



**Babergh Local Plan Alteration No 2
Pre-Inquiry Changes (Set 1)**

May 2004

Babergh Local Plan Alteration No 2 – Pre-Inquiry Changes (Set 1)

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1) Introduction

On 26th February 2004 Babergh District Council considered possible revisions to Chapter 11 of the emerging Babergh Local Plan concerning the Hadleigh Town Chapter of the Plan. These revisions were considered in advance of the remainder of the Plan, as the District Council was aware that they would be potentially controversial and generate a significant response.

Essentially the changes concern the favoured site for a supermarket to serve Hadleigh, a subject on which the District Council has changed its position during the preparation of the Plan:

- in the First Deposit Draft version of the Plan (published in September 2001), no allocation of land for retailing purposes was made in Hadleigh. This was because two planning applications for food stores were before the Secretary of State for determination;
- in the Second Deposit Draft version of the Plan (published in May 2003), an allocation of land for a food supermarket was on land adjacent to the Buyright store on Aldham Mill Hill;
- now the Council has resolved that the Brett Works site should be allocated for a food supermarket.

Accordingly the District Council is publishing Pre-Inquiry Changes to the Plan to advertise its position on this matter and inform debate. However, it should be noted that these changes do not form part of the statutory plan preparation process. A formal modifications stage following the inquiry will be needed for the changes (amended as appropriate following the Inspector's recommendations) to be incorporated into the Plan.

The Public Inquiry into the Local Plan (held in front of an independent government appointed Inspector) is due to commence on 28th September 2004. A procedural Pre-Inquiry meeting will be held in advance of this on 17th June. At the Pre-Inquiry meeting the Council is likely to ask the Inspector to consider representations made on these Pre-Inquiry changes even where these have not been made by people who have previously commented on this issue in the Local Plan.

Views on these Pre-Inquiry Changes must be submitted in writing to the District Council by **4pm on Monday 14th June**. Comments received after this date will not be considered at the Inquiry. Submissions must make clear to which of the 15 proposed Pre-Inquiry Changes they relate, the grounds on which they are made, and what change to the Plan (if any) would resolve them. Submissions should be made to:

Neil Greig, Head of Planning Policy and Economic Development, Babergh District Council, Corks Lane, Hadleigh, Ipswich IP7 6SJ
E-mail: localplan@babergh.gov.uk

A second set of Pre-Inquiry Changes concerning changes proposed to all other Chapters of the Plan is due to be published in the summer.

2) Proposed Pre-Inquiry Changes

Change No	Proposed Change	Reason
1	Delete the third and last sentences of 11.15c and all of 11.15e. Replace with three new paras (see attached schedule for details)	For consistency with resolution of Council on 26 th February 2004
2	Delete policy HD01a. Replace it with new policy HD01b (see attached schedule for details)	In accordance with the resolution of Council on 26 th February 2004
3	On the Proposals Map Key delete “Superstore”. Replace it with “Supermarket” (see attached proposed revised Proposals Map Key for details)	In accordance with the resolution of Council on 26 th February 2004
4	On the Proposals Map Key insert appropriate annotation for Conservations Areas (CN02a) (see attached proposed revised Proposals Map Key for details)	In accordance with the resolution of Council on 26 th February 2004
5	On the Proposals Map Key delete “HD01a” after “servicing” (see attached proposed revised Proposals Map Key for details)	For consistency with resolution of Council on 26 th February 2004
6	On Inset Map 10 update base map to show existing development east of Aldham Mill Hill (see revised Inset Map 10 for details)	In accordance with the resolution of Council on 26 th February 2004
7	On Inset Map 10 correct base map to remove roundabout shown on A1071 (see revised Inset Map 10 for details)	In accordance with the resolution of Council on 26 th February 2004
8	On Inset Map 10 delete supermarket allocation and associated servicing area, landscaping and access shown near roundabout on Aldham Mill Hill (see revised Inset Map 10 for details)	For consistency with resolution of Council on 26 th February 2004
9	On Inset Map 10 increase area shown as being covered by Inset Map 10a (see revised Inset Map 10 for details)	For clarity
10	On Inset Map 10 insert “See inset map 10a” within enlarged box (see revised Inset Map 10 for details)	Correction

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Change No	Proposed Change	Reason
11	On Inset Map 10 show the Conservation Area (see revised Inset Map 10 for details)	In accordance with the resolution of Council on 26 th February 2004
12	On Inset Map 10 insert north pointing arrow (see revised Inset Map 10 for details)	Correction
13	On Inset Map 10a (enlarged) show supermarket allocation at Brett Works site, access via Bridge Street, pedestrian links required and area of public open space (see revised Inset Map 10a for details)	In accordance with the resolution of Council on 26 th February 2004
14	On Inset Map 10a (enlarged) show Conservation Area (see revised Inset Map 10a for details)	In accordance with the resolution of Council on 26 th February 2004
15	On Inset Map 10a (enlarged) insert north pointing arrow (see revised Inset Map 10a for details)	Correction

Babergh District Council Committee Papers and minutes are available for inspection via the website www.babergh.gov.uk.

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3) Schedule containing the detail of Changes 1 and 2

Change No	BLP Alt No 2 Second Deposit Draft May 2003	Proposed Pre-Inquiry Change April 2004
1	<p>“11.15c To ensure that the best location for a new food store in Hadeigh is found various sites were investigated on a sequential basis starting with sites within the town centre and finally other sites. The District Council has examined all options for a new supermarket sites within or adjacent to the town centre in line with government guidance. In the absence of a suitable opportunity in one of these locations, the District Council carefully considered an option away from the town centre and the implications of not providing for a new supermarket in the town. Not providing a site would encourage unsustainable journeys to Ipswich and Sudbury for food shopping. Set against this is the potential for adverse effects on the town centre if a site is developed which does not enable shoppers to link their trips. On balance the District Council believes that a site on Aldham Mill Hill is acceptable subject to appropriate measures to try to mitigate adverse effects on the town centre.</p> <p>11.15e It is therefore necessary that a comprehensive list of measures will be addressed through a Section 106 Agreement for which the developer will have to provide. This will include either financial contributions or improvements/replacements of facilities, which shall be directly related to the proposed retail development.”</p>	<p>Delete the third and last sentences of 11.15c and all of 11.15e. Replace with three new paras to read as follows (incorporating existing 11.15c as proposed to be amended):</p> <p>“11.15c To ensure that the best location for a new food store in Hadeigh is found various sites were investigated on a sequential basis starting with sites within the town centre and finally other sites. The District Council has examined all options for a new supermarket sites within or adjacent to the town centre in line with government guidance. Not providing a site would encourage unsustainable journeys to Ipswich and Sudbury for food shopping. Set against this is the potential for adverse effects on the town centre if a site is developed which does not enable shoppers to link their trips.</p> <p>11.15d The District Council has changed its position on this issue. In the 1st Deposit Draft version of this Plan no specific allocation was made. In the 2nd Deposit Draft version an allocation adjacent to the existing Buyright store on Aldham Mill Hill was shown. However, following consideration of representations made on the 2nd Deposit Draft Plan, the Council resolved to allocate the Brett Works site between Pound Lane and Bridge Street instead.</p> <p>11.15e Locating this proposal on the Brett Works site provides a very close relationship with the town centre to facilitate linked shopping trips. The site of the actual store development and car parking lies partially outside the conservation area and the Brett Works itself is characterised by run down industrial buildings.</p>

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1 cont		<p>11.15f The provision of a well designed and landscaped store will improve the setting of the conservation area. A food retail store was previously rejected on this site on the grounds of its design and its access to the High Street. It is considered that an access to Bridge Street overcomes these difficulties and the design would be dealt with at planning application stage. The site currently provides accommodation for small businesses and the loss of these should be compensated. There are a variety of other matters which should be provided for directly or through a legal agreement.”</p>
2	<p>“HD01a A site of 1.27 hectares on Aldham Mill Hill adjacent to the existing Buyrights store, as shown on the Proposals Map is proposed for a food supermarket of up to 2500sq metres, subject to:</p> <ul style="list-style-type: none"> ● The store including only food and ancillary retail sales, excluding a pharmacy and any other form of service outlet which might undermine the vitality and viability of retail in the High Street; ● Food retailing ceasing from the Buyrights store; ● Funding environmental improvements in Hadleigh High Street, to create a more pedestrian friendly environment and enhance the conservation area; ● Funding tourism information boards at the council car parks and tourism promotion of the town to help offset loss of trade in Hadleigh High Street; ● Provision of high quality pedestrian and cycle links 	<p>Delete policy HD01a and replace it with the following policy:</p> <p>“HD01b A site of 3.7 hectares between Pound Lane and Bridge Street, as shown on the proposals map is proposed for a food supermarket of up to 2500sq metres, subject to:</p> <ul style="list-style-type: none"> ● Provision of a well designed scheme which will enhance the character and appearance of the conservation area and the sensitive riverside environment; ● Provision of a well designed landscape scheme to be managed in accordance with a Landscape Management Arrangement; ● Provision of an access to Bridge Street which minimises the impact on residential property and residential amenity; ● Provision of measures to mitigate any loss of residential amenity; ● The store including only food and ancillary retail sales, excluding a pharmacy and any other form of service outlet which might undermine the vitality and viability of the High Street; ● The environmental improvement of pedestrian links to the High Street, including the improvement and provision of public access to

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<p>2 cont</p>	<p>to Hadleigh High Street, together with signing;</p> <ul style="list-style-type: none"> ● Provision of a information boards at the super market site showing the pedestrian and cycle links and promoting the shopping, car parking and tourism opportunities within the town centre; ● Provision of town centre and tourism information signing from the bypass; ● Provision of a commuted sum for the improvement of public transport to serve the development; ● Agreement that the car park be available for use by any member of the public and be managed with the same regime as other car parks in the town; ● The operators entering into a route management strategy with respect to deliveries.” 	<p>the area north of the churchyard and west of Church Walk;</p> <ul style="list-style-type: none"> ● Provision of the area north of the store development as an area of public open space as shown on the proposals map; ● Replacement of any loss arising from access provision to the district council offices car parking, storage facilities and the public allotments; ● Provision of a commuted sum for the improvement of public transport to serve the development; ● Agreement that the car park be available for use by any member of the public and be managed with the same regime as other car parks in the town; ● Provision or funding of measures to promote employment opportunities for the Hadleigh area; ● A flood risk assessment being undertaken; and ● Provision of information boards at the supermarket site showing the pedestrian and cycle links and promoting the shopping, car parking and tourism opportunities within the town centre.”
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4) Revised Proposals Map Key (Incorporating Changes 3-5)

5) Revised Inset Map 10 (Incorporating Changes 6-12)

6) Revised Inset Map 10a (Incorporating Changes 13-15)