighbourhood area.</p> <p>The draft planning guidance also includes advice on how housing requirement figures should be established for neighbourhood plans. This can be viewed at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/687239/Draft_planning_practice_guidance.pdf</p> <p>The Council is currently considering the responses received to last year's Joint Local Plan consultation and is anticipating further</p>		

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	<p>Page 18 para 11.5 “The Neighbourhood Plan has reviewed the boundaries and these are shown on the Proposals Maps PM2, PM3 and PM4”</p> <p>Page 20 Policy HAU1 “Proposals Map PM2, PM3 and PM4”</p> <p>Page 20 Policy HAU1 “Retention of the site in its present state does not form an essential part of the local character”.</p>	<p>consultation shortly. This will include consultation on a preferred spatial strategy and the distribution of housing. As you will appreciate it is not possible to provide certainty on the likely requirement for Haughley at present but a figure higher than that currently provided for in the Neighbourhood Plan cannot be ruled out. The Council will therefore work closely with the Parish Council and the Neighbourhood Plan Group to ensure that there is consistency between the Neighbourhood Plan and the emerging Joint Local Plan.</p> <p>The Parish Council and Neighbourhood Plan Working Group are reminded that, should they feel it necessary to make substantive changes to the current draft Neighbourhood Plan following the close of this round of public consultation, it may be appropriate for them to re-consult on the revised document for the required period prior to formally submitting the Haughley Neighbourhood Plan to Mid Suffolk District Council.</p> <p>We will continue to work closely with you and advise you as appropriate, as the Plan progresses to the next stages.</p> <p>The proposed allocations should be shown within the settlement boundary.</p> <p>The settlement boundary should be drawn around the allocated sites.</p> <p>This will be subjective unless there is some evidence that defines the local character.</p>	<p>Noted. Agree. Proposals Map PM2 should have the Settlement Boundary changed.</p> <p>Noted. Agree. Proposals Map PM2 should have the Settlement Boundary changed.</p> <p>Noted. “Character” is used throughout the NPPF and AECOM reports and is an understood terms.</p>	<p>Proposals Map PM2 amended.</p> <p>Proposals Map PM2 amended.</p> <p>None.</p>

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	Page 20 Policy HAU1 “There is the necessary infrastructure capacity to.....”	May need to be more specific about this e.g. drainage, water supply, road capacity, schools, health services.	Noted. Should be more specific.	Wording in the Policy amended to specify “drainage, sewerage, water supply, electricity, road capacity, school capacity and health services.
	Page 22 Policy HAU2 “Within the Settlement Boundaries.....”	Same comment as before – proposed allocations should be shown within the Settlement Boundary.	Noted.	Proposals Map PM2 amended.
	Page 22 Policy HAU2 “They do not result in the loss of a community facility.....”	Any particular facilities in mind?	Noted.	None.
	Page 22 Policy HAU2 “In particular bungalows and smaller dwellings of one or two bedrooms will be encouraged”	May be better to specify a percentage e.g. at least 20%. Is there any evidence that can be used to be more specific about the housing mix?	Noted. The need for smaller dwellings and bungalows is referenced in the Housing Needs Survey and is consistently mentioned in all the public events.	A new paragraph is included in paragraph 11.10 “The need for smaller dwellings and bungalows has been consistently made by residents in the Housing Needs Survey and in all consultation. This also reflects the Ipswich and Waverney Housing Market Areas SHMA (September 2017) which states that new owner-occupied housing should be 27% two bedroom and 9.2% one bedroom accommodation.
	Page 22 Policy HAU2 “Under current planning legislation.....”	Policy rather than legislation.	Noted.	“Legislation” is amended to “Policy”.

Respondent	Text in the Pre-Submission Plan inc Page Number	Summary of Comment	Response	Change
	<p>Page 22 Policy HAU2 “Development that leads to concentrations of different types and tenures of homes in separate groups will not be supported.”</p> <p>Page 22 Policy HAU2 “Each new dwelling should provide parking space at least to minimum MSDC standards.....”</p> <p>Page 22 Policy HAU2 “The planning and design guidelines contained in the independent AECOM Masterplanning and Design Guidelines Report (see SD2) are to be followed.”</p> <p>Page 23 para 11.16 “Together with the site on land east of King George V Playing Field, these three sites have a potential yield of new dwellings which will be sufficient.....”</p>	<p>This is likely to be difficult to achieve. Generally housing associations will only take on housing in groups.</p> <p>Delete MSDC.</p> <p>SD2 is not a design guide and only deals with the proposed sites. This bullet point should be deleted, and the design guidelines included as part of the policy for each site.</p> <p>Best to say “should. The housing numbers in the JLP have not yet been established.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted. The AECOM Supporting Document SD3 report specifically also applies to any further new developments.</p> <p>Noted.</p>	<p>First sentence in fifth bullet amended to “Sites including affordable housing should be well integrated with market housing across a site”. Under paragraph 11.10, second bullet point include “Development should provide a variety of affordable housing and market housing of different types and tenures within each site”.</p> <p>MSDC deleted.</p> <p>The seventh bullet point which references Supporting Document SD3 includes the words “and Appendix 2 AECOM General Design Guidelines”. A new Appendix 2 is now part of the Neighbourhood Plan.</p> <p>“Will” is amended to “should”.</p>

Respondent	Text in the Pre-Submission Plan inc Page Number	Summary of Comment	Response	Change
	<p>Page 25 Policy HAU3 “The housing density is no higher than 23 dwellings.....”</p> <p>Page 25 Policy HAU3 “The mix of dwelling types and sizes across all tenures including bungalows.”</p> <p>Page 25 Policy HAU3 “The development will include 35% of affordable housing.....”</p> <p>Page 25 Policy HAU3 “Sufficient outdoor green space.....”</p> <p>Page 26 Policy HAU4 “The mix of dwelling types.....” “Sufficient outdoor green</p>	<p>This is lower than average densities and may encourage larger house types.</p> <p>“A” instead of “The”. Re bungalows, see previous comment about housing mix.</p> <p>District policy is up to 35%.</p> <p>Sufficient is subjective – should refer to standards to be achieved.</p> <p>“A” instead of “The”. Should refer to standards to be achieved.</p>	<p>Noted. The outline planning permission is 23dph. The AECOM Design Guidance report is less than this number. 23dph is the minimum standard.</p> <p>Noted. “The” should be amended to “a”. See previous responses regarding bungalows and smaller dwellings.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>	<p>None.</p> <p>In Policies HAU3, HAU4 and HAU5 “the” amended to “a”.</p> <p>Policies HAU3, HAU4 and HAU5 the words “up to” included.</p> <p>Fourth bullet point of Policies HAU3, HAU4 and HAU5 is amended to “Outdoor green space to meet the requirements as set out in the Mid Suffolk Supplementary Planning Document (SPD) for Social Infrastructure including Open Space, Sport and Recreation or any development standards set out in a local plan or more up-to-date SPD”.</p> <p>In Policies HAU3, HAU4 and HAU5 “the” amended to “a”. Fourth bullet point of Policies HAU3, HAU4 and HAU5 is amended to “Outdoor green space to meet the</p>

Respondent	Text in the Pre-Submission Plan inc Page Number	Summary of Comment	Response	Change
	<p>Page 29 Policy HAU6 “Commercial and industrial developments will be supported where they are situated on the brownfield sites of;.....”</p> <p>Page 29 Policy HAU7 “Protection of Employment and Existing Businesses”</p>	<p>May need to be more specific about the types of uses that will be permitted. Is this intended to be just B class uses? Are there uses that will not be supported, e.g. retail?</p> <p>This is likely to be a difficult policy to implement and needs further thought and discussion. If a developer says there is a new business some place it will balance the loss proposed? They could sack everyone first and so argue there is no employment on the employment site to lose. Why does the first point refer to just Neighbourhood Plan area and this does not? How would you prove all this? This will require all loss of employment needs a marketing exercise and viability assessment. If you look at what was the retention of pub policy for MSDC this is difficult and full of subjective judgement. Also, this is a delay only, so a developer advertises for 12 months what does this achieve? This is very strong. So, you can only change the use if it has created over-riding problems. A bit like MSDC E6 policy now. Even if you did get pass the other criteria, you have to offer greater benefits to the village. This is above and</p>	<p>Noted.</p> <p>Noted. Mid Suffolk District Council Planning has advised that as a developer argues their case, this point would come out in the application.</p>	<p>requirements as set out in the Mid Suffolk Supplementary Planning Document (SPD) for Social Infrastructure including Open Space, Sport and Recreation or any development standards set out in a local plan or more up-to-date SPD”.</p> <p>First bullet point in Policy includes “with acceptable usage classes A3 and B2”. Second bullet point in Policy includes “with acceptable usage classes B1 and B2”. Third bullet point in Policy includes “with acceptable usage classes A1, A3 and B1.</p> <p>None.</p>

Respondent	Text in the Pre-Submission Plan inc Page Number	Summary of Comment	Response	Change
	<p>Page 31 Policy HAU9 “Preserve or enhance the significance of the Heritage Assets of the village, their setting and the wider village”</p> <p>Page 31 Policy HAU9 “Retain buildings and spaces, the loss of which would cause harm to the character or appearance of the Conservation Area.”</p> <p>Page 31 Policy HAU9 “Contribute to the local distinctiveness, built form and scale of Heritage Assets</p>	<p>beyond mitigation of the burden of development. You get this far and then you are restricted to only three uses! Designated on non-designated or both?</p> <p>Unclear what this means.</p> <p>Cannot control workmanship through the planning process.</p>	<p>Noted. A better definition is required.</p> <p>Noted.</p> <p>Noted.</p>	<p>Paragraph 11.22 includes the definition of a “Heritage Asset” by Historic England which is “A Heritage Asset is defined by Historic England as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage Asset includes designated heritage assets and assets identified by the local planning authority (including local listing). A list of the current Designated Heritage Assets is shown in Appendix 1.</p> <p>None.</p> <p>The word “workmanship” under third bullet point is deleted.</p>

Respondent	Text in the Pre-Submission Plan inc Page Number	Summary of Comment	Response	Change
	<p>through the use of appropriate design, materials and workmanship.”</p> <p>Page 32 Policy HAU10 “All new development within the Conservation Area (as identified on the PMs Map PM2) and/or within the setting of a listed building (See Appendix 1. “Listed Buildings within Haughley Parish”).”</p> <p>Page 32 Policy HAU11 “Demonstrates consideration has been given to the use of brownfield sites/conversion of existing buildings,…”</p> <p>Page 32 Policy HAU11 “Is capable of being connected to essential infrastructure services with capacity,”</p> <p>Page 32 Policy HAU11 “Includes measures that encourage walking and cycling, wherever possible,”</p>	<p>Best to delete this as there may be new listings in future not included in Appendix.</p> <p>Unclear what this is seeking to achieve – how does it apply to greenfield sites?</p> <p>Define – water, sewerage, electricity?</p> <p>Be more specific – “includes facilities for cycling and walking”.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>	<p>The words (see Appendix 1 “Listed Buildings Within Haughley Parish” deleted. This is now referenced in paragraph 11.22.</p> <p>First bullet point includes the words “For greenfield sites demonstrates consideration has been given to the ability and viability of the development to take place on vacant brownfield sites or the conversion of existing buildings.”</p> <p>Second bullet point includes the words “of drainage, sewerage, water supply, electricity, road capacity, school capacity and health services to serve with capacity.”</p> <p>Sixth bullet point of the Policy amended to “Includes measures and facilities that encourage walking and cycling wherever possible”.</p>

Respondent	Text in the Pre-Submission Plan inc Page Number	Summary of Comment	Response	Change
	Page 32 Policy HAU11 “Contributes to reducing carbon emissions, where possible,”	Delete – better to refer to standards to be achieved.	Noted.	The tenth bullet point amended to “Takes every opportunity, where practicable and viable, to incorporate features that improve its environmental performance thereby reducing carbon emissions. These can include both energy efficiency measures and green energy generation”.
	Page 36 Policy HAU13 “Development proposals for new, expanded or improved retail, commercial and community facilities will be supported when;”	May be better to be more specific about the uses that are to be supported.	Noted.	In the preamble of the Policy, the word “commercial” deleted and the words “in Haughley village” included.
	Page 36 Policy HAU13 “They encourage walking and cycling,”	“provide for”	Noted.	In the fourth bullet point the word “encourage” amended to “ provide for”.
	Page 37 Policy HAU14 “Protection of Local Green Spaces”	Needs a sentence to say that “The following sites as identified on the Proposals Map as local green spaces and will be protected from development”.	Noted.	The Policy now includes the introductory sentence “The following sites as identified on the Proposals Maps as Local Green Spaces will be protected from development”.
	Page 38 Policy HAU15 “Within Settlement Boundaries, visually important open spaces, per the MSDC 1998 Local Plan, as identified on the Proposals	Delete as soon to be superseded. Insert “from development”	Noted. Noted.	The words “per the MSDC 1998 Local Plan” deleted. The words “from development” included after

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	<p>Map PM2” will be protected because of their contribution to the character or appearance of their surroundings and their amenity value to the local community.”</p> <p>Page 38 Policy HAU16 “New housing and business developments shall encourage usage of, and provide linkage to, the network of existing paths and bridleways in and around Haughley Parish.”</p> <p>Page 43 Appendices “Appendix 1 – Listed Buildings Within Haughley Parish”</p>	<p>Need to say how they might do this or delete this part of the wording.</p> <p>This should be a separate background document rather than be part of the Plan.</p>	<p>Noted.</p> <p>Noted.</p>	<p>the word in first sentence “protected”.</p> <p>The wording of the Policy amended to “new housing and business developments shall facilitate the use of the network of existing paths and bridleways in and around Haughley Parish through, where necessary, improved linkages from the development to the network”.</p> <p>The reference to Appendix 1 is deleted from the Policy HAU10 but left as an Appendix and referenced in paragraph 11.22 with an amended heading “List of Heritage Assets”.</p>

Respondent	Policy	Summary of Comment	Response	Change
Suffolk County Council		<p>Thank you for consulting Suffolk County Council (SCC) on the pre-submission version of the Haughley Neighbourhood Plan.</p> <p>SCC is not a plan making authority, except for minerals and waste. However, it is a fundamental part of the planning system being responsible for matters including:</p> <ul style="list-style-type: none"> - Archaeology - Education - Fire and Rescue - Flooding - Health and Wellbeing - Libraries - Minerals and Waste - Natural Environment - Rights of Way - Transport <p>This response, as with all those comments which SCC makes on emerging planning policies and allocations, will focus on matters relating to those services.</p> <p>SCC is supportive of the Neighbourhood Plans vision for the Parish. Some potential issues and opportunities in the plan are raised in this letter and SCC would be pleased to discuss anything raised.</p> <p>Archaeology The sustainable heritage theme throughout the Plan is noted and welcome. Reference to archaeological sites in paragraph 6.2 is also welcome, however it should be noted that the 'Sites and Monuments Record' is now known as the 'Historic Environment Record' (HER). The HER has nearly 60 entries in Haughley, including evidence of prehistoric settlement and records relating to railway heritage. There is also potential for unidentified sites relating to the medieval settlement around the village. In paragraph 6.2 it may be worth mentioning that the Castle is a Scheduled Monument. Further support, including access to the Suffolk HER, can be accessed here: https://www.suffolk.gov.uk/culture-heritage-and-leisure/suffolk-archaeological-service/.</p>	Noted.	The words in paragraph 6.2 "Suffolk County Sites and Monuments" amended to "Suffolk Historic Environment Record (HER)". The words in paragraph 6.2 "lists 20 sites/finds of some archaeological interest" and include the words "which has more than 60 entries including evidence of prehistoric settlement around the Parish and after the words "Norman motte and bailey castle" include the words "which is a Scheduled Monument",

Respondent	Policy	Summary of Comment	Response	Change
		<p><i>Policy HAU3</i> Planning conditions relating to archaeology have been applied to the outline consent on this site with consideration given to the impacts of development on the designated castle site and the conservation area to inform decisions on the outline consent. Relating more generally to heritage and design, the final sentence of paragraph 11.19 <i>“It is important that [development] is of high quality design that respects the setting of the site and the local vernacular architecture”</i> could be included in the policy text in order to guide reserved matters applications.</p> <p><i>Policy HAU5</i> This site has not been subject to previous archaeological assessment and we would recommend that a requirement for archaeological assessment is included in the policy. The following explanatory text could also be included in the plan to provide context</p> <p>“The site lies in a very favourable location for archaeological activity from all periods, on a south facing slope overlooking a tributary of the River Gipping. A number of cropmark ring ditches, likely to be represent the sites of Bronze Age burial mounds, are recorded on the opposite side of the river in similar topographic locations. Scatters of Roman and medieval finds have also been recorded in the area. To ensure that national and local plan policies are met, archaeological assessment should be undertaken prior to the determination of any planning applications, proportional to the impacts of proposed development. This could comprise geophysical survey and/or trenched evaluation at that stage. The impacts of development in this area upon the historic landscape will also need to be taken into consideration.”</p> <p><i>Policy HAU9</i> Given that larger allocations may affect archaeological remains (in the general context of multiperiod archaeological remains along the valley), and that infill development is considered around historic settlement cores, we would encourage the addition of background information below relating to archaeological sites which may be encountered in the development process, in addition to the policy relating to built heritage.</p> <p>“Non-designated archaeological heritage assets would be managed through the National Planning Policy Framework. SCC Archaeological Service advises that there should be early consultation of the Historic Environment Record and assessment of the archaeological potential of the area at an appropriate stage in the design of new developments, in order that the requirements of the NPPF and Local Plan policies are met. SCC Archaeological Service can advise on the level of assessment and appropriate stages to be undertaken.”</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>	<p>The sentence is deleted from paragraph 11.19 and included in the text as a fourth bullet point in the text of the Policy.</p> <p>This text is included as introductory text before the Policy but starts with the words “The site SS0047”.</p> <p>This text is included as a new bullet point in the Policy.</p>

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		<p>Education</p> <p><i>Early years</i></p> <p>Haughly ward has one early years provider and currently has a deficit of -10 early years places (as of 11 June 2018). Due to the deficit of places and the level of growth proposed in the plan it may be prudent to identify land for the allocation of a new early years setting. This would require approximately 0.2ha of land and the location should allow for access via sustainable means of transport. The area could be part of one of the Plan's proposed allocations; this could be done by including an amendment in one of the site policies stating "0.2 hectares of land within this site should be set aside for an early years setting". The current level of growth would likely not fully fund the provision of the new setting, however the allocation of land for a new setting would be a helpful step in addressing this issue.</p> <p><i>Primary Education</i></p> <p>The current level of growth (assuming maximum dwelling numbers in site allocation policies, and excluding the development on Green Road which is already accounted for in education forecasts) would generate approximately 20 primary school aged children. The table below presents the current forecast for the school.</p> <table border="1"> <thead> <tr> <th rowspan="2">Pupil Admission Numbers</th> <th rowspan="2">Capacity</th> <th rowspan="2">95% Capacity</th> <th colspan="5">Haughley Crawford's Primary School total rolls</th> </tr> <tr> <th>2018</th> <th>2019</th> <th>2020</th> <th>2021</th> <th>2022</th> </tr> </thead> <tbody> <tr> <td>15</td> <td>105</td> <td>100</td> <td>79</td> <td>73</td> <td>74</td> <td>80</td> <td>92</td> </tr> </tbody> </table> <p>The current primary school site is expected to be near capacity by 2022, however SCC will investigate the possibility of increasing the school's capacity from 105 to 120 places using the current facilities. If any further growth, beyond that presented in the Plan, is proposed within the school catchment area, then relocation of the school would be needed, as there is no possibility of expanding the facilities on site as the surrounding land is of heritage interest and is being proposed as Visually Important Open Space and Local Green Space in the Plan. This will have implications for site SS0149, which is considered as a potential site to come forward if additional growth in Haughley is required.</p> <p><i>Secondary Education</i></p> <p>The catchment secondary school is Stowupland High School, which is expected to be over capacity by 2021, however it is currently considered possible to expand the school. SCC is undertaking work with Babergh and Mid Suffolk District Councils in preparation of the Joint Local Plan to consider</p>	Pupil Admission Numbers	Capacity	95% Capacity	Haughley Crawford's Primary School total rolls					2018	2019	2020	2021	2022	15	105	100	79	73	74	80	92	Noted.	None.
Pupil Admission Numbers	Capacity	95% Capacity				Haughley Crawford's Primary School total rolls																			
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Respondent	Policy	Summary of Comment	Response	Change
		<p>strategies to address secondary school capacity across the district. As such it is not considered that secondary school capacity should not prevent the growth presented in the Plan.</p> <p>Fire and Rescue Suffolk Fire & Rescue Service (SFRS) has considered the plan and are of the opinion that, given the level of growth proposed, we do not envisage additional service provision will need to be made in order to mitigate the impact. However, this will be reconsidered if service conditions change. As always SFRS would encourage the provision of automated fire suppression sprinkler systems in any new development as it not only affords enhanced life and property protection but if incorporated into the design/build stage it is extremely cost effective and efficient. SFRS will not have any objection with regard access, as long as access is in accordance with building regulation guidance. We will of course wish to have included adequate water supplies for firefighting, specific information as to the number and location can be obtained from our water officer via the normal consultation process.</p> <p>Flooding and Water Management <i>Flood Risk</i> Reference to paragraph 99 of the NPPF in paragraph 9.5 is welcome, however paragraph 100 of the NPPF is also important, as it highlights that development should be directed away from areas of flood risk. Reference should also be made to Policy CS 4 in the Mid Suffolk Core Strategy and the Suffolk Flood Risk Management Strategy should also be included in the policy context.</p> <p>The plan should also describe the potential flood risk from rivers and surface water. The majority of the parish is in flood zone 1, however the Hughley Watercourse to the south of the parish is identified as a “Main River” by the environment agency, which has associated flood zone 2 and 3 running along the river. The flood risk zones are associated with risk of flooding from rivers.</p> <p>Regarding surface water flooding, there are a number of at risk areas within the parish, and recorded flood events affecting the public highway along Fishponds Way. The parish generally has poor permeability into the soil and so relies on drainage to watercourses.</p> <p>Policy HAU5 acknowledges the flood risk on the site, however the policy should also require that development is avoided in the area of flood risk zone 2 and 3 to the south of the site, as per paragraph 100 of the NPPF.</p> <p><i>Our Water – Suffolk Community Flood Project</i></p>	<p>Noted.</p> <p>Noted.</p>	<p>A new paragraph is included as 9.7 Paragraph 100 of the NPPF (Flood Risk) “Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere”.</p> <p>The site boundary is outside Flood Risk Zone 2 or 3. Paragraph 100 of the NPPF is included as paragraph 9.7. The first paragraph in the Policy includes the words “Zone 2 and 3” after the words “Flood Risk”.</p>

Respondent	Policy	Summary of Comment	Response	Change
		<p>SCC are trialling a community led project to gather local knowledge on flooding and drainage, which you may wish to consider when further developing the Plan. The project aims to collect data about local ordinary watercourses and other significant water related features, through simply drawing the location on a map and recording issues associated with flooding which affect the community. The information gathered can then be transferred to Suffolk County Council where the data will be recorded, and then the maintenance roles and responsibilities for the watercourses can be ascertained.</p> <p>'Our Water' is a tool which enables community groups to improve their understanding of local flood risk and possibly help maintain the local watercourses. The project is achieved by walking around a targeted area and noting the location, condition, and other attributes of a watercourse and its features. Volunteers would be provided with basic training of such features and will be supported by SCC throughout the duration of the project.</p> <p>We would like to involve communities so they fully understand their local flood risk and so they can support in the mitigation process where needed. The volunteers will be given a pack of equipment for the fieldwork which includes a map of the parish, a handbook, a photo guidebook of watercourse structures and conditions, a record sheet, clipboards and other stationery.</p> <p>If Haughley Parish Council is interested in engaging the community in the project please contact Ben Carter using the following details: 01473 260456 Ben.Carter@suffolk.gov.uk</p> <p>Minerals and Waste SCC is the minerals and waste planning authority for Suffolk and will be, responding in reference to the policies in the currently adopted Minerals Core Strategy and the Waste Core Strategy, and the emerging policies within the new Suffolk Minerals and Waste Local Plan (SMWLP). The SMWLP is currently at the submission version stage and will be submitted to the planning inspectorate in September 2018, go through examination in public in early 2019, with the aim of adopting the plan in mid 2019.</p> <p><i>Minerals</i> There are presently no mineral extraction sites within the neighbourhood plan area, however part of the area (to the south) is covered by the Minerals Consultation Area (MCA) of the current Minerals Core Strategy and the emerging SMWLP. The MCA shows the location of potential sand and gravel resources across the county, which could be sterilised (i.e. made unusable) by development on top of or adjacent to resources.</p>		

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		<p>Policy 5 of the Minerals core strategy seeks to safeguard mineral resources within the MCA from development that exceeds 1 hectare. Policy MP10 of the emerging SMWLP seeks to safeguard mineral resources within the MCA from development that exceeds 5 hectares. None of the sites that the Plan seeks to allocate for residential development meet these criteria, meaning the Plan does not raise any minerals safeguarding issues.</p> <p><i>Waste</i> Policy WDM1 of the Waste Core Strategy seeks to safeguard waste management facilities from being prejudiced by nearby development. The site identified in policy HAU5 is within 400m of a waste water treatment plant. Policy HAU5 recognises the proximity of the waste water site and takes steps to address the issue, which is welcome.</p> <p>Natural Environment <i>Landscape</i> It is made clear throughout the Plan that the landscape is an important aspect of the area to the residents and the character of the area, however the policies as currently written do not protect and enhance the landscape of the area in the way that appears to be intended.</p> <p>Policy HAU14 protects specific important local green spaces and Policy HAU15 protects visually important spaces within the settlement boundary. These policies are focused on landscape aspects of the built environment of the Plan area, but do not address how development should address the wider landscape.</p> <p>Paragraph 9.17 of the Plan states “All developments should be expected to minimise impacts on the landscape and to enhance landscape character wherever possible.” And paragraph 11.6 of the plan states “Elsewhere in the Plan area, outside the Settlement Boundaries, there is a need to protect the environment and landscape value that provides the setting of the village. Generally, development will not be permitted in this area unless in exceptional circumstances or where there is a specific allocation in the development plan (the Neighbourhood Plan, Mid Suffolk Local Plan or County Council Minerals and Waste Plan).”</p> <p>It is recommended that paragraphs 9.17 and 11.6 are incorporated into Policy HAU15. This should address the wider landscape within the Plan area as well as the visually important areas within the settlement boundary. Proposed wording is presented below as a starting point:</p> <p>“Within Settlement Boundaries, visually important open spaces as identified on the Proposals Map PM2 will be protected because of their contribution to the character or appearance of their surroundings and their amenity value to the local community.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>	<p>None.</p> <p>None.</p> <p>None.</p>

Respondent	Policy	Summary of Comment	Response	Change
		<p>All developments should be expected to minimise impacts on the landscape and to enhance landscape character wherever possible. Development will not be permitted outside the settlement boundary unless in exceptional circumstances or where there is a specific allocation in the development plan”</p> <p>It is also suggested that the evidence base for landscape, currently detailed in the “Landscape and Visual Assessment of Haughley Parish” is further developed and refined in order to provide a robust baseline from which policies can then be used to manage development to improve the landscape or minimise impacts. A good example of this is the Lavenham Landscape Character Assessment, which provides a baseline for the Lavenham Neighbourhood Plan policies. This can be viewed here: http://www.lavenhamneighbourhoodplan.co.uk/wp-content/uploads/2015/12/Lavenham-Landscape-Character-Assessmnet-document.pdf</p> <p><i>The Greenest County</i> SCC has the ambition to be the ‘Greenest County’, and contributions to this aim through policies that encourage active and sustainable transport, and the reduction of carbon emissions through design are most welcome. SCC encourages communities to consider ways they can improve their</p>	<p>Noted.</p> <p>Noted.</p>	<p>The following text included in Policy HAU15 “All developments should be expected to minimise impacts on the landscape and to enhance landscape character wherever possible.” And “Development will not be permitted outside the settlement boundary unless in exceptional circumstances or where there is a specific allocation in the Neighbourhood Plan. And “Elsewhere in the Plan area, outside the Settlement Boundaries, there is a need to protect the environment and landscape value that provides the setting of the village. Generally, development will not be permitted in this area unless in exceptional circumstances or where there is a specific allocation in the development plan (the Neighbourhood Plan, Mid Suffolk Local Plan or County Council Minerals and Waste Plan).”</p> <p>None.</p>

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		<p>resilience by incorporating renewable energy into their neighbourhood plans through the Suffolk Climate Action Plan. This contains a number of actions, including incorporating renewables into community facilities. This is an opportunity, that could be considered in the Plan. 6 Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX www.suffolk.gov.uk</p> <p>Additional Information on low carbon neighbourhood planning can also be found at the Centre for Sustainable Energy's website https://www.cse.org.uk/projects/view/1343.</p> <p>Rights of Way The Plan recognises the opportunities to improve people's ability to walk and cycle throughout the Plan area, which is welcome, however it would be beneficial to refer to Public Rights of Way (PRoW) and the opportunities the Plan presents to improve these. PRoW provide opportunities for sustainable transport through walking and cycling, and enable physical and mental health benefits in the form of exercise and access to the countryside.</p> <p>Paragraph 75 of the National Planning Policy Framework states that "Planning policies should protect and enhance public rights of way and access". This could be included on page 11 as part of the policy context for the Plan. The improvement of existing links and creation of new links to the local PRoW network could also be recognised in the "opportunities" list on page 17.</p> <p>SCC is supportive of the provision for a route along Fishponds Way in Policy HAU5, however it is recommended that the final bullet point is changed from "A new footpath..." to "a new route..." This is because it is illegal to ride horses or bicycles along PRoWs which are designated as footpaths. As the intention of the policy is to provide access to these users changing the policy wording would avoid unintended limitations on the infrastructure provided through the policy. Additionally, it is suggested that the wording about the extent of the route is also changed. A bridleway (BR38) runs from Tot Hill, along Fishponds Way, and ends at the small wooded area before the River Gipping tributary referenced in the policy.</p> <p>The current wording of the policy would mean that there is a gap in the PRoW network between the end of BR38 and proposed route in policy HAU5. It is suggested that the wording is changed so that if possible the new route connects to BR38, providing a continuous route from Eve Balfour Way to Tot Hill. The width of the bridge and presence of the woodland could make it challenging to provide a continuous route wide enough for cyclists, however inclusion of this in the policy would allow for the possibility to be investigated. The policy could also include improvements to BR38 to improve the surface and enable cyclists to use it. To reflect the proposed changes to the final bullet point of Policy HAU5 new wording is suggested below.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>	<p>A new paragraph 9.5 included "Paragraph 75 of the NPPF states that planning policies should protect and enhance public rights of way and access.</p> <p>The words in the bullet point "A new footpath" change to "A new route".</p> <p>Seventh bullet point in the Policy has included the facilitation of a connection.</p>

Respondent	Policy	Summary of Comment	Response	Change
		<p>“A new route will be provided as part of the development from the River Gipping tributary along Fishponds Way to the Eve Balfour Way junction on Fishponds way, and if possible connecting to Bridleway 38 south of the river Gipping Tributary suitable for all pedestrians, buggies, wheelchairs, horses and cyclists. Improvements should be made to Bridleway 38, to enable use by cyclists.”</p> <p>It is recommended that Policy HAU16 is renamed to “Rights of Way and Access” and the policy wording amended to be more robust in regard to protecting and enhancing the PRow network. Wording is suggested below.</p> <p>“New housing and business developments shall encourage use of, and provide links to, the network of existing public rights of way in and around Haughley Parish. This network will be protected, and consideration will be given to opportunities to enhance and increase provision as part of development in the area, for the benefit of the local and wider community and businesses”.</p> <p>Transport Sustainable transport is mentioned throughout the plan, particularly walking and cycling, which is welcome. There are some opportunities to strengthen the site policies regarding pedestrian routes. It is also recommended that the following text is added to site allocation policies: “... Retain and improve connections to the Public Rights of Way Network”</p> <p>This will help to connect new sites to the existing rights of way network and conserve routes that currently run through these sites.</p> <p><i>Policy HAU3, Land East of King George V Playing Field</i> As part of the outline planning application highways issues have already been dealt with, however SCC supports the inclusion of the Suffolk Guidance for Parking 2015 in the policy.</p> <p><i>Policy HAU4, Station Road East of Millfields</i> SCC supports the inclusion of the Suffolk Guidance for Parking 2015 in the policy and agree with policy clause requiring new pedestrian linkages. Being more specific a footway along the frontage of the site linking to the existing pedestrian network is required. Bus stop improvements may also be required for this site, including raised kerbs and bus shelters where possible.</p> <p><i>HAU5</i> As stated in the public rights of way section of this response SCC would support the provision of a route along Fishponds Way along the frontage of this development together with safe crossing points. This would also contribute to the aims stated in CND5.</p>	<p>Noted. Community Needs and Desires CND5 provides this.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>	<p>None.</p> <p>The Policy title is amended to “RIGHTS OF WAY AND ACCESS”.</p> <p>This text is now the text of Policy HAU16.</p> <p>The words “Retain and improve connections to the Public Rights of Way Network” are included in Policies HAU3, HAU4 and HAU5.</p> <p>None.</p> <p>The words “safe crossing points are provided” are included under bullet point five of the Policy.</p>

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		<p><i>CND4</i> As works would be in the public highway this would be a Suffolk County Council responsibility. In engineering terms, a raised platform appears feasible dependant on available highway land, but drainage will need to be considered as would any loss of parking in the layby. The S106 agreement within the permission for the land to the east of King Georges Field includes the following highways works which may already contribute towards this community need and desire:</p> <ul style="list-style-type: none"> • Additional footways adjacent to Green Road adjacent to the development • Extension of the 30mph speed limit to include the development • Pedestrian (zebra) crossing and 'enhancements' outside the school <p><i>CND6</i> A pedestrian route between Haughley and Haughley Green is supported in principle, however there are a number of challenges that would make delivery of this route very difficult. There are sections along the route where the highway verge would not allow for the minimum 1.5 meter width of a footway, so to achieve this would require the agreement of a number of landowners. Funding could also be a potential issue. No funding has been allocated to SCC for this scheme and while it could be partially funded through the Community Infrastructure Levy, a significant additional sum would likely be required.</p> <p><i>Suffolk Parking Guidance</i> Reference to Suffolk Parking Guidance in policies HAU2 and HAU11 are welcome. Policy HAU13 refers to the requirement of off road parking in the provision of new retail and community facilities. Retail parking standards are included within the Suffolk Parking Guidance, which should be referenced here.</p> <p>Policy HAU13 also states that development of retail and community facilities should "encourage walking and cycling". It would be more effective if this bullet point was reworded and an additional bullet point added was added to the policy about cycle parking. Suggested wording is below.</p> <ul style="list-style-type: none"> • " They link into existing pedestrian and cycle routes • They provide cycle parking to at least the minimum standard outlined in the Suffolk Guidance for Parking updated 2015" <p>Appendix 1 contains comments from the SCC highways team on Supporting Document SD6 and the AECOM Site Assessment</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>	<p>None.</p> <p>None.</p> <p>The fifth bullet point in Policy HAU13 now includes the words "Retail parking standards included within the Suffolk Parking Guidance should be referenced".</p> <p>The fourth bullet point of the Policy now includes the words "and they link into existing pedestrian and cycle routes and they provide cycle parking to at least the minimum standard outlined in the Suffolk Guidance for Parking updated 2015".</p>

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		<p>General Comments</p> <p>The following are some general comments, which may improve the content or clarity of the plan.</p> <p>The allocated site labels on Proposals Map PM2 do not match the policy titles. Policies HAU3, HAU4, and HAU5 are labelled as HAU1C, HAU1D, and HAU1E respectively. The map labels should be changed to reflect the correct policy numbers.</p> <p>The third bullet point of Policy HAU2 states “proposals will be supported where... They do not result in the loss of community facility within the village”. It is recommended that this is changed to “the loss of community <i>facilities</i>”</p> <p>The final paragraph of HAU2 states “The scale and nature of all schemes must ensure an appropriate level of services, facilities and infrastructure, including primary school capacity, are available or can be provided to serve the proposed development.” It is recommended that this be amended to “... or can be provided through developer contributions to serve the proposed development” in order to provide clarity to how infrastructure and services will be delivered.</p> <p>If there is the potential for site SS0149 to come forward for development depending on housing need (as stated in paragraph 11.6) it would be helpful to show this area on a map to provide context.</p> <p><i>Community Needs and Desires</i></p> <p>Engagement with SCC to achieve the community needs and desires is noted and encouraged.</p> <p>-----</p> <p>I hope that these comments are helpful. The County Council is always willing to discuss issues or queries you may have. Some of these issues may be addressed by the County Council’s Neighbourhood Planning Guidance, which contains information relating to County Council service areas and links to other potentially helpful resources.</p> <p>The guidance can be accessed here: Suffolk County Council Neighbourhood Planning Guidance.</p> <p>If there is anything I have raised you would like to discuss, please use my contact information at the top of this letter.</p>	<p>Noted.</p> <p>Noted. This will be dealt with as part of the planning process.</p> <p>Noted.</p>	<p>The word “facility” amended to “facilities”.</p> <p>None.</p> <p>None.</p>
Traffic Survey		A fifty page traffic report was also attached.	Noted.	None.