

Hoxne Neighbourhood Development Plan

Supporting Document 2 - Statement of Consultation

1. There were five stages of consultation during the preparation of the Hoxne Neighbourhood Development Plan:
 - a. Annual Parish Meeting March 2020
 - b. Initial Consultation August 2020
 - c. Interim Consultation December 2020
 - d. Pre-Submission Draft Consultation
2. The Working Group also took account of the consultation outcomes from the Parish Plan in 2010.
3. The preparation of the Plan was underpinned by the views of the community throughout to:
 - a. Test issues and priorities at the parish meeting
 - b. Develop the Plan's objectives from these priorities and the outcomes of the Parish Plan consultation and use these as the basis of the Initial Consultation.
 - c. Test opinion about housing, important green spaces and views at the Interim consultation.
 - d. Use these views and factual evidence such as the Housing Needs Assessment to develop the Pre-Submission draft.

Parish Plan (2010)

4. The Parish Plan contains a full report of the results of consultation obtained from a questionnaire sent to all homes at <https://www.midsuffolk.gov.uk/assets/Parish-Plans/Hoxne2010.pdf>.
5. The key aspects relating to development are summarised in Appendix 1 to this statement. There was support for limited preferably infill development, concerns about traffic and speeding and support for some allotments in the village.

Annual Parish Meeting

6. The Annual Parish Meeting on the 12th March 2020 was used to launch the Neighbourhood Development Plan. Attendees were asked to identify the key issues that the Plan should address. In order of priority, the top issues were:
 - a. Protect the heritage and historic character of the village
 - b. Protect the landscape and green spaces
 - c. Support and maintain local services
 - d. Identify appropriate (preferably brownfield) sites for development.

Initial Consultation August 2020

7. The Working Group used the views expressed during the preparation of the Parish Plan and the priorities identified at the Parish Meeting to develop some draft priorities for the Plan. These were set out in a leaflet to all households distributed in early August 2020 which also asked some open ended questions and promoted some drop in events that were held in late August. The leaflet is reproduced at Appendix 2 to this statement.
8. Two drop-in events were held, one late afternoon/early evening on a Thursday and the other on a Saturday. About 30 residents attended over the two sessions. They were invited to indicate views on what they most valued about the village, what they would like to see change, the suitability of existing housing, views on small scale housing and business development, important views, important green spaces and any general comments. The outcomes are set out in Appendix 3.

Interim Consultation December 2020

9. This consultation stage was intended to obtain views on draft proposals for Local Green Spaces, important views, areas to be protected from development and potential development site options.
10. A leaflet was sent to all households in the village which summarised the proposals and requested residents to complete an online survey. Those residents without access to the on-line survey were offered alternative methods of making their views known. COVID – 19 prevented any face-to-face consultation.
11. The Leaflet is reproduced at Appendix 4 and the online questionnaire at Appendix 5.
12. There were 71 visits to the site of which 54 people completed the survey. Those without internet access/skills were given the opportunity to write or call. One written response was received. The outcomes are set out in Appendix 6.

Pre-submission Draft Consultation

13. The Pre-Submission Regulation 14 consultation was held between 10th January 2022 and 23rd February 2022. The Plan and all the Supporting Documents were placed on the website along with a questionnaire- <http://www.hoxneneighbourhoodplan.co.uk/uncategorized/pre-submission-plan-2022-consultation/>
14. A leaflet was delivered to all households informing them of the consultation, the availability of the website and the exhibitions. The Plan was sent to statutory consultees and other known organisations and interested parties.

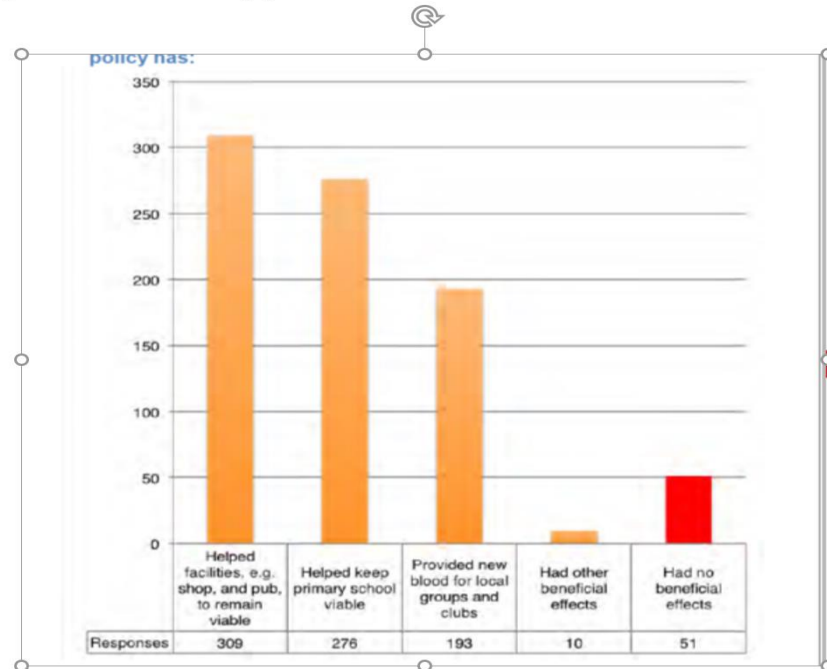
15. Two exhibitions were held on 15th January 2022 (12.00 – 16.00) and 18th January 2022 (16.00 – 20.00) at the Village Hall.. 39 people attended from the following locations - Abbey Hill 3, Low Street 8, Nuttery Vale 4, Cross Street 6, Eye Road 2, Green Street 5, Denham Road 4, Church Hill 1, Goldbrook 3, Denham 1, Penham 1, Scole 1.
16. Details of the display of the leaflet and photos of the exhibition are in Appendix 6.
17. A list of the consultees is at Appendix 7.
18. Supporting Document 2A contains the comments and responses received during the consultation period, a response to each comment and where appropriate the changes to be made to the Plan as a result.

Appendix 1 – Hoxne Parish Plan 2010

The Parish Plan is 10 years old but provides the most recent survey of village opinion on development and related issues. Some of the tables showing the responses to questions on these issues is shown at Appendix 2. The number of responses to the questionnaire indicates that of the adult population of the village took part in the exercise. Key findings were:

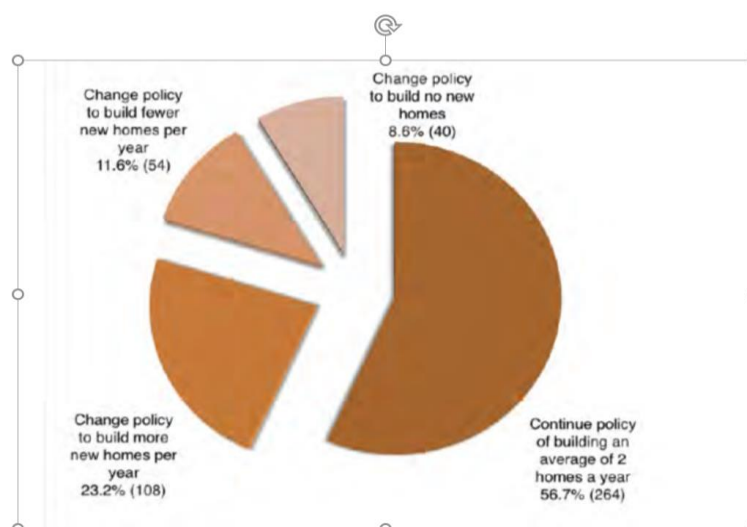
- a) Most respondents considered that the development that had taken place before 2010 of about 2 new homes a year benefited the village by supporting services and social life;

Development has supported facilities



- b) Over half of respondents supported continued building at an average of 2 homes per year while nearly a quarter supported the development of more new homes per year;

Support for 2+ homes pa



- c) 67% of respondents supported more small homes and bungalows, 60% family housing and 30% supported housing association or sheltered housing.
- d) A large majority wanted to use infill sites for this new housing with only limited support for groups of houses – Banhams Yard, Behind Abbey Terrace and Nuttery Vale being mentioned as possible locations for these.
- e) There was support for a range of business uses including the retention of the post office/stores and pub and for small rural manufacturing and craft businesses.
- f) There was support for wind turbines and an additional recycling point.
- g) 63% wanted new allotments (a smaller number responded to this question).
- h) A majority thought the quality of design of new homes was average or poor.
- i) Only 22% of respondents thought the traffic situation in Hoxne was acceptable but it was less of concern in the Denham and Reading Green areas. Concerns were particularly about HGVs, speeding and congestion near the school.
- j) Residents recognised that development supported local services and facilities;

Appendix 2 – Initial Consultation Leaflet

Hoxne


Neighbourhood Development Plan



Our Village is preparing a Neighbourhood Development Plan. It will shape the development and growth of Hoxne into the future. It needs to reflect the views of everybody who lives and works in the Village. We want to hear your views about what needs protecting, whether there should be any development and, if so, how much and where should it go.

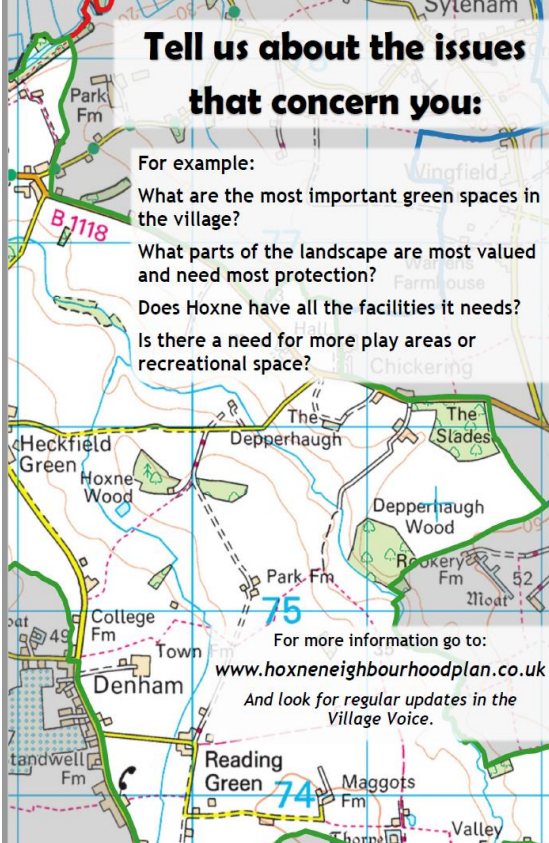
Please get involved - respond to the initial statements identified in this leaflet and raise other issues that concern you. Everybody will be consulted at each stage of the Plan, and ultimately given the opportunity to vote for the Plan.

Do you agree the Plan's objectives should be to:



- Retain and protect the heritage and historic character of the village.
- Maintain and improve its green spaces and surrounding landscape.
- Support local services which underpin the cohesion of the community.
- Create a safe environment with traffic managed.
- Support small scale, high quality, new housing development suitable for younger households and older people.
- Support small scale high quality business development appropriate to the village.

Tell us about the issues that concern you:




For example:

- What are the most important green spaces in the village?
- What parts of the landscape are most valued and need most protection?
- Does Hoxne have all the facilities it needs?
- Is there a need for more play areas or recreational space?

For more information go to:
www.hoxneighbourhoodplan.co.uk
 And look for regular updates in the Village Voice.

Let us know your views...

They will help us develop the first draft of the Plan



COVID-19 Secure "Drop in Sessions" will be held at **The Swan on Thursday 20th August from 4pm to 7pm & Saturday 22nd August from 11am to 3pm**
 Please pop in, comment and find out more.

Please send your comments, thoughts, village photos and suggestions to :
 Hoxne Neighbourhood Development Plan Steering Group
 c/o Hoxne Parish Council
 Church Hill, Hoxne,
 Eye, Suffolk IP21 5AT
 email: pc@hoxne.suffolk.gov.uk

Appendix 3 – Initial Consultation Outcomes

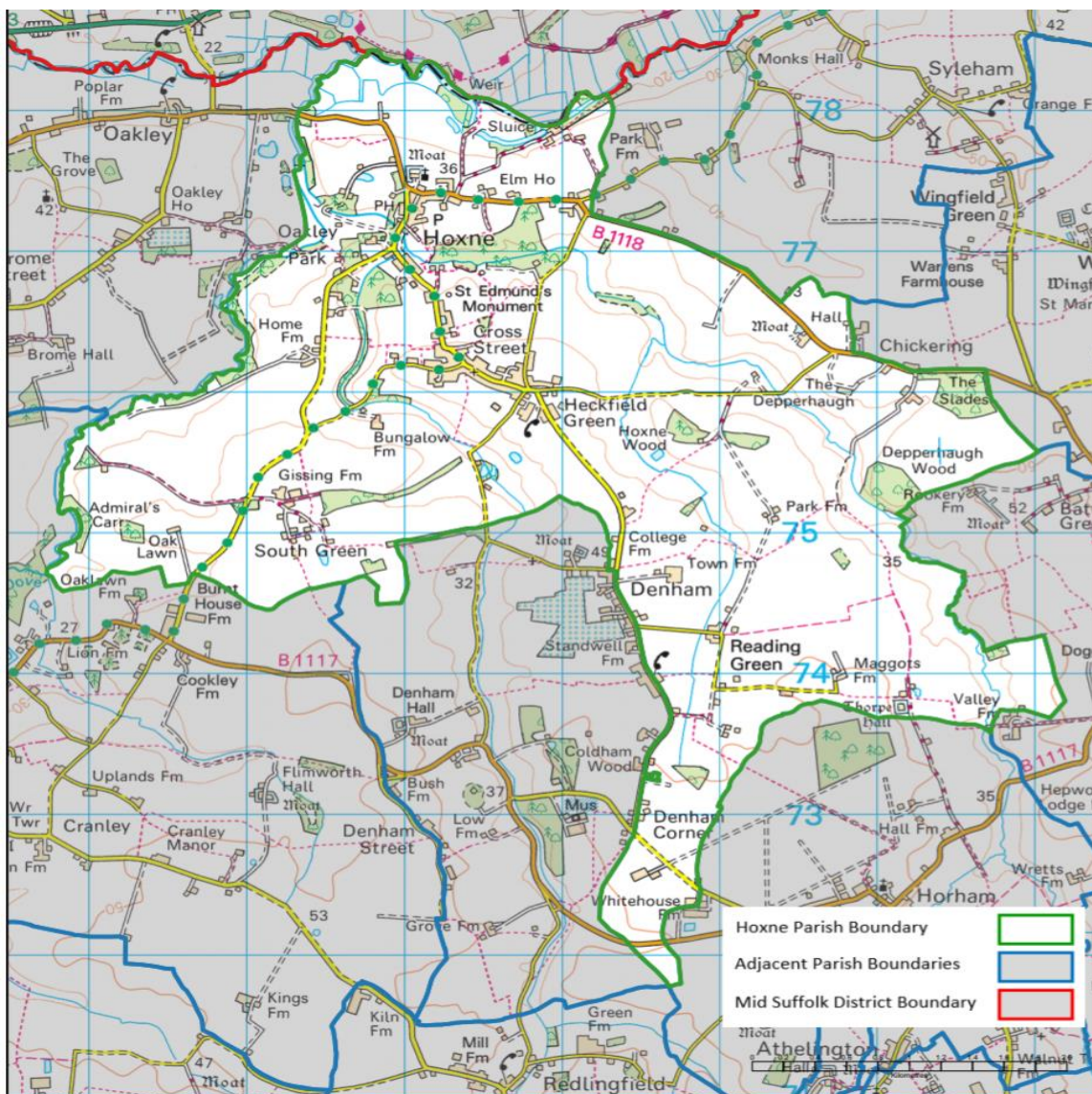
THE HOXNE NEIGHBOURHOOD DEVELOPMENT PLAN – INITIAL CONSULTATION – DROP IN 20TH AND 22ND AUGUST 2020.

The first board explained about the plan and the plan area:

Preparing a Neighbourhood Development Plan allows Hoxne to develop a shared vision for the future of the village and shape its development and growth over the next 16 years. You can choose whether there should be development and, if there is, how much and what type. You can also choose what areas should be protected.

This is the first stage of preparing the Plan and we want to know your views about these issues.

The Plan will cover the whole of the Parish of Hoxne:



The second board invited attendees to 'Tell us what do you value most about Hoxne?':

Darkness and lack of light pollution.

Small, not over-populated, relaxed, green spaces and views.

Character and the people.

Good community feel, friendly, not over populated.

Lack of urban sprawl, lined roads, no real estates/blocks of houses.

Father Christmas and harvest breakfast (one person agreed with this).

Community size is just about perfect.

Its heritage, the community and values, location, size and unspoilt surroundings.

Its history and heritage, picturesque nature, good community spirit, pub shop school, church, playing field and village hall.

Community, pub, post office and rural views (three people agreed with this).

Pull together in hard times.

Small village with pub and post office (two people agreed with this).

Community spirit eg Father Christmas and Harvest Picnic.

Community spirit and size – just right, love the green spaces, walks, village pub and post office. That's why we moved here. (one other person agreed with this).

The history and heritage of this delightful village and the way residents have all responded to COVID 19 – we are so lucky. (One person agreed with this).

Not too big, great space and village to live in.

Good village spirit – could support another pub and shop?

History and heritage, size of village, good community, pub, shop and post office.

Community spirit, pub, shop and café.

Pub and village spirit – ie harvest breakfast, santa run, Halloween display and village fete.

Community spirit and values, diversity of population (age and employment), compactness of the various village settlements and the rural landscape around us.

The space, plenty of good views, good social mix and activities, pub, shop and church. (one person agreed with this).

Unspoilt nature of built environment and housing, community facilities (pub, post office, school and sports field).

Good community.

That it has good facilities – shop, pub, sports ground and hall.

Community and social events.

The third board asked attendees to 'Tell us what would you like to see change in the Village in the next 20 years?':

Nothing.

Provide tennis courts (one person agreed with this).

Renovate tennis courts (two people agreed with this), more local young families can afford to stay and more local buses.

More use of the village hall, expansion of schools green space, more local businesses.

Better transport links to support people without cars (two people agreed with this).

No change – just make the most of what we already have (two people agreed with this).

Tennis courts a great idea, more accessible green space for everyone.

Local transport, bring back our bus service (two people agreed with this), more dog bins – too many people don't pick up (two people agreed with this).

Slow growth depending on how working practices develop – it is quite possible current trends will go into reverse – so enhanced facilities such as tennis courts and bus services (not necessarily the traditional kind) may become more viable.

Space for a village museum – our history needs broadcasting. Protect St Edmunds monument. More interaction between village community/church/school and all clubs.

More support for village events and the people who organise them.

Greater involvement of people to help organise and run the many village organisations. This would benefit the whole community and ensure the continuation of clubs, societies etc. also improved public transport links.

More volunteers for village events.

Extend pavements where they do not exist – to allow safe walking through the village.

Protection of rural nature.

Bus services to connect to Diss (two people agreed with this).

Less lorries please – 10 people agreed with this.

Small scale eco developments.

Good neighbour type schemes (two people agreed with this). Upgrade footpaths to cycleways and bridleways.

No cycle paths thank you.

The fourth board asked - How important do you think each of these objectives are?
Each attendee could chose their top three.

Retaining and protecting the historic character of the village	26
Maintaining and improving its green spaces and surrounding landscape	18
Support for local services that underpin the cohesion of the community	16
Creating a safe environment with traffic managed	17
Small scale, high quality new housing development suitable for younger households and older people.	13
Small scale high quality business development appropriate to the village.	13

The fifth board asked - What do you think about the type and size of homes in the Village?

	About right	Need more	Too many already
Affordable Housing	3	19	0
Houses to rent	5	8	0
Houses to buy	7	3	3
Large housing	8	1	11
Medium housing	11	3	0
Small housing	3	18	0
Bungalows	4	9	1
Flats/Apartments	7	0	0

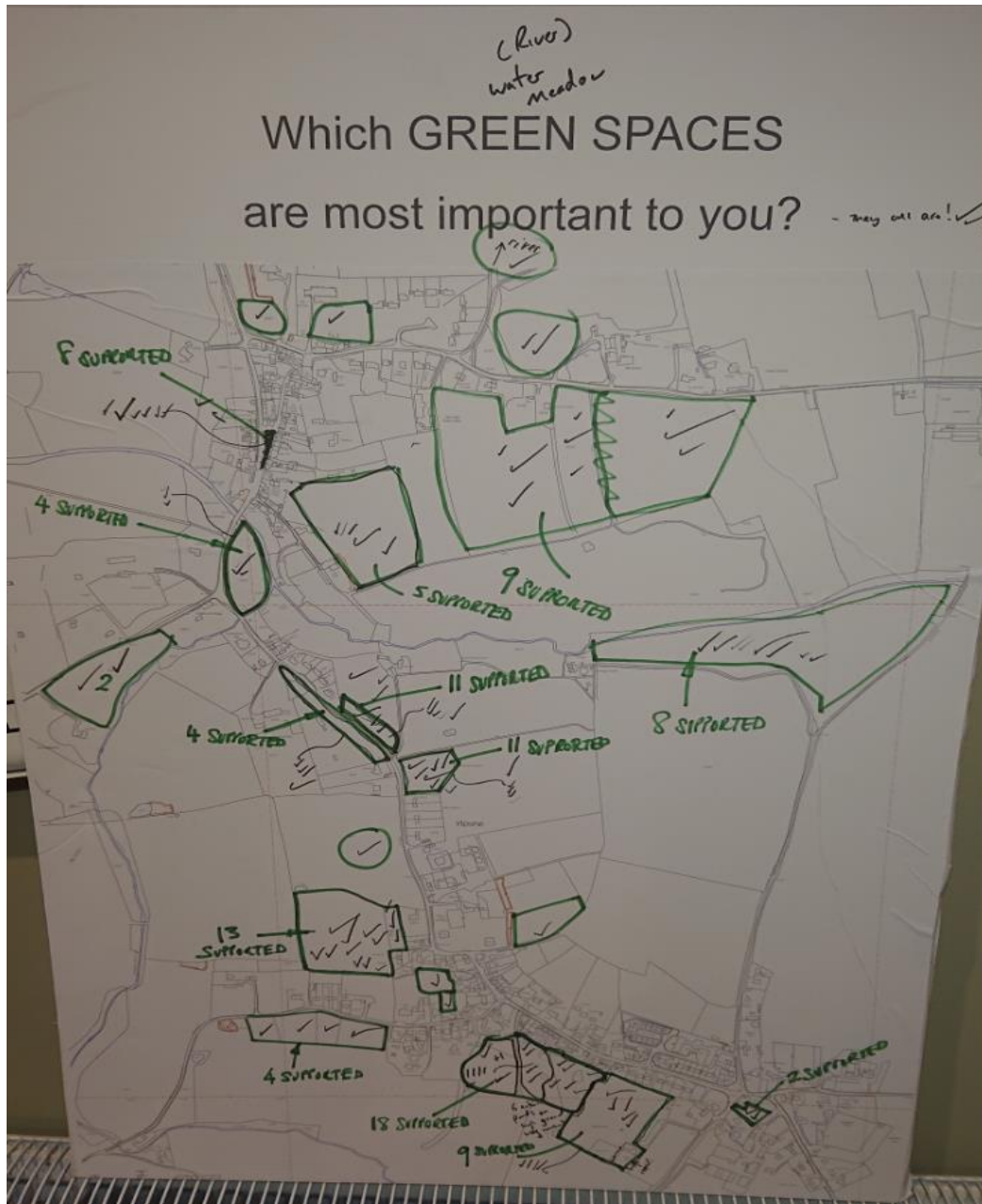
The sixth board asked – ‘Do you support some small scale housing developments to meet the needs of:’

Young Households who need affordable housing to stay in the village?	Yes: 22	No: 0
Older people who need to down-size to smaller homes or assisted living accommodation?	Yes: 22	No: 0

The seventh board asked – ‘Do you support some small scale business development in the Village to provide local jobs?’

Yes:26 (1 was qualified by the comments ‘in the right place and another by ‘utilising areas already with some businesses’)
No:0 One person said – ‘not if it means rental properties!’

The eighth board asked – ‘Which green spaces are most important to you?’



The ninth board asked - What are the most important views into, out of and within the village?



The final board asked – ‘Are there any other comments you wish to make?’

Please keep the pub open (5 people agreed with this)

Poo bins at Brakey Wood and Nelsons.

New housing development should be on brownfield land wherever possible (6 people agreed with this).

Please keep the shop and pub open – love the green spaces and current environment (one person agreed with this).

Pub and shop are essential (seven people agreed with this).

Make sure central government understands rural life.

Thanks to the people who have put this together.

Less lorries please (six people agreed with this).

There were two responses by email:

1. I would just like to say that after living in Walsham le willows for 25 years that I was surprised at all of the fauna and flora in and around Hoxne. I attribute it to the river which has wildlife corridors that spread for miles. Walsham was fairly cut off from other villages and had less birds and insects. I feel that it is essential to be aware of this in the neighbourhood plan and encourage the tree lined lanes and promote an awareness in the school as to how lucky we are to live here with all this diversity which many other villages have lost. We have lost 97% of our meadows and I would like developers to build on brownfield sites or farmers fields as opposed to the meadows where they have been developing in Diss and surrounding areas recently. Kind regards Cheryl Sent from my Huawei flora.
2. Thank you for the opportunity to comment and offer our thoughts on the proposed development plan, we show below our comments etc for consideration. On the left side of the attractive leaflet dropped in our door we comment on the 6 items stated:- We agree that to “retain and protect the heritage etc. With regard to 2) maintaining and improving green spaces and surrounding landscape, We also agree to the support of local services etc. Regarding traffic management, we are very concerned of the minority of village traffic on Cross Street who dis-regard the 30mph well displayed notices and Regularly exceed with speeds possibly up to 45 MPH in this road with many semi blind bends close to where children walk and play. Knowing full well the pressure on local Police numbers, however surely once in a month or 2, if just 1 policeman with speed checking devices visited, word may get around to those speeding + a fine or even reminder from the constabulary would possibly improve the situation. Would the local Council budget be able to install 1 of the devices that light up a vehicles speed, which could contribute to fewer vehicles exceeding 30MPH ? We agree to the support of both high quality new housing etc also new business development for the village. On the right hand page ; issues of concern :-Ref The most important green spaces in the village are the playing field ad where the public foot & bridle paths are situated. We understand that there was a Tennis court in the village,

we would certainly welcome if that could be revived and a tennis club formed.
Last question on the page ;yes there is need for more recreational spaces.
We hope that our comments are constructional and will assist the council in
their future considerations and plans.

Andy Robinson

Langton Brook Consultants

August 2020

Appendix 4 – Interim Consultation Leaflet



Winter 2020

Hoxne

Neighbourhood Development Plan

In the summer we consulted you to find out your views on some key issues:

- Which areas should be protected as local green space
- What views within, into and out of the village should be protected
- If you support some housing development
- If you support some small-scale development for business use

We have also been collating evidence including a housing needs assessment, reviewing development sites, and how to protect the heritage and settlement structure of the village.

We have prepared some interim proposals which we need your views on before we prepare a first draft of the Plan. Unfortunately, COVID-19 means we have to do this consultation online. To find out how to take part, even if you don't have internet access, see the back page.

Raise your hand & have your say!

It's winter now and with all the COVID-19 restrictions we didn't think it would be prudent or pleasant to offer alfresco drop in sessions as we did in the summer.

But we want all of you to come together "virtually" to complete a survey to help us on the next stage of the Plan. We need as many people from all age groups across the whole parish to complete it.

All the details of the proposals described in this leaflet and a link to the survey are at:

hoxneneighbourhoodplan.co.uk

The survey will close on Monday 21st December 2020. We appreciate that not everyone has access to the internet and it's important that you can have your say as well. Therefore, please contact us at the address below, leave your phone number and we will ring you and talk through the proposals and record your views, or we can supply you with a paper copy of the questionnaire.

If you want to get more involved and become a working member of the steering group please contact Sarah Foote (Clerk) below:

Hoxne NDP Steering Group
 c/o Hoxne Parish Council
 Church Hill, Hoxne,
 Eye, Suffolk IP21 5AT
 email: pc@hoxne.suffolk.gov.uk
 07554 733621




Small scale development. Not development for the sake of it

You said you supported some small-scale housing development for young households and older people. These development sites should be on previously developed land (brownfield land).

We looked at the housing needs survey that many of you completed, and commissioned a housing needs assessment for the area.

These show there is some need for housing suitable for these groups.

We propose to identify a site or sites to provide homes most, if not all, of which should be suitable for young households and older people.

The preferred site is **Shreeves Farm**, "E" in Heckfield Green between Denham Road and Denham Low Road.

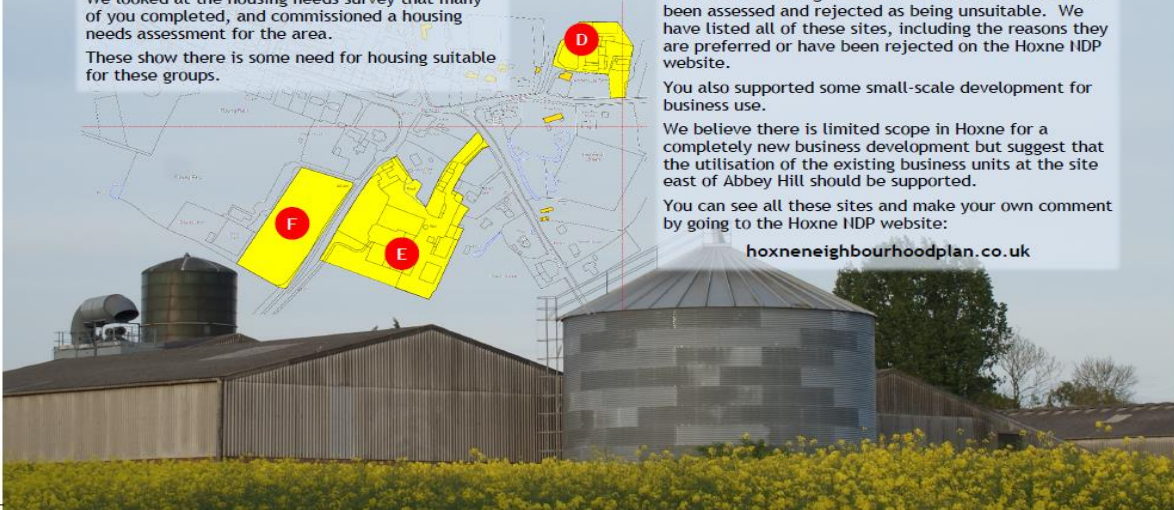
But there are two other smaller sites, "F" the land east of the playing fields and "D" the land at Whitehouse Farm that are being looked at and some sites that have been assessed and rejected as being unsuitable. We have listed all of these sites, including the reasons they are preferred or have been rejected on the Hoxne NDP website.

You also supported some small-scale development for business use.

We believe there is limited scope in Hoxne for a completely new business development but suggest that the utilisation of the existing business units at the site east of Abbey Hill should be supported.

You can see all these sites and make your own comment by going to the Hoxne NDP website:

hoxneneighbourhoodplan.co.uk



Protecting and Enhancing what's best about Hoxne

In the first consultation, those who participated said they wanted the character, heritage, green spaces and setting of our lovely village to be protected.

We looked at the areas that you identified as special and picked those that fulfil the governments criteria and we will propose that those shown on this map are identified as "Local Green Spaces" in the plan and are protected from future development, they currently include:

- 1: Low Street Green
- 2: The Playing Fields
- 3: Heckfield Green
- 4: The green area adjacent & behind the Primary School
- 5: Brakey Wood
- 6: The community Orchard
- 7: The area leading up to the St. Edmund's Monument
- 8: Hoxne Meadow – Cross Street

We also propose to retain the historic poly-focal character of the village by preventing development particularly along the remaining open frontages between Low Street and Cross Street.



We also propose to identify a number of "Views" that are important and should not be affected by new development. These are of important listed buildings, street scenes and views into and from the countryside, including to the St. Edmund's monument.



Photos used with kind permission of:
R Marsh-Felley, K Prior, G Turner & RJ Whiting

Appendix 5 – Interim Consultation On-Line Questionnaire.

Hoxne Parish Neighbourhood Development Plan

2. Protecting and Enhancing what is best about Hoxne

In the initial consultation the villagers who participated said that they wanted the character, heritage, green spaces and setting of our lovely village to be protected.

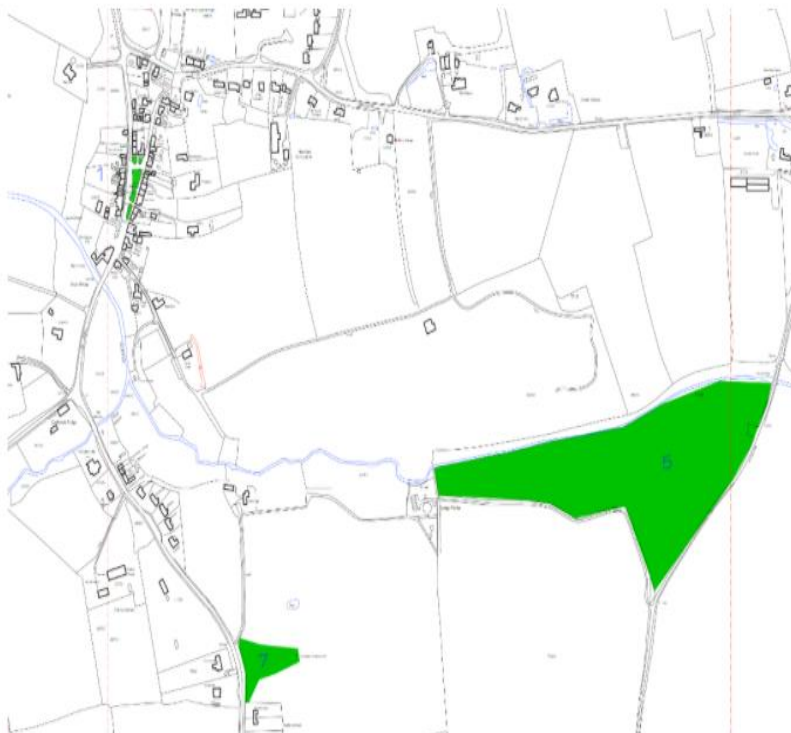
A Local Green Space has to be:

- Close to the built-up area
- Be important because of its beauty, historic significance, recreational value or wildlife.
- Not an extensive tract of land

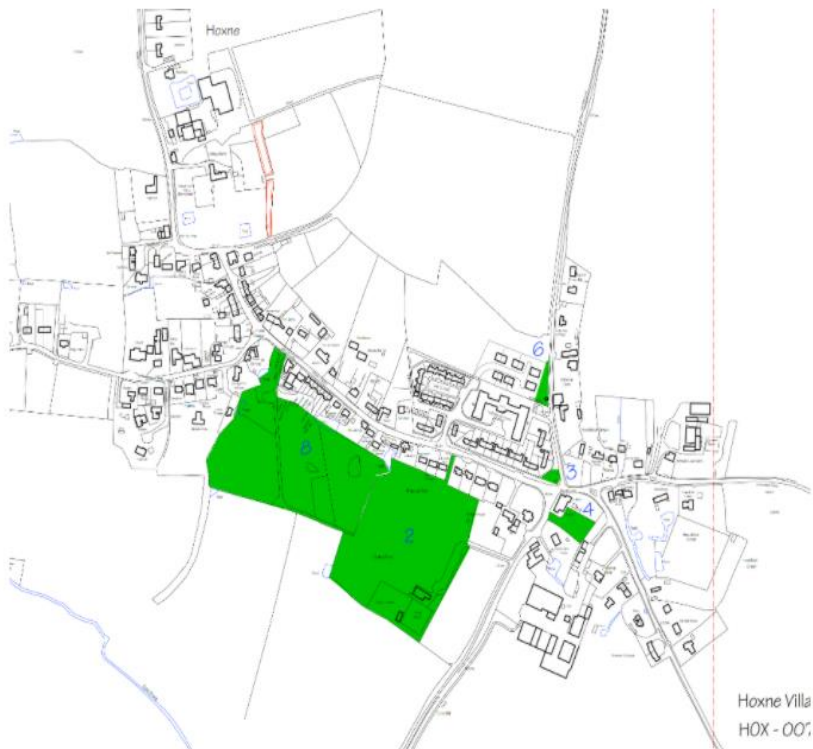
We therefore propose to identify the following areas as Local Green Spaces to be protected from development:

1. Low Street Green
2. The Playing Field
3. Heckfield Green
4. The green area adjacent to and behind the Primary School
5. Brakey Wood
6. Community orchard off Wittons Lane
7. The area leading up to St. Edmund's monument
8. Hoxne meadow Cross Street

Low Street and Abbey Hill Green Space 



Cross Street and Heckfield Green Space



Do you agree these areas should be identified as Local Green Spaces?

	Agree	Disagree	Neither agree nor disagree
1. Low Street Green	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. The playing field	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Heckfield Green	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. The green area adjacent to and behind the Primary School	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Brakey Wood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. Community orchard off Wittons Lane	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
7. The area leading up to St. Edmund's monument	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
8. Hoxne meadow Cross Street	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Do you think any other areas should be identified as Local Green Spaces? Please describe a site and say why you think it qualifies

If you wish please send photos with comments to:

info@hoxneighbourhoodplan.co.uk

Please note any additional comments with regards to the Green Spaces:

3. Important Views

We propose to identify important views that should not be affected by new development. These include views to and from St. Edmund's monument, views of important listed buildings and street scenes and views into and from the countryside.

Views Low Street and Abbey Hill



Views Cross Street and Heckfield Green



Do you agree or disagree that these views should be protected?

- Agree
- Disagree
- Neither agree nor disagree

Please note any additional comments with regards to the views by referring to the reference number:

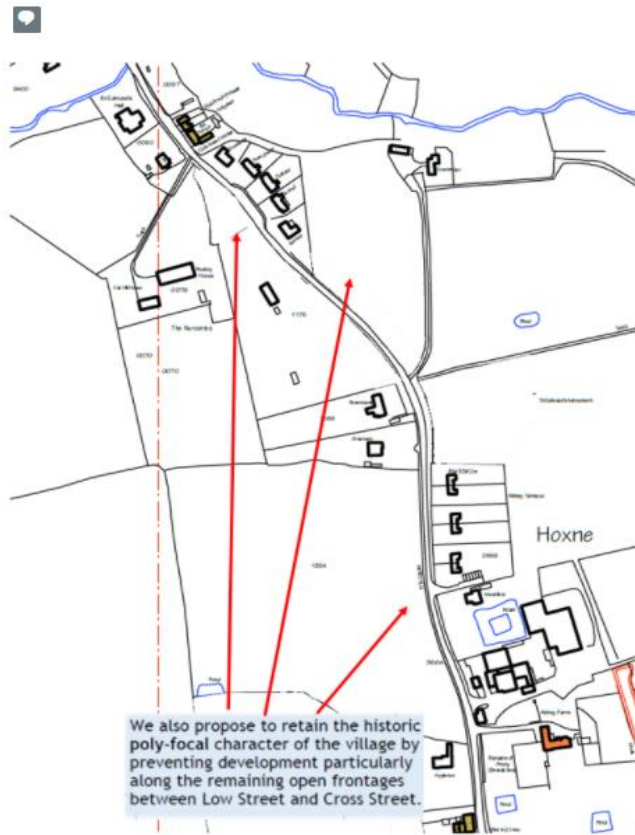
Do you think any other areas should be identified as important views into, within or out of the parish? Please describe the view location and say why you think it qualifies

If you wish please send photos with comments to:

info@hoxneneighbourhoodplan.co.uk

4. Retaining the character of the parish

We want to retain the poly-focal character of the parish by preventing development particularly along the remaining open frontages between Low Street and Cross Street:



Do you agree or disagree that these areas should be protected?

- Agree
- Disagree
- Neither agree nor disagree

Please note any additional comments with regards to the **poly-focal** nature of Hoxne:

Please add any additional comments about any **other** areas that should be protected:


5. Small scale development in Hoxne

You told us you supported some small-scale housing development to meet the needs of young households and older people, and also that development sites should preferably be on previously developed land (brownfield land).

We have also considered the housing needs survey that many of you completed as well as a housing needs assessment commissioned from consultants. These both showed that there is a need for housing for these groups. You can read these reports at www.hoxneighbourhoodplan.co.uk

We therefore propose to identify a site or sites to provide new homes most, if not all, of which should be suitable for young households and older people

The preferred site is Shreeves Farm in Heckfield Green (Site E) between Denham Road and Denham Low Road. Additional sites also for consideration are a small site east of the playing field (Site F) and another small site at White House Farm (Site D)


Sites put forward that seem most suitable: 




Sites put forward that seem most suitable with reasoning:

<u>SITE</u>	<u>FOR</u>	<u>AGAINST</u>
D	<ul style="list-style-type: none"> About the right size Within the existing village settlement boundary Mainly brownfield site 	<ul style="list-style-type: none"> Could be visible from open countryside to the south and east if hedge/tree boundaries are removed Natural boundaries to the east
E	<ul style="list-style-type: none"> Identified as suitable in the the Mid Suffolk Local Plan Brownfield site Within the village envelope settlement boundary Two access points Removes smelly pig sheds No impact on views Possible opportunity to improve Denham Rd width 	<ul style="list-style-type: none"> No natural boundary Is access to Chickering Rd road okay If not could be some impact on Denham Rd which is narrow Impact on listed farm building
F	<ul style="list-style-type: none"> About the right size Bounded by road and playing field Opportunity to improve access to the playing field No impact on views into, out of or within the village Could provide some allotment land 	<ul style="list-style-type: none"> Greenfield Access via narrow road (Denham Rd) Lack of footway Mid Suffolk District Council assessment says - 'no possibility of creating a suitable access'




Do you agree or disagree that Site D should be identified for housing development? 


- Agree
- Disagree
- Neither agree nor disagree

Do you agree or disagree that Site F should be identified for housing development? 

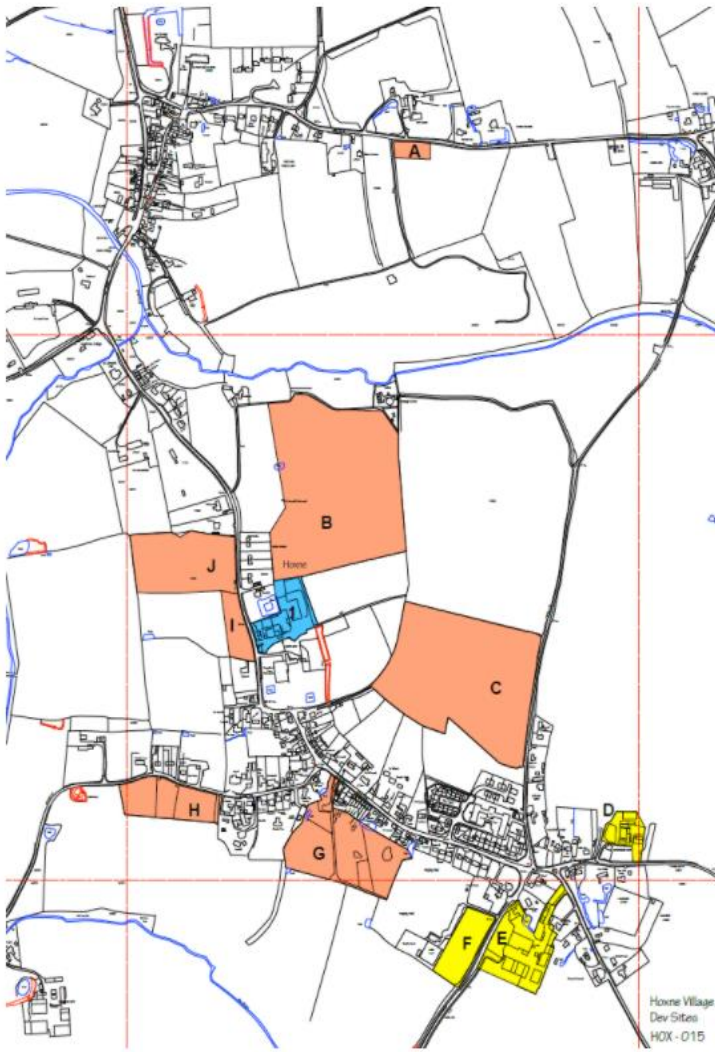
- Agree
- Disagree
- Neither agree nor disagree

Do you agree or disagree that Site E should be identified for housing development? 

- Agree
- Disagree
- Neither agree nor disagree

Please note any additional comments with regards to the suitable sites listed above: 

Sites put forward but not considered suitable for development



Sites put forward but not considered suitable for development:




SITE	FOR	AGAINST
A	<ul style="list-style-type: none"> On B road which provides good access 	<ul style="list-style-type: none"> Poorly related to main parts of the village and its services Inconsistent with settlement pattern - Would lead to an estate type development at the entrance to the village harming its character. Greenfield site Impact on important view out of the village looking eastwards
B		<ul style="list-style-type: none"> Much larger than is required to meet housing need Inconsistent with settlement pattern - Would lead to an estate type development out of character with the village Unconnected to the existing built up area Damage the setting of the ancient monument Would impact on views to and from the ancient monument Greenfield site Outside of settlement boundary Deemed unsuitable by Mid Suffolk District Council
C		<ul style="list-style-type: none"> Much larger than is required to meet housing need Inconsistent with settlement pattern - Would lead to an estate type development out of character with the village Unconnected to the existing built up area Greenfield site Outside of settlement boundary Damage important views looking from Wittons Lane north west direction Deemed unsuitable by Mid Suffolk District Council
G		<ul style="list-style-type: none"> Much larger than is required to meet housing need Inconsistent with settlement pattern - Would lead to an estate type development out of character with the village Unconnected to the existing built up area Greenfield site Poor Access Outside of settlement boundary Within the conservation area Damage important views looking into and out of the village Deemed unsuitable by Mid Suffolk District Council




SITES	FOR	AGAINST
H	<ul style="list-style-type: none"> Bounded by mature trees and hedges 	<ul style="list-style-type: none"> Access via narrow road (Nuttery Vale) Lack of footway Greenfield site Nearby previous planning refused – connectivity and traffic
I		<ul style="list-style-type: none"> Would visually and physically close the gap between the two parts of the village detrimentally affecting its bioentric character Frontage development not the most efficient form of development No natural boundaries to prevent expansion to the east Site has not been put forward for development Would impact on important view into the village Greenfield site Outside of settlement boundary Impact on the setting of the Abbey (grade II* listed) Would affect views from the monument to the West
J		<ul style="list-style-type: none"> Inconsistent with settlement pattern - Would lead to a narrow estate type development inconsistent with the character of the village Would visually and physically close the gap between the two parts of the village detrimentally affecting its bioentric character Larger than local needs require Greenfield site Outside of settlement boundary Visible from the valley to the North West Would affect views from the monument to the North West




Do you agree or disagree that [Site A](#) should NOT be identified for housing development? 


- Agree
- Disagree
- Neither agree nor disagree

Do you agree or disagree that [Site B](#) should NOT be identified for housing development? 


- Agree
- Disagree
- Neither agree nor disagree

Do you agree or disagree that [Site C](#) should NOT be identified for housing development? 


- Agree
- Disagree
- Neither agree nor disagree

Do you agree or disagree that [Site G](#) should NOT be identified for housing development? 


- Agree
- Disagree
- Neither agree nor disagree

Do you agree or disagree that [Site H](#) should NOT be identified for housing development? 

- Agree
- Disagree
- Neither agree nor disagree

Do you agree or disagree that [Site I](#) should NOT be identified for housing development? 

- Agree
- Disagree
- Neither agree nor disagree

Do you agree or disagree that [Site J](#) should NOT be identified for housing development? 

- Agree
- Disagree
- Neither agree nor disagree

Please note any additional comments with regards to unsuitable sites listed above: 

5 / 7  71%

[Prev](#) [Next](#)

6. Small Business Development

You also supported some new small-scale development of business use. We believe there is limited scope in Hoxne for new business development but propose that further business units at the existing business site east of Abbey Hill should be supported.



Do you agree that this site should continue to be developed for business use?

- Agree
- Disagree
- Neither agree or disagree

Any other comments on sites suitable for business development:

6 / 7 88%

[Prev](#) [Next](#)

7. Any other comments

Please provide any additional comments concerning the Hoxne Neighbourhood Plan here:

If you want any further details please say what information you require and provide either an email or a telephone number

(No personal details will be retained or shared)

Email Address

Phone Number

Further details requested:

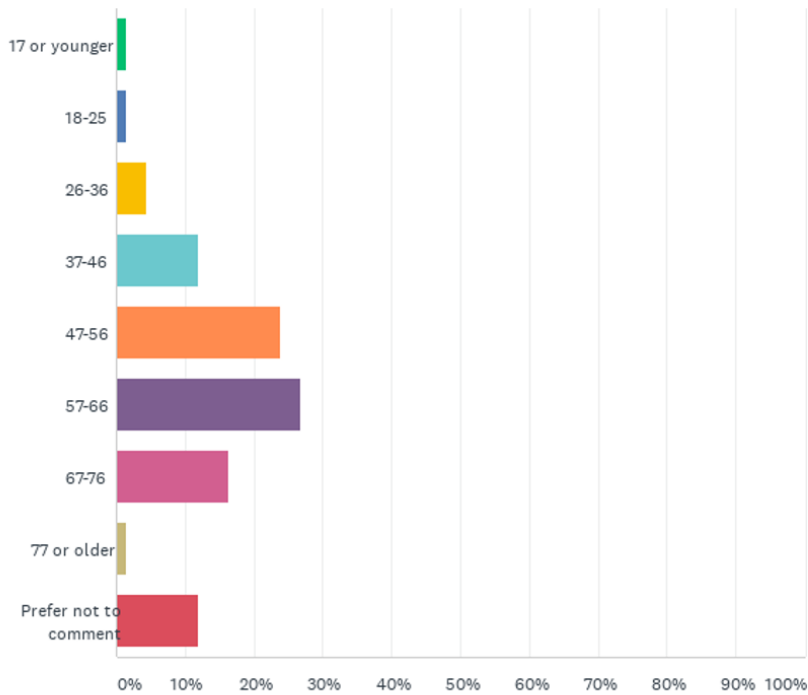
7 / 7 100%

[Prev](#) [Done](#)

Appendix 6 - Interim Consultation December 2020

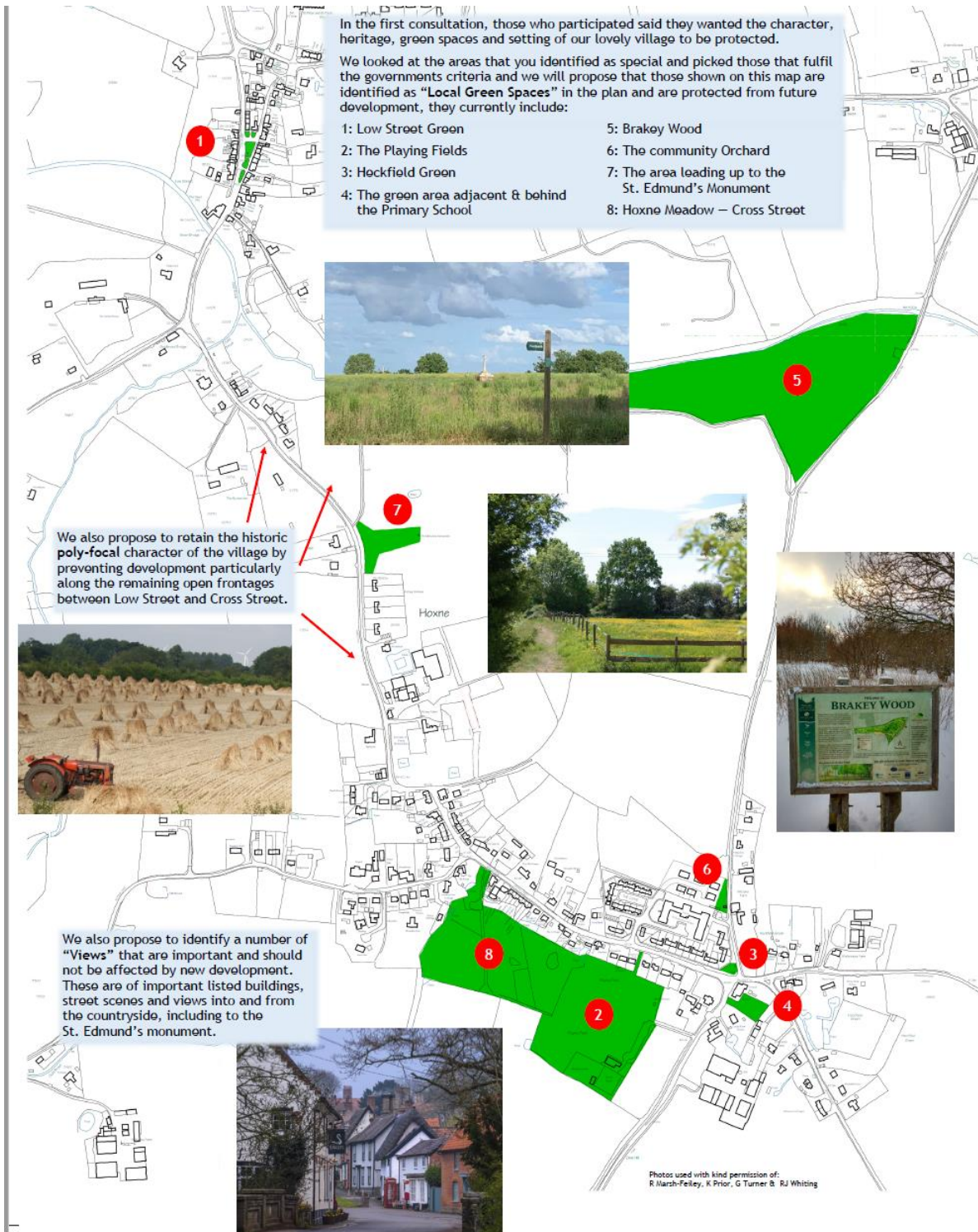
Consultation responses

1. There were 71 responses of which 43 were complete responses. The age range of respondents broadly reflected the age profile of the parish population:



Consultation Topic 1 - Local Green Spaces

2. The online questionnaire asked for comments on 8 potential Local Green Spaces that were identified in the leaflet:



3. 54 residents responded to the question 'should these areas be identified as local green spaces?' as follows:

	AGREE	DISAGREE	NEITHER AGREE NOR DISAGREE	TOTAL
1. Low Street Green	90.74% 49	1.85% 1	7.41% 4	54
2. The playing field	90.74% 49	3.70% 2	5.56% 3	54
3. Heckfield Green	87.04% 47	1.85% 1	11.11% 6	54
4. The green area adjacent to and behind the Primary School	64.81% 35	7.41% 4	27.78% 15	54
5. Brakey Wood	87.04% 47	3.70% 2	9.26% 5	54
6. Community orchard off Wittons Lane	75.93% 41	7.41% 4	16.67% 9	54
7. The area leading up to St. Edmund's monument	75.93% 41	12.96% 7	11.11% 6	54
8. Hoxne meadow Cross Street	81.48% 44	7.41% 4	11.11% 6	54

4. The following comments were made regarding this question:

Comment:

- Who is going to be able to build on Low Street, the Orchard, playing fields or Heckfield Green. Protect places that could be viable development sites that would destroy Hoxne, its very few footpaths and lovely views.

Response:

- *Agreed that some protection is required for some sensitive parts of the village and other policies will be designed to achieve this. However, LGS have to meet some strict criteria to accord with Government Policy.*

Comments wanting additional areas to be LGS:

Downbridge area;

- The paddocks fronting Downbridge should also be included, together with the backdrop of woodland at Chickering Beck behind the Goldbrook houses/bungalows. This falls into the "beauty" criteria and also has bordering PRow access. It is visible and forms backdrop to/from St Edmunds monument and when driving down Abbey Hill towards Goldbrook between the poly focal settlements.
- The paddocks fronting Downbridge should also be included and the backdrop of woodland at Chickering Beck behind the Goldbrook houses/bungalows.
- Following the planning permission being granted for the 3 dwellings Abbey Hill East, I would like to ask that the strip of land (field/agricultural land) from these dwellings down to Downbridge Farm/Barn are marked as a green space or not allowed to build on. This would ruin the view for everybody. Additionally, the meadow/ horse field outside Downbridge Farm should not be allowed further buildings, it is an area off outstanding beauty, and therefore needs protecting please.

Other areas;

- The corner plot of Elm House opposite leading to Watering Land (wildlife/beauty).
- Others areas should include the plot of woodland between Mulberry Cottage and 7/8 Green Street (predominantly Wildlife and beauty, adjacent to listed building),
- You could argue the former Goldbrook plants overgrown woodland area is also significant to wildlife/beauty (it has a number of TPOs) and forms part of the poly focal setting.
- Looking further a field and not on your map then there's the Woodland through which BOAT path 34 (?) runs [clink hill to South Green] - it may not be adjacent to many houses but is it mostly untouched, and a major wildlife haven.
- The water meadows down by the River Waveney. The area from the monument down to the bungalows on the left and right of the road. All footpaths and the areas around them. (Response - Agreed that this area should be protected from development, but it does not meet the criteria for LGS. Other policies will be used.)
- There is a small area of woodland known as 'Nine Oaks' located on the corner of Green Street and Watermill Lane which probably should be protected.
- Yes. Reading green at the end of watering road hoxne.
- Spinnneys wood, behind Hoxne swan to the top of church street.
- The Playing Field and Brakey Wood are already Designated Open Spaces and referenced under Policy LP30 of the Joint Local Plan - It should not be necessary to include these. Is the area 4 behind the school private to the school, if so why is it listed as doesn't meet the criteria? If not, and it's publicly accessible, then yes, include it. The "Hoxne meadow" would appear an "extensive tract of land" and not compliant. It may have a PRoW through it, but so do many other areas adjacent to the Hoxne settlements. It's private property by all intents, and as such only falls under the "beauty" category. (Response - The areas identified in the JLP should be included in the HNBP for consistency. Re the area behind the school – LGS do not have to be fully open to the public – this area is used by schoolchildren. However this area, Hoxne Meadow and other areas in private ownership can only be allocated with the agreement of the landowner.)
- The monument has been built around no point having a green space as its someone's garden. The field and footpath on cross street I walk on almost everyday and is well used by lots of people and visitors to Hoxne, so is Brakey Wood, surely the Playing Field, Orchard, Heckfield Green and Low Street are already green spaces. (Response - The proposals for housing west of the monument are designed with an open space leading towards the monument itself. It is this area that is proposed as a LGS. While the other areas mentioned are indeed green spaces designating them as LGS provides additional protection from the effects of development.)
- Spinnneys wood is an invaluable wildlife corridor.
- Hoxne Meadow Cross Street (8) could be developed with houses around a new village Green. Area 7 protected with a new Village Green.

Response:

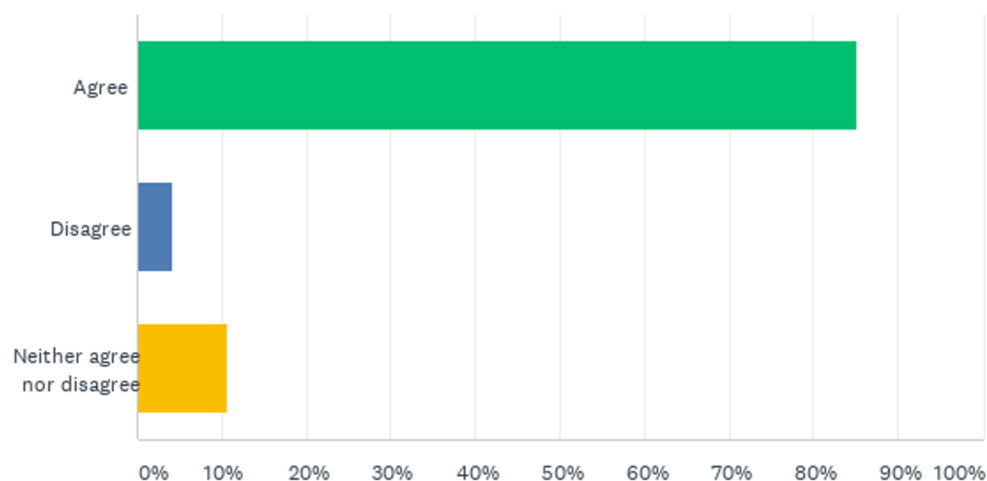
- *Regarding the Downbridge area, the area does need to be protected from development to maintain the poly focal character of the village. However identifying extensive tracts of land in this area would not meet the Government criteria for LGS set out in National Planning Policy Guidance. The footpath running from the recently approved development of three dwellings fronting Abbey Hill northwards towards Rose Cottage is a valued local feature with attractive views to the east towards the monument and the wooded area to the west. This should be a LGS.*
- *Proposed Local Green Space no 7 takes into account the green space through the development of three homes that has planning permission.*
- *The other areas proposed do not meet the criteria for local green spaces mainly because - Sarah and Rob to add re specific proposals*

Consultation Topic 2 - Important Views

5. Residents were asked whether a number of important views shown on the leaflet should be protected from new development. Over 85% of respondents agreed they should be while less than 5% disagreed.

Q6: Do you agree or disagree that these views should be protected?

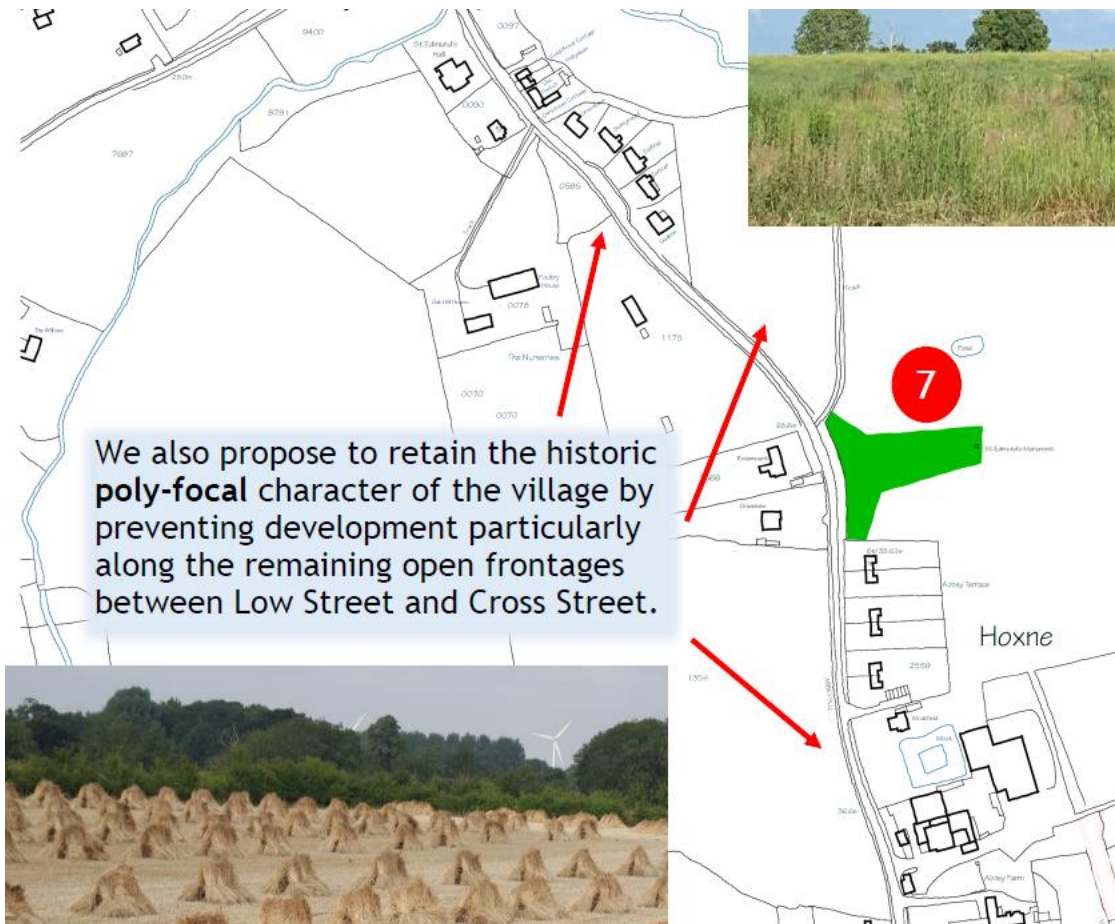
Answered: 47 Skipped: 24



6. Residents were asked to state why they agreed or disagreed with specific views. No detailed comments were received.

Consultation Topic 3 - Important open frontages

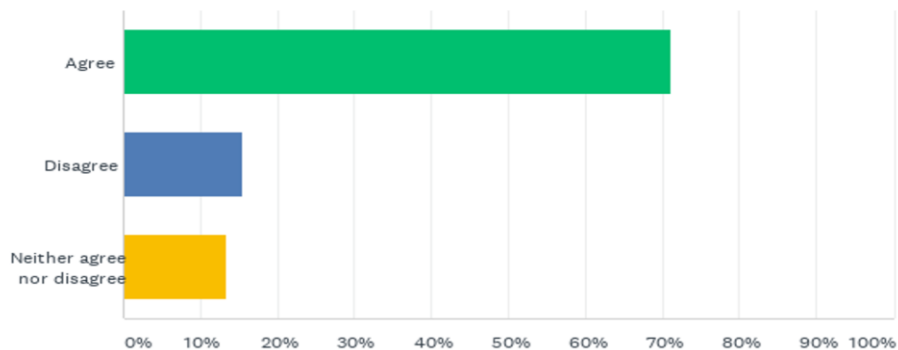
7. The Working Group considers that the historic poly focal character of the parish should be retained by protecting some important open frontages between Cross Street and Low Street. These were identified in the leaflet:



8. Just over 71% agreed these areas should be protected, nearly 16% disagreed and just over 13% neither agreed or disagreed:

Q9: Do you agree or disagree that these areas should be protected?

Answered: 45 Skipped: 26



9. The comments received on this topic were as follows:

Comment:

- Shame the site on the monument field is going to be destroyed!

Response:

- *Agreed.*

Comment:

- keep building in the envelope of Hoxne, infill and leave all the open countryside alone.

Response:

- *Noted*

Comment:

- It is essential that this historic characteristic be maintained. The now MSDC approved Abbey Terrace development will have a damaging impact and it is vitally important that the strip of 3 houses is NOT allowed to extend along the adjacent driveway leading to Downbridge (?) Farm.

Response:

- *Noted.*

Comment:

- Poly-focal nature of Hoxne is very important and we agree to the protection of the suggested areas with the exception of the site of Goldbrook Plants. Some residential development here - replacing the existing property and former horticultural buildings - could be viable. The site is well screened and provided mature trees etc are kept some development here could have relatively less impact on the open gap between Cross Street and Low Street.

Response:

- *It is important to keep this area open to maintain the poly focal character of the village.*

Comment:

- Must enforce 100%, please include the strip of agricultural land into this 7. No more building on the strip of land between new dwellings East of Abbey Hill down to Downbridge farm, nor in the horse field/ meadow outside of Downbridge Farm.

Response:

- *Noted.*

Comment:

- I think some limited development would be reasonable, particularly in the area marked 1175 on the map as it would not spoil existing views.

Response:

- *Development in this location would be detrimental to the poly focal character of the village.*

Comment:

- We do not agree with the concept of preserving the poly-focal nature of Hoxne. If it is one village don't try to preserve the physical barrier of allowing no development between settlements. This is in actual fact, an ideal place for small developments to happen. The brownfield site of Abbey Farm is an ideal spot for domestic development. NOT for any more businesses.

Response:

- *Noted. Abbey Farm is currently already in business use.*

Comment:

- Again I think we need to make more allowance for sensible development

Response:

- *The intention of the working group is to make appropriate provision for development in the right places.*

Comment:

- What on earth does a "poly-focal" nature mean?

Response:

- *It means the parish of Hoxne has some distinct settlement areas including Low Street and Cross Street areas.*

Comment:

- what does POLL-FOCAL mean

Response:

- *It means the parish of Hoxne has some distinct settlement areas including Low Street and Cross Street areas.*

Comment:

- I don't feel that there actually is a completely clear corridor that separates the two areas. I feel that the village is actually classes as Poly-focal as it is an amalgamation of Low Street, Cross Street and Heckfield green.

Response:

- *There has been some erosion of the separation between Low Street and Cross Street but further erosion should be avoided.*

Comment:

- Planning permission has been granted to land adjacent to Abbey Terrace contrary to local wishes and this will cause some damage to the character of the settlement. Agreed that further damage should be avoided.

Response:

- *Noted*

Comment:

- Open areas between The Swan and Village Hall and open areas along footpath/track from Downbridge to The Swan should all be protected to help maintain the poly-focal nature of the village.

Response

- *Policies will be considered to protect these areas.*

Comment:

- From Wittons Lane across to the Monument should be protected as any development there would also spoil important views and open space.

Response:

- *Noted*

Comment:

- The area where the Hoxne Hoard was found. The area where the Hoxne Fair used to be held. The field on the left of Eye Road leading out of the village between Goldbrook House and The Willows

Response

- *Policies will be considered to protect these areas.*

Consultation Topic 4 - Potential Housing Development Sites

10. Residents were asked to comment on three sites identified as being potentially suitable for development and 8 sites considered to be unsuitable for development.

11. The sites considered *potentially suitable* for development were identified in the leaflet and online questionnaire as follows:

Small scale development. Not development for the sake of it

You said you supported some small-scale housing development for young households and older people. These development sites should be on previously developed land (brownfield land).

We looked at the housing needs survey that many of you completed, and commissioned a housing needs assessment for the area.

These show there is some need for housing suitable for these groups.

We propose to identify a site or sites to provide homes most, if not all, of which should be suitable for young households and older people.

The preferred site is **Shreeves Farm**, “E” in Heckfield Green between Denham Road and Denham Low Road.


But there are two other smaller sites, “F” the land east of the playing fields and “D” the land at Whitehouse Farm that are being looked at and some sites that have been assessed and rejected as being unsuitable. We have listed all of these sites, including the reasons they are preferred or have been rejected on the Hoxne NDP website.

You also supported some small-scale development for business use.

We believe there is limited scope in Hoxne for a completely new business development but suggest that the utilisation of the existing business units at the site east of Abbey Hill should be supported.

You can see all these sites and make your own comment by going to the Hoxne NDP website:

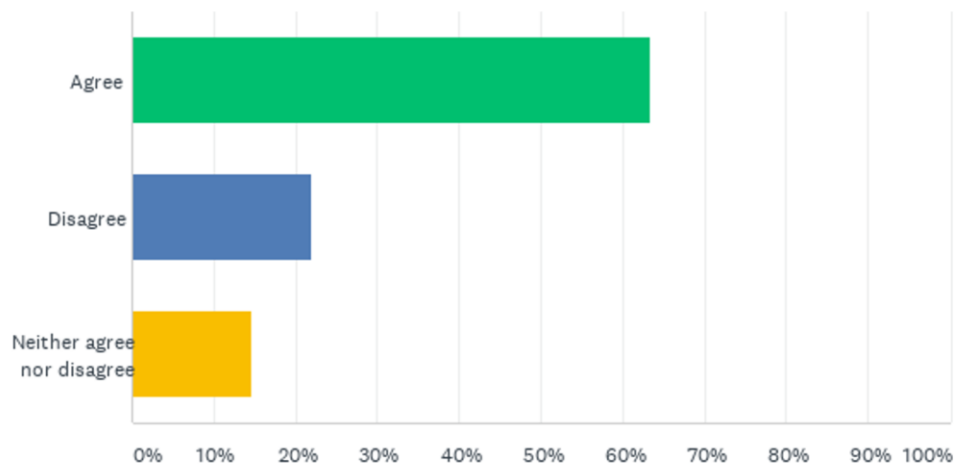
hoxneneighbourhoodplan.co.uk



12. Regarding **Site D** just over 64% agreed it should be identified for housing development, nearly 22% disagreed and nearly 15% neither agreed or disagreed:

Q12: Do you agree or disagree that Site D should be identified for housing development?

Answered: 41 Skipped: 30

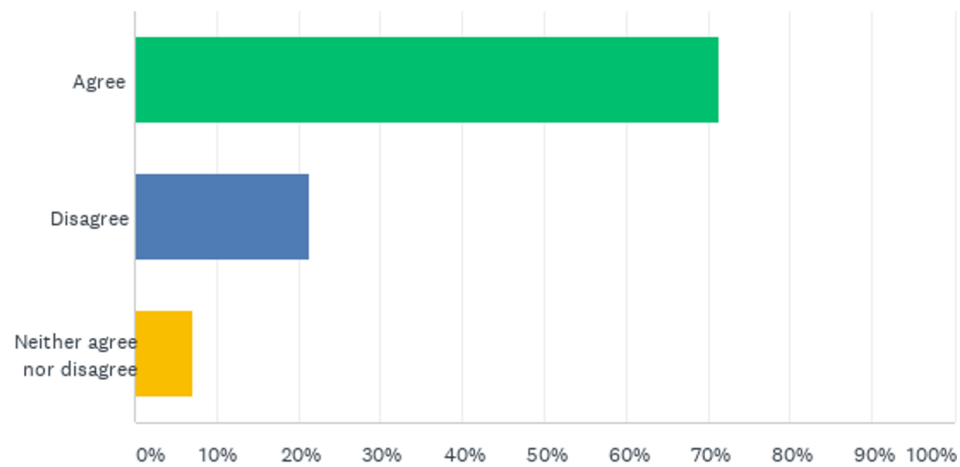


13. There were no specific comments on this site. However, the landowner has informed the Working Group that the site is not available for development and it will therefore be withdrawn from consideration.

14. Regarding **Site E**, just over 71% of respondents agreed it should be developed, just over 21% disagreed and about 7% neither agreed or disagreed:

Q14: Do you agree or disagree that Site E should be identified for housing development?

Answered: 42 Skipped: 29



15. There was one comment specifically about this site:

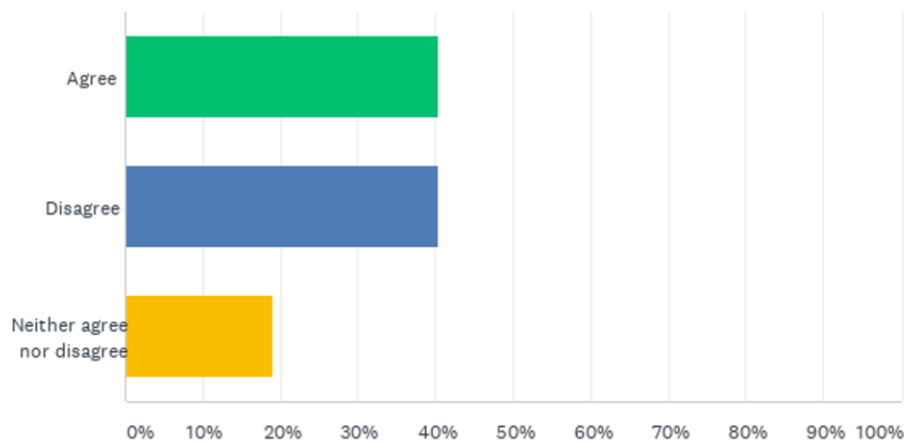
- There are already 13 more granted dwellings than when the current Joint Local Plan came about, so that's 13 (to 2018) + 30 for Shreeves farm + these latest 13 (2018-2020). Far too many I'm sure for available services - perhaps try for less than 30 at Shreeves Farm, say 20 and push for a new wood lined open space to block view coming from Denham.

Response

- *The Joint Local Plan makes provision for 43 dwellings in Hoxne – 30 at Shreeves Farm and 13 which already have planning permission. The comment is double counting the 13.*
16. Regarding **Site F**, nearly 41% of respondents agreed it should be developed while the same proportion disagreed and just under 20% neither agreed or disagreed.

Q13: Do you agree or disagree that Site F should be identified for housing development?

Answered: 42 Skipped: 29



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17. There were three specific comment regarding site F:

Comment:

- Site F is completely unsuitable due to the road it is on. It would be totally unsafe and the amount of traffic added to a single track lane is not practicable.

Response:

- *The possibility of developing this site will be considered further including the access issues and relevant authorities including the County Council consulted.*

Comment:

- (Site) F could be linked to E by crossing to join footpaths and maybe part suited to allotments, but mainly retirement bungalows.

Response:

- *The possibility of developing this site will be considered further including the access issues and relevant authorities including the County Council consulted.*

Comment (by email):

- From your plan it appears that plot F is a meadow not a brown field site. Also all the roads round the plots are very narrow and in an appalling condition will they be improved. I am also concerned about any increase in traffic along cross s.. This is already narrowed to one lane by parked cars and the speed limit ignored. In 21 years I have never seen a flashing speed sign in cross st the traffic and the speeding cars and vans just gets worse.

Response:

- *The possibility of developing this site will be considered further including the access issues and relevant authorities including the County Council consulted.*

18. There were some **general comments** about the sites put forward as being potentially suitable for development:

Comments in Favour of Development

- These have been well thought out and it is interesting that all have the village school in close proximity; an important factor for young families, and the latter are needed for the ongoing sustainability of the village. They also have safe walking access to the village shop and pub.
- Fine but we need to be ready to accept development on more sites than these.
- All sites for very small development only.

Response

- *Comments noted.*

Comments about the questionnaire

- The question layout is out of order as D-E-F, people will likely think it's D-E-F and you'll get wrong responses.
- Why have you put the question in the order D F E ? The info is in alphabetical order D E F. Surely this could confuse people and give false responses!!

Response

- *The site identifying letters were clear in the leaflet and the questionnaire and should not have led to errors in responses.*

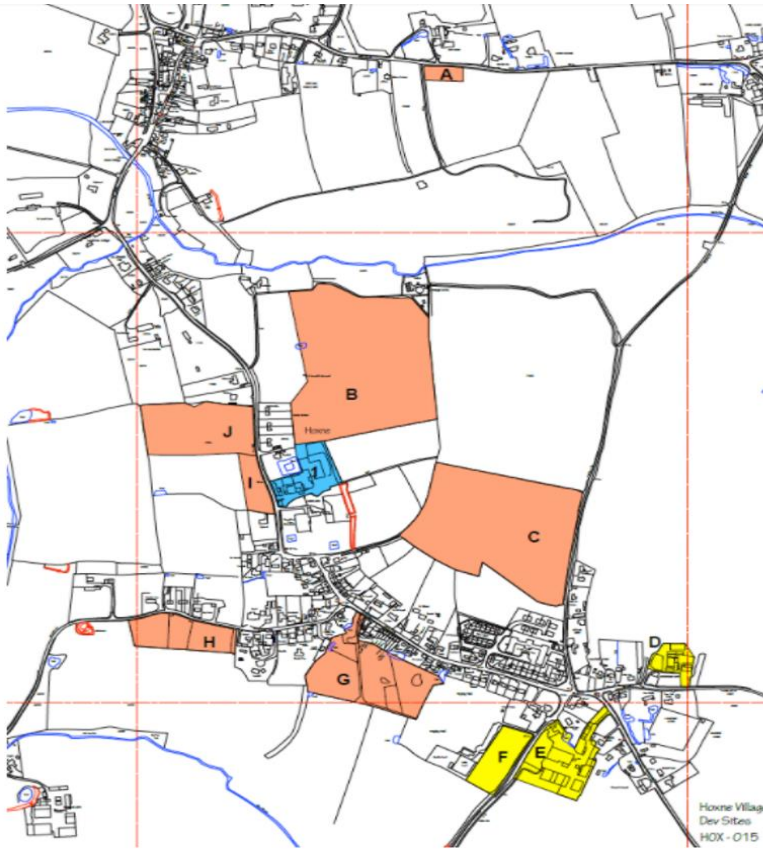
Comments against development

- I think there is enough houses already given permission to achieve the required number of houses suggested by the District houses. If the above areas are built on we will end up with 30 plus more houses that we need! What needs to happen is those with permission need to be build not just have their foundations put down to maintain the permissions.
- Looks like one already Rich Farmer could become an even VERY RICH FARMER. Never seen a farmer on a bike but he may have a BROWN ENVELOPE !!!!!!!!
- All these are serviced by SINGLE track roads and even the road running through Hoxne has Single access most of the way. All developments will increase traffic through the village. As said before, they are all minor roads that are in bad condition and would suffer with an increase in traffic.
- I think that if there has to be any development in Hoxne, a few areas of small developments with appropriate character would be better than bigger cheaper developments. I would prefer there to be none though. I would worry about all development being concentrated in one end of the village.

Response

- *The Joint Local Plan pre submission draft requires 43 houses to be built in Hoxne by 2036. This is made up of site E (30) and sites with outstanding planning permissions (13). Consultation indicates support for affordable housing and housing for older people.*

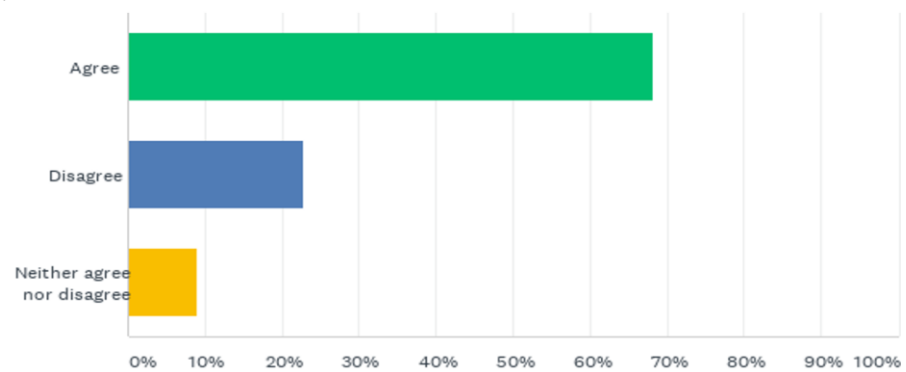
19. The 8 sites that were identified as being **unsuitable for development** were identified as follows in the online consultation:



20. The responses strongly support the view of the Working Group that these sites are unsuitable:

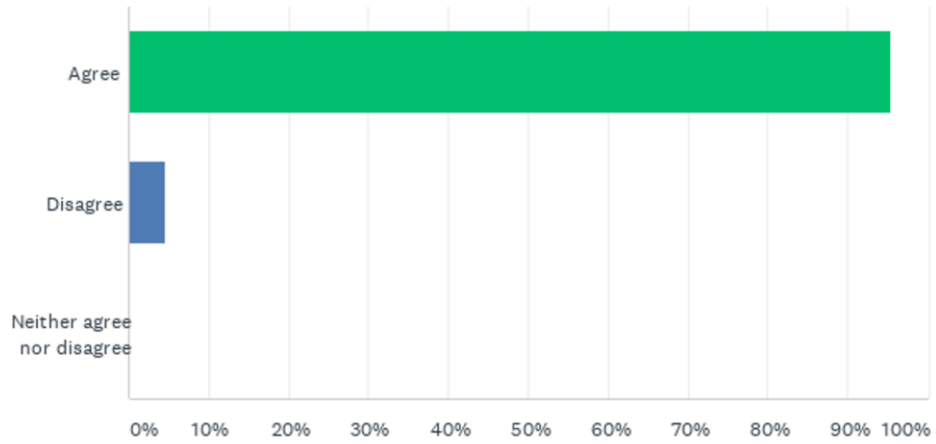
Q16: Do you agree or disagree that Site A should NOT be identified for housing development?

Answered: 44 Skipped: 27



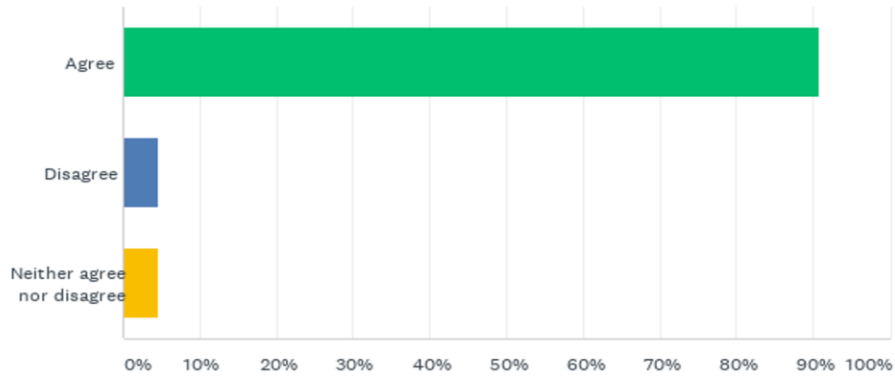
Q17: Do you agree or disagree that Site B should NOT be identified for housing development?

Answered: 43 Skipped: 28



Q18: Do you agree or disagree that Site C should NOT be identified for housing development?

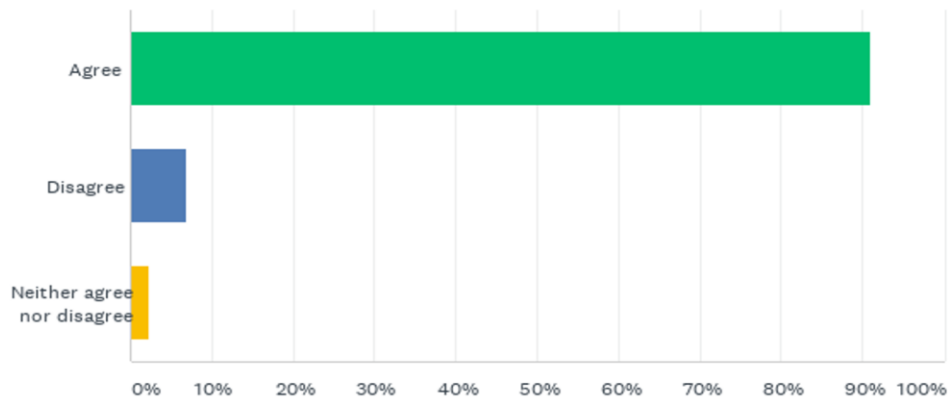
Answered: 43 Skipped: 28



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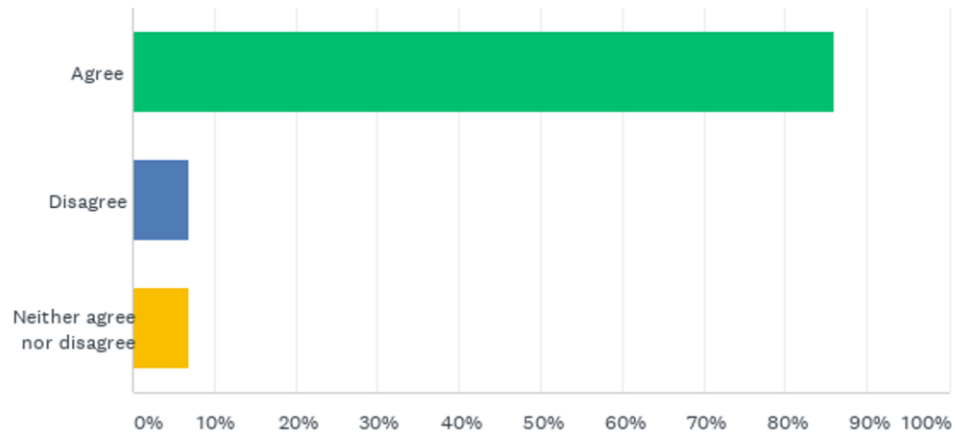
Q19: Do you agree or disagree that Site G should NOT be identified for housing development?

Answered: 44 Skipped: 27



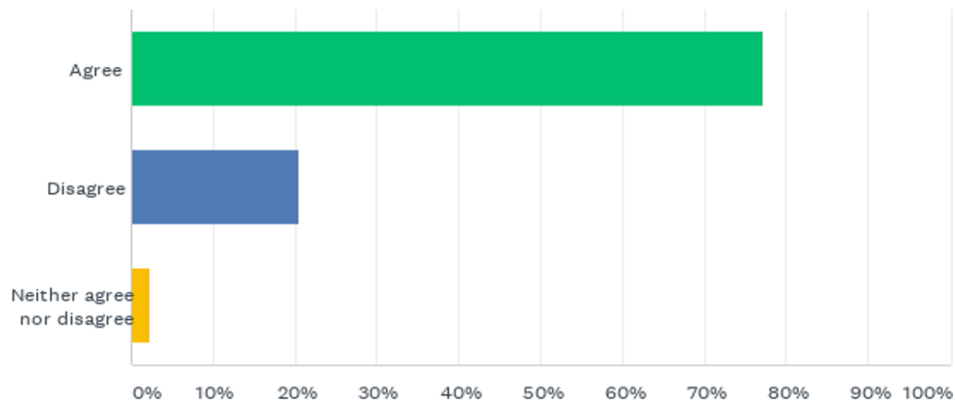
Q20: Do you agree or disagree that Site H should NOT be identified for housing development?

Answered: 43 Skipped: 28



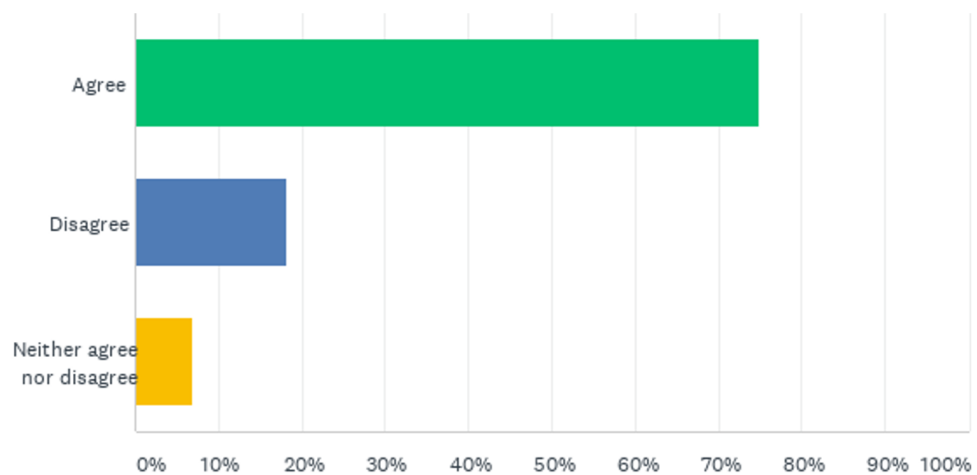
Q21: Do you agree or disagree that Site I should NOT be identified for housing development?

Answered: 44 Skipped: 27



Q22: Do you agree or disagree that Site J should NOT be identified for housing development?

Answered: 44 Skipped: 27



21. There were some comments in support of some of these sites:

- A would be perfect for a small development
- I or J would be perfect for building they are on the street with good access to the school and the post office
- Site B must be made bigger, and run down to the driveway for Downbridge Farm. Otherwise we will get another planning application which will destroy views along/from this access driveway. Why is the meadow/horse field not included in this?, as part of B
- A is good as it should not increase traffic on unsuitable roads in the village. I and J are rather large but at least they are within the village and will not spoil views coming into the village. they are also infill rather than ribbon development.
- I really think we should not rule out so many sites for development and I live very close to several of these sites.
- A and J for very small development if other sites are deemed as inappropriate.
- G could be developed around a new Village Green

Response:

- *No detailed arguments are put forward to justify any of these sites being included.*

22. There were some comments against some of these sites:

- A - adjacent to listed buildings!
- Site A is ridiculous as a previous application opposite toward the village was rejected due to impact on surrounding Listed Properties.

Response:

- *Comments noted.*

23. Two other sites were put forward for consideration:

- The old Banham Brick yard should be developed for houses.
- Should this site (Abbey Farm) also be considered for housing development
- The derelict at Abbey Farm Yard are ideal for domestic development giving good access to both the school and the village centre
- The old Banham Brick yard should be earmarked for housing and small business unit development
- The old Banham's Brick yard site - being brownfield post industrial, could be usefully developed for 6 or more appropriate to the actual needs for housing.

Response

- *The Abbey Farm Yard site is mainly in business use currently. The Banham Brick site is situated in open countryside and is not well related to the settlement area.*

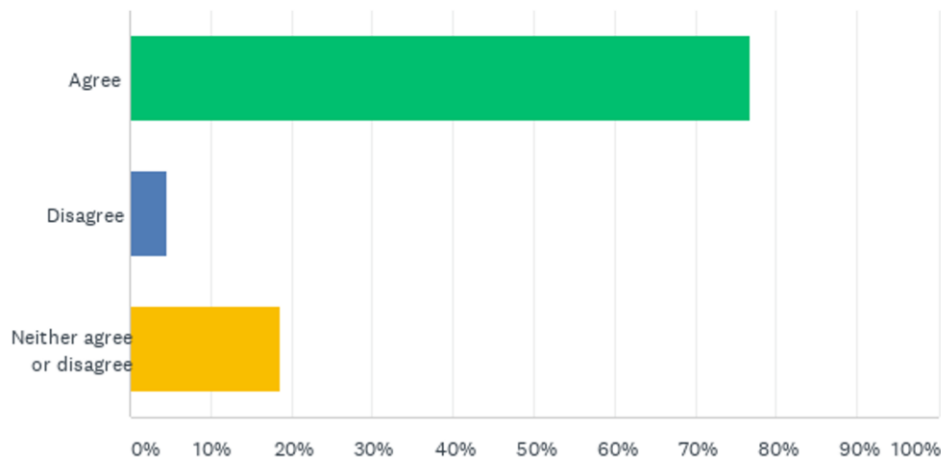
Consultation Topic 5 - Site for employment uses

24. Residents were asked if they supported the continued development of commercial uses at Abbey farm.

25. Most respondents were in favour:

Q24: Do you agree that this site should continue to be developed for business use?

Answered: 43 Skipped: 28



26. The following comments were made in support:

- Yes, but only within the boundary of existing site and include the front building and single storey courtyard buildings behind as small biz units - what a waste at the moment. There should be utilisation of the existing buildings, not the creation of new buildings on or behind the site. The large buildings are an eyesore but better in-keeping than a block of flats as it's a highly visible area across the fields.
- We have no objection in principle to continued business development at Abbey Farm but wish to raise the following points: Small-scale residential development/conversion has previously been granted planning permission on part of the site but seems to have been abandoned- this should be encouraged/pursued (with area perhaps included in neighbourhood plan). New business development should only include renovation or replacement of existing building footprints, rather than areas of new build. This will serve to reduce impact on the surrounding Scheduled Monument areas and listed building of Abbey Farm, a selection of unlisted but historic farm buildings, Rights of Way and public views etc.
- I live right next to this site. I am happy to see sensible development for either business or residential purposes.
- Business is good for local people to work at

Response

- *The site is bounded by designated Ancient Monument areas to the south, east and north and can therefore only be developed within current boundaries.*

27. The following comments were made against:

- Way too much traffic at the moment, large lorries everyday

- No business with the need for large heavy lorries should be allowed.
- We do not need more small businesses in the village that will generate traffic.
- Volume of traffic on Abbey Hill is already a concern- increased number of feed lorries to Town Farm has been seen this year.

Response

- *Noted – the site is already in business use and limited intensification will add little additional traffic.*

28. One other site was suggested for business development:

- The old Banham Brick Yard should be developed for small businesses
- The old Banham Brick Yard should be earmarked for housing and small business unit development

Response

- *The site is in countryside and mainly a greenfield site not suitable for substantial development.*

29. These general comments were made about development issues and the Plan:

Parking:

- Parking restrictions should be introduced opposite the Low Street green. there should be parking made available at the back of the houses in Low Street on the West side because of increased car ownership of residents and increased HGVs that drive through.
- The village green (no.1) needs to have parking restrictions. there should be consideration for possible purchasing of rear access land for the houses on the western side of low street so that they can be parked off the road. especially due to the increase of car ownership by residence and by increase in through traffic due to any new housing development in the village.

Response

- *Parking restrictions cannot be considered in the Neighbourhood Plan.*

The Plan process:

- I don't actually think this or any NDP is worth the paper it will eventually be printed on given some of the decisions the planning department have come up with in the past few years. Approval is generally a forgone conclusion as the council is afraid of the appeals process. They after all don't have to live with some of the major eye saws they agree to.
- I think the Committee have achieved a really excellent, well thought out project! One only has to see the desecration of villages like Gislingham to know how important it is to try to preserve the character and quality of life of Hoxne. Gislingham can never regain its charm. Once a village or, for that matter a town (think Framlingham...), has its "soul" desecrated it can never be regained/reversed. My heartfelt thanks to all those involved in the effort to retain the soul of Hoxne. It's not a case of nimby-ism, it is finding a meeting point between the historical charm of the village and GOOD small pockets of development in the right place. We are fortunate enough to have "right"

places, so let's use those but, again, so much depends on the quality of any development and that applies every bit as much to affordable housing as ubiquitous "executive" homes.... Also, I think it is relevant that there are huge developments in the pipeline nearby in Eye and question how much of a need there is for any sort of extensive development in Hoxne. "Horses for courses" comes to mind...

- Great job.
- Thanks for all your hard work on this. As you can see, I am that rare bird, someone who is a bit more pro new homes than many, but I do generally support your plans.
- Thank you for your commitment to retaining the historic nature of this village, whilst supporting the important need for low cost housing for families and older people.

Response:

- *Comments appreciated.*

Amenity:

- Protect open space and the footpaths for people to use
- There is no provision in the Plan for the conservation of wildlife.
- We ought to be encouraging houses for life so that people aren't forced to leave as they become infirm. Also, lockdown has reminded us of the powerful impact of our gardens and green space. We should be encouraging developers to allow for reasonable gardens. Alternatively, secure funds to provide allotments at Site F and encourage community growing projects.
- Need to protect the green spaces that allow people to actually use, to view and enjoy what they provide, darkness, quietness, nature, access to open country side and to protect public rights of way from damage. Also keep the heritage of Hoxne its character and charm at cross street, low street and Heckfield green.
- Green spaces are essential to the appearance, "soul", and well being of all communities, whether large or small. They enhance the quality of life visually, and as places for residents to gather. It is also essential that they are well tended!

Response

- *The Plan will seek to protect important green spaces and views..*

Andy Robinson

Langton Brook Consultants

January 2021

Appendix 7 – Regulation 14 Leaflet and Exhibition





Appendix 7 – List of Consultees

Dan	Poulter MP	MP for South Norfolk
Richard	Bacon MP	MP for South Norfolk
Peter	Gould	County Cllr to Hoxne & Eye Division Suffolk County Council
Jessica	Fleming	County Cllr to Hartismere Division Suffolk County Council
Barry	Duffin	County Cllr to East Depwade Division Norfolk County Council
Matthew	Hicks	Ward Cllr to Hoxne & Worlingworth Mid Suffolk District Council
Lavinia	Hadingham	Ward Cllr to Fressingfield Mid Suffolk District Council
Julie	Flatman	Ward Cllr to Stradbroke & Laxfield Mid Suffolk District Council
Richard	Meyer	Ward Cllr to Eye Mid Suffolk District Council
Peter	Gould	Ward Cllr to Eye Mid Suffolk District Council
David	Burn	Ward Cllr to Palgrave Mid Suffolk District Council
Clayton	Hudson	Ward Cllr to Beck Vale, Dickleburgh & Scole S Norfolk & Broadland Council
Martin	Wilby	Ward Cllr to Beck Vale, Dickleburgh & Scole S Norfolk & Broadland Council
	<i>tba</i>	Parish Clerk to Brockdish PC
David	Young	Parish Clerk to Syleham PC
Roger	Coleman	Parish Clerk to Wingfield PC
Odile	Wladon	Parish Clerk to Stradbroke
Elizabeth	Gibson Harries	Parish Clerk to Horham & Athelington PC
	<i>tba</i>	Parish Clerk to Denham
Wendy	Alcock	Parish Clerk to Eye
J	Norman Philips	Parish Clerk to Redlingfield PC
S	Foote	Parish Clerk to Brome & Oakley
S	Campbell	Parish Clerk to Scole
Richard	Squires	Senior Community Planning Officer South Norfolk & Broadland District Council
		SCC Neighbourhood Planning Suffolk County Council
		BMSDC Community Planning Babergh & Mid Suffolk District Councils

		Land Use Operations Natural England
		Essex, Norfolk & Suffolk Sustainable Places Team Environment Agency
		East of England Office Historic England
		East of England Office National Trust
Steve	Taylor	Town Planning Team Network Rail Infrastructure Limited
		Highways England
		Stakeholders & Networks Officer Marine Management Organisation
		Vodafone and O2 - EMF Enquiries
Jane	Evans	Three
Chris	Crisell	Estates Planning Support Officer Ipswich & East Suffolk CCG & West Suffolk CCG
		Transco - National Grid
		Stakeholder Engagement Team UK Power Networks
		Strategic and Spatial Planning Manager Anglian Water
Martin	Lunn	Essex & Suffolk Water
Peter	Mercer MBE	National Federation of Gypsy Liaison Groups
Jo	Richardson	Norfolk & Suffolk Gypsy Roma & Traveller Service
		Diocese of St Edmundsbury & Ipswich
John	Dugmore	Chief Executive Suffolk Chamber of Commerce
Iain	Dunnett	Senior Growing Places Fund Co-ordinator New Anglia LEP
Marie	Finbow	Strategy Manager New Anglia LEP
Philip	Pearson	Conservation Officer RSPB
Mark	Nowers	Conservation Officer (Essex, Beds & Herts) RSPB
Philip	Raiswell	Senior Planning Manager Sport England (East)
Leigh Gareth	Jenkins	Suffolk Constabulary
		Suffolk Wildlife Trust
Fiona	Cairns	Director Suffolk Preservation Society
Linda	Cockburn	Suffolk Preservation Society

Sunila	Osborne	Community Dev' Officer – Rural Affordable Housing Community Action Suffolk
Sarah	Mortimer	Senior Manager Community Engagement Community Action Suffolk
		Dedham Vale Society
Paula	Booth	AONB Officer (Joint AONBs Team) Suffolk Coast & Heath AONB
		Theatres Trust
Jess	Nobbs	East Suffolk Internal Drainage Board
James	Lawson	James Lawson Planning Ltd
Fergus	Bootman	Principle Planning
David	Barker	Evolution Town Planning
David	Hyde	Hoxne Heritage Group
W	White	St Peter and St Paul with St Edmunds PCC
Guy	McGregor	Friends of Hoxne Church
Chris	Parkin	Hoxne Garden Club
V	Bradford	Phoenix Group
Andrew	Aalders-dunthorne	St Edmund's Primary School
Stephen	Nixon	St Edmund's Hall
Andrew	Castleden	Hoxne Bell Ringers
Harry	Bowden	Builder/Landowner
Danny	Ward	Builder/Landowner
R	Ford	Farmer/Landowner
Michael	Knights	Leader
Roger	Knight	Chairman
Alaistaire	Brice	Owner
Gill	O'Connor	Secretary
Richard	Howard	Landowner

Hoxne Neighbourhood Development Plan

Supporting Document 2A

Regulation 14 Consultation – comments by chapter and policy and proposed response

Summary of On-line Responses

32 people completed at least some of the on line survey. The table below summarises the responses by Policy and also reports specific suggestions with responses and proposed amendments.

Plan Policy	Suggested Response	Proposed Amendment
Policy 1 – Settlement Boundary - 80% of respondents supported the settlement boundaries. Most specific comments wanted no development outside the settlement boundaries.	No change – the policy must allow for development outside of the settlement boundary to be considered to conform to national planning policy.	No amendment
Policy 2 – Heritage Assets – all respondents supported this policy. One respondent is concerned about the lack of reference to Green Street.	It would be consistent with the use of Cross Street/Heckfield Green to refer to Low Street/Green Street throughout.	Amend plan throughout to refer to Low Street/Green Street.
Policy 3 – Design – this was supported by 96% of respondents. Some concerns were expressed about car parking and traffic but no specific suggestions about changes were made.	Noted	No amendment
Policy 5 – Local Green Spaces – 92% supported this policy. There were some specific suggestions about new LGS:		
Why no LGS for Green Street – eg Watermill Lane, the Church Yard	All possible LGS were assessed. No areas that meet the definition or aren't otherwise protected in the Green Street area	No amendment
Open Space Areas which segregate Abbey Hill/Cross Street and Low Street should be protected	This area does not meet the definition of LGS but is protected in other ways – settlement boundary, key views, special landscape area	No amendment

Open space between Abbey Hill and Goldbrook should be included	As above	No amendment
Watermill Lane, the area around the Mill and River should be protected because of its beauty and wildlife	This area does not meet the definition of LGS	No amendment
There was no specific question about Key views but one comments was made::		
Misses Key view from Green Street towards the church.	View number 1 is from Green Street towards the church: '1) View towards the Church and Vicarage (formerly a moated hall complex) which being sited on a ridge are visible from a significant distance.'	No amendment
Policy 6 – Landscape – this was supported by 92%. Comments supported the separation between the two parts of the village others were concerned about the effect of the development proposals on the landscape	No specific suggestions for changes	No amendment
Policy 9 – Sustainable Construction – 83% supported this policy.	No specific suggestions were made for change.	No amendment
Policies 10, 11 and 12 – Housing - 58% supported the proposals for housing development while 33% disagreed and 8% were undecided. Specific concerns were the quantity of development proposed, the concentration of sites in one area, their distance from amenities, the need for the number of homes suitable for older people and the increase in traffic through the village.	The number of homes proposed has been guided by the support for housing needs to be met and the sites were selected following an assessment of all promoted sites looking at the balance of benefits and disbenefits. The allocation of housing sites cannot be made on the basis of fair shares. While it is important that the need for affordable homes is met locally it is acknowledged that the need for homes suitable for older people is more difficult to judge because much of the requirement would be more suitable in nearby towns. The draft plan	The requirement of about 10 homes suitable for older people on each site should be reduced to 7 such homes on each site.

	proposed that 10 homes suitable for older people should be provided on each site against a requirement of up to 38 homes. Given the lack of facilities in Hoxne 20 homes might be excessive so this element of the allocation will be reduced.	
Policy 13 – Shreeves Farm – 65% of respondents supported the allocation of this site. The comments were similar to those summarised above. Denham Parish Council wanted access to the site to come from Denham Low Road	See above Denham Low Road is not suitable to serve Shreeves Farm as well as Denham Low Road sites	See above No amendment
Policy 14 – Denham Low Road – 67% supported this allocation. Similar comments were made to those summarised above.	See above	See above
Policy 15 – Abbey Farm - There was support for the Abbey Farm business policy (15), including from the owner, with 74% supporting it.	Noted	No amendment.
Community Policy A – Traffic Management - was strongly supported with 96% in favour.	Noted	No amendment
Community Policy B Quiet Lanes had only 62% in favour (21% were undecided) with the main concern being traffic displacement as a result of introduction of quiet lanes.	Designation as a quiet land does not mean traffic cannot use the highway only that drivers should more be aware of other road users	No amendment

Other Comments on the Plan by Section/Policy

Plan Section/Policy	Response	Proposed Amendment
<u>General Comments</u>		
The Trust acknowledges that the Neighbourhood Development Plan (“the plan”) is a way for the local	Comment welcome	N/A

<p>community to decide where and what type of development should take place. It is in the school's interests for the village to thrive and to be a place where families with young children are able and willing to live. (School)</p>		
<p>We would suggest that the text in the key/Legend of Figure 4 (and any other map) is made large enough to read. (Historic England)</p>	<p>Accepted – maps will be made more legible</p>	<p>Amend maps to improve legibility</p>
<p>We welcome the consideration for archaeological heritage that is a thread in the plan. Document 6, Archaeology section - this is a nice summary, highlighting important aspects of the history of the village. It could also include a link to the Suffolk Heritage Explorer, if the author wants to add one. (SCC)</p>	<p>Comment welcome</p>	<p>Add link to Suffolk Heritage Explorer</p>
<p>(Re the Shreeves Farm site) This is an ambitious plan for the parish. Whilst the landowners are fully in support of this we should not lose sight of the need for development to be viable and deliverable. The plan could do more to recognise that the potential technical and physical constraints of the sites are as yet unknown, and should allow the flexibility for the developers to mitigate these as part of their delivery strategy. Not least, green space, open space, Sustainable Urban Drainage Systems, school playing fields and buffer zones will all need to be delivered in conjunction with each other and within the technical constraints of the site, the policy should not limit these elements from converging, limit the flexibility for these to be apportioned correctly through the plan, or seek to unnecessarily restrict opportunities to respond to market demand and, in doing so, maximises the benefits extracted from the site for the wider community. To progress the plan without addressing the matters raised in this email risks making development undeliverable which, in turn, delivers no wider benefits to the Parish.</p>	<p>The Plan properly sets out the requirements for the development of the site. When planning applications are considered other material considerations including viability will be taken into account. See also proposed amendment reducing the requirement for homes suitable for older people proposed above which will increase flexibility.</p>	<p>No amendment but see amendment to reduce requirement for homes suitable for older people on the Shreeves Farm site from 10 to 7.</p>

<p>I stress again that, in making this representation the intention of the Havers family is not to trying to reduce the level of benefit the Shreeves Farm site can deliver to the wider village, but to ensure that the aspirations of the plan are deliverable and realistic – something which can only happen if the policy recognises the importance of enabling viable market housing schemes. If the Neighbourhood Plan Team would find it helpful to discuss any of the issues raised in this email, I would be happy to meet and discuss further.</p>		
<p>It's an excellent piece of work and I think the Parish Council are to be congratulated.</p>	<p>Comments welcome</p>	<p>N/A</p>
<p>No comment (Highways England)</p>	<p>Noted</p>	<p>N/A</p>
<p>Natural England does not have any specific comments on this draft Regulation 14 Consultation.</p>	<p>Noted</p>	<p>N/A</p>
<p>Having reviewed the supporting documentation in respect of Hoxne Parish Council's Neighbourhood Development Plan 2022-2037 there is one area of interest for the MOD. The specific interest the MOD have in the plan area is a new technical asset known as the East 2 WAM Network which contributes to aviation safety by feeding into the air traffic management system in the Eastern areas of England. There is the potential for development to impact on the operation and/or capability of this new technical asset which consists of nodes and connecting pathways, each of which have their own consultation criteria. Elements of this asset pass through the Hoxne Parish Council's Neighbourhood Development Plan 2022-2037 area of interest. The Safeguarding map associated with the East 2 WAM Network has been submitted to DLUHC for issue. As is typical, the map provides both the geographic extent of consultation zones and the criteria associated with</p>	<p>The map sent with this submission indicates a safeguarding line passing over the village. It is not clear what amendment to the Plan is being requested but in principle it is agreed that wording could be included in the plan to address the safeguarding requirement. Consultee contacted to establish the changes if any they want to the plan but no reply.</p>	<p>No amendment</p>

<p>them. Within the statutory consultation areas identified on the map are zones where the key concerns are the presence and height of development, and where introduction of sources of electro-magnetic fields (such as power lines or solar photo voltaic panels and their associated infrastructure) are of particular concern.</p> <p>Wherever the criteria are triggered, the MOD should be consulted in order that appropriate assessments can be carried out and, where necessary, requests for required conditions or objections be communicated.</p> <p>For your convenience, a copy of the safeguarding plan passed to DLUHC for formal issue has been attached to this email. (for MOD)</p>		
<p>An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines. National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.</p>	Noted	N/A
<p>Suffolk County Council is the Minerals and Waste Planning Authority for Suffolk. This means the County Council makes planning policy and decisions in relation to minerals and waste. The relevant policy document is the Suffolk Minerals and Waste Local Plan, adopted in July 2020. The County Council has assessed the neighbourhood plan regarding the safeguarding of potential minerals resources and operating minerals and waste facilities and has no concerns with the proposals in the plan.</p>	Noted	N/A
<p>Historic England have not yet been consulted on a Strategic Environmental Assessment for Hoxne Neighbourhood Plan, which we advised at Screening stage would need to be prepared owing to potential heritage impacts, and would also need to be supported by a heritage impact assessment.</p>	Noted – the SEA is underway. HE has been further consulted on amendments to Policy 15 and a revised policy agreed.	Hoxne NDP – revised policy 14 Abbey Farm Business Site The retention of the existing employment site at Abbey Farm (0.95hectares) identified in Figure N and on the Policies Map will be supported. Uses should be restricted to

		<p>those that can be carried out in a residential area without detriment to its amenity such as identified in Use Class E (c) and Use Class E(g).</p> <p>The site adjoins Scheduled Ancient Monuments to the east, south and north west. Any development proposals should safeguard these designations and be supported by a Heritage Impact Assessment. The site is also likely to have significant archaeological interest and planning applications should be supported by an archaeological assessment, including the results of fieldwork where appropriate. Proposals should be discussed with Historic England and with Suffolk County Council Archaeology Services at an early stage.</p>
<i>Policy Numbering</i>		
<p>Policy numbering: We had asked that the this be simplified (HOX 1, HOX 2, etc.). In addition to bringing the numbering system broadly into line with other neighbourhood plans, there is a practical reasoning behind our request, linked to character limits on our internal planning systems. Your compliance with the request would be appreciated. (MSDC)</p>	Agreed.	Amend policy numbering as requested
<p>The plan could benefit from the inclusion of a short glossary of key terms such as ‘affordable homes’, ‘brownfield sites’, and ‘heritage assets’ etc. (MSDC)</p>	Agreed	Add glossary to the Plan
<i>Foreword</i>		
<p>The sentiment in the first sentence is understood but feels clunky. Try: “The planning system has become target led over the last few years, w with the lack of available land for housing leading to a perception of unpredictable and</p>	Suggestion noted	<p>The planning system has become target led over the last few years with the lack of available land for housing making the process unpredictable and uncontrolled</p>

uncontrolled development in areas that would not normally be considered suitable despite local concerns and objections.” (MSDC)

allowing development in areas that would not normally be considered suitable for development despite local concerns and objections. The neighbourhood development plan is one way for local residents to gain back some control over the planning process by setting local perimeters and areas appropriate for development through public consultation and consent.

A neighbourhood development plan (NDP) is a powerful tool backed and informed by local debate and support. It aims to shape the future development and growth of a village making a direct contribution to the planning decision making process.

Hoxne has a long and eventful history that has shaped the village’s character and created a unique environment that is important to preserve and enhance. The shaping of the NDP has been driven by a passion to preserve these qualities and the village’s historic fabric, and will give a voice to local residents to enable them to have a say in the shape of future developments.

Recent local debate has defined housing needs, highlighted important assets and characteristics and looked at a number of potential development sites.

A design brief has also been established that uses local distinctiveness which aims to

		<p>inform and shape the detailed design development of projects before they get to the formal planning process so that their impact on the village is respectful of those elements that make Hoxne the wonderful place it is.</p> <p>As residents I hope that you will be able to continue your support for this process and are able to give it its formal approval when it comes forward at the referendum.</p> <p>Finally I would also like to thank those residents, parish councillors and consultants who have given their time and come forward to help in drafting this document especially the parish clerk, and our expert consultant Andy Robinson who have expertly guided and controlled the process to shape this document.</p>
In the second para., should the acronym 'NDP' appear in brackets? (MSDC)	Agreed NDP should be in brackets	Amend to put NDP in brackets
In the fourth para., we suggest deleting the comma after 'defined' (MSDC)	Agreed comma should be deleted	Delete comma
<i>Contents</i>		
Section 5 of the contents page needs updating. The listed policies do not correlate with what is in the plan itself. No page number is given for the Policies Maps and you may also want to consider including page numbers for each of the policies. (MSDC)	Agreed – contents page will need updating. The Policies Map and Policies should be given page numbers	Amend contents page for submission draft

The Contents Page misses out Policy 10 Housing Allocations, which then mis-numbers the following policies. The plan also has two policies labelled as Policy 16 (Abbey Farm Business Site, and Infrastructure Requirements), however Abbey Farm business site should be labelled as Policy 15 on page 30. Community Policy B is titled as "Quiet Lands" on the Contents Page and should be "Quiet Lanes" (SCC)	Agreed – as above	As above
<i>Chapter 1</i>		
<i>Para 1.5</i>		
The first sentence should read: "The Hoxne Neighbourhood Development Plan will come into force as part of the statutory development plan for the designated area if it is approved at a Referendum." (MSDC)	Agreed	Amend para 1.5 as suggested
<i>Para 1.13</i>		
Replace the word 'Government' with 'Locality's' (MSDC)	Not agreed – technical support is Government funded. Specific technical projects are subject to Government approval	No amendment
<i>Chapter 2</i>		
<i>Para 2.14 and heading before 2.17</i>		
In both cases, delete the first use of the word 'Joint' so these both just read 'Babergh and Mid Suffolk Joint Local Plan' (MSDC)	Agreed	Amend as suggested
<i>Para 2.9</i>		
For paragraph 2.9, in addition to the three Scheduled Monuments in the parish – there are also non-designated archaeological remains recorded in the Suffolk Historic Environment Record maintained by Suffolk County Council, and the publicly accessible online version can be searched through via a map search, which may produce other information that could be included in the summary https://heritage.suffolk.gov.uk/ . (SCC)	Agreed that additional information about archaeology should be added but better in the Supporting Document.	Add the following to the Supporting Document: Banham Brickyard (Eye Road) Extensive archaeological excavations, directed by John Wymer on behalf of the University of Chicago, were carried out during 1971-1974 and 1978. Between 1992-1993 archaeological excavations were carried out on the site of

		<p>the medieval Chapel dedicated to St Edmund.</p> <p>Between 6-8 July 2014 the Hoxne Heritage Group organised a village wide test pit event which produced artifacts from the medieval to the modern periods.</p>
<i>Chapter 3</i>		
<p>Objectives The Natural Environment falls under Objective b. which aims to maintain and improve the parish green spaces and surrounding landscape. SCC is supportive of this objective. (SCC).</p>	Support welcome	N/A
<p>On page 10 we would like to see the following wording added to Objective b: "Maintain and improve its green spaces and surrounding landscape, including the public rights of way network." (SCC)</p>	<p>The objectives for the plan were set at the beginning of the Plan making process and provide a benchmark against which the effectiveness of plan policies can be assessed. It would not be appropriate to make changes at this stage.</p>	No amendment
<p>It is important that, as a minimum, the strategy you put together for your 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>We therefore welcome the production of this neighbourhood plan, and are pleased to see that the historic environment of your parish features throughout. In particular we would like to make the following comments.</p> <p>We are pleased to note that Objective a) under paragraph 3.1 aims to "retain and protect the heritage and historic character of the village". It is also helpful that Table 1 then clearly identifies which policies will seek to uphold the objectives. (Historic England)</p>	Support welcome	N/A

<i>Chapter 4</i>		
<p>To support a natural and sustainable environment we welcome Policy Hoxne 5 green spaces; Policy Hoxne 6 Managing change in the landscape and Policy Hoxne 9 Sustainable Construction. There are no references to health and wellbeing linked with these policies, and as such could be referenced in paragraph 4.15 to support Policy 5. Access to open space has a positive impact on health and wellbeing, and living close to areas of green space, parks, woodland, and other open space can improve physical and mental health⁴ regardless of social background. Open and green spaces are associated with increased physical activity, increased environmental cooling, and improved general physical health outcomes and reduce higher average summer temperatures resulting in discomfort and excess summer deaths amongst vulnerable people. (SCC)</p>	<p>Agreed that the importance of green spaces etc to general health and well being should be referenced in the plan and provides additional justification for the policies.</p>	<p>Add 'Green spaces are important to the quality of the built environment and because of their benefits to health and well-being' to LGS supporting text.</p>
<p>Public Rights of Way Neighbourhood Plan Generally, SCC is pleased to see mention of walking and cycling links within the plan itself, along with Supporting Document 10 – Traffic and Transport, however there is currently no specific mention that the designated area includes a significant public rights of way (PROW) network. PROW are legally protected highways, and the NPPF states at paragraph 100 that planning policies and decisions should protect and enhance PROW and access, including taking opportunities to provide better facilities for users, for example, by adding links to existing PROW networks (which in this case could notably include the Stour and Orwell Walk). We would like to see specific mention of the local PROW network, its importance, and how it enables effective links with neighbouring parishes and beyond. This would ideally be included as an individual policy, perhaps in section 6. All new development should be successfully integrated physically,</p>	<p>Agreed that PROW should be protected</p>	<p>Add a new policy in Chapter 6 Transport as follows “Development which would adversely affect the character or result in the loss of existing or proposed Public Rights of Way will not be permitted unless alternative provision or diversions can be arranged which are at least as attractive, safe and convenient for public use. This will apply to Public Rights of Way for pedestrian, cyclist, or horse rider use. Improvements and additions to Public Rights of Way will be supported as an integral part of new development and too enable new or improved links to be created within the settlement, between settlements and/or</p>

<p>environmentally, and socially with the existing settlement and community. The following wording is recommended: “Development which would adversely affect the character or result in the loss of existing or proposed PROW will not be permitted unless alternative provision or diversions can be arranged which are at least as attractive, safe and convenient for public use. This will apply to PROW for pedestrian, cyclist, or horse rider use. Improvements and additions to such PROW shall be delivered as an integral part of new development to enable new or improved links to be created within the settlement, between settlements and/or providing access to the countryside or green infrastructure sites as appropriate.” (SCC)</p>		<p>providing access to the countryside or green infrastructure sites.’</p> <p>Add a map of PROW and text to support this policy.</p>
<p><i>Para 4.4</i></p>		
<p>Paragraph 4.4 on page 11 could be amended to include PROW as above (SCC)</p>	<p>See response above objectives should not be altered at this stage.</p>	<p>No amendment</p>
<p><i>Para 4.5</i></p>		
<p>In paragraph 4.5, where it says that Hoxne is ‘the place of execution of Anglo-Saxon King Edmund’, it could instead say that it is “one of the possible places suggested for the place of execution...” as there is some ambiguity over the precise location of his death.</p> <p>The final sentence of paragraph 4.5 does need to be clarified as ‘any development’ may not be appropriate on the one hand, and on the other there may be a need for investigation prior to planning consent, in accordance with the NPPF.</p> <p>As an amendment, the following is suggested, which would bring it closer to Policy 2 “Its exceptional archaeological importance necessitates means that archaeology should be considered at an early stage in planning proposals, so that sufficient information is available to inform planning</p>	<p>Agreed that the statement about King Edmund should be qualified.</p> <p>Agreed that final sentence of para 4.5 should be amended for clarity</p>	<p>Change the sentence ‘the place of execution of Anglo-Saxon King Edmund’, to “one of the possible places suggested for the place of execution...”</p> <p>Replace final sentence of para 4.5 as follows: “Its exceptional archaeological importance necessitates means that archaeology should be considered at an early stage in planning proposals, so that sufficient information is available to inform planning decisions, and so that appropriate investigation can be secured prior to development.”</p>

decisions, and so that appropriate investigation can be secured prior to development.” (SCC)		
The medieval scheduled sites could be worth mentioning in paragraph 4.5 (they are discussed on Supporting Document 6): Hoxne Priory, the moated site next to the church which may have been originally the site of the Bishop of Norwich’s Palace, and medieval fishponds at The Leys. There are also two medieval deer parks of the Bishops of Norwich at Oakley Park, and Old Park. (SCC)	Agreed	Amend para 4.5 by adding reference to medieval scheduled sites giving a couple of examples.
<i>Policy 1</i>		
The Joint Local Plan will now be split into two parts, with ‘up-to-date and robustly justified settlement boundaries reflecting commitments and allocations’ not now coming forward until Part 2. (See the letter from the JLP Inspectors dated 9 Dec. 2021 and listed by us as Core Document G06). At present, we cannot put a timescale on the Part 2 Local Plan, or when these new boundaries will be available for comment. The guidance for now is that settlement boundaries should revert back to the those in the last adopted Plan which, in this case, is the 1998 Mid Suffolk Local Plan. Through the Hoxne NP, there is now the opportunity to establish a new settlement boundary which is more reflective of the current position. It should be guided by the ‘draft’ boundary in the JLP, any extant planning permissions and any proposed allocations. As appropriate, it should be justified in the supporting text. A further conversation about this beyond this response may be needed. [See also the two maps reproduced at the end of this response where we highlight in blue differences between draft JLP and Hoxne NP boundaries.] (MSDC)	There is no reason why the HNDP should follow the settlement boundaries in the JLP especially as it has no status in this regard. Its not clear what further justification is required in the supporting text.	The settlement boundary has been checked against the withdrawn Joint Local Plan and some amendments made.
<i>Policy 2</i>		
We welcome Section 4, particularly the highlighting of the heritage assets in the parish in the supporting text and	Agreed that typo needs correcting	Change ‘and’ to ‘an’ in Chapter 4 heading.

<p>accompanying Figure 4. A suggestion for strengthening policy 2 still further might be to make explicit a requirement for a heritage statement to be submitted where any heritage asset is likely to be affected, and also incorporate a requirement for the results of any archaeological investigation to be disseminated locally to maximise the public benefit accrued from the investigation. Finally, we note that the heading for Section 4 may contain a typographical error. (Historic England)</p>	<p>Agreed that there should be a requirement for a heritage statement where any heritage asset could be affected.</p>	<p>Add after para 2 in Policy 2 'Where a proposed development is likely to affect any heritage asset a heritage statement will be required.'</p>
<p><i>Policy 2 and Figures 3 and 4</i></p>		
<p>Policy 2 is welcome, and the reference to SCCAS is acknowledged and welcomed. Figures 3 and 4 could instead be captioned as "Designated Heritage Assets". There is an entry in the legend for non-designated assets, but none appear to be displayed on the images. Or it is suggested that the maps include the list in Appendix 3 of Supporting Document 6, 'Non-Designated Heritage Assets', in which case the legend could say "Non-Designated Heritage Assets (buildings and structures)". The Heritage Explorer¹ has information on archaeological sites and finds in the parish. (Historic England)</p>	<p>The treatment of non designated assets needs to be consistent. As they have not been identified in Fig 3 and 4 they should not be included at this stage as people have not had the opportunity to comment. Therefore Policy 2 should be amended to say where non designated assets are identified and the Figures should have reference to non designated assets removed.</p>	<p>Amend Figures 3 and 4 by removing reference to non designated assets in the legend. Amend the first para of Policy 2 to read: 'All development should protect and enhance the appearance, character and setting of the heritage assets and protected trees shown on Figures 3 and 4 and on the Policies Map, and the non designated assets identified in Appendix 3 of Supporting Document 6 or its successor documents.'</p>
<p><i>Policy 2 and Figures 2 and 3 (3 and 4?)</i></p>		
<p>The requirement that 'All' development should protect and enhance the appearance, character etc. seems excessive. A reasonable compromise would be to say: 'Where necessary or appropriate, development proposals should ...' (MSDC)</p>	<p>Suggested revised wording leaves too much room for interpretation. Instead delete 'All'</p>	<p>Delete all</p>
<p>HOX 2 refers to Non-designated Heritage Assets (NdHAs). We commented informally in this before and refer you back to what was said. Essentially, if you are seeking to protect NdHAs, these should be clearly identified [there are no NdHAs visible on either Figure 2 or Figure 3, even though the key suggests otherwise] and justification put forward for their inclusion. Just having a list of buildings or architecture</p>	<p>See proposed amendment above. Additional justification for the list of non designated assets to be added to Appendix 3 of SD 6.</p>	<p>Add additional justification to Appendix 3 of SD6 and identify the locations on the relevant maps.</p>

<p>(your SD6 - Appendix 3) is not considered sufficient. See again the NdHAs published by Historic England: https://historicengland.org.uk/images-books/publications/localheritage-listing-advice-note-7/ (MSDC)</p>		
<p>The inclusion of a reference to protected trees [those covered by Tree Preservation Order] within the text seems at odds with the policy title and the other content. You could change the policy title to include a reference to trees or it may be better to mention these elsewhere - maybe in connection with policy HOX 3: Design [see comment below] or maybe HOX 7: Biodiversity Networks. (MSDC)</p>	<p>There is a reference to protected trees in Reg 14 Policy 2 which is retained in the Policy as proposed to be amended (see above). Reference should be added to para 4.10 and an Appendix added to SD6 listing the TPOs in the Parish. They also need to be shown for the whole parish on the Policies Map. OK Graham and Rob?</p>	<p>Refer to protect trees in para 4.10 clarifying that they are all subject to TPOs.</p> <p>Ensure all such trees are identified on the Policies Map including those on the whole parish map.</p> <p>Add an Appendix to SD6 listing the TPOs.</p>
<p><i>Policy 3</i></p>		
<p>Linked to our comment above on protected trees, and with reference to previously suggested wording, consider amending the second para. to read: “The rural setting of Hoxne should be reflected in appropriate levels of landscaping and boundary screening/planting, including through the retention of both protected trees and other trees, tree belts and hedgerows, and make a feature of them as part of the development.” This would reflect, for example, NPPF para 131, and also the perceived important that is attached to trees locally (MSDC)</p>	<p>This would strengthen the policy</p>	<p>Amend para 2 of Policy 3 to read: “The rural setting of Hoxne should be reflected in appropriate levels of landscaping and boundary screening/planting, including through the retention of both protected trees and other trees, tree belts and hedgerows, and make a feature of them as part of the development.”</p>
<p>On page 16, we would suggest adding reference to PROW in Policy Hoxne 3, as follows: “All development should accommodate existing PROW and consider opportunities to improve and increase the local network.” The Plan should include a map showing all of the PROW in and around the designated area. The definitive map (divided into parishes) can be found at https://www.suffolk.gov.uk/roads-andtransport/public-rights-of-way-in-suffolk/view-definitive-maps-of-public-</p>	<p>See above also – better to include a new policy as suggested above</p>	<p>Add a new policy in Section 6 Transport – see above.</p>

rights-of-way/ and further information can be obtained by contacting definitivemaps@suffolk.gov.uk (SCC)		
Policy 3 Design does include reference to Suffolk Guidance for Parking 2019, which is welcomed, however a parking-specific policy or greater detail in this policy may be beneficial. It is recommended that there is provision for a proportion of on-street parking considered for new developments. On-street parking will always be inevitable from visitors and deliveries or maintenance. Having well designed and integrated on-street parking can help to reduce inconsiderate parking, which can restrict access for emergency services and refuse collections, and parking on pavements that hinder pedestrian access and safety. As such, the following wording is proposed to Policy 3: "All parking should adhere to standards set out in Suffolk Guidance for Parking (2019), or any other successor documents, and should include a proportion of well-designed on-street parking provision within all new developments." (SCC)	Suggested amendment supported	Amend the 4 th para of Policy 3 to read: "All parking provision should adhere to standards set out in Suffolk Guidance for Parking (2019), or any other successor documents, and should include a proportion of well-designed on-street parking provision within all new developments."
We welcome the strong commitment the plan makes to good design, and the use of a local Design Code. (Historic England)	Comment welcome	N/A
<i>Policy 4</i>		
This would be better if it read: " ... impacts on the key views ..." (MSDC)	Better to read 'Protecting Key Views'	Amend the title of Policy 4 and Figure 5 to read 'Protecting Key Views'
The protection of 26 identified important views is anchored in Policy 4, in Figure 5 and on the Policies. Map. The plan refers to Supporting Document 6 - Settlement Structure, Heritage and Landscape Setting which provides brief descriptions and justifications for the 26 identified important views. Some views appear more important than others; however, this is not clear on the map showing the locations of the views. There are no photographs of the	Agreed Photos will be added to SD6.	Add photos to SD6 of each key view.

views. The policy would be more effective if photographs showing the views from their mapped location, as this would provide clarity as to exactly what the view is. It is therefore recommended that the plan should provide clear justification and images for each of the views, and clarify where each of the viewpoints are located, and to ensure that they are all publicly accessible. (SCC)		
Important views cannot be from residences, or private gardens or land. For example, SCC queries if Viewpoint 26 (View from White House Farm across agricultural land towards Chickering) is publicly accessible to gain entry to the viewpoint, and that White House Farm is not private land. (SCC)	Check all views are available to the public particularly VP26.	Checked
<i>Figure 5</i>		
The protection of key views is welcomed, but we would recommend that the map is updated to show more clearly where all the views are. The small red arrows are not sufficiently clear currently when viewing the whole page. View 11, for example, is barely visible. (Historic England).	Agreed	Amend maps to improve legibility
<i>Policy 5</i>		
It is suggested the neighbourhood plan instead safeguards the 0.12ha of land bordered in yellow on the map below for educational purposes. It should be noted that this safeguarding may not be compatible with the Local Green Space designation on this land in Policy Hoxne 5 and may restrict ability of the school to fully utilise the land. As such the Neighbourhood Plan Group should consider removing this designation. (SCC)	Agreed safeguarding and green space not compatible and it is essential that the school can be expanded if required.	Remove LGS designation from site adjoining school in Supporting Document 4, POLICY 5 and all maps.
SCC welcomes the eight designated Local Green Spaces in Policy 5, shown in Figure and on the Policies Map, as this supports the ongoing work to make Suffolk the Greenest County5 . The supporting text sets out the NPPF criteria for the designation of Local Green Spaces, which is supported	Typo need correcting	Amend enduing to enduring in para 4.14

by SCC, however there is a typo in paragraph 4.14 which should be “enduring”. Whilst SCC is supportive of designating local green spaces, please note our earlier comments regarding LGS4 The Green Adjoining the Primary School. (SCC)		
<i>Policy 6</i>		
For consistency with both policy content and Fig 7, rename this: ‘HOX 6: Area of Local Landscape Sensitivity’ [Nb: remember to amend the Contents page too].	The policy deals with enhancing the landscape generally as well.	No amendment
<i>Policy 7</i>		
Policy 7 - Biodiversity Networks This policy is based on Supporting Document 8 Landscape and Wildlife Evaluation, 2021. Given the detailed evidence base, Policy 7 appears somewhat generic. This policy could include the following statement: “Plans for mitigation and enhancement should directly reference supporting document 8 Landscape and Wildlife Evaluation, unless there is more up-to-date evidence.” (SCC).	Agreed	Amend policy by adding a new paragraph as follows: “Plans for mitigation and enhancement should directly reference supporting document 8 Landscape and Wildlife Evaluation, unless there is more up-to-date evidence.”
<i>Policy 8</i>		
<ul style="list-style-type: none"> • Check your wording in the second paragraph. Did you mean: “Development will not normally be supported in the “ • Edit the first sentence of the third paragraph to read: “Proposals should include the use of above-ground open Sustainable Drainage Systems (SuDS) where appropriate to the scale and nature of the development (MSDC) 	Agreed – should say should not be supported	Amend policy 8 by amending the second para to read ‘Development will not be supported in the....’
For Policy 8 Flood Risk, the wording in the second paragraph is in conflict to overall national and local policy and practice associated with development in flood risk areas. It is assumed to be a typo, and the following is proposed: “Development will not be supported in the areas of highest flood risk identified in Figure 8 and on the Policies Map.” We support the reference to inclusion of SuDS in proposals. (SCC)	As above	As above

<i>Figure 8</i>		
<p>Figure 8 appears to show only fluvial flood risk areas. For completeness and context, the areas at risk of pluvial flooding should also be shown. These can be found at https://check-long-term-floodrisk.service.gov.uk/map?easting=612367.77&northing=244997.19&map=SurfaceWater (SCC)</p>	Agreed.	Amend Figure 8 to show pluvial flood risk
<i>Policy 9</i>		
<p>This is a re-working of a draft policy you shared with us in 2021 and we now see similarities between this and other 'Sustainable Construction Practice' policies in, for example, the referendum versions of the Thorndon and Laxfield NPs. HOX 9 differs in that it also includes at criterion e., a requirement for EV charging points for all home[s] and in the lack of an opening statement that says, 'This policy only applies to non-residential development.' When we commented on the earlier draft we were careful to also draw your attention to the Written Ministerial Statement dated 25 March 2015. This makes it clear that is not appropriate for neighbourhood plans to impose additional local technical standards or requirements relating to the construction etc. of new dwellings and that remains the case for now. Left as it is, your NP Examiner is likely to refer to the WMS and require that the policy be modified by including the same opening statement about this only applying to non-residential development. Perhaps also consider rewording / moving the EV charging criteria to either the design policy (HOX 3) or to sit in both of the allocation policies. (MSDC)</p>	Policy amended	<p>Revised policy</p> <p>Sustainable Construction</p> <p>Proposals that incorporate current best practice in energy conservation will be supported where such measures are designed to be integral to the building design and minimise any detrimental impact on the building or its surroundings. Development proposals should demonstrate:</p> <p>a. how they maximise the benefits of solar gain in site layouts and orientation of buildings;</p> <p>b. incorporate best practice in energy conservation and be designed to achieve maximum</p>

		<p>achievable energy efficiency through a 'fabric first' approach;</p> <p>c. maximise the benefits of natural ventilation or utilising heat recovery mechanical ventilation in well sealed properties;</p> <p>d. avoid fossil fuel-based heating systems;</p> <p>e. encourage the inclusion of EV charging for all new homes with a the minimum provision of ducting necessary for future installation; and,</p> <p>f. incorporate sustainable design and construction measures and energy efficiency measures to new dwellings including, where feasible, ground/air source heat pumps, solar thermal, solar photovoltaic, rainwater and stormwater harvesting;</p>
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		g. Developments over 5 units should include the provision for a Sustainable Drainage System (SuDS) within the overall development plan.
In Policy 9, paragraph f, reference is made to rainwater and stormwater harvesting, which is welcomed by SCC as the Lead Local Flood Authority. The Policy would benefit from inclusion of references to the provision of SuDS within proposals to manage water in a holistic and sustainable way. (SCC)	Policy amended	See Above
Policy 9 Sustainable Construction refers to EV charging, which is supported by SCC, and specifications should be as detailed in SGP 2019. (SCC)	Policy amended	See Above
<i>Chapter 5</i>		
We welcome the evidence provided in the Neighbourhood Plan and acknowledge that Hoxne has a high proportion of older people. The Suffolk Observatory which suggests Hoxne Parish has an overall population of approximately 875 people, with the predominant age ranges of 55-74 years. This means that houses will need to be adaptable to meet their health needs. The prevalence of dementia in Hoxne Parish (3.94%) similar to England (3.97%) but is also likely to increase with ageing. We welcome the plan includes the desire for smaller homes that are adaptable and accessible, which meets the requirements for both older residents as well as younger people and families, in Policy 12. Building homes that are accessible and adaptable means that these homes can be changed with the needs of their occupants, for example if their mobility worsens with age, as these homes are built to a standard that can meet the needs of a	Comments welcome	N/A

<p>lifetime. While it is understandable that each housing type may not be suitably accommodated on every site, efforts should be made where possible to ensure that each site contains a mixture of housing types. This can help prevent segregation by age group and possible resulting isolation. We welcome the detail of adaptability on page 60 of the Design Code document. Consider shelter, landscaping, street lighting, making spaces attractive, inviting and feel safe. Seating such as “Happy to Chat Benches” are also encouraged to support people with social isolation and their wellbeing. Recognise the increasing need to create elderly, frailty, and dementia-friendly neighbourhoods that consider aspects such as: wheelchair/reduced mobility accessibility and distinctive signage. Considerations for the needs of residents who are living with dementia in the community, and the potential for making Hoxne “Dementia-Friendly”. The Royal Town Planning Institute³ has guidance on Town Planning and Dementia which may be helpful in informing policies. There is a high number of people currently living in private rented accommodation: 72 properties are socially rented compared to 91 houses with a mortgage or loan. This suggests that there is a need for affordable housing for families and workers to give people the opportunity to purchase their own homes. Policy 11 sets out a reasonable expectation for affordable homes in the parish and is supported by SCC (SCC)</p>		
<p><i>Policy 10</i></p>		
<p>The inclusion of this new policy, which provides the strategic overview of how many new homes this Plan provides for is welcomed (MSDC)</p>	<p>Comment welcomed</p>	<p>N/A</p>
<p>The Trust notes the proposal in the draft plan to allocate two areas for residential development near the school.</p>	<p>Comments welcome</p>	<p>N/A</p>

<p>These are identified as H13 (Shreeves Farm) and H14 (land between Denham Low Road and Hoxne Playing Field).</p> <p>A considerable number of the homes proposed for H13 can be expected to be inhabited by children of school age; the proportion is rather less for H14. Overall, this would contribute to demand for school places and the long-term viability of the school.</p> <p><i>The Trust has no objection in principle to the allocation of H13 and H14 in the draft plan.</i></p> <p><i>(Primary School)</i></p>		
<p><i>Policy 11</i></p>		
<p>Hoxne 11 – Affordable Housing Provision We have significant concerns that fixing the number of affordable housing units across the whole plan (Residential development sites allocated in this Plan should provide for about 18 affordable homes) is likely to prejudice the ability for the sites to be delivered independently. There are two principle areas of concern:</p> <p>1) Whilst the allocations on each site are a reasonable assessment of the likely housing numbers, thorough investigations have not been carried out to assess the physical constraints of the land. If, for example, Shreeves Farm can accommodate 3 or 4 fewer units than anticipated should the site continue to deliver the same number of AH units? Or will the additional AH need be pushed onto the next site? In either scenario the viability of one or the other scheme may be prejudiced by factors which are out of the control of the landowners, resulting in a development proposal which is either contrary to the provisions of the</p>	<p>The Plan properly sets out the requirements for the development of the site. When planning applications are considered other material considerations including viability will be taken into account. The requirement for homes suitable for older people have been reduced from 10 to 7 for the Shreeves Farm site</p>	<p>No amendment</p>

<p>Neighbourhood Plan or, alternatively, unviable and undeliverable. 2) These sites are in different ownerships and will not be delivered under one permission. If a proposal on either site is permitted for development under the minimum threshold for affordable housing in Mid Suffolk e.g. a proposal for 9 units) then, under the terms of policy Hoxne 11, it would fall to the other site to deliver all the affordable housing required by that policy. There is high risk that the other expectations on the neighbourhood plan are undeliverable if affordable housing is forcibly pushed above the district policy level. Furthermore, if either site is to face this requirement then a 'stalemate' scenario could occur, with neither site able to bring forward a viable scheme without commitment from the other to bring forward its 'fair share' of affordable housing. I can foresee this making any delivery very difficult. To address these concerns, we respectfully suggest that it would be more appropriate to seek affordable housing delivery on a percentage basis applied to each site, in line with the policy of the Emerging Local Plan (35%).</p>		
<p><i>Policy 12</i></p>		
<p>We welcome the changes made to this Housing Types & Sizes policy. The preferred mix is clear and there is now also recognition that this may change should circumstances dictate otherwise. (MSDC)</p>	<p>Comment welcome</p>	<p>N/A</p>
<p><i>Policies 13 and 14</i></p>		
<p>For Policy H13 and H14, we would advise a programme of archaeological work prior to development. (SCC)</p>	<p>Agreed</p>	<p>Add new para to Policy 13 and Policy 14 to state 'A programme of archaeological investigation is likely to be required prior to the development commencing'</p>
<p>Regarding Policies 13 and 14, crossing and footway improvements at the primary school are also required as part of the above highway improvement scheme. (SCC)</p>	<p>SCC were consulted for clarification: 1. School footway and crossing facilities are</p>	<p>Policies 13 and 14 to be amended as requested by SCC.</p>

necessary for both Policies 13 and 14 so it is felt that both should include wording such as:

This development should provide improved footway and crossing facilities at the primary school, either independently or in conjunction with Policy 13/14.

2. Similarly, both sites rely on Denham Low Road for footway links to the wider village, so both Policies 13 and 14 should include wording such as:

This development should provide a footway link and associated necessary highway improvements on Denham Low Road, either independently or in conjunction with Policy 13/14.

Neither development will be acceptable to the Highway Authority without these improvements.

<p><i>Policy 13</i></p>		
<p>Policy Hoxne 13 states that “provision of 0.4 hectares of safeguarding land should be made for an extension to the school to allow for future building extension, playing area and parking if required”.</p> <p>Even though the number of pupils on the school roll is not currently at its recorded maximum, the layout of the site means that the school faces certain constraints. Classrooms are short of room and the amount of outdoor space is insufficient for all the school’s needs.</p> <p><i>The Trust considers that the Neighbourhood Development Plan should secure sufficient extra land to meet the school’s future needs.</i></p>	<p>Agreed – ensure that land is safeguarded</p>	<p>Ensure the site area for Policy 13 is shown in the new Figure and on the Policies Map incorporates the land to be safeguarded for school use.</p>
<p>The school currently benefits from an arrangement with a neighbouring landowner under which the school has use of an area of green space to its immediate south. This space is identified as LGS4 in Figure 6 of the draft plan, although the space has no element of public access. While the school is very grateful to this landowner for this arrangement, it would be preferable for the school to have permanent and unrestricted access to a larger outdoor space.</p> <p><i>The Trust considers that the boundary of H13 should be extended to include the space identified as LGS4 to safeguard this area for unrestricted future school use.</i></p>	<p>Agreed</p>	<p>As above</p>

<p>Shreeves Farm (Design Code) Policy Hoxne 13 makes reference to the Design Code and Masterplan. It seems trivial but this wording is misleading and this plan should be named the 'Concept Plan', with clear reference to the fact that the plan sets out one possible way in which development could come forward at the site, rather than the prescribed way in which it must come forward. The parish emerging Neighbourhood Plan should recognise that a deliverable masterplan for the site will need to be informed by technical information and will need to respond to site specific constraints. There may be technical constraints on the site which make divergence from this concept layout unavoidable, quite apart from the fact that there may well be alternative – and equally acceptable – design approaches to developing the site. In order to avoid confusion, it is our view that the wording accompanying the Concept Plan/Design Code should be amended reflect the above.</p>	<p>Indicative master plan is appropriate – the word indicative is the opposite of prescriptive. Add some words in the supporting text to emphasise this.</p>	<p>No amendment to Policy. Amend text to emphasise that the masterplan is indicative.</p>
<p>For Policy 13, the Shreeves Farm site will rely on Policy 14 Denham Low Road highway improvements for pedestrian access, as it appears to be the only suitable route to the primary school/ village centre from that site. This will have to be linked to whichever site comes first unless there is a reliance on land from one of the sites, which may complicate matters. (SCC)</p>	<p>SCC were consulted for clarification: 1. School footway and crossing facilities are necessary for both Polices 13 and 14 so it is felt that both should include wording such as:</p> <p><i>This development should provide improved footway and crossing facilities at the primary school, either independently or in conjunction with Policy 13/14.</i></p>	<p>Policies 13 and 14 to be amended as requested by SCC.</p>

	<p>2. Similarly, both sites rely on Denham Low Road for footway links to the wider village, so both Policies 13 and 14 should include wording such as:</p> <p><i>This development should provide a footway link and associated necessary highway improvements on Denham Low Road, either independently or in conjunction with Policy 13/14.</i></p> <p>Neither development will be acceptable to the Highway Authority without these improvements.</p>	
<p><i>Policy 12/13</i></p>		
<p>This proposed policy seeks to dictate the size and types of the market dwellings. It is our view that the prescriptive nature of this policy is overly restrictive and would render other aims and policies of the Neighbourhood Plan undeliverable. To meet the specific policies of the Emerging Local Plan and the Hoxne Neighbourhood Plan, and the wider aspirations of the Neighbourhood Plan, the Shreeves Farm site is being asked to deliver a significant amount of associated benefits. These include 35% affordable housing (with a defined housing mix and tenure split) and 0.4ha of land for school expansion, new green space, as well as the</p>	<p>The Plan properly sets out the requirements for the development of the site. When planning applications are considered other material considerations including viability will be taken into account.</p>	<p>No amendment</p>

generally applicable requirement for a high standard of design, tenure blind affordable housing, CIL education contributions etc. Whilst it is quite correct that new development sites must deliver these wider benefits wherever possible, this can only be done if the site is deliverable, and the requirements asked of the developer viable. To give the best chance on delivering on these expectations, the market housing must be free to be to be market facing, maximising the ability for the development to deliver on the other expectations of the plan. There is no benefit to be secured from an unviable development. Unviable development cannot deliver return for the local authority, the parish, the landowner or the developer and therefore is likely to prevent any development from coming forward. In addition to this concern regarding significant impact on viability of the site, a further risk is that the assessment for housing needs changes over time. The policy seeks to secure the housing identified as being required by the most recent Housing Need Survey. However, this survey represents the situation at a particular point in time. To tie delivery to the need at that specific time risks being quickly outdated and not bringing any social benefit to the village – this is reflected in draft Policy Hone 12 (which allows the particular circumstances of the site, or the latest publicly available evidence of housing need information to supersede the target mix with the policy, based on current housing need), but not in the site specific Policy 13. For the Neighbourhood plan to deliver on its ambitions for the village this policy cannot be included. It must be stressed that this does not mean that the site will solely deliver large executive housing: it is likely in the current market that the site will be a mix of family housing and in line with the

<p>policies of the Emerging Local Plan. However, the market must have the freedom to determine this.</p>		
<p><i>Policy 14</i></p>		
<p>We support the allocation and consider that the development of the site can provide a range of benefits. These include: • Market and affordable housing; • Housing to meet a range of local needs such as housing for older people; • The existing vehicular access to the playing field is one car wide and the development can provide a wider access to the playing field for cars and pedestrians; • Improved footway links in Denham Low Road; • Pavements around the school and junction improvements between Denham Low Road and Cross Street; • Improvements to the playing field facilities; and • The development of the site will allow better pedestrian and cycle access between the Shreeves Farm NP allocation and the playing field.</p> <p>The development of the site is unconstrained as shown on the Constraints and Issues Plan on page 79 of the Hoxne Neighbourhood Plan Design Code. The site is well related to the built-up area of the village, the playing fields and the other NP housing allocation. The majority of the hedges around the site can be retained except where removal is required for access. Within the site boundaries, the site is grass having been grazed by horses for many years. The site is not productive agricultural land and has not been used for agriculture for a long time. To ensure that the site can be developed successfully, we have worked with a local firm of highways consultants known as BHA Consulting. Their advice has shown how Denham Low Road can be improved with a pedestrian footway. At present, the primary school entrance on Denham Low Road does not have a pavement outside so people step directly into the road. The road is wide at this point a new pavement outside the school and a wider</p>	<p>Comments welcome</p>	<p>N/A</p>

<p>pavement opposite the school would provide significant pedestrian improvements and would slow car traffic by narrowing the junction. A highway design has been carried prepared by BHA Consulting and shows that these improvements can be provided. This information has been given to the NP Group. We consider that the site can provide a high quality housing development that provides housing to meet local needs as well as a range of local community and highway developments. We support the allocation and would be happy to address any questions from the NP group or from the NP Examiner.</p>		
<p>Policy Hoxne 14 states that “a footpath from the site to the Denham Low Road / Cross Street junction and a new footpath in front of the school should be provided with a reduced carriage way width at the junction to improve school safety.”</p> <p>The development of H14 would increase traffic at this junction and steps would need to be taken to ensure that there is no adverse effect on the safety of school pupils and staff. At present, there is no footway outside the school and pupils and staff step straight out of the school gates onto the carriageway.</p> <p><i>The Trust considers that any development of H14 should incorporate appropriate road safety measures, including a footway in front of the school.</i></p>	<p>Agreed – wording added to policies 13 and 14 to ensure footpath provision is made</p>	<p>Amend policies 13 and 14 by adding an additional para as follows:</p> <p>The development should provide a footway link and associated necessary highway improvements on Denham Low Road including improved footway and crossing facilities at the Primary School, either independently or in conjunction with the (other) site (Policy 13 or 14).</p>
<p>For Policy 14 Denham Low Road allocation, footpath provision and reduced carriageway at school, a generally acceptable footway scheme can be provided, but will</p>	<p>Consultants for the landowner have confirmed that this is consistent with their proposals.</p>	<p>No change required.</p>

<p>require a priority traffic system to enable a suitable width footway (SCC)</p>		
<p><i>Policy 12, 13, 14 and para 5.4</i></p>		
<p>All three policies and the supporting text refer to a proportion of the new dwellings being built to M4(2) Standards. Linking back to our comments above about the Written Ministerial Statement, your NP Examiner is likely to modify the Plan by removing any direct reference to developers having to meet this standard. You may want to try ‘dwellings built to M4(2) standard will be supported’ rather than make this a specific requirement but this approach has not, to the best our knowledge, been tested at examination yet. (MSDC)</p>	<p>Para 5.4 and policy 12 amended</p>	<p>5.4 Regarding older people the need to locate specialist units in locations with good access to services means that the Plan does not seek to make any specific provision for such units as nearby towns such as Diss and Eye are more suitable. However, it does seek to ensure some new provision, about 20 homes, are suitable for older people as adaptable and accessible homes built to current standards recommending the use of the M4(2) (wheelchair accessible category) and through the allocation of smaller units and bungalows.</p> <p>POLICY HOXNE 12 AMENDED</p> <p>House Types and Sizes</p> <p>All new residential development proposals will be expected to deliver the mix of house types and</p>

		<p>sizes set out below, unless it can be suitably demonstrated that the particular circumstances of the site, or</p> <p>the latest publicly available evidence of housing need information for the Plan area suggests otherwise:</p> <ul style="list-style-type: none"> - 42%1or2bedroomhomes - 38%3bedroomhomes - 20%4bedroomhomes <p>Some homes suitable for older people should be provided in the form of bungalows or adaptable and accessible homes would be supported where built to current Approved Document standard M4(2).</p>
Policy 15 (16 in the Plan)		
We note the inclusion of the site allocation H15 in the plan. The site allocation identifies the site for the continuation	HE have been contacted about its comments on this site and a revised policy	Hoxne NDP – revised policy 14 Abbey Farm Business Site:

<p>and intensification of employment uses. It covers an area within and adjacent to the Scheduled Remains of Hoxne Priory, at Abbey Farm. Please see the map of the scheduled area on the List Entry: https://historicengland.org.uk/listing/the-list/list-entry/1020447?section=official-list-entry;</p> <p>In line with paragraphs 189 and 190 of the NPPF, we would recommend that the part of the allocated area of H15 that incorporates the scheduled area should be removed, as there is no apparent justification for including it. “Intensification” is not clearly defined, and it is not clear if this includes the construction of new buildings, services and other infrastructure. Depending on the scope for any development, this has the potential to harm the significance of the scheduled monument owing to development in its setting, and the allocation does not appear to be supported by a heritage impact assessment that justifies this. We note that the policy aims to safeguard the scheduled monument, which is welcome, but we recommend this is strengthened to include a requirement for any proposed development to be informed by pre-determination archaeological evaluation, owing to the proximity of the scheduled monument and the likelihood of significant archaeological remains. (Historic England)</p>	<p>agreed and wording for the supporting text.</p> <p>The site boundary should be amended to exclude any part of the Scheduled Monuments.</p>	<p>‘The retention of the existing employment site at Abbey Farm (0.95hectares) identified in Figure N and on the Policies Map will be supported. Uses should be restricted to those that can be carried out in a residential area without detriment to its amenity such as identified in Use Class E (c) and Use Class E(g).</p> <p>The site adjoins Scheduled Ancient Monuments to the east, south and north west. Any development proposals should safeguard these designations and be supported by a Heritage Impact Assessment.</p> <p>The site is also likely to have significant archaeological interest and planning applications should be supported by an archaeological assessment, including the results of fieldwork where appropriate. This assessment should cover the whole site not just that part adjoining Scheduled Ancient Monuments.</p> <p>Proposals should be discussed with Historic England and with Suffolk County Council Archaeology Services at an early stage.’</p> <p>Refer to footnote 68 of the NPPF re need to cover area outside of scheduled area in any archaeological assessment in the supporting text.</p>
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		Amend boundary to exclude any part of the ancient monuments.
This should be re-numbered to policy HOX 15. Turning the last sentence into a new paragraph would be a simple but effective tweak, and will help emphasise this requirement. (MSDC)	Agreed	Amendments set out above
They seem to say they will avoid affecting the SAM, but this would be much easier if the allocation site did not include any of the SAM. It may not be impossible as shown, but it would be several degrees more complicated bureaucratically. I was also trying to point out that the former Claret site probably hasn't been surveyed, and may be just as interesting as the SAM. It would only have been excluded because it had buildings on it. Most of it is just covered in concrete pad, so anything below ground may be well preserved. (MSDC Heritage)	MSDC consulted on revised policy	Amendments set out above
Although outside of the Scheduled Areas, the site of Abbey Farm is still within the area of Hoxne Priory, and applications for potential developments should be supported by archaeological assessment, including the results of fieldwork where appropriate to proposed impacts. Proposals should be discussed with Historic England and with SCCAS at an early opportunity.(SCC)	Agreed – add new wording to require archaeological assessment.	Amendments set out above
Chapter 6		
Policies A and B		
Having 'non-policy' objectives in your Plan is acceptable but, for clarity, these should be presented differently. • Change	Community Policy used in other plans. Agreed to show differently	Amend presentation of community policies

<p>the titles to read Community 'Action' rather than Community Policy. [Nb. remember to update the contents page]. • Present these boxes in a different colour (maybe blue or green). (MSDC)</p>		
<p>Active travel There are no specific requirements in the plan regarding encouraging sustainable and active transport. Community Policy B Quiet Lanes is welcomed, as a measure to encourage more active travel such as walking and cycling. There are environmental and health impacts of development by promoting sustainable transport and links to accessible public transport and encourage active travel. Please see the Transport section of this letter for further information on Quiet Lanes. We welcome Community Policy A Traffic Management reducing the impact of through traffic during construction and Quiet Lanes for cyclists and pedestrians. (SCC)</p>	<p>Specific opportunities to implement proposals for active travel have been examined but are not possible given the geography of the village.</p>	<p>No amendment</p>
<p>A sustainable transport policy should be included, setting out the requirements and aspirations for sustainable travel in the village - this could include PROWs. Would also be useful for SCC Highways to help secure any improvements. Other neighbourhood plans have used a 'Key Routes' policy approach to highlight the most important pedestrian and cycle routes and requiring that development connect to and enhance these. The policy could also list where the community feels improvements may be needed for improved pedestrian/cyclist access or safety. These seem to have been addressed in Supporting Document 10, however this document is not referenced in any planning policies, missing potential for development to address what is in this document. (SCC)</p>	<p>As above</p>	<p>No amendment</p>
<p><i>Community Policy A</i></p>		
<p>Please note that the County Council is currently undertaking a county-wide review of HGV movement routes. Community</p>	<p>Noted</p>	<p>N/A</p>

views are being sought and we would recommend the parish highlights any concern at the link in the footnote, so that it is captured in the review. (SCC)		
<i>Community Policy B</i>		
It is important to note that there is a criteria to follow for Quiet Lanes, where a speed and volume of traffic survey needs to show low speeds and little use. Quiet Lanes are not traffic calming or speed reducing measures – they are there to advise drivers of other road users such as pedestrians, cyclists, and equestrians. (SCC)	Noted	N/A
<i>Chapter 7</i>		
<i>Policy 16</i>		
Early Years Hoxne falls within the Hoxne and Worlingworth ward. In Hoxne there is a surplus of 16 Full Time Equivalent places, which reduces to 13 places with approved planning applications. Given the low number of dwellings proposed in the neighbourhood plan, these can be accommodated within our existing surplus, and no mitigation is required at present. (SCC)	Comment noted	N/A
Primary Education - At the moment, based on current forecasts and accounting for approved applications, St Edmund's Primary School is forecast to have surplus places at the end of the forecast period based on 95% capacity. Taking into account the local plan site allocation at 30 dwellings, the school is expected to reach 95% capacity. However, if the development at Shreeves Farm is brought forward at 38 dwellings, and if H14 is developed as well, we would expect the school to exceed 95% capacity. A representative from SCC Education department has met with the primary school and Academy Trust regarding proposals for additional land. SCC is content for specification of the size requirement of 0.4ha of land to be removed from Policy 13 and paragraph 5.9. It is suggested the	Agreed that LGS not compatible with school requirements. Agreed that the policy should refer to 0.12 hectares rather than 0.4 hectares Noted that this land needs to be safeguarded	Delete LGS on land adjacent to the school. Amend Policy 13 to refer to 0.12 hectares Include the safeguarding land in the Policy 13 policy area – see above.

neighbourhood plan instead safeguards the 0.12ha of land bordered in yellow on the map below for educational purposes. It should be noted that this safeguarding may not be compatible with the Local Green Space designation on this land in Policy Hoxne 5 and may restrict ability of the school to fully utilise the land. As such the Neighbourhood Plan Group should consider removing this designation. (SCC)		
Secondary Education Hartismere School is the catchment secondary school and is forecast to exceed 95% capacity during the forecast period. The proposed strategy for mitigating this growth is via future expansion of existing provision. (SCC)	Comment noted	N/A
We note that the plan recognises the benefits that accrue to Parish Councils via CIL, where those Councils that have a Made neighbourhood plan are able to receive 25% of the levy for developments in their area. We would recommend that the plan considers whether there are any elements of the historic environment that could be supported through this mechanism, especially where there is local heritage at risk or in poor condition. (Historic England)	Noted – HPC will consider how to use its increased CIL allocation in due course.	N/A
<i>Policies Map</i>		
The first Policies Map on page 34 is highly detailed and hard to read at this scale and has no key/legend. It also states “Insert Map” which we believe should say “Inset map” The second Policies Map is clearer to read, however the Legend on page 35 cuts off the end of the label of the green hatching, which is currently labelled as “Ploicy H6 Area of Local Landscape sensi’ which needs to be amended. (SCC)	Agreed – should be inset map Agreed that Policy H6 label needs correcting	Make amendments to the Policies map
<i>Supporting Document 9</i>		
Neighbourhood Plan Design Code In paragraph 2.3 on page 10 we would suggest referring to the significant network of PROW in and around Hoxne and part of the landscape and local green infrastructure. We are pleased to see reference	The Design Code was prepared by AECOM and cannot be amended	No amendment

<p>to PROW feeding into the village from the surrounding countryside at paragraph 2.6 on page 12, and also the suggestion that PROW should be used to improve links between the village and the surrounding countryside and links between local space on page 32. We support the aim of encouraging walking and cycling by establishing routes on PROW, however we would have liked to have seen a map showing the local PROW network. (SCC)</p>		
<p>The Design Code supporting document should be compatible with existing SCC highways standards to ensure that the design code does not make new development unsuitable for adoption by the Highway Authority. It appears to generally accord with our forthcoming draft Suffolk Design: Streets Guide⁹ document but this document should state that road and footway layouts should also accord with Local Highways Authority requirements to ensure they are acceptable to the LHA with regard to road adoption. (SCC).</p>	<p>As above</p>	<p>No amendment</p>
<p>We also note that page 81 of the Design Code indicates a total of 50 dwellings over the two sites (15 at Denham Low Road and 35 at Shreeves Farm), however Shreeves Farm has been allocated for 38 dwellings according to Policy 13. (?Historic England?)</p>	<p>As above – the Design Codes was drafted while the HNDP was being prepared and is not therefore always consistent with the final plan which takes precedence.</p>	<p>No amendment</p>
<p><i>Supporting Document 10</i></p>		
<p>All new housing developments should have, where reasonably possible, new footpath and/or bridleway connections created, linking to the existing right of way network surrounding the village On page 1 paragraph 4, it is suggested to include the following: “Considering whether development could link up with the existing public rights of way network, or could be an opportunity to create new routes.” We are pleased to see reference to pedestrians and cyclists in this document and fully support the objective of increasing opportunities. There could be reference to other</p>	<p>To much detail to be included in the Plan but add some detail to Supporting Doc 10 – Transport. A new policy on PROW to be added – see above.</p>	<p>Amend SD 10 to include the references suggested.</p>

<p>strategies that support this Neighbourhood Plan. This includes Suffolk County Council's Green Access Strategy (2020-2030)⁶. This strategy sets out the council's commitment to enhance public rights of way, including new linkages and upgrading routes where there is a need. The strategy also seeks to improve access for all and to support healthy and sustainable access between communities and services through development funding and partnership working. (SCC)</p>		
<p>For Supporting Document 10 Traffic & Transport, SCC is fully supportive of the development related aspirations identified, including the pedestrian access improvements that SCC have previously commented on for Denham Low Road and the Primary School. (SCC)</p>	<p>Noted</p>	<p>N/A</p>

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Primary Education

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It is suggested the neighbourhood plan instead safeguards the 0.12ha of land bordered in yellow on the map below for educational purposes. It should be noted that this safeguarding may not be compatible with the Local Green Space designation on this land in Policy Hoxne 5 and may restrict ability of the school to fully utilise the land. As such the Neighbourhood Plan Group should consider removing this designation.



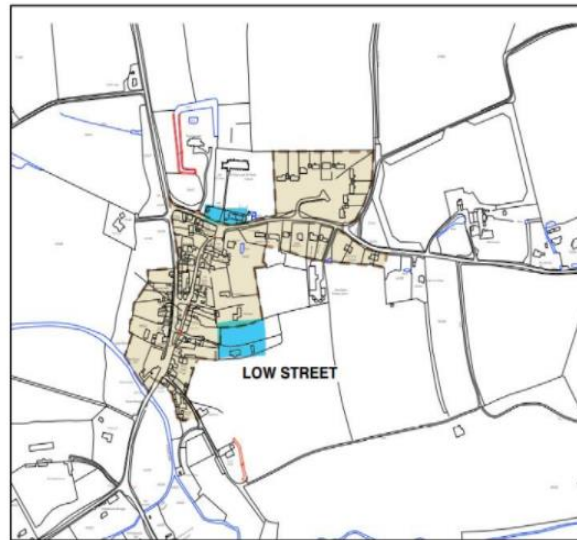
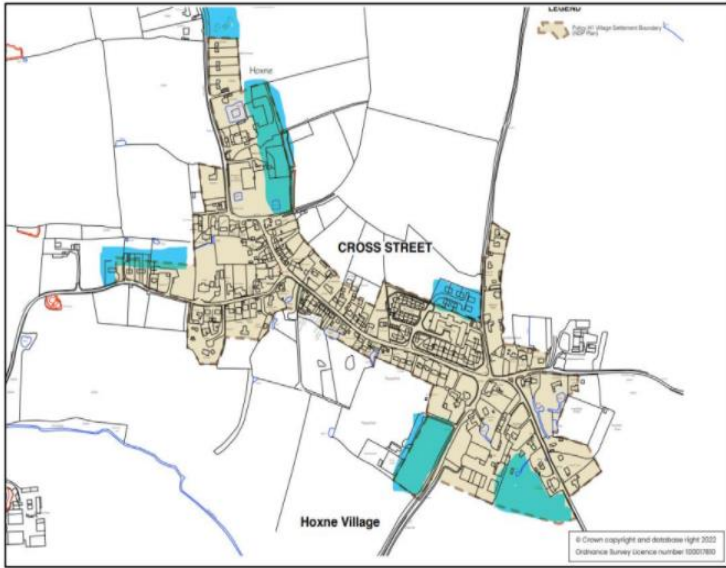
Secondary Education

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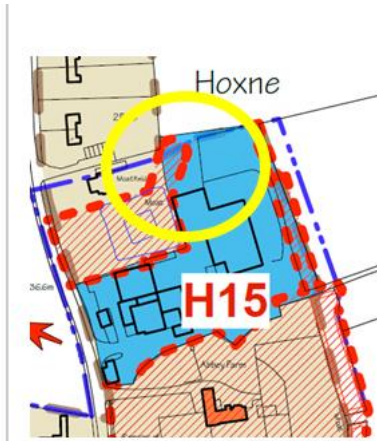
Flooding

Figure 8 appears to show only fluvial flood risk areas. For completeness and context, the area at

Supplied with SCC comments on school safeguarding



Provided with MSDC comments on settlement boundary



Provided with MoD comments on safeguarding routes