

Holbrook Neighbourhood Plan

Consultation Statement

October 2022

To accompany the Holbrook Neighbourhood Plan Submission
Version

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Chapter 1: Introduction

- 1.1 The Holbrook Neighbourhood Development Plan is a community-led document for guiding the future development of the parish. It is the first of its kind for Holbrook and a part of the Government's current approach to planning. It has been undertaken with extensive community engagement, consultation and communication.
- 1.2 The Consultation Statement is designed to meet the requirements set out in the Neighbourhood Planning (General) Regulations 2012 for Consultation Statements. This document sets out the consultation process employed in the production of the Holbrook Neighbourhood Development Plan. It also demonstrates how the requirements of Regulation 14 and 15 of the Neighbourhood Planning (General) Regulations 2012 have been satisfied.
- 1.3 The Holbrook Neighbourhood Plan Working Group (HNPWG) have endeavoured to ensure that the Neighbourhood Plan reflects the desires of the local community and key stakeholders, which have been engaged with from the outset of developing the Plan.
- 1.4 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning (General) Regulations 2012.
- 1.5 Section 15(2) of Part 5 of the Regulations sets out what a consultation statement should contain:
 - Details of the persons and bodies who were consulted about the proposed Joint Neighbourhood Plan.
 - Explains how they were consulted.
 - Summarises the main issues and concerns that were raised by the persons consulted.
 - Describes how these issues and concerns have been considered and where relevant, addressed in the proposed Neighbourhood Plan.
- 1.6 This consultation statement will also demonstrate that the process undertaken to produce the Holbrook Neighbourhood Development Plan has complied with Section 14 of the Neighbourhood Planning (General) Regulations 2012. This sets out that before submitting a Neighbourhood Plan to the Local Planning Authority (in this case Babergh District Council) a qualifying body (in this case the Parish Council) must:
 - Publicise, in a manner that it is likely to bring it to the attention of people who live or work within Holbrook civil parish,

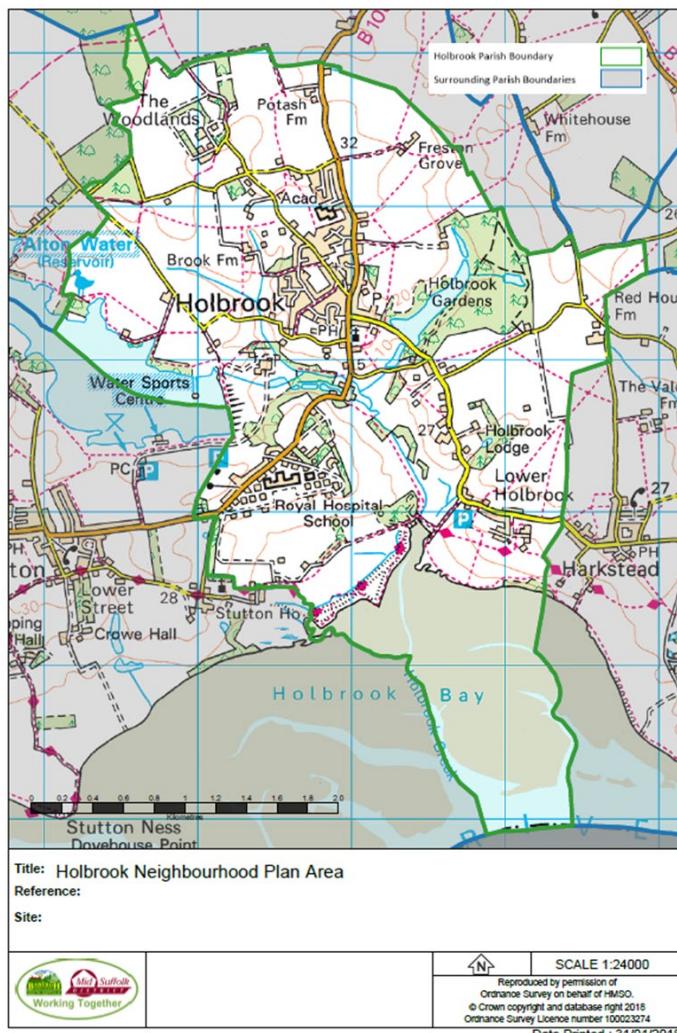
- Provide details of the proposals within the Neighbourhood Plan.
- Provide details of where, how and when the proposals within the Plan can be inspected.
- Set out how representations may be made; and
- Set out the date for when those representations must be received, being not less than 6 weeks from the date from when the draft proposals are first publicised.
- Consult any consultation body referred to in Para 1 of Schedule 1 whose interests the qualifying body may be affected by the proposals for a Neighbourhood Plan.
- Send a copy of the Neighbourhood Plan to the Local Planning Authority.

1.7 Furthermore, the Planning Practice Guidance (PPG) at paragraph 15, requires that the qualifying body should be inclusive and open in the preparation of its Neighbourhood Plan and to ensure that the wider community:

- is kept fully informed of what is being proposed,
- can make their views known throughout the process,
- has opportunities to be actively involved in shaping the emerging Neighbourhood Plan.
- is made aware of how their views have informed the draft Neighbourhood Plan or Order

2. Context for the Holbrook Neighbourhood Development Plan and Area Designation

- 2.1 The idea of producing a Neighbourhood Plan for Holbrook formally began in January 2018 , when the Parish Council held a public meeting which was attended by approximately 150 people. During the meeting, the Parish Council established a working group comprising a number of local people to create a Neighbourhood Plan for the village.
- 2.2 The Parish Council applied to Babergh District Council, to designate the Neighbourhood area on 27th March 2018.
- 2.3 The District Council publicised the application and consulted on this between the March and April 2018. Under the Neighbourhood Planning (General) Regulations 2012 (as amended), the District Council confirmed the designated Neighbourhood Plan Area on 6th April 2018.
- 2.4 A notice to this effect was published on the Babergh website. The Plan Area is the Holbrook Parish boundary as indicated by the green border shown below.
- 2.5 The Neighbourhood Plan Area Decision Notice can be found in full at **Appendix A**.
- 2.6 A Group to oversee and guide the Neighbourhood Plan was put in place and this became known as the Neighbourhood Plan Working Group. It consisted of a number of local residents and a parish councillor. The Group was keen to be seen as democratic and open as possible. Following the approval of the Neighbourhood Area, the first awareness raising event was held when the Working Group set up a stall at the Holbrook Village fete in July 2018.
- 2.7 A key driver for the Neighbourhood Plan was to give residents a voice in the sustainable development of the Parish, by building a Plan that is inclusive, innovative and bespoke to the needs of the parish. The Plan is based on evidence from technical studies and feedback from local people, preserving unique and positive features that residents value. It promotes community engagement and develops a framework for economic, social, and environmental sustainability.
- 2.8 Communication is dealt with in more detail in **Section 4** of this report.



(Figure 1)

3. Community Engagement Stages

- 3.1 The Holbrook Neighbourhood Plan Working Group led on the preparation of the Neighbourhood Plan, and it is hoped that the document reflects the community's vision and aspirations for the future of the parish. In order, to create a Plan that represents the needs and aspirations of residents, the Working Group have drawn upon a number of sources including evidence gathered through the various stages of plan making, technical reports and the results of stakeholder and community input.
- 3.2 The management of the Neighbourhood Plan process has been undertaken by the Working Group Members themselves with support from the Parish Council and other local residents as required. (See **Appendix B** for Working Group Members). The Working Group have been supported through the latter part of the process by an independent consultant who was appointed in April 2021.

- 3.3 There is a dedicated Neighbourhood Plan web page which contains details of the progress of the Neighbourhood Plan, explanations of what a Neighbourhood Plan is, together with copies of the technical supporting documents, and copies of the consultation materials used for consultation events. There are also contact details on the website for anyone wishing to receive direct updates on the progress of the Neighbourhood Plan. The Holbrook Neighbourhood Plan website has been updated regularly to provide information to residents about the process and as well as advance notice of any consultations or events.

[Holbrook Neighbourhood Plan \(suffolk.cloud\)](https://Holbrook.Neighbourhood.Plan.suffolk.cloud)

- 3.4 Details of all consultation events were published in the ‘Parish Papers’ newsletter and posters and flyers were used to publicise events such as the Pre-Submission Consultation, the questionnaire and other events. Regular updates for the Parish Council on Neighbourhood Plan progress was presented at appropriate meetings.
- 3.5 The evolution of the Neighbourhood Plan process to date is as follows:
1. March 2018: Holbrook Neighbourhood Plan working group established at Parish Council Meeting
 2. 6th April 2018: The Holbrook Neighbourhood Plan Area is designated by BMSDC.
 3. July 2018: Neighbourhood Plan working group set up a stall at the Holbrook Village Fete
 4. Feb 2019: Youth Focus Group at Holbrook Academy
 5. 23 Feb 2019: Public Consultation Event at Holbrook Village Hall. Parish survey questionnaire launched.
 6. May 2019: Call for Sites launched – leaflets distributed to every household.
 7. August 2019: AECOM commence work on the Housing Needs Assessment
 8. October 2019: AECOM Commence work on the Site Options Assessments
 9. December 2019: reports received from AECOM.
 10. January 2020: first draft of Neighbourhood Plan Document commences by Holbrook Neighbourhood Plan Working Group
 11. March 2020: publication of the Valued Landscape Assessment of the Shotley Peninsula by Alison Farmer Associates
 12. Spring 2020: 1st draft plan sent to Babergh District Council for informal comments
 13. Autumn 2020: Informal Comments received
 14. April 2021: Consultant Appointed
 15. Regulation 14 Consultation Undertaken between October and December 2021

Public Events and Consultation

3.6 Throughout the duration of the development of the plan a number of consultation events and activities were organised by the Holbrook Neighbourhood Plan Working Group to gather the views of the community and to share the findings. These included

- In July 2018 the Holbrook Neighbourhood Plan working group was represented at the Holbrook Village fete. There was a stand with display posters informing the local community about what a neighbourhood plan is all about along with maps to denote the area of the Parish. Significant interest was shown by the local people who attended the fete. Leaflets were available and people were encouraged to sign up for updates and to get involved in the working group. **(See Appendix C)**
- Regular articles informing the local community about consultation events and updates to progress have been placed in the Holbrook Parish Papers and In Touch Magazine which is distributed to all households in the Parish .
- On Saturday 23rd February 2019 a drop-in style consultation event was held in the village hall between 09.30 and 15.00. Leaflets had been distributed to every house in the village to notify people of the event. **(See Appendix D)** Tea and cakes were available, and members of the working party were in attendance to discuss the neighbourhood plan with local people. There was a rolling presentation on-screen to showcase the Locality presentation, posters around the walls showing maps of the Parish, and opportunities for people to air their views on comment sheets and the HNP questionnaires. The day was very well attended with over 150 people visiting the village hall during the day







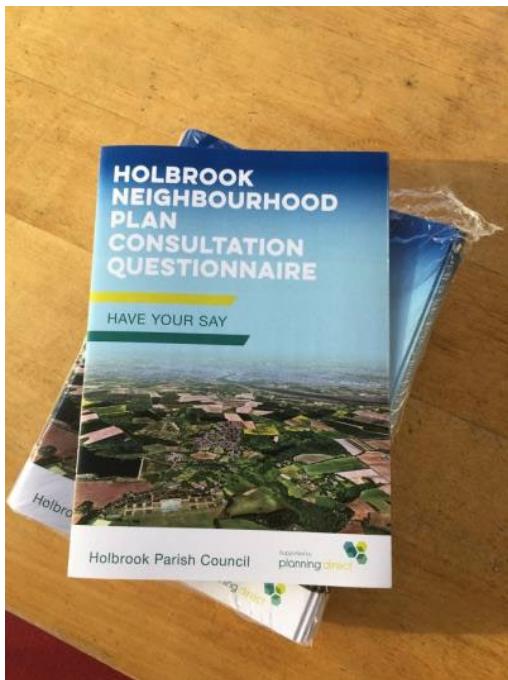


Consultation event

- 3.6 A series of focus group meetings were conducted with pupils at Holbrook Academy to gather the views of the young people in the Parish. A summary of the findings can be viewed in **Appendix E**

Holbrook Neighbourhood Plan Consultation Questionnaire

- 3.7 In order to ensure that the Neighbourhood Plan is based on a proper understanding of our area and of the views, wants and needs of local people, the Holbrook Parish Council conducted a comprehensive survey aimed at Holbrook residents. (**See Appendix F**)
- 3.8 A questionnaire was produced that asked residents about their opinions on a broad range of subjects. The questionnaire was launched on the 23rd February 2019, at the Holbrook Neighbourhood Plan Consultation event in Holbrook village hall and responses were collected for approximately 10 weeks.
- 3.9 A paper version of the questionnaire was delivered to every house in Holbrook (approximately 700 houses). Please see Figure 10. A questionnaire collection box was set up at the village Co-op. 250 residents replied via the paper version and 104 residents replied via the electronic version which represented 50% of the households in the Parish. The questionnaire also advertised a collection phone number so that residents could arrange for their questionnaire to be collected by the Neighbourhood Plan team.
- 3.10 The questionnaire consisted of a total of 55 questions. These were grouped into five areas: Demographics, Village Amenities, Future Development, the Environment and Village Infrastructure and was offered as a paper version and as an online version using the questionnaire tool <https://www.surveymonkey.co.uk>.
- 3.11 Each question group asked approximately 15 multiple choice questions and also offered the facility for free text comments. The questions were specifically designed to avoid confirmation bias using guidelines recommended by NHS England [Writing an effective questionnaire]. A comprehensive report on the results of the Holbrook Neighbourhood Plan Consultation Questionnaire is available on the neighbourhood plan section of the Holbrook Parish Council website and a summary is set out at **Appendix G**.
- 3.12 Responses were received from a wide age range, from 18 to over 66, with almost 58% being in the over 55 age group. There was a fairly balanced male:female ratio with 45.8% of respondents being male and 50.3% female. Nearly 44% of respondents are employed and nearly 41% retired. 95% are car owners and 51% live in detached houses. About a third of people live in semi-detached or terraced houses and 12% live in bungalows. 25% of people are buying their property with a mortgage and 12% are renting.



Holbrook Neighbourhood Plan

Have your say

Welcome to the Holbrook Neighbourhood Plan consultation questionnaire. We value your opinion. The answers you provide will shape your community and the future of Holbrook.

Holbrook, like all other villages in Suffolk faces residential growth over the next twenty years. A working group of the Parish Council in Holbrook is writing a Neighbourhood Plan. With your input this plan will identify where new homes could be built. It will also identify any matters that would be the subject of a planning application. These could include, for example, design standards, community facilities, transport, infrastructure, and the protection of important historic buildings and green spaces (Areas of Outstanding Natural Beauty).

This consultation is about identifying what issues are important to you. Once the plan has been drafted you will be asked about its specific proposals. The final plan will have to pass a referendum. This process is likely to take a year or more.

Questions 1 to 4 (Demographic Information) are included to ensure that we have collected data from a representative cross-section of the community. This information will be separated from the main body of the questionnaire in order to ensure your anonymity.

Thank you for answering these questions.

[Next](#)

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See how easy it is to [create a survey](#).

Call for Sites (March 2019)

- 3.13 In March 2019 the HNP working group hand delivered leaflets to every household in the Parish to advertise a “Call for Sites” for the Neighbourhood Planning process [25] Ten responses were received by the Parish Council Clerk.
- 3.14 In October 2019 the HNP commissioned AECOM to conduct an independent assessment of the sites put forward by the local landowners. It was agreed with AECOM that the site assessment report would provide an assessment of new sites submitted through the Call for Sites as well as other known sites (including sites submitted as part of the Local Plan process) to allow HPC working group to make decisions about Neighbourhood Plan policies.

Draft Plan and Pre-Submission Consultation

- 3.15 Following analysis of all of the information received to date including that from technical reports and from public consultation, the Working Group sat down to draft a plan. Unfortunately this part of the process was interrupted by the advent of the COVID-19 pandemic in March 2020 and progress was slower than had been hoped. However, a draft plan was produced which was sent to Babergh for informal comments in early 2021. Following receipt of comments from Babergh, the Working Group applied for some funding in order to appoint a consultant to assist with refining the first draft of the Plan.
- 3.16 The Pre-Submission Regulation 14 Consultation was undertaken between 25th October 2021 and 5th December 2021. The consultation was launched with an article in the parish magazine and was publicised using posters and flyers. Hard copies of the Neighbourhood Plan documents were available in the village shop for ease of access for residents. All documents including the response form and details on how to respond to the consultation were placed on the website.
- 3.17 A copy was also sent to Babergh District Council who included details of the consultation on their Neighbourhood Plan website.

[Holbrook Neighbourhood Plan » Babergh Mid Suffolk](#)

- 3.18 Notifications of the consultation and details of how to view the draft plan and submit and return comments were sent to a wide range of consultees and the list of consultees is shown at **Appendix I**. See **Appendix J** for response form
- 3.19 Following the closing date of the Pre-Submission Consultation, 12 responses had been received from members of the public and 1 from the agent acting on behalf of the Royal Hospital School. In addition, responses had also been received from

the following consultees:

- Babergh District Council
- National Grid
- Suffolk County Council
- Historic England
- Natural England
- Defence Estates on behalf of the M.O.D
- Babergh District Councillor

3.20 All responses were acknowledged, and respondents informed that their comments would be considered in due course. The Working Group considered all responses received at their meetings in January, February and March and each separate comment received consideration. The response table for Community Responses is at **Appendix K** and the response table for statutory consultees and landowners is at **Appendix I**. Each individual comment has been logged and assessed. The table shows each individual comment made together with the response of the Working Group and any proposed changes to the Plan.

Summary of key issues raised.

3.21 The key issues raised during the REG14 consultation exercise can be summarised as:

- General support for the plan
- Comments in support and against new infill housing
- Comments in respect of expansion of Royal Hospital School
- Need for updating to reflect the newly published NPPF
- Need for updating to reflect the latest position with the BMSJLP
- Support for the environmental and heritage policies
- Suggestions for strengthening of policies and clarity around wording.
- Comments in respect of clarity of maps and photographs
- Requests for minor amendments to policies to aid clarity.

3.22 Following consideration of these representations the following key changes were made to the NDP policies:

- Factual updates and correction of errors
- Minor amendments to wording of policies HNP1, 2 and 3 for clarity
- Amendment to HNP4 to refer to energy infrastructure
- Changes to supporting text throughout the plan.
- Amendments to mapping.

- Further justification of important views
- Clarifications around the RAMS position and implications for the parish

Regulation16 – Submission

- 3.23 Following consideration of the revised Neighbourhood Plan documents at the Working Group meeting in September 2022 and approval by Holbrook Parish Council on 17th October 2022, the Neighbourhood Plan and its supporting documents were submitted to Babergh District Council.
- 3.24 The documents together with this Consultation Statement and the Basic Conditions Statement can be viewed at:

[Holbrook Neighbourhood Plan \(suffolk.cloud\)](#)

and on Babergh's Neighbourhood Plan pages of their website:

[Holbrook Neighbourhood Plan » Babergh Mid Suffolk](#)

4. Communication Approach

- 4.1 Good communication is key to the local community feeling included and informed about the progress and content of the Holbrook Neighbourhood Plan.
- 4.2 Essential to this was the Neighbourhood Plan website.

[Holbrook Neighbourhood Plan \(suffolk.cloud\)](#)

The website was updated regularly during the production of the Neighbourhood Plan and new information included to publicise upcoming consultations including all consultation material, Neighbourhood Plan documents and contact details.

- 4.3 To spread news of the emerging Neighbourhood Plan, the Working Group used:
- Neighbourhood Plan website
 - Regular articles in the Parish Papers, parish magazine
 - Flyers delivered around the parish delivered by Working Group Members
 - Event posters and banners which went up throughout the Parish
 - Regular updates to the parish council

5. Conclusion

- 5.1 The programme of community engagement and communications carried out during the production of the Holbrook Neighbourhood Plan was extensive and varied. This was despite the fact that much of the policy development work was undertaken during the COVID-19 pandemic and associated lockdowns and social distancing regulations, which made face to face consultation difficult. Despite this the efforts of the Working Group ensured that the emerging Neighbourhood Plan reached a wide range of the local population and provided opportunities for many parts of the local community to input and comment on the emerging policies. This is evidenced by the high turn-out at the drop-in event which launched the questionnaire and the fact that local people responded to the Regulation 14 Consultation.
- 5.2 The comments received throughout and specifically in response to the consultation on the REG14 Pre-Submission draft of the Holbrook Neighbourhood Development Plan have been addressed, in so far as they are practical, and in conformity with the National Planning Policy Framework and the policies in the development plan for Babergh and the emerging Babergh-Mid Suffolk Joint Local Plan.

APPENDICES

Appendix A



NEIGHBOURHOOD PLAN AREA DESIGNATION NOTICE HOLBROOK NEIGHBOURHOOD PLAN

Babergh District Council received an application from Holbrook Parish Council (the 'Relevant Body') to designate the whole of the parish as a Neighbourhood Plan Area on the 27 March 2018.

The application was made under Regulation 5 of the Neighbourhood Planning (General) Regulations 2012 (as amended). A copy of the application and a map which identifies the area to which this relates can be found on the District Council website at:

www.babergh.gov.uk/HolbrookNP

Regulation 5A states that ... "where (1)(a) a local planning authority receives an area application from a parish council" *and* (1)(b) the area specified in the application consists of the whole of the parish council's area, (2) the local planning authority must exercise their powers under section 61G of the Town and Country Planning Act 1990 to designate the specified area as a neighbourhood area."

Regulations 6 and 6A relating to publicising an area application do not apply in this instance. Therefore, in accordance with Regulation 5A(2) and 7(1) of the Neighbourhood Planning (General) Regulations 2012 (as amended) Babergh District Council hereby give notice that it has designated Holbrook Parish as a Neighbourhood Area in order to facilitate the preparation of a Neighbourhood Plan by Holbrook Parish Council.

Tom Barker

Assistant Director - Planning for Growth
Babergh and Mid Suffolk District Council

Dated: 6 April 2018

Babergh District Council
Endeavour House, 8 Russell Road, Ipswich, IP1 2BX
Telephone: (0300) 1234 000
SMS Text Mobile: (07827) 842833
www.babergh.gov.uk

Mid Suffolk District Council
Endeavour House, 8 Russell Road, Ipswich, IP1 2BX
Telephone: (0300) 1234 000
SMS Text Mobile: (07827) 842833
www.midsuffolk.gov.uk

Appendix B – Holbrook Neighbourhood Plan Working Group Members

John Ambrose (Vice Chair of Neighbourhood Plan Working Group and Chair of Holbrook Parish Council)

Mike Braybrooke

Terence Gray

Louise Helliker

Marek Pawlewski (Chair of Neighbourhood Plan Working Group)

Sarah Pawlewski

John Williams

Consultant Support: Andrea Long, Compasspoint Planning.

The Working Group would also like to thank all of the other people who have helped at various stages in the preparation of the Neighbourhood Plan .

—

Appendix C



A Neighbourhood Plan for **HOLBROOK**

Following consultation with all residents via a public meeting in 2017, Holbrook Parish Council has decided to develop a Neighbourhood Plan.

What is the purpose of the Plan?

The plan is an approved, legally recognised, planning document. This will describe how Holbrook may develop as a sustainable, mixed, thriving community of residents and businesses over the next 30 years. Although housing needs will be addressed, the plan will also consider the transport, education, health and wellbeing, leisure, employment, energy and communications requirements needed to support our community in the future.

Who is developing the Plan?

The Parish Council has delegated the development of the Plan to a working party consisting of three Parish Councillors and other residents from the village.

Views of the Holbrook Community

The whole community will be invited to take part in a variety of activities to ensure that the plan represents their views and preferences.

Timeframe

The intention is to create a plan for submission to Babergh District Council by September 2019.

Communications strategy

A broad range of media will be used for effective communication in order to reach all groups in the village: Parish Council notice boards, newsletters, social media and web sites.

Look out for updates and make sure you have your say!

If you would like to get involved please contact: holbrookparishclerk@outlook.com

Website: <http://holbrook.suffolk.cloud/neighbourhood-plan/>

Appendix D**HOLBROOK NEIGHBOURHOOD PLAN
PUBLIC CONSULTATION EVENT****SATURDAY 23 FEBRUARY 2019****9.30am–3pm****HOLBROOK VILLAGE HALL**

Good progress is being made with the
Neighbourhood Plan for Holbrook.

Joining us for the **public consultation** event will give you, the local community, the opportunity to have a say about the **development of your village in the future.**

We will have questionnaires available, maps of the local area, and more details about what will be included in the plan.

Tea and cakes will be available so please drop in for a chat and to find out more.

We hope to see you there. **Everyone is welcome!**

Appendix E

Holbrook Neighbourhood Plan Public Consultation

Youth Focus Group conducted at Holbrook Academy on 6th February 2019

A group of Year 11 students, male and female, currently residing in Holbrook, participated in the focus group facilitated by Sarah Pawlewski.

Key themes:

Housing

Social spaces

Free leisure/sports facilities

Jobs and apprenticeships

Findings:

The Admiral's Quarter site is seen as "modern, posh and out of character with the rest of the village". The students want to see "Holbrook stay as Holbrook", i.e. without change.

The students stated categorically that they do not want any additional housing in the village. They would be happy to move out into nearby towns and villages to find somewhere to live in the future. One student thought they might move back later when they have children.

They are concerned that additional housing would create more strain on the village amenities, particularly the doctors surgery which they felt was already overstretched.

They would like to see more sports and leisure facilities, particularly free facilities such as an outdoor gym and climbing wall.

The students stated that they missed the local shop called Scrivs and would like to see another shop like that in Holbrook. Scrivs used to stock sweets, magazines, cards, gifts etc.

Overwhelmingly the students would like to see more indoor social spaces, such as a youth club. At the moment they tend to go into Ipswich, or to Alton Water or the Reade Field which are all outdoors. They suggested that the village hall could be used as a venue one evening per week.

They would be quite happy to travel outside the village to post-16 education and to find work. One student said they would like more apprenticeship opportunities in the village. Part-time jobs opportunities available in the village would also be helpful.

Buses are not widely used by this group at present. As discussed, once they start to attend post-16 education and training they will find this more important.

Street lighting, particularly in the new development at Admiral's Quarter is viewed as annoying. The new pedestrian crossing on Ipswich Road is also annoying and seen as unnecessary. However, the students stated that they would like more street lighting along The Cut which is dark and "creepy" at night.

The students stated that they would prefer to answer questions about the Neighbourhood Plan via Social Media, particularly Instagram. They also stated that it would be best to complete it at school if it is going to be paper-based.

Appendix F - Questionnaire

41. Areas of Outstanding Natural Beauty should be protected from development
 Strongly agree Agree
 Disagree Strongly disagree

42. Do you have any comments regarding the environment?

Please tell us your opinion about the village infrastructure

43. The roads in and around Holbrook are adequate for the current levels of traffic
 Strongly agree Agree
 Disagree Strongly disagree

44. The frequency and times of buses in and out of Holbrook are adequate
 Strongly agree Agree
 Disagree Strongly disagree

45. Traffic congestion is an issue in Holbrook
 Strongly agree Agree
 Disagree Strongly disagree

46. The speed limit in Holbrook is acceptable
 Strongly agree Agree
 Disagree Strongly disagree

47. Heavy goods vehicles, that do not need access to Holbrook, should be prevented from using Ipswich road
 Strongly agree Agree
 Disagree Strongly disagree

48. Traffic calming is required
 Strongly agree Agree
 Disagree Strongly disagree

Please state where, if appropriate:

49. Holbrook has sufficient car parking spaces
 Strongly agree Agree
 Disagree Strongly disagree

50. More restriction for on-road parking is required
 Strongly agree Agree
 Disagree Strongly disagree
 Please state where, if appropriate:

51. Water supply, drainage and sewage facilities in Holbrook are adequate
 Strongly agree Agree
 Disagree Strongly disagree

52. The pavements in Holbrook are adequate
 Strongly agree Agree
 Disagree Strongly disagree

53. There is a need for more cycle paths in and around Holbrook
 Strongly agree Agree
 Disagree Strongly disagree

54. The street lighting in Holbrook is
 Too bright
 Adequate
 Not bright enough

55. Do you have any comments regarding the village **infrastructure**?

NEIGHBOURHOOD PLANNING



HOLBROOK NEIGHBOURHOOD PLAN CONSULTATION QUESTIONNAIRE

HAVE YOUR SAY



Holbrook Parish Council

Supported by
planning direct

Welcome to the Holbrook Neighbourhood Plan consultation questionnaire. We value your opinion. The answers you provide will shape your community and the future of Holbrook.

Holbrook, like all other villages in Suffolk faces residential growth over the next twenty years. A working group of the Parish Council in Holbrook is writing a Neighbourhood Plan.

With your input this plan will identify where new homes could be built. It will also identify any matters that would be the subject of a planning application. These could include, for example, design standards, community facilities, transport, infrastructure, and the protection of important historic buildings and green spaces (Areas of Outstanding Natural Beauty).

This consultation is about identifying what issues are important to you. Once the plan has been drafted you will be asked about its specific proposals. The final plan will have to pass a referendum. This process is likely to take a year or more.

Questions 1 to 4 (Demographic Information) are included to ensure that we have collected data from a representative cross-section of the community. This information will be separated from the main body of the questionnaire in order to ensure your anonymity.

Thank you for answering these questions.

Demographic Information

1. Please provide your email address or telephone number

2. Please provide your postcode

3. What is your gender?

Male Female
Other Prefer not to say

4. Which age group do you belong to?

18-25 26-35 36-45
46-55 56-65 66+
Prefer not to say

Please return your questionnaire to the collection box at Holbrook Co-Op,

Or you can complete it online at <https://surveymonkey.co.uk/r/holbrookplan>



Or call 01473 328338
to arrange collection.

NEIGHBOURHOOD PLANNING**About You**

5. If you have moved to Holbrook in the last 5 years, which village, town or city did you move from?

6. Which of the following best describes you?

- In education
- Employed - full time
- Employed - part time
- Self employed
- Unemployed
- Retired
- Carer
- Other

7. Are you registered disabled?

- Yes
- No

8. How many vehicles do you have at your address?

- 0
- 1
- 2
- 3
- 4 or more

9. Where do you keep your vehicle(s)

- Driveway
- Road outside my house
- Away from my property
- Garage
- Other
- Not applicable

10. What type of property do you currently live in?

- Flat
- Bungalow
- Sheltered accommodation
- Semi-detached house
- Terraced house
- Detached house

11. Is your home

- Rented privately
- Rented from a registered provider of affordable housing
- Owned with mortgage
- Mortgage free
- Other

12. How many bedrooms do you have?

- 1
- 2
- 3
- 4
- 5 or more

13. Do you own any properties within Holbrook that are not your usual residence?

- Yes
- No

14. How many adults live in your household?

- 1
- 2
- 3
- 4
- 5 or more

15. How many children live in your household?

- 0
- 1
- 2
- 3
- 4 or more

Please tell us your opinion about the amenities in Holbrook

16. I would like to have more sports and leisure facilities in Holbrook
- Strongly agree
 - Agree
 - Disagree
 - Strongly disagree

17. I would like to see more businesses setting up in Holbrook
- Strongly agree
 - Agree
 - Disagree
 - Strongly disagree

18. I would like to see more cafes / bars / restaurants / pubs in Holbrook
- Strongly agree
 - Agree
 - Disagree
 - Strongly disagree

19. The health centre / surgery facilities in Holbrook are adequate for the current population
- Strongly agree
 - Agree
 - Disagree
 - Strongly disagree

20. There is a need for workshops / commercial units in Holbrook
- Strongly agree
 - Agree
 - Disagree
 - Strongly disagree

21. Having local employment opportunities is important to me
- Strongly agree
 - Agree
 - Disagree
 - Strongly disagree

22. There are enough shops in Holbrook
- Strongly agree
 - Agree
 - Disagree
 - Strongly disagree

23. The schools in Holbrook are adequate and meet my needs
- Strongly agree
 - Agree
 - Disagree
 - Not applicable

24. I like to be able to walk my children to school
- Strongly agree
 - Agree
 - Disagree
 - Strongly disagree

- Not applicable

25. The Village Hall is important to Holbrook

- Strongly agree
- Agree
- Disagree
- Strongly disagree

26. The Churches are important to Holbrook

- Strongly agree
- Agree
- Disagree
- Strongly disagree

27. There are sufficient children's play areas in Holbrook

- Strongly agree
- Agree
- Disagree
- Strongly disagree

28. Do you have any comments regarding **amenities** in Holbrook?

33. Choose the best option

- I would like to see minimal development in Holbrook within the next 5 years

- I would like to see more large-scale development (like the Taylor Wimpey site)

- I would like to see some unique designs in Holbrook

- I would like to see more infill developments (1 or 2 houses)

34. Do you have any comments regarding the **future development** of Holbrook?

Please tell us your opinion about the environment

29. I think Holbrook needs more housing

- Strongly agree
- Agree
- Disagree
- Strongly disagree

30. What type of property do you think is **most** needed in Holbrook (please choose 1 answer)?

- Houses
- Flats
- Bungalows
- Sheltered accommodation
- Residential homes
- None

31. What size of new home is **most** needed in Holbrook (please choose 1 answer)?

- 1 bed
- 2 bed
- 3 bed
- 4 bed
- 5 bed+
- None

32. What housing tenure do you think is **most** needed (please choose 1 answer)?

- Owner occupied
- Private rental
- Rented from a registered provider of affordable housing
- Shared ownership
- Sheltered housing
- Residential homes
- No new housing

Continued overleaf



Appendix G – Questionnaire Analysis

Village Amenities

Questions covered a wide range of topics about life in Holbrook: leisure, businesses, commercial units, local employment, shops, schools and play areas, eating and drinking, healthcare, the village hall and churches. Answers ranged from those which say the amenities are adequate, to those who have specific suggestions for improvement. Several residents expressed concern about whether the amenities can continue to be adequate for the enlarged population of the village:

1. “For a village of its size Holbrook does not lack amenities.
2. The Coop is the lifeline + The Swan has made great inroads with the community.
Development of the playing [field] would be amazing.
3. A public toilet, a phone signal, replacement of small football goals in park, additional fitness facilities outdoors.
4. If more houses were built, I think places like the doctors could not cope.
5. The amenities are adequate for current population but will not cope with significant growth.
6. People who choose to live in the countryside usually accept that there won’t be amenities of a town in fact value peace and scenery more. Developments like Admirals Quarters destroy the countryside and put stress on the facilities we do have, apart from any issues about how 78 families get absorbed into village life. If people want the facilities of urban life don’t move to the countryside.”

Concerns about dog mess and dog exercising areas were brought out by the survey:

- 1) “Dog training should not take place inside the village hall.
- 2) Dogs should be banned from Playing fields and have their own exercise area.
- 3) Dog poo on pavements is a big issue with young children and buggy it is dangerous!
- 4) Dedicated fenced field or route for dog walkers to reduce dog mess on Reade Field.”

In total, there were 14 comments on the topics of: dog mess, separating dogs from children’s areas and objections to dog training in the village hall.

Future Development

Questions in this category were about the amount and type of new housing people think are needed and/or desirable in Holbrook. Most of the responses expressed concern about Holbrook being developed too much, while some people said that truly affordable property – either to buy or rent – is necessary to keep the younger generation in the village:

- a. “Further housing will have a detrimental effect on the countryside and wildlife.
- b. Woodland and farmland should not be used for housing development.
- c. Another large development would change the village for the worse. Smaller developments better.
- d. Stay a village. Housing for the families growing up and want to stay and bring up their families. Housing should be affordable for them and not for the rich and large estates no one can afford.

- e. Some more houses for young people to rent at affordable prices.”

The Environment

This section of the questionnaire asked residents about the local natural environment: trees, hedgerows, wildlife, views and ancient buildings. Responses indicated how important these local features are to people in the Holbrook area:

- a. “... building does have a massive effect on the environment & nature. Like most people we moved here to enjoy these things.
- b. Just save and preserve as much of it as is possible. Once it's gone it's gone.
- c. For quality of life, it is important to preserve the rural setting we have.
- d. We live in a special area on the peninsular which I think should be preserved if at all possible
- e. Holbrook Parish Council should be proactive in environmental replenishment + conservation to improve biodiversity.”

The Village Infrastructure

Questions on infrastructure covered roads, pavements, traffic, parking, buses, cycling, streetlights and water supply. Responses were mostly but not entirely about keeping the rural village feel:

- a. “Pavements are for towns what we have is adequate. If people want town infrastructure & facilities, they should not move to the country.
- b. The Street pavements too narrow.
- c. The pavement leading to the RHS is too narrow to get to Alton Water +RHS the road is too fast & dangerous for children to cycle on the pavement.
- d. Concern about the weight & size of vehicles delivering to the Co-op due to the damage they can cause to water mains etc. etc.
- e. A village should be kept a village is not updated by large housing estates, no one can afford and big pressure on our doctors, shops, utilities which are busy. Could do with a pharmacy where can buy medical items.
- f. When considering the amount of traffic any future development would bring, I feel we should consider the likely impact the huge development at Shotley will have, not only on the main (already overburdened) peninsula road but in Holbrook itself. Many people now drive through Holbrook to access Manningtree station, plus there is now a massive increase in the amount of delivery vehicles generated by online shopping.
- g. I sincerely hope that this consultation will ensure that we never have another blot on the landscape like Admirals Quarter foisted on us again. I realise that Holbrook would not win any beauty competitions against places like Lavenham but I notice that any new development which has gone on in these villages at least has some architectural merit, not Lego land complete with zebra crossing, belisha beacon and streetlights.”

Street lighting brought out a wide range of feelings:

1. “No light in Heathfield Road after midnight nor 5 Acres. Phoned and complained. Wrong people in charge.
2. Passageway between Mill Rise/Heathfield Road needs lighting
3. We don't need streetlights - keep the village rural, skies dark, and protect the wildlife.

4. The lights are too bright at the new houses.
5. Keep skies dark - the bright lights from Admirals Quarter are a disgrace.
6. Less street lighting less "urbanisation".
7. We do not need any more lights in fact we need less light pollution."

In total there were:

1. 12 comments saying that more lighting is needed in specific roads or cuts.
2. 5 comments saying that more lighting is needed in general in the village.
3. 10 comments complaining that the lights and belisha beacons at Admirals Quarter and Berners Field are too bright and/or unnecessary.
4. Numerous comments saying that less lighting is needed in the village.

Appendix H : Call for Sites Flyer



Appendix I: REG 14 Consultee List

| | |
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| MP for South Suffolk | James Cartlidge |
| County Cllr for Peninsula Division | Suffolk County Council |
| County Cllr for Belstead Brook Division | Suffolk County Council |
| Ward Cllr to Stour | BDC |
| Ward Cllr to Orwell | BDC |
| Parish Clerk to | Freston |
| Parish Clerk to ... | Chelmondiston |
| Parish Clerk to ... | Woolverstone |
| Parish Clerk to ... | Tattingstone |
| Parish Clerk to ... | Harkstead |
| Parish Clerk to ... | Wherstead |
| Parish Clerk to | Stutton |
| BMSDC Community Planning | Babergh & Mid Suffolk DC |
| SCC Neighbourhood Planning | Suffolk County Council |
| Transport Policy | Suffolk County Council |
| Planning Obligations Manager | Suffolk County Council |
| HR Manager - SOR, Children and Young People | Suffolk County Council |
| Transport Policy | Suffolk County Council |
| Planning Obligations Manager | Suffolk County Council |
| | The Coal Authority |
| Area Manager, Norfolk & Suffolk Team | Homes & Communities Agency (HCA) |
| Land Use Operations | Natural England |
| Essex, Norfolk & Suffolk Sustainable Places Team | Environment Agency |
| East of England Office | Historic England |

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| East of England Office | National Trust |
| Town Planning Team | Network Rail Infrastructure Limited |
| | Highways England |
| Stakeholders & Networks Officer | Marine Management Organisation |
| | Vodafone and O2 - EMF Enquiries |
| Corporate and Financial Affairs Department | EE |
| | Three |
| Estates Planning Support Officer | Ipswich & East Suffolk CCG & West Suffolk CCG |
| | Transco - National Grid |
| Consultant | Wood Plc (obo National Grid) |
| Infrastructure Planner | UK Power Networks |
| Strategic and Spatial Planning Manager | Anglian Water |
| | Essex & Suffolk Water |
| | National Federation of Gypsy Liaison Groups |
| | Norfolk & Suffolk Gypsy Roma & Traveller Service |
| | Diocese of St Edmundsbury & Ipswich |
| Chief Executive | Suffolk Chamber of Commerce |
| Senior Growing Places Fund Co-ordinator | New Anglia LEP |
| Strategy Manager | New Anglia LEP |
| Conservation Officer | RSPB |
| Senior Planning Manager | Sport England (East) |
| | Suffolk Constabulary |
| Senior Conservation Adviser | Suffolk Wildlife Trust |
| Director | Suffolk Preservation Society |
| | Suffolk Coalition of Disabled People |

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| | Suffolk Preservation Society |
| | Landowners; owners of NDH and LGS |
| Community Development Officer – Rural Affordable Housing | Community Action Suffolk |
| Senior Manager Community Engagement | Community Action Suffolk |

Appendix J : Regulation 14 Community Responses

| Questions | Response | Our comments |
|---|--|--|
| Name: | Respondent 1 | |
| I am generally in favour of the Plan | Agree | |
| I would like to see changes to the Plan | Disagree | |
| Do you have any comments on Chapters 1 to 7? | No | |
| Please give comments on Chapters 1 to 7: | | |
| Do you agree with the Vision and Objectives of the Plan (Chapter 8)? | Yes | |
| Please give comments on Chapter 8: | I understand the reason the objectives are broad but I am concerned the HNP will not be as robust as we need it to be with Babergh council | Noted. The Plan when 'made' is a part of the formal development plan and therefore will have to be given due weight by officers. |
| Do you have any general comments on Chapter 9 - Overarching Planning Strategy? | No | |
| Please give comments on Chapter 9: | | |
| Do you agree with Policy HNP01 - Housing Development? | Yes | |
| Please give comments on Policy HNP01: | | |
| Do you agree with Policy HNP02 Housing Mix? | Yes | |
| Please give comments on Policy HNP02: | I agree smaller housing can provide both the young and the older generations with suitable accommodation | Noted |
| Do you agree with Policy HNP03 - Infill Development? | Yes | |
| Please give comments on Policy HNP03: | I do agree but the impact of any future infill must be considered as another house brings people, cars and resource burden. The impact on Holbrook from the development of Stutton as well is significant. | Noted |

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| Do you agree with Policy HNP04 - Royal Hospital School (RHS)? | Yes | |
| Please give comments on Policy HNP04: | | |
| Do you agree with Policy HNP05 - Design? | Yes | |
| Please give comments on Policy HNP05: | | |
| Do you agree with Policy HNP06 - Protection of Important Views? | Yes | |
| Please give comments on Policy HNP06: | | |
| Do you agree with Policy HNP07 Preservation of Dark Skies? | Yes | |
| Please give comments on Policy HNP07: | Light pollution has a serious impact on our wildlife and this must be protected. | The Plan seeks to address this issue. |
| Do you agree with Policy HNP08 - Landscape Protection? | Yes | |
| Please give comments on Policy HNP08: | | |
| Do you agree with Policy HNP09 - Protection of woodlands? | Yes | |
| Please give comments on Policy HNP09: | we must protect and develop our woodlands | The Plan seeks to address this issue. |
| Do you agree with Policy HNP10 - Protection of Heritage Assets? | Yes | |
| Please give comments on Policy HNP10: | | |
| Do you agree with Policy HNP11- Gardens and Amenity? | Yes | |
| Please give comments on Policy HNP11: | | |
| Do you agree with Policy HNP12- Sustainable Drainage? | Yes | |
| Please give comments on Policy HNP12: | | |
| Do you agree with Policy HNP13 - Biodiversity? | Yes | |
| Please give comments on Policy HNP13: | | |

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| Do you agree with Policy HNP14 -Local Green Spaces? | Yes | |
| Please give comments on Policy HNP14: | | |
| Do you have any general comments on the Community Aspirations? | Yes it is a good start. | |
| Do you have any other comments? | <p>in the next 10 years the environment will require us to local actions as soon as possible.reduce our speedsPromote public transport and car sharingConsider wind and solar as our local energy sources, on new houses and older propertiesPromote the use of allotments and selling locally grown produce ie: our own farmers marketThe coop has a responsibility as well - it is placed in the centre of the village where deliveries are challenging and more frequent. The opening hours are too long, so much energy used for hardly any customers, these hours do not suit a village life. I don't think we need more areas for exercise - the school has a gym and facilities that are supported by the village, the focus should be on developing this and create a community enterprise to provide classes and gym opening hours before and after school hours.</p> | The Plan seeks to address these issues. |
| Name: | Respondent 2 | |
| I am generally in favour of the Plan | Agree | |
| I would like to see changes to the Plan | Disagree | |
| Do you have any comments on Chapters 1 to 7? | No | |
| Please give comments on Chapters 1 to 7: | | |
| Do you agree with the Vision and Objectives of the Plan (Chapter 8)? | Yes | |
| Please give comments on Chapter 8: | | |
| Do you have any general comments on Chapter 9 - | No | |

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| Overarching Planning Strategy ? | | |
| Please give comments on Chapter 9: | | |
| Do you agree with Policy HNP01 - Housing Development? | Yes | |
| Please give comments on Policy HNP01: | | |
| Do you agree with Policy HNP02 Housing Mix ? | Yes | |
| Please give comments on Policy HNP02: | I agree as long as 'affordable' isn't translated into cheap, shoddy housing of little architectural merit with cramped living space and little storage capacity | Noted. |
| Do you agree with Policy HNP03 - Infill Development? | Yes | |
| Please give comments on Policy HNP03: | | |
| Do you agree with Policy HNP04 - Royal Hospital School (RHS)? | Yes | |
| Please give comments on Policy HNP04: | | |
| Do you agree with Policy HNP05 - Design? | Yes | |
| Please give comments on Policy HNP05: | see comments at HNP02 | |
| Do you agree with Policy HNP06 - Protection of Important Views? | Yes | |
| Please give comments on Policy HNP06: | Unfortunately Admirals Quarters has already interrupted the view of the RHS clocktower when entering Holbrook from Ipswich | Noted. |
| Do you agree with Policy HNP07 Preservation of Dark Skies? | Yes | |
| Please give comments on Policy HNP07: | | |
| Do you agree with Policy HNP08 - Landscape Protection? | Yes | |
| Please give comments on Policy HNP08: | | |

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| Do you agree with Policy HNP09 - Protection of woodlands? | Yes | |
| Please give comments on Policy HNP09: | | |
| Do you agree with Policy HNP10 - Protection of Heritage Assets? | Yes | |
| Please give comments on Policy HNP10: | | |
| Do you agree with Policy HNP11- Gardens and Amenity? | Yes | |
| Please give comments on Policy HNP11: | | |
| Do you agree with Policy HNP12- Sustainable Drainage? | Yes | |
| Please give comments on Policy HNP12: | | |
| Do you agree with Policy HNP13 - Biodiversity? | Yes | |
| Please give comments on Policy HNP13: | | |
| Do you agree with Policy HNP14 -Local Green Spaces? | Yes | |
| Please give comments on Policy HNP14: | Please note 10.83 the privately owned land between Hunterswood and Butchers Corner footpath has recently had nearly all the trees cut down | Noted. The Plan seeks to address such issues. |
| Do you have any general comments on the Community Aspirations? | | |
| Do you have any other comments? | | |
| Name: | Respondent 3 | |
| I am generally in favour of the Plan | Agree | |
| I would like to see changes to the Plan | Agree | |
| Do you have any comments on Chapters 1 to 7? | Yes | |
| Please give comments on Chapters 1 to 7: | I think the History, Heritage and Archaeology (5.22-5.45) sections need merging and putting into chronological order. I was partly responsible for writing this section and I think it is suffering from | The Plan will be amended and edited before submission. |

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| | having been worked on by a number of enthusiastic people. | |
| Do you agree with the Vision and Objectives of the Plan (Chapter 8)? | Yes | |
| Please give comments on Chapter 8: | | |
| Do you have any general comments on Chapter 9 - Overarching Planning Strategy ? | No | |
| Please give comments on Chapter 9: | | |
| Do you agree with Policy HNP01 - Housing Development? | Yes | |
| Please give comments on Policy HNP01: | | |
| Do you agree with Policy HNP02 Housing Mix ? | Yes | |
| Please give comments on Policy HNP02: | | |
| Do you agree with Policy HNP03 - Infill Development? | Yes | |
| Please give comments on Policy HNP03: | | |
| Do you agree with Policy HNP04 - Royal Hospital School (RHS)? | Yes | |
| Please give comments on Policy HNP04: | | |
| Do you agree with Policy HNP05 - Design? | Yes | |
| Please give comments on Policy HNP05: | | |
| Do you agree with Policy HNP06 - Protection of Important Views? | Yes | |
| Please give comments on Policy HNP06: | | |
| Do you agree with Policy HNP07 Preservation of Dark Skies? | Yes | |

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| Please give comments on Policy HNP07: | | |
| Do you agree with Policy HNP08 - Landscape Protection? | Yes | |
| Please give comments on Policy HNP08: | | |
| Do you agree with Policy HNP09 - Protection of woodlands? | Yes | |
| Please give comments on Policy HNP09: | | |
| Do you agree with Policy HNP10 - Protection of Heritage Assets? | Yes | |
| Please give comments on Policy HNP10: | | |
| Do you agree with Policy HNP11- Gardens and Amenity? | Yes | |
| Please give comments on Policy HNP11: | | |
| Do you agree with Policy HNP12- Sustainable Drainage? | Yes | |
| Please give comments on Policy HNP12: | | |
| Do you agree with Policy HNP13 - Biodiversity? | Yes | |
| Please give comments on Policy HNP13: | | |
| Do you agree with Policy HNP14 -Local Green Spaces? | Yes | |
| Please give comments on Policy HNP14: | | |
| Do you have any general comments on the Community Aspirations? | | |
| Do you have any other comments? | I think this is an excellent document. | Thank you. |
| Name: | Respondent 4 | |
| I am generally in favour of the Plan | Agree | |
| I would like to see changes to the Plan | Agree | |
| Do you have any comments on Chapters 1 to 7? | No | |

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| Please give comments on Chapters 1 to 7: | Pavements should be even so safe for elderly. As numbers living in village have increased, infrastructure, public transport and facilities have reduced. Many children transported from Ipswich to Holbrook for school - ridiculous number of cars coming in and out of village twice a day with nowhere to park. | Noted. The Plan seeks to address this issue. |
| Do you agree with the Vision and Objectives of the Plan (Chapter 8)? | Yes | |
| Please give comments on Chapter 8: | I would like to see more emphasis on developing infrastructure and public transport. Parents driving children to school brings The Street to a halt twice a day. More school buses needed or somewhere for parking outside of village/walking school buses. Also developing community facilities at peninsula sports centre - we lost the gym with Covid. This should be made available to the community again. | Noted |
| Do you have any general comments on Chapter 9 - Overarching Planning Strategy ? | Yes | |
| Please give comments on Chapter 9: | Good to see the sites have been deemed unsuitable. This looks like greedy landowners. Could some of their land be used for parking by parents doing school runs. However, better for children to be on buses. | Noted |
| Do you agree with Policy HNP01 - Housing Development? | Yes | |
| Please give comments on Policy HNP01: | | |
| Do you agree with Policy HNP02 Housing Mix ? | Yes | |
| Please give comments on Policy HNP02: | | |
| Do you agree with Policy HNP03 - Infill Development? | Yes | |
| Please give comments on Policy HNP03: | | |

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| Do you agree with Policy HNP04 - Royal Hospital School (RHS)? | Yes | |
| Please give comments on Policy HNP04: | Could RHS make some of their facilities available for community use? E.g. pool, gym, sports facilities? Especially in school holidays. | Noted. This is outside of the scope of the Plan |
| Do you agree with Policy HNP05 - Design? | Yes | |
| Please give comments on Policy HNP05: | | |
| Do you agree with Policy HNP06 - Protection of Important Views? | Yes | |
| Please give comments on Policy HNP06: | | |
| Do you agree with Policy HNP07 Preservation of Dark Skies? | Yes | |
| Please give comments on Policy HNP07: | House on Ipswich road already has ridiculous bright lights. These should not be allowed in the village. Could there be a trial of motion sensitive lighting on passage ways e.g. between Gifford Close/ Heathfield Rd or The Cut? | Noted. The Plan seeks to address this issue |
| Do you agree with Policy HNP08 - Landscape Protection? | Yes | |
| Please give comments on Policy HNP08: | | |
| Do you agree with Policy HNP09 - Protection of woodlands? | Yes | |
| Please give comments on Policy HNP09: | Plant more trees, put up bird boxes. Bird boxes built into all new build houses. | Noted. The Plan seeks to address this issue. |
| Do you agree with Policy HNP10 - Protection of Heritage Assets? | Yes | |
| Please give comments on Policy HNP10: | | |
| Do you agree with Policy HNP11- Gardens and Amenity? | Yes | |
| Please give comments on Policy HNP11: | Hedgehog friendly environments and Hedgehog highways. Houses surrounding Reade field would be ideal for this. | The Plan seeks to address this issue. |
| Do you agree with Policy HNP12- Sustainable Drainage? | Yes | |

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| Please give comments on Policy HNP12: | | |
| Do you agree with Policy HNP13 - Biodiversity? | Yes | |
| Please give comments on Policy HNP13: | See comments above on trees, bird boxes and hedgehog highways. Wild flower planting for bees. | The Plan seeks to address this issue. |
| Do you agree with Policy HNP14 -Local Green Spaces? | Yes | |
| Please give comments on Policy HNP14: | | |
| Do you have any general comments on the Community Aspirations? | No further development without infrastructure improvements. Action over school traffic and parking - it makes it difficult to get in and out of the village, far too many cars coming from Ipswich. This needs to be managed. More facilities for community use. Get the gym reopened. | Noted |
| Do you have any other comments? | No | |
| | | |
| Name: | Respondent 5 | |
| I am generally in favour of the Plan | Disagree | |
| I would like to see changes to the Plan | Agree | |
| Do you have any comments on Chapters 1 to 7? | Yes | |
| Please give comments on Chapters 1 to 7: | What is likely to be the impact on the NP of the delay to the Local Plan adoption and the possibility that BDC may have to go out to further consultation on the LP? | This is currently unknown, however advice from Babergh is that the housing figures in the emerging BMSJLP are those to be used. |
| Do you agree with the Vision and Objectives of the Plan (Chapter 8)? | | |
| Please give comments on Chapter 8: | No time to consider. | |
| Do you have any general comments on Chapter 9 - Overarching Planning Strategy ? | | |

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| Please give comments on Chapter 9: | No time to consider. | |
| Do you agree with Policy HNP01 - Housing Development? | No | |
| Please give comments on Policy HNP01: | Need more time to consider. | |
| Do you agree with Policy HNP02 Housing Mix ? | No | |
| Please give comments on Policy HNP02: | I am surprised at the level of 1 bed dwellings targeted. My understanding is that very few people want a 1 bed dwelling. Has this been tested locally? Whilst many older people may wish to downsize from a family house to say a bungalow, how many would want to move to a 1 bed dwelling. Anecdotal evidence suggests that most downsizers are looking for 3 bed dwellings. For younger people, a 1 bed dwelling means that the arrival of a baby means there is no space and they have to move on. | Noted. |
| Do you agree with Policy HNP03 - Infill Development? | No | |
| Please give comments on Policy HNP03: | I think that the infill only policy is a defensive stance and that the NP could be more creative in identifying areas of potential development. For example, it was a shame that there was opposition to the development (yet to be decided) behind the fire station. It strikes me that this is just the sort of development which Holbrook needs - rental accommodation and self-builds. This felt like a missed opportunity, or a defensive measure against what could be considered a Trojan horse application. | Noted |
| Do you agree with Policy HNP04 - Royal Hospital School (RHS)? | | |
| Please give comments on Policy HNP04: | No time to consider. | |
| Do you agree with Policy HNP05 - Design? | No | |

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| Please give comments on Policy HNP05: | Still not sure how 'good quality design' is defined. It should not be assumed that what already exists is 'good quality design'. Could reference be made to the new National Design Guide? The treatment of on-street parking is critical in making development non-car centric. I realise that this is more relevant to large scale development but may be worth considering in the context of small ones too. Where trees and hedges have to be removed, could there be a statement looking for 2 for 1 replacement and where that is not possible on-site (eg due to the size of the plot), off-site mitigation to be considered (ie trees planted somewhere else in the village on a 2:1 ratio)? This may be addressed under HNP 13? | Noted. The Design policy seeks to set out the elements that make up good design. |
| Do you agree with Policy HNP06 - Protection of Important Views? | | |
| Please give comments on Policy HNP06: | No time to consider. | Noted |
| Do you agree with Policy HNP07 Preservation of Dark Skies? | | |
| Please give comments on Policy HNP07: | No time to consider. | |
| Do you agree with Policy HNP08 - Landscape Protection? | | |
| Please give comments on Policy HNP08: | No time to consider. | |
| Do you agree with Policy HNP09 - Protection of woodlands? | | |
| Please give comments on Policy HNP09: | No time to consider. | |
| Do you agree with Policy HNP10 - Protection of Heritage Assets? | | |
| Please give comments on Policy HNP10: | No time to consider. | Noted. T. |
| Do you agree with Policy HNP11- Gardens and Amenity? | | |
| Please give comments on Policy HNP11: | No time to consider. | |

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| Do you agree with Policy HNP12- Sustainable Drainage? | Yes | |
| Please give comments on Policy HNP12: | | Noted.. |
| Do you agree with Policy HNP13 - Biodiversity? | | |
| Please give comments on Policy HNP13: | No time to consider. | |
| Do you agree with Policy HNP14 -Local Green Spaces? | | |
| Please give comments on Policy HNP14: | No time to consider. | |
| Do you have any general comments on the Community Aspirations? | <p>It must be time (as alluded to in the report) for the GP surgeries of Shotley and Holbrook to be combined into one surgery on a larger site. The duplication of services cannot be cost effective. S106 contributions should be sought for this and a creative approach (perhaps to development of the existing surgery sites for residential use) to enable funding for a new surgery to be increased. The residents of Holbrook and the wider Peninsula deserve a 'fit for purpose' medical centre. This comment may be more appropriate under another question!</p> | Noted |
| Do you have any other comments? | <p>I clearly go around with my eyes shut as I was not aware that this document was out to consultation. The level of publicity (compared with for example, Stutton) appears to have been low. I work and am generally very busy and feel that maybe the opportunity to engage widely with the community has not been fully explored. This is a lengthy document and, coming to it on the 3rd December, I do not feel that I have the time to comment in detail. I also do not understand how the Neighbourhood Plan sits alongside the Local Plan process which has been delayed and may be out to further consultation. If this could be explained, that would be appreciated. Thank you. It is clear, however, that much work has gone into this process by a small group of dedicated individuals but buy-in</p> | <p>Noted. The Plan has been the subject of consultation in various forms and these are outlined in the Consultation Statement. The REG14 consultation was publicised locally and a hard copy available for public viewing over the 6 week period.</p> |

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| | by the local community (by wide consultation) would add robustness to the document. Low level of engagement with the community may come back to bite. Please let me know if the consultation period is extended and I will read the entire document then. | |
| Name: | Respondent 6 | |
| I am generally in favour of the Plan | Disagree | |
| I would like to see changes to the Plan | Agree | |
| Do you have any comments on Chapters 1 to 7? | Yes | |
| Please give comments on Chapters 1 to 7: | <p>Firstly there has been very little publicity of the consultation period. The invitation was only in Parish Papers which was delivered way after the start of the period. In my view there should have been a leaflet drop and notices around the village. I think that there should be an extension of the period as without consultation the plan is unlikely to be accepted.</p> <p>There are lots of references to the JLP which I am aware has not been adopted.</p> | Noted . The consultation is set out in the consultation statement. The Neighbourhood Plan makes reference to the emerging JLP but also to the adopted policies. |
| Do you agree with the Vision and Objectives of the Plan (Chapter 8)? | No | |

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| Please give comments on Chapter 8: | The is a statement for sustainable development but the overall feeling of the document is that there should not be any development. All the areas which have been put forward for development have been rejected so I do not understand how that represents sustainable development. Without development the village will stagnate. | Noted |
| Do you have any general comments on Chapter 9 - Overarching Planning Strategy ? | Yes | |
| Please give comments on Chapter 9: | It would seem to me that the settlement boundary has been drawn up to prevent any further development. It is interesting to see how the settlement boundary has changed over the years. As housing has been allowed outside of the boundary, the boundary has a few years later been expanded to include those houses | Noted |
| Do you agree with Policy HNP01 - Housing Development? | No | |
| Please give comments on Policy HNP01: | one bedroom properties are only attractive to a very few people. Even a single old person may need a second room for family, visitors and or carers. Housing should have a minimum of 2 bedrooms | Noted. There needs to be a balance |
| Do you agree with Policy HNP02 Housing Mix ? | Yes | |
| Please give comments on Policy HNP02: | i agree that there needs to be more housing that is able to be afforded by young families whether it is for rent or purchase. However this needs to be within developments and not in its own area and it needs to be tenure blind. | Noted. The policy seek to achieve this. |
| Do you agree with Policy HNP03 - Infill Development? | No | |

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| Please give comments on Policy HNP03: | I disagree with the statement that Any infill housing must be kept in alignment with existing properties such that it would retain the existing character of the village in terms of the local vernacular / built character [10]. There are few buildings in the village of significant architectural merit though there are some with significant historical interest. Without new design the village will never have anything that people will look back on in years to come to say that was a good development. There are statements about the RHS and if this plan had been in place when that was developed then it is unlikely it would have been built. Now it is part of the vistas which the plan suggests are preserved. | Noted. |
| Do you agree with Policy HNP04 - Royal Hospital School (RHS)? | Yes | |
| Please give comments on Policy HNP04: | I think it unlikely that this plan would have any effect on what might happen at RHS | Noted. Although any new development at the RHS site that requires planning permission will be considered in the context to the NP once it is made. |
| Do you agree with Policy HNP05 - Design? | Yes | |
| Please give comments on Policy HNP05: | I agree with most of this but the emphasis must be on quality design. There was a missed opportunity with Admirals Quarter to design an award winning village expansion. Instead we have parts of the development which reflect various areas of the village and not a new design that looks forward rather than back. | Noted. The quality of design is an important aspect of the NP |
| Do you agree with Policy HNP06 - Protection of Important Views? | No | |

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| Please give comments on Policy HNP06: | Views can be enhanced by buildings as long as they are of quality design. Would the view of RHS from the river be allowed if this plan were in place? | Noted. |
| Do you agree with Policy HNP07 Preservation of Dark Skies? | Yes | |
| Please give comments on Policy HNP07: | | |
| Do you agree with Policy HNP08 - Landscape Protection? | Yes | |
| Please give comments on Policy HNP08: | | |
| Do you agree with Policy HNP09 - Protection of woodlands? | Yes | |
| Please give comments on Policy HNP09: | | |
| Do you agree with Policy HNP10 - Protection of Heritage Assets? | Yes | |
| Please give comments on Policy HNP10: | | |
| Do you agree with Policy HNP11- Gardens and Amenity? | Yes | |
| Please give comments on Policy HNP11: | | |
| Do you agree with Policy HNP12- Sustainable Drainage? | Yes | |
| Please give comments on Policy HNP12: | | |
| Do you agree with Policy HNP13 - Biodiversity? | Yes | |
| Please give comments on Policy HNP13: | | |
| Do you agree with Policy HNP14 -Local Green Spaces? | No | |
| Please give comments on Policy HNP14: | Land between Butchers corner lane and Hunterswood, Ipswich Road. I do not think this is public accessible space and therefore should not be included. | Noted. The space does not need to have public access to be a Local Green Space. |
| Do you have any general comments on the Community Aspirations? | | |

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| Do you have any other comments? | My feeling is that this document lacks a vision for the development of the village for the next 15 years. In fact it basically states that there shouldn't be any development. There *is a great danger that development will be foisted upon the village which the village will have no control of. | Noted . The policies in the plan do not resist development per se. They seek to manage it. |
| Name: | Respondent 7 | |
| I am generally in favour of the Plan | Agree | |
| I would like to see changes to the Plan | Disagree | |
| Do you have any comments on Chapters 1 to 7? | No | |
| Please give comments on Chapters 1 to 7: | | |
| Do you agree with the Vision and Objectives of the Plan (Chapter 8)? | Yes | |
| Please give comments on Chapter 8: | | |
| Do you have any general comments on Chapter 9 - Overarching Planning Strategy ? | No | |
| Please give comments on Chapter 9: | | |
| Do you agree with Policy HNP01 - Housing Development? | Yes | |
| Please give comments on Policy HNP01: | | |
| Do you agree with Policy HNP02 Housing Mix ? | Yes | |
| Please give comments on Policy HNP02: | | |
| Do you agree with Policy HNP03 - Infill Development? | Yes | |
| Please give comments on Policy HNP03: | | |
| Do you agree with Policy HNP04 - Royal Hospital School (RHS)? | Yes | |

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| Please give comments on Policy HNP04: | | |
| Do you agree with Policy HNP05 - Design? | Yes | |
| Please give comments on Policy HNP05: | | |
| Do you agree with Policy HNP06 - Protection of Important Views? | Yes | |
| Please give comments on Policy HNP06: | | |
| Do you agree with Policy HNP07 Preservation of Dark Skies? | Yes | |
| Please give comments on Policy HNP07: | | |
| Do you agree with Policy HNP08 - Landscape Protection? | Yes | |
| Please give comments on Policy HNP08: | | |
| Do you agree with Policy HNP09 - Protection of woodlands? | Yes | |
| Please give comments on Policy HNP09: | | |
| Do you agree with Policy HNP10 - Protection of Heritage Assets? | Yes | |
| Please give comments on Policy HNP10: | Our Parish Church desperately needs support with preservation as the roof will soon need replacing and there are various structural needs apparent since the last quinquennial report. This precious example of a village heritage building is currently running at a loss and cannot afford its own diocesan donation, paying only 50% of the expected annual share to the wider church. This may not be the correct place to mention this but thought it important to note. | Noted. This could be a project for the parish. |
| Do you agree with Policy HNP11- Gardens and Amenity? | Yes | |
| Please give comments on Policy HNP11: | | |
| Do you agree with Policy HNP12- Sustainable Drainage? | Yes | |

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| Please give comments on Policy HNP12: | | |
| Do you agree with Policy HNP13 - Biodiversity? | Yes | |
| Please give comments on Policy HNP13: | | |
| Do you agree with Policy HNP14 -Local Green Spaces? | Yes | |
| Please give comments on Policy HNP14: | | |
| Do you have any general comments on the Community Aspirations? | | |
| Do you have any other comments? | Thank you for all of the hard work and dedication by the HNP team! | Thank you |
| Name: | Respondent 8 | |
| I am generally in favour of the Plan | Agree | |
| I would like to see changes to the Plan | Disagree | |
| Do you have any comments on Chapters 1 to 7? | No | |
| Please give comments on Chapters 1 to 7: | Sets out rational and represents fairly previous questionnaires | Noted. |
| Do you agree with the Vision and Objectives of the Plan (Chapter 8)? | Yes | |
| Please give comments on Chapter 8: | | |
| Do you have any general comments on Chapter 9 - Overarching Planning Strategy ? | Yes | |
| Please give comments on Chapter 9: | Agreed. No large scale housing developments | Noted |
| Do you agree with Policy HNP01 - Housing Development? | | |
| Please give comments on Policy HNP01: | | |
| Do you agree with Policy HNP02 Housing Mix ? | Yes | |
| Please give comments on Policy HNP02: | Emphasis on smaller & affordable dwellings for all age groups | Noted |

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| Do you agree with Policy HNP03 - Infill Development? | Yes | |
| Please give comments on Policy HNP03: | Agree, with appropriate car parking facilities . Already lot of on road parking in certain locations | Noted |
| Do you agree with Policy HNP04 - Royal Hospital School (RHS)? | Yes | |
| Please give comments on Policy HNP04: | | |
| Do you agree with Policy HNP05 - Design? | Yes | |
| Please give comments on Policy HNP05: | | |
| Do you agree with Policy HNP06 - Protection of Important Views? | Yes | |
| Please give comments on Policy HNP06: | Lucky we live in such a beautiful landscape and requires full protection for all to enjoy | Noted |
| Do you agree with Policy HNP07 Preservation of Dark Skies? | Yes | |
| Please give comments on Policy HNP07: | Ditto HNP06 comments above. A rare facility | Noted |
| Do you agree with Policy HNP08 - Landscape Protection? | Yes | |
| Please give comments on Policy HNP08: | To retain village identity and enhance environment | Noted. The NP seeks to achieve this. |
| Do you agree with Policy HNP09 - Protection of woodlands? | Yes | |
| Please give comments on Policy HNP09: | | |
| Do you agree with Policy HNP10 - Protection of Heritage Assets? | Yes | |
| Please give comments on Policy HNP10: | Including setting of such assets such inc listed buildings | Noted. This does include their setting. |
| Do you agree with Policy HNP11- Gardens and Amenity? | Yes | |
| Please give comments on Policy HNP11: | | |
| Do you agree with Policy HNP12- Sustainable Drainage? | Yes | |

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| Please give comments on Policy HNP12: | | |
| Do you agree with Policy HNP13 - Biodiversity? | Yes | |
| Please give comments on Policy HNP13: | All efforts to be made in design and applications to encourage wildlife and plants and trees | |
| Do you agree with Policy HNP14 -Local Green Spaces? | Yes | |
| Please give comments on Policy HNP14: | Policy says #12 Woodley Wood. Diagram shows # 12 Hales Grove which is correct. Think Woodley Wood is infact in Tattingstone looking at the village boundary plan | The policy has been amended accordingly |
| Do you have any general comments on the Community Aspirations? | Fully representative. | Noted |
| Do you have any other comments? | Well put together document and comprehensive. Thankyou. | Noted |
| Name: | Respondent 9 | |
| I am generally in favour of the Plan | Agree | |
| I would like to see changes to the Plan | Agree | |
| Do you have any comments on Chapters 1 to 7? | Yes | |
| Please give comments on Chapters 1 to 7: | Section 6.30 states that SS0717 was included with a revised site boundary in the 2019 SHELAA and this already has planning permission, therefore was not included in the assessment. My understanding site has LA068A has planning permission. SS0717 referred to a much bigger site which was rejected by AECOM for future development (including the arable land/fields behind plot LA068A. Can we make this section clear that specifically plot LA068A has planning permission and not the broader site in scope for SS0717? | Noted. This section will be amended as a consequence of other representations. |
| Do you agree with the Vision and Objectives of the Plan (Chapter 8)? | Yes | |

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| Please give comments on Chapter 8: | This is a tentative 'yes' because the term 'sustainable growth' is open to interpretation. While in principle we want any growth to be sustainable, I'd rather see an objective that clearly states any future growth, while being sustainable, should be kept to a minimum. | Noted. |
| Do you have any general comments on Chapter 9 - Overarching Planning Strategy ? | Yes | |
| Please give comments on Chapter 9: | It seems the neighbourhood plan is accommodating the planning permission for 7 houses on site LA068A. While I believe 7 houses is too many on such a small site (in order to maintain the character of the surrounding area etc), it is critical that the development is designed in such a way that it prevents future expansion into the arable land/fields behind this site. This site was one of those considered and rejected by AECOM. In order ensure any development of site LA068A is sustainable both for the period of this plan and post 2037, I request the plan explicitly states that LA068A is designed accordingly e.g. with no provision for a road that can be used for future development into this site. Happy to discuss this point further. | The site referred to already has the benefit of planning permission. |
| Do you agree with Policy HNP01 - Housing Development? | Yes | |
| Please give comments on Policy HNP01: | | |
| Do you agree with Policy HNP02 Housing Mix ? | Yes | |
| Please give comments on Policy HNP02: | | |
| Do you agree with Policy HNP03 - Infill Development? | No | |

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| Please give comments on Policy HNP03: | Request this policy includes a provision that any infill development is designed in such a way that it won't enable future development that potentially contravenes this plan e.g. future development into green space or sites rejected by AECOM. See comments against Chapter 9 where the design of LA068A is a case in point. | Noted. The revised policy does seek to address this. |
| Do you agree with Policy HNP04 - Royal Hospital School (RHS)? | Yes | |
| Please give comments on Policy HNP04: | | |
| Do you agree with Policy HNP05 - Design? | Yes | |
| Please give comments on Policy HNP05: | See comment for HNP03. This could also apply here potentially. | Noted |
| Do you agree with Policy HNP06 - Protection of Important Views? | No | |
| Please give comments on Policy HNP06: | Request that an 'Important View' is added to the list. The fields behind Gants Cottage/Blackmore Barn/Maple Lodge/LA068A on Ipswich Road. On the Important Views map, this is located in the gap between Important Views 5 and 12. The views here, in an area of outstanding natural beauty, are enjoyed by local residents and villagers using the various public footpaths. This is in keeping with pretty much all of the other 'important views' included in this policy. | This is not considered to be as important as other identified views. |
| Do you agree with Policy HNP07 Preservation of Dark Skies? | Yes | |
| Please give comments on Policy HNP07: | | |
| Do you agree with Policy HNP08 - Landscape Protection? | Yes | |
| Please give comments on Policy HNP08: | | |
| Do you agree with Policy HNP09 - Protection of woodlands? | Yes | |
| Please give comments on Policy HNP09: | | |

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| Do you agree with Policy HNP10 - Protection of Heritage Assets? | Yes | |
| Please give comments on Policy HNP10: | | |
| Do you agree with Policy HNP11- Gardens and Amenity? | Yes | |
| Please give comments on Policy HNP11: | | |
| Do you agree with Policy HNP12- Sustainable Drainage? | Yes | |
| Please give comments on Policy HNP12: | | |
| Do you agree with Policy HNP13 - Biodiversity? | Yes | |
| Please give comments on Policy HNP13: | | |
| Do you agree with Policy HNP14 -Local Green Spaces? | No | |
| Please give comments on Policy HNP14: | Request that the fields behind Gants Cottage/Blackmore Barn/Maple Lodge/LA068A on Ipswich Road be added to the local green space list. The fields here offer exactly the same benefits to local residents and villagers as the Local Green Space 3 in the list and should therefore also be protected. | Noted. See response above |
| Do you have any general comments on the Community Aspirations? | | |
| Do you have any other comments? | Thank you to the team who have developed this plan - great work and very much appreciated. | Noted |
| Name: | Respondent 10 | |
| I am generally in favour of the Plan | Agree | |
| I would like to see changes to the Plan | Agree | |
| Do you have any comments on Chapters 1 to 7? | Yes | |

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| <p>Please give comments on Chapters 1 to 7:</p> | <p>Chapter 4Para 4.8 The Stour Estuary is also part of the internationally important Stour & Orwell Estuaries Ramsar site as listed in Para. 10.73Para 4.9 As there are several RAMS, it may be helpful to clarify that Holbrook lies within the Zone of Influence of the Suffolk Coast RAMS and that this strategic solution has been adopted by Babergh DC. From a Holbrook perspective, this will help protect the Stour and Orwell Estuaries SPA and Ramsar site. Although Para 4.12 relates to growth, the sentence on the Suffolk Coast RAMS is disconnected from Para 4.9 so moving and amending this text may make more sense. To clarify the purpose of this strategic solution to recreational disturbance impacts at Habitats sites including the Stour Estuary, I suggest the text is amended (underlined new and struck through removed): <u>Holbrook lies within the Suffolk Coast RAMS 13 km Zone of Influence;</u> therefore, tariff based contributions will be required sought for all developments involving the building creation of new dwelling(s) for visitor management measures to be delivered at the Habitats sites. Para 10.73 refers to RAMSAR policy instead of RAMS which requires developer contributions to protect internationally designated wildlife sites. Chapter 5Para 5.1 The Stour Estuary is also part of the Stour & Orwell Estuaries Ramsar site which is protected by the Ramsar Convention (an international treaty for the conservation and wise use of wetlands held in Ramsar, Iran in 1971) to which the UK Government is a signatory. As listed in Para 10.74Also see Para. 10.72 which needs to be amended as it incorrectly lists the site as RAMSAR Para 5.13 Since the UK left the EU, protection of the estuary relies on the Conservation of Habitats and Species Regulations 2017 (as amended) as the UK government is no longer bound by the</p> | <p>Noted. The NP is subject to both Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) . The suggested amendments are well founded and we will seek to accommodate.</p> |
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| | Birds or Habitats Directives. Para.6.45 I would support the JLP aim for 35% of new housing development of more than 10 homes, is homes for social rent, shared ownership and affordable housing. Para 6.55 Holbrook Gardens are also a CWS | |
| Do you agree with the Vision and Objectives of the Plan (Chapter 8)? | Yes | |
| Please give comments on Chapter 8: | As the Stour estuary is of international importance for its wildlife and habitats, this coastal conservation asset should also be referenced in Objective 3 of the Plan. | Noted. Amend accordingly |
| Do you have any general comments on Chapter 9 - Overarching Planning Strategy ? | Yes | |
| Please give comments on Chapter 9: | I support the allocation of Site 3 at RHS for potential expansion of educational development. | Noted |
| Do you agree with Policy HNP01 - Housing Development? | Yes | |

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| Please give comments on Policy HNP01: | <p>Para 10.6 of the supporting text should also reference CWS as designated sites and irreplaceable habitats (veteran trees as well as ancient woodland).</p> <p>Policy HNP01 should also reference protected species in bullet point 2 in relation to conversion of buildings to conserve and enhance biodiversity as required by the statutory duty of all public bodies including parish councils (s40 Natural Environment and Rural Communities Act 2006 as updated by Environment Act 2021).</p> | <p>Noted. Plan to be amended accordingly</p> <p>The reference does not need to be made in every policy but is covered by the biodiversity policy.</p> |
| Do you agree with Policy HNP02 Housing Mix ? | Yes | |
| Please give comments on Policy HNP02: | | |
| Do you agree with Policy HNP03 - Infill Development? | Yes | |
| Please give comments on Policy HNP03: | HNP03 should also reference CWS as designated sites and irreplaceable habitats (veteran trees as well as ancient woodland). | Noted. Plan to be amended accordingly |
| Do you agree with Policy HNP04 - Royal Hospital School (RHS)? | Yes | |
| Please give comments on Policy HNP04: | | |
| Do you agree with Policy HNP05 - Design? | Yes | |
| Please give comments on Policy HNP05: | Policy HNP05 should also include biodiversity net gain as this is already required by NPPF 2021 (Paras 174 and 180). This needs development design to demonstrate it has applied the mitigation hierarchy (avoid, minimise/mitigate, compensate) and then provide biodiversity enhancements to deliver net gain. Re-ordering bullet points would thus start with 10 (retain existing tree belts & hedgerows to avoid impacts on biodiversity particularly Priority habitats), 9 (minimise the loss of existing tree belts and hedgerows) then 8 and 11 with added text to deliver measurable net gain for biodiversity (particularly in Network | Plan is to be updated following the passing of the Environment Act 2021 . However it is considered that policy HNP13 covers the issue. |

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| | Enhancement Zones (as shown on www.magic.gov.uk) | |
| Do you agree with Policy HNP06 - Protection of Important Views? | Yes | |
| Please give comments on Policy HNP06: | The view of Holbrook Mill should also be protected as an important view. | No change |
| Do you agree with Policy HNP07 Preservation of Dark Skies? | Yes | |
| Please give comments on Policy HNP07: | New street lights should include timers to allow them to be turned off at midnight to save energy and preserve dark skies. Bullet point 3 could reference Bats and artificial lighting guidance note (2018). | Noted. Although this is a little outside the scope of the NP in relation to existing street lights. |
| Do you agree with Policy HNP08 - Landscape Protection? | Yes | |
| Please give comments on Policy HNP08: | Para 10.46 can be updated now AONB extension has been confirmed. Para 10.49 refers to Woodley Wood CWS (which is in Tattingstone) and Hales Grove CWS (which is not designated as SSSI). (Holbrook Park is part of Freston & Cutler Woods with Holbrook Park SSSI but not in Holbrook). However it does not list Great Birch Wood CWS which is partially in Holbrook, Alton Water CWS or Lower Holbrook Reedbed CWS which are core habitats in the Nature Networks within the parish which should be buffered and elements joined up to make it more resilient. | Noted. To be updated accordingly. |
| Do you agree with Policy HNP09 - Protection of woodlands? | Yes | |

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| Please give comments on Policy HNP09: | The Policy text should also refer to ancient woodland and veteran trees as irreplaceable habitats (as listed in NPPF) and well as include Priority woodland habitats. Any losses will require creation of compensatory habitat. | Noted. Amend accordingly. |
| Do you agree with Policy HNP10 - Protection of Heritage Assets? | Yes | |
| Please give comments on Policy HNP10: | The supporting text should also list the Scheduled Monument of the Causewayed Enclosure at Turkey Farm (as investigated as the Freston Dig) which is partially in Holbrook. | Noted. Amend accordingly |
| Do you agree with Policy HNP11- Gardens and Amenity? | Yes | |
| Please give comments on Policy HNP11: | The supporting text should add that gardens can be very important for wildlife. | Agree. The policy is to be updated accordingly |
| Do you agree with Policy HNP12- Sustainable Drainage? | Yes | |
| Please give comments on Policy HNP12: | This policy should also promote permeable paving to allow rain to drain into the ground to recharge groundwater rather than be flushed into drainage system which may not be able to cope. | Noted. Amend accordingly. |
| Do you agree with Policy HNP13 - Biodiversity? | Yes | |
| Please give comments on Policy HNP13: | <p>Paras 10.74 and 10.77 needs to be corrected as the Estuary is designated as a Ramsar site (not RAMSAR see comment above and para 10.72 quote from AONB)</p> <p>The Glossary also needs to be corrected as this muddles up RAMS and Ramsar designation.</p> <p>Para 10.75 needs to be corrected to refer to the Suffolk Coast RAMS and not RAMSAR as this is an acronym not the taken from the Ramsar site designation).</p> <p>Reference in the Policy text needs to be amended as the Suffolk Coast RAMS has no “D” so disturbance has a lower case letter. European sites are now known in NPPF as Habitats sites (after the Habitats Regulations).</p> | <p>Noted. This will be corrected.</p> <p>This will be corrected.</p> |

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| | <p>Policy HNP13 should promote the mitigation hierarchy (see comments above HNP05) before conserving and enhancing habitats as this underpins Biodiversity Net Gain (BNG) so move the 1st paragraph after Where such losses or harm are unavoidable This should also reference the use of Government's biodiversity metric (currently v 3.0 but as this will change over time so Natural England advise keeping the reference general).</p> <p>Expand the bullet points may also be helpful eg. A - create new habitats which should buffer existing habitats and provide connectivity which is B -planting additional trees and hedgerows and C - restoring and repairing (improving condition of habitats). It would be great to include reference to a Holbrook Nature Network in the Plan before Reg 16 stage.</p> <p>Add reference to all trees and hedgerows on development sites should be retained outside of private gardens to ensure their long term management and protection.</p> | <p>The policy is to be amended as a consequence of other representations.</p> <p>The policy is to be amended as a consequence of other representations.</p> <p>The policy is to be amended as a consequence of other representations.</p> |
| Do you agree with Policy HNP14 -Local Green Spaces? | Yes | |
| Please give comments on Policy HNP14: | The list in the Policy should amend Woodley Wood to Hales Grove as shown on the Policy Map. This is not clear what the Holbrook Creek proposed LGS area includes - does it include the Reedbed CWS ?of I note the Willows FP area from the foot of Church Hill to Alton Water is included as Holbrook Mill stream. | Amend accordingly. |

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| Do you have any general comments on the Community Aspirations? | <p>Can the text include a reference to ensuring that all planting will be the right tree in the right place as promoted by the Woodland Trust. This will protect habitats which are valuable in their own right and may not be suitable for tree planting/woodland creation.</p> <p>I suggest adding protected alongside endangered species.</p> <p>In relation to dogs, can the plan promote Alton Water and local footpaths for daily walks rather than dogs off lead walks at Holbrook Creek particularly in the Autumn & Winter when this recreational disturbance that just what the Suffolk Coast RAMS is hoping to avoid. Chasing waders and geese when they need to feed while the tide is out may mean they do not survive the winter.</p> <p>Please can the Parish Council ensure that when any existing streetlights are replaced with LED lamps fitted with timers.</p> | Noted. |
| Do you have any other comments? | General comments on the Plan. The Neighbourhood Plan provides good coverage of the issues which are important to local people and I'm pleased to see that it has not been hijacked by a small minority. The Plan objectives & policies aim to guide new development in line with a sound vision to places which are sustainable and support local employment whilst conserving and enhancing the environment. | Noted. |
| Name: | Respondent 11 | |
| I am generally in favour of the Plan | Agree | |
| I would like to see changes to the Plan | Disagree | |
| Do you have any comments on Chapters 1 to 7? | Yes | |
| Please give comments on Chapters 1 to 7: | Very informative. I especially found chapter 5 interesting. | Noted |

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| Do you agree with the Vision and Objectives of the Plan (Chapter 8)? | Yes | |
| Please give comments on Chapter 8: | | |
| Do you have any general comments on Chapter 9 - Overarching Planning Strategy ? | Yes | |
| Please give comments on Chapter 9: | Seems reasonable given various pressures and considerations. | Noted |
| Do you agree with Policy HNP01 - Housing Development? | Yes | |
| Please give comments on Policy HNP01: | | |
| Do you agree with Policy HNP02 Housing Mix ? | Yes | |
| Please give comments on Policy HNP02: | | |
| Do you agree with Policy HNP03 - Infill Development? | Yes | |
| Please give comments on Policy HNP03: | Agreed; very reasonable; not "silly" infills, but with reasonable gardens, parking, and spacing with surrounding houses. | Noted |
| Do you agree with Policy HNP04 - Royal Hospital School (RHS)? | Yes | |
| Please give comments on Policy HNP04: | | |
| Do you agree with Policy HNP05 - Design? | Yes | |
| Please give comments on Policy HNP05: | Development of infrastructure (possibly & amenities) must be considered with any new development. | Noted |
| Do you agree with Policy HNP06 - Protection of Important Views? | Yes | |
| Please give comments on Policy HNP06: | | |
| Do you agree with Policy HNP07 Preservation of Dark Skies? | Yes | |
| Please give comments on Policy HNP07: | | |

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| Do you agree with Policy HNP08 - Landscape Protection? | Yes | |
| Please give comments on Policy HNP08: | | |
| Do you agree with Policy HNP09 - Protection of woodlands? | Yes | |
| Please give comments on Policy HNP09: | | |
| Do you agree with Policy HNP10 - Protection of Heritage Assets? | Yes | |
| Please give comments on Policy HNP10: | | |
| Do you agree with Policy HNP11- Gardens and Amenity? | Yes | |
| Please give comments on Policy HNP11: | | |
| Do you agree with Policy HNP12- Sustainable Drainage? | Yes | |
| Please give comments on Policy HNP12: | Perhaps not he correct section, but I am concerned about the seemingly regular bursting of mains water pipes in the village & the detrimental impact to eh roads (and adjacent areas). | Noted. This lies outside the scope of the NP policies |
| Do you agree with Policy HNP13 - Biodiversity? | Yes | |
| Please give comments on Policy HNP13: | | |
| Do you agree with Policy HNP14 -Local Green Spaces? | Yes | |
| Please give comments on Policy HNP14: | | |
| Do you have any general comments on the Community Aspirations? | | |
| Do you have any other comments? | Thank you for your efforts! | Thank you |
| | | |
| Name: | Respondent 12 | |
| I am generally in favour of the Plan | | |
| I would like to see changes to the Plan | | |
| Do you have any comments on Chapters 1 to 7? | | |

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| Please give comments on Chapters 1 to 7: | | |
| Do you agree with the Vision and Objectives of the Plan (Chapter 8)? | | |
| Please give comments on Chapter 8: | | |
| Do you have any general comments on Chapter 9 - Overarching Planning Strategy ? | | |
| Please give comments on Chapter 9: | | |
| Do you agree with Policy HNP01 - Housing Development? | | |
| Please give comments on Policy HNP01: | | |
| Do you agree with Policy HNP02 Housing Mix ? | | |
| Please give comments on Policy HNP02: | | |
| Do you agree with Policy HNP03 - Infill Development? | | |
| Please give comments on Policy HNP03: | | |
| Do you agree with Policy HNP04 - Royal Hospital School (RHS)? | | |
| Please give comments on Policy HNP04: | | |
| Do you agree with Policy HNP05 - Design? | | |
| Please give comments on Policy HNP05: | | |
| Do you agree with Policy HNP06 - Protection of Important Views? | | |
| Please give comments on Policy HNP06: | | |
| Do you agree with Policy HNP07 Preservation of Dark Skies? | | |
| Please give comments on Policy HNP07: | | |
| Do you agree with Policy HNP08 - Landscape Protection? | | |

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| Please give comments on Policy HNP08: | | |
| Do you agree with Policy HNP09 - Protection of woodlands? | | |
| Please give comments on Policy HNP09: | | |
| Do you agree with Policy HNP10 - Protection of Heritage Assets? | | |
| Please give comments on Policy HNP10: | | |
| Do you agree with Policy HNP11- Gardens and Amenity? | | |
| Please give comments on Policy HNP11: | | |
| Do you agree with Policy HNP12- Sustainable Drainage? | | |
| Please give comments on Policy HNP12: | | |
| Do you agree with Policy HNP13 - Biodiversity? | | |
| Please give comments on Policy HNP13: | | |
| Do you agree with Policy HNP14 -Local Green Spaces? | | |
| Please give comments on Policy HNP14: | | |
| Do you have any general comments on the Community Aspirations? | | |

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| <p>Do you have any other comments?</p> | <p>I have read the 103 pages in the plan and it is an extensive report on many relevant issues.</p> <p>The purpose of the Neighbourhood plan should be to represent the needs of the existing residents but also take account of the needs of future residents and deal with anticipated demands from growth and changing demographics.</p> <p>There is reference in the plan - 3.7 to a minimum requirement of 65 dwellings in the parish in the plan period and it states that this is already met by existing planning permissions. For the sake of clarity these planning permissions should be clearly defined on a plan. I can see the site on Ipswich road (7 houses) and the properties recently built on Church Hill(4 bungalows) but I'm not clear where the remaining 54 dwellings are with planning permission.</p> <p>I have concerns about housing availability in the parish and whilst The Admirals Quarter has provided a large number of new units there still seems to be a shortage of suitable housing in the village. I have heard several times young families saying how difficult it is to find suitable housing in the village. These are a new generation of families with connections with the village. That said this is an expanding village and many residents have moved to this area from other parts of the country.</p> <p>I looked today 5th December 2021 on Rightmove and there were 3 houses listed for sale in the Holbrook area with the cheapest house shown at £450000. There may be other houses for sale but there clearly is a shortage.</p> <p>In terms of types of development whilst I understand the concerns about large</p> | <p>Noted. The references to housing numbers are to be clarified.</p> |
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| | <p>scale development it is often a sizeable development which will achieve good balance of housing types and tenures. Most of village expansion in the last 50 years has been by way of estate type development and that may occur in the future. Infill development will normally provide a few large house on large plots and not be suitable or affordable for many young families.</p> <p>I agree with that the plan should be reviewed regularly to take account of changing needs and am pleased to see the proposal that there should be a five yearly review.</p> <p>There wasn't a reference to development constraints by virtue of the road system within Holbrook and I did say at one public meeting that it was unlikely that any future housing could be accommodated from the road which leads off ipswich road to the street. This is one junction and when I dealt with development matters a few years only 150 houses could be build off one junction and there is already an excess of that number - the Street, Clifton Wood, Reade Road, Mill Rise etc This would mean that future development would need to be off other roads in the Parish.</p> <p>I can say I enjoyed reading the plan and acknowledge all the research and efforts by the HNP group. I found the areas on history, green spaces and dark skies very interesting.</p> | Noted |
| | | Noted |
| | | Noted |

Appendix K: Regulation 14 – Consultee response Table

HOLBROOK NEIGHBOURHOOD PLAN CONSULTATION RESPONSES FROM STATUTORY CONSULTEES

| Series | Paragra ph or Policy Number | Respondent | Response | (Suggested) Steering Group Response | Action |
|---------------|--|-------------------|---|--|--------------------|
| 1 | General | Historic England | <p>Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of the Holbrook Neighbourhood Plan.</p> <p>Neighbourhood Plans are an important opportunity for local communities to set the agenda for their places, setting out what is important and why about different aspects of their parish or other area within the neighbourhood area boundary, and providing clear policy and guidance to readers - be they interested members of the public, planners or developers - regarding how the place should develop over the course of the plan period.</p> <p>Paragraph 190 of the National Planning Policy Framework (<https://www.gov.uk/guidance/national-planning-policy-framework/16-conserving-and-enhancing-the-historic-environment>) (2021) sets out that Plans, including Neighbourhood Plans, should set out a positive strategy for the conservation and enjoyment of the historic environment. In particular, this strategy needs to take into account the desirability of sustaining and enhancing the significance of all types of heritage asset where possible, the need for new development to make a positive contribution to local character and distinctiveness; and ensure that it considers opportunities to use the existing historic environment to help reinforce this character of a place.</p> <p>It is important that, as a minimum, the strategy you put together for your area safeguards those elements of your neighbourhood area that</p> | Comments noted. | No change to Plan. |

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| | | | <p>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> | | |
| 2 | General | Natural England | <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p> | Comments noted. | No change to Plan |
| 3 | General | Defence Estates on behalf of MOD | <p>This response relates to MOD Safeguarding concerns only and should be read in conjunction with any other submissions that might be provided by other MOD sites or departments.</p> <p>It is understood that Holbrook Parish Council has undertaking a Neighbourhood Development Plan consultation under Regulation 14. Paragraph 97 of the National Planning Policy Framework 2021 requires that planning policies and decisions should take into account defence requirements by '<i>ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.</i>' To this end MOD may be involved in the planning system both as a statutory and non-statutory consultee. Statutory consultation occurs as a result of the provisions of the Town and Country Planning (Safeguarded aerodromes, technical sites and military explosives storage areas) Direction 2002 (DfT/ODPM Circular 01/2003) and the location data and criteria set out on safeguarding maps issued by Ministry for Housing, Communities & Local Government (MHCLG) in accordance with the provisions of that Direction.</p> | Comments noted. The HNP is not allocated any sites for new housing development and therefore the new asset referred to in the representation will not be affected. | No change to Plan |

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| | | <p>Copies of these plans, in both GIS shapefile and .pdf format, can be provided on request through the email address above.</p> <p>Having reviewed the consultation material provided for the Holbrook Neighbourhood Plan (HNP), MOD have a principal area of concern that sites may be allocated where development could impact on the operation and/or capability of a new technical asset passing through the HNP area of interest.</p> <p>This new asset is known as the East 2 WAM Network and contributes to aviation safety by feeding into the air traffic management system in the east of England. The East 2 WAM network consists of a network of linked sites. Statutory safeguarding zones have been designed to ensure that development which might impact on the operation and capability of both the linked sites, and the links between them, will result in consultation. The Safeguarding map associated with the East 2 WAM network has been submitted to MHCLG for issue. As is typical, the map provides both the geographic extent of consultation zones and the criteria associated with 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) are of particular concern. 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 may be communicated.</p> <p>For your convenience, a copy of the safeguarding plan passed to MHCLG for formal issue has been attached to this email. Further copies of this plan, in both GIS shapefile and .pdf format, can be provided on request through the email address above.</p> <p>In addition, where development falls outside designated safeguarding zones the MOD may also have an interest, particularly where the development is of a type likely to have an impact on operational capability. Examples of this type of development are the installation of renewable energy generation systems and their associated infrastructure. The MOD has, in principle, no issue or objection to</p> | | Comments in respect of renewable energy are noted |
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| | | | <p>renewable energy development though some methods of renewable energy generation, for example wind turbine generators or solar photo voltaic panels can, by virtue of their physical dimensions and properties, impact upon military aviation activities, cause obstruction to protected critical airspace encompassing military aerodromes, and impede the operation of safeguarded defence technical installations. In addition, where turbines are erected in line of sight to defence radars and other types of defence technical installations, the rotating motion of their blades can degrade and cause interference to the effective operation of these types of installations with associated impacts upon aviation safety and operational capability. Planning Practice Guidance published on the Gov.uk website acknowledges the potential effect of wind turbine generators and directs developers and Local Planning Authorities to consult the MOD where a proposed turbine has a tip height of or exceeding 11m or has a rotor diameter of 2m or more</p> <p>In summary, the MOD would wish to be consulted on any future drafts of the Holbrook Neighbourhood Plan and on any applications for development within the safeguarding zones designated in association with the East 2 WAM Network which consists of any development or change of use of land.</p> | | |
| 4 | General | National Grid | <p>Proposed development sites crossed or in close proximity to National Grid assets:</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.</p> <p>National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.</p> | Comments noted | No change to Plan |
| 5 | General | Babergh DC (BDC) | <p>Thank you for consulting Babergh District Council on the Regulation 14 Pre-Submission Draft Holbrook Neighbourhood Plan (the HNP). This letter and appended table of comments represents our formal response. We first saw the HNP as a working draft document at the start of the year and responded with a number of informal comments. While retaining much of its original content, this Reg 14 draft is a big improvement. We</p> | Comments noted. Specific comments will be addressed separately (see below) | No change to Plan |

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| | | | <p>also see the clear influence of other NPs, particularly Whatfield and Redgrave. There are areas where we feel that more work is needed to tighten up the Plan, to remove duplication, and to ensure that its policies are written as clearly and concisely as possible so they can be used effectively in decision making. In some cases, we recommend the need for further discussion, but that applies equally to the rest of our comments should you feel it necessary.</p> <p>The Parish Council will also be aware that the public examination of Joint Local Plan (JLP) has been paused to allow this Council to undertake further work regarding the spatial distribution and housing site selection process. That does not mean that work on the Holbrook NP should be put on hold unnecessarily.</p> <p>Finally, we remind you that if you decide to make substantive changes to the HNP, a re-run of the Reg 14 consultation stage may be necessary prior to formally submitting the Plan and other required documents.</p> | | |
| 6 | General | BDC | <ul style="list-style-type: none"> • JLP quotes & maps: The many quotes from the JLP all appear to be from the July 2019 Preferred Options document. Changes were made to both supporting and policy text in the November 2020 Pre-submission (Reg 19) document and some of the local (LP) policy numbers also change. These quotes all need checking and updating. The maps reproduce as Figures 11 and 12 are out-of-date. • Policies Map. We suggested before that the HNP needs a Policies Map [or maps]. We urge you to reconsider this. <p>Small changes to formatting etc. can help with the flow of the document. We offer some suggestions below. Do also check for punctuation and spelling errors etc.</p> | <p>Noted. The references to the JLP will be updated to refer to the November 2020 version.</p> <p>Policies Map to be produced</p> <p>General editing checks will be carried out</p> | <p>JLP references to be updated.</p> <input checked="" type="checkbox"/> <p>Policies map to be produced</p> <p>Editing/proofing to be carried out.</p> |
| 7 | General | Historic England | <p>You can also use the neighbourhood plan process to identify any potential Assets of Community Value in the neighbourhood area. Assets of Community Value (ACV) can include things like local public houses, community facilities such as libraries and museums, or again green open spaces. Often these can be important elements of the local historic environment, and whether or not they are protected in other ways,</p> | <p>Comments noted although the need to identify ACV has not been a strong theme through consultation .</p> | No change to Plan |

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| | | <p>designating them as an ACV can offer an additional level of control to the community with regard to how they are conserved. There is useful information on this process on Locality's website here: http://mycommunity.org.uk/take-action/land-and-building-assets/assets-of-community-value-right-to-bid/.</p> <p>Communities that have a neighbourhood plan in force are entitled to claim 25% of Community Infrastructure Levy (CIL) funds raised from development in their area. The Localism Act 2011 allows this CIL money to be used for the maintenance and on-going costs associated with a range of heritage assets including, for example, transport infrastructure such as historic bridges, green and social infrastructure such as historic parks and gardens, civic spaces, and public places. As a Qualifying Body, your neighbourhood forum can either have access to this money or influence how it is spent through the neighbourhood plan process, setting out a schedule of appropriate works for the money to be spent on. Historic England strongly recommends that the community therefore identifies the ways in which CIL can be used to facilitate the conservation of the historic environment, heritage assets and their setting, and sets this out in the neighbourhood plan. More information and guidance on this is available from Locality, here: https://mycommunity.org.uk/resources/community-infrastructure-levy-neighbourhood-planning-toolkit/</p> <p>For further general advice we would refer you to our detailed guidance on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/.</p> <p>For further specific advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Suffolk County Council.</p> | <p>However, the Parish Council are looking into this as a separate matter to the Neighbourhood Plan. The safeguarding of community facilities is referred to in the emerging BMSJLP (Part 1).</p> <p>The Community Aspirations section of the HNP represents an initial identification of local priorities.</p> <p>Noted</p> | |
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| 8 | General | Mary McLaren District Cllr | I am generally in favour of the Neighbourhood Plan. Well done to Marek and the NP Group for all their hard work in undertaking the research and background information necessary for this process. I learnt such a lot reading the document | Support welcomed | No change to Plan |
| 9 | General | Mary McLaren District Cllr | I wish you well with your next step in your Neighbourhood Plan Journey. Unfortunately the Joint Local Plan has been deferred by the Inspector for further work by BDC which is not helpful. However the benefits of a Neighbourhood Plan gives you an advantage in a planning process and your CIL payments increase to 25% . | Comments noted | No change to Plan |
| 10 | General | James Lawson Planning on behalf of RHS | These representations SUPPORT the vision, objectives, overarching planning strategy and policies of the draft Holbrook Neighbourhood Plan (HNP), which are considered to provide an appropriate planning framework for delivering the sustainable growth and conservation of the village - to ensure a balanced, vibrant and thriving community to 2037 and beyond. | Support welcomed | No change to Plan. |
| 11 | General | Suffolk County Council (Rights of Way) | The table in Appendix B sets out the extensive list of Green Spaces in the Plan Area. Green spaces provide important recreational benefits, can encourage social cohesion by acting as a community resource, improve the quality of life for communities and provide visually attractive spaces. One or two mention PROW, but we would like to see all of the PROW that run through the Green Spaces mentioned in order to emphasise their importance. The Definitive Map for Holbrook6 can assist with this. The Plan should recognise that some rights of way provide routes for commuting, provide access to services and facilities, provide leisure routes, and also improve access for people with mobility issues. They also encourage people to be fit and healthy by providing convenient, free and low-cost, and attractive opportunities for being active. Reference could be made to working with landowners to remove structures such as stiles which can restrict access and replacing with more accessible structures such as self-closing gates or kissing gates. There could be reference to other strategies that support this Neighbourhood Plan. This includes Suffolk County Council's Green Access Strategy (2020-2030) ⁷ . This strategy sets out the council's commitment | Comments noted. The supporting text to Policy HNP 14 can be broadened to refer to the use of Rights of Way. | Amend supporting text to HNP14 as set out. <input checked="" type="checkbox"/> |

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| | | | to enhance PROW, 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. | | |
| 12 | Para 3.4 and 3.4 | BDC | Your Examiner will decide if the HNP passes the general conformity test. For now, we suggest deleting the first sentence in para 3.4 but adding a final sentence to para 3.3 that reads: " <i>Due regard has also be given to both adopted and emerging planning policy at the district level.</i> " | Noted. Agree. | Amend para 3.3 and 3.4 accordingly <input checked="" type="checkbox"/> |
| 13 | Para 3.7 and HNP01 | BDC | The JLP identifies the main settlement at Holbrook as a Core Village, but also identifies the cluster of dwellings at Harkstead Road (referred to as 'Holbrook - Lower') as a Hamlet Village. The latter is not mentioned until para 4.10, which incorrectly says this is referred to earlier. | Noted agree. | Amend para 3.7 to refer to Lower Holbrook and its context <input checked="" type="checkbox"/> |
| 14 | Para 3.8 | BDC | You could mention here the new basic condition came into effect on 28 December 2018. This requires 'the making of the neighbourhood development plan not to breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017' | Noted .This paragraph can be removed as the next version of the Plan will be accompanied by the Basic Conditions Statement which sets all of this out. | Remove para 3.8 <input checked="" type="checkbox"/> |
| 15 | Para 3.11 and Fig 1 | BDC | Both should read: 'Figure 1: Holbrook Neighbourhood Plan Area'. Other reference to Figure 1 will need updating, e.g., para 10.57 & HNP 09. | Noted. Amend accordingly | Amend para 3.11 and para 10.57 accordingly <input checked="" type="checkbox"/> |
| 16 | Para 4.1 | BDC | NPPF references should be to paragraph numbers, not page numbers. | Noted. Amend accordingly | Amend NPPF references to refer to paragraph numbers <input checked="" type="checkbox"/> |
| 17 | Para 4.3 and 4.5 | BDC | The statement that the JLP is 'in conformity' with national planning policy is perhaps a little premature. For now, the easiest solution would be to | Noted. Para 4.5 can be deleted to avoid repetition | Delete para 4.5 <input checked="" type="checkbox"/> |

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| | | | delete the last sentence. There is also some repetition between para's 4.3 and 4.5. Can these be combined? | | |
| 18 | Para 4.11-4.15 | BDC | <p>We suggest deleting the para' numbers 4.11 and 4.12, but retaining the quoted text under para 4.10. (Para 4.13 to 4.15 will need renumbering).</p> <p>In what is currently para 4.14, check and update the quoted text.</p> <p>In what is currently para 4.15, delete the letter 'A' after 'LA068'</p> | <p>Noted. Amend accordingly</p> | Amend paras 4.11 and 4.15 <input checked="" type="checkbox"/> |
| 19 | Para 5.3 | Suffolk County Council (Education) | <p><i>Education</i> <i>Early Years</i></p> <p>As the only housing allocated in this plan is from the JLP, the impact on Early Years Care providers, and their capacity to take on additional children has been assessed through work undertaken with Babergh and Mid Suffolk District Councils on the joint local plan, specifically the Infrastructure Delivery Plan.</p> <p><i>Primary education</i></p> <p>Based on current forecasts and current housing applications, which includes the site allocation LA068 from the JLP, Holbrook Primary School has sufficient capacity to accommodate the housing developments that have been approved in the catchment area.</p> <p><i>Secondary education</i></p> <p>In the JLP, SCC indicated that there may be the need to expand Holbrook Academy. A high-level feasibility study indicated that the accommodation can expand beyond the net capacity of 600 on the existing site to 750, if required. Based on current forecasts the school is expected to reach a deficit of 127 places.</p> <p>However, the school has a large proportion of pupils attending from outside of the catchment area (56% at the January 2021 census). Pupils arising from growth within the catchment area may take priority over new pupils from places who have historically been able to access the school from outside of the catchment area. This will be regularly monitored as housing comes forward to ensure any additional places are provided at the appropriate time.</p> | <p>Noted. Numbers will be removed.</p> | Amend paragraph to remove numbers. <input checked="" type="checkbox"/> |

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| | | | SCC would suggest that paragraph 5.3 is amended to not include the pupil numbers of the school, as this plan is a long-term document and pupil numbers are subject to change annually. For information, according to most recent forecasts, the school has approximately 590 pupils. SCC is not able to comment on The Royal Hospital School, as it is independently run and is not under the control of the County Council as the Education Authority. | | |
| 20 | Para 5.7-5.11 | BDC | We suggest that para 5.7 starts with: " <i>The following extracts are taken from the Alison Farmer ...</i> ". The following headings ('Location ..., Landscape Setting, and Village Form & Character') could be indented, para' numbers 5.8 to 5.10 deleted but the text retained under those sub-headings. Subsequent paragraphs would need re-numbering. | Noted. Amend accordingly | Amend paras 5.7-5.11 accordingly <input checked="" type="checkbox"/> |
| 21 | Para 6.24 | BDC | Paras 6.24 to 6.33 introduce the AECOM Site Assessment work. Separately, paras 9.7 to 9.18 and Figure 13 provide more detail. There is also a passing reference to the work in para 9.2 under the 'Overall Planning Strategy' heading. The result is a fragmented approach to summarising the AECOM work. We suggest para's 9.7 to 9.18 (& Fig 13) would sit better with the earlier text. The opportunity could also be taken to remove any duplication. We also note that, what is currently para 9.9, refers to Appendix A when this should probably refer to what is currently Figure 13. The reproduced quality of Figure 13 is poor and makes the site reference numbers etc. hard to see. Can this be made any clearer? | Agree this para 6.24 and 9.7 and 9.18 would benefit from some restructuring and editing | Amend paras and figure 13 to be amended <input checked="" type="checkbox"/> |
| 22 | Para 6.41 | BDC | Suggest deleting 'Answer Question 1:' as this appears unnecessary. | Agree | Remove as suggested. <input checked="" type="checkbox"/> |
| 23 | Para 6.47 | BDC | Which plan period identified above? | Plan period identified earlier in the document and on the cover. Need to ensure that it is referred to | Ensure plan period is referred to in earlier chapters <input checked="" type="checkbox"/> |

| | | | | in preliminary chapters | |
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| 24 | Para 6.49 | BDC | Do not confuse the JLP Vision with its Objectives. Amend the opening sentence to read: " <i>One of the objectives set out in the emerging JLP is: "To protect ... [retain the rest of the text].</i> | Agreed. Amend accordingly | Amend para 6.49 accordingly <input checked="" type="checkbox"/> |
| 25 | Para 9.1 | BDC | In the first sentence, should the reference be to para 3.7? Also, delete the first use of the word 'met' so it reads: " <i>has already been met.</i> " The second sentence is misleading and should be deleted. Small windfall sites may still come forward over the plan period. | Agree should be 3.7 Amend accordingly | Amend reference to 3.7 and amend para 9.1 <input checked="" type="checkbox"/> |
| 26 | Para 9.2 | BDC | If retained, this should make it very clear that the RHS only has the potential for school expansion. Given our comments above re the AECOM work, the words "See below." may no longer be appropriate | Agree to amend to ensure this refers to school expansion only | Amend accordingly <input checked="" type="checkbox"/> |
| 27 | Para 9.4 | BDC | We mentioned at the start that Fig's 11 & 12 need replacing. The last sentence in para 9.4 should refer, at least, to Figures 11 and 12 given that the map at Figure 1 does not define the settlement boundaries. Better still, it could refer to the Policies Map. | Agree this requires amending | Amend accordingly <input checked="" type="checkbox"/> |
| 28 | Para 10.4 | BDC | As mentioned earlier, your Examiner will determine if the HNP policies are in accordance with national and district level policy. For now, consider: " <i>The policies have been drafted to be in accordance with</i> | Agree. This part of the paragraph is to be removed as it repeats earlier text. | Amend para 10.4 accordingly <input checked="" type="checkbox"/> |
| 29 | Policy HNP01 | Mary McLaren District Councillor | Support the need for smaller properties and more affordable homes to give local young people and those on smaller incomes who are employed locally the opportunity to live in Holbrook rather than travel further away to live, only to travel back to their work. | Support welcomed | No change to Plan |
| 30 | Policy HNP01 | BDC | This is an improvement on the earlier draft but needs re-working to refer to the settlement boundaries, to remove duplication and to make some other minor corrections. For now, we suggest: HNP01: Housing Development | Comments noted: Agree the suggested | Amend policy wording. <input checked="" type="checkbox"/> |

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| | | | <p>This Neighbourhood Plan will accommodate new development proposals commensurate with the designations of Holbrook and Lower Holbrook in the Districts' settlement hierarchy, and where those proposals also take into account the specific characteristics of Plan area.</p> <p>The focus for any new development will be within the settlement boundaries as defined on XXX [This is where you need a Policies Map]. Within these defined boundaries, proposals for small windfall sites and infill plots of one or two dwellings (which are not identified in this Plan) will be supported where they are in accordance with other policies in this Plan.</p> <p>Outside the defined settlement boundaries, proposals for new housing development and/or the conversion of existing isolated properties or structures, such as barns and farm buildings, will only be permitted where they are in accordance with national and district level policies.</p> <p>Nb: The currently drafted policy cross-refers to HNP04 as being the 'Infill Development' policy. The correct policy number is of course HNP03 but, with our suggested wording above, this reference becomes redundant.</p> | <p>rewording is an improvement.</p> | |
| 31 | Policy HNP02 | Mary McLaren District Councillor | With reference to Bungalows for older people, some recent research has shown that many older people's mobility actually decreases when they move from a house to a bungalow. A resident living in a bungalow actually confirmed that view to me recently. However bungalows are needed to meet a wider range of needs other than age. | Agree – bungalows are not just appropriate for older people they can accommodate people with a range of needs. | See representation No31 below |
| 32 | Policy HNP02 | Suffolk County Council | Health and Wellbeing <i>Adaptable homes and an ageing population</i> | Agree that the policy could be broadened to pick up these points | Amend policy accordingly. <input checked="" type="checkbox"/> |

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| | | (Health and Wellbeing) | <p>The neighbourhood plan refers to an ageing population in paragraph 3.13 and 7.1, however only refers to bungalows as housing provisions for the elderly in Policy HNP02 Housing Mix.</p> <p>SCC would suggest that the plan could include 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.</p> <p>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 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.</p> <p>Therefore, the following wording is recommended for Policy HNP02 Housing Mix:</p> <p>"Proposals for new development consistent with Policy HNP01 will be supported provided that:</p> <p>2. they address the needs of young households looking for 1-, 2- and 3-bedroom properties, and the needs of an ageing population looking to downsize into smaller houses and bungalows. <i>Particular support will be given for homes that are adaptable (meaning built to optional M4(2) standards).</i> It is suggested that there could also be further considerations for the needs of residents who are living with dementia in the community, and the potential for making Holbrook a "Dementia-Friendly" village. The Royal Town Planning Institute has guidance on Town Planning and Dementia2, which may be helpful in informing policies.</p> | | |
| 33 | Policy HNP02 | BDC | When we responded to your working draft NP, we said this policy, which was titled 'Affordable Housing' covered more than just that so was unclear. We also encouraged you look at how other NPs had addressed both housing mix and affordable housing issues. | Comments noted. | Amend policy accordingly <input checked="" type="checkbox"/> |

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| | | <p>The policy is now titled 'Housing Mix' but the original issues remain, meaning the policy still tries to cover both housing mix and housing type (tenure) without being clear which criteria would apply in any one case.</p> <p>Breaking the five points down further, we make the following observations and recommend that a follow-up conversation is needed so that a more workable policy can come forward:</p> <ol style="list-style-type: none"> 1. What is the definition of local need in this sense and does it only apply to affordable housing scheme coming forward on rural exception sites? 2. How does this requirement link to para 10.12 which sets out that the highest demand is for 1-bed properties? 3. What does 'designed to meet locally arising needs' mean? In design terms, Holbrook needs are surely not that different to anywhere else in Babergh? Or is this a reference back to para 10.13 which recognises that housing needs can and do change over time. 4. This is the one criteria where we fully support the idea that all affordable housing should be designed to be tenure blind 5. Again, this reads as specifically as an affordable housing policy requirement only but, in the context of the policy as a whole, that is not clear. <p>If you do look to the Whatfield NP example; which we are too late to change now, colleagues have since remarked that our housing letting system - known as Gateway to Homechoice - does not currently recognise Key Workers as a special case (i.e., they do not have their own needs category).</p> | These comments can be taken on board | | |
| 34 | Policy HNP03 | BDC | <p>See also our suggested re-structuring of policy HNP01 which might now render this policy redundant.</p> <p>Referring to first paragraph we remind you that the JLP identifies two settlement boundaries at Holbrook and Lower Holbrook.</p> | Comments noted. Agree that policy wording can be reviewed but the policy will be retained as controlling | Review policy wording but retain policy <input checked="" type="checkbox"/> |

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| | | | <p>Qstn: In the context of this policy, are ‘infill development’ and ‘new development’ one and the same? If so, criterion c. and d. repeat each other when they talk about alignment.</p> <p>Criterion d. also requires new development to allow (do you mean provide?) sufficient size gardens and parking spaces for residents. How would a decision maker conclude what is sufficient and what would happen if the existing pattern of development results in an equally small gardens / parking space?</p> | <p>development of this kind was considered to be important to the community.</p> | |
| 35 | Para 10.22 | James Lawson Planning on behalf of RHS | After ‘accommodation facilities’ in line 9 add “, and energy infrastructure,” | <p>Further clarification sought from Agent via email on 03/02/22. Response received on 16/02 and 02/03 .</p> | Amend plan accordingly |
| 36 | Para 10.23 | James Lawson Planning on behalf of RHS | After ‘projects which’ in line 2 add “provide energy security,” | See above | Amend accordingly <input checked="" type="checkbox"/> |
| 37 | Para 10.24 | James Lawson Planning on behalf of RHS | <p>After ‘Key Short – Medium Term Projects (2-5 years) substitute ‘a. Demolition & rebuilding of the existing 1960’s science laboratory ...’ with “a. Provision of alternative energy infrastructure”</p> <p>The science laboratory reference to become b. & sequentially working through the projects, the new flood lit multi games area becomes f.</p> | See above | Amend accordingly <input checked="" type="checkbox"/> |
| 38 | Para 10.26 | James Lawson Planning on | After ‘sites for’ in line 1 add “alternative energy infrastructure provision and campus expansion to provide for increased energy security and new academic and sports facilities have been identified by the school” | See above | Amend accordingly <input checked="" type="checkbox"/> |

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| | | behalf of RHS | <p>After' accompanying proposals map,' in line 3 add "and are allocated within the neighbourhood plan"</p> <p>Please note - an updated plan (RHS Proposals Map) is to be prepared & submitted to supplement this representation & inform discussions with the NPG;</p> | Reference to allocation not to be used. | |
| 39 | Para 10.27 | James Lawson Planning on behalf of RHS | <p>After 'schools proposals' line 2 add "for the modernisation of its energy infrastructure and education facilities in the form of building repairs, refurbishment and the provision of new facilities both within and outside the RHS campus where such schemes are acceptable in heritage and landscape impact terms."</p> <p>The paragraph to continue as before 'Proposals should be identified in a site wide masterplanning framework . . . '</p> | See above | Amend accordingly <input checked="" type="checkbox"/> |
| 40 | Policy HNP04 | James Lawson Planning on behalf of RHS | <p>The policy wording to be updated to reflect the changes sought above as follows;</p> <p>"Proposals for the modernisation and expansion of the Royal Hospital School to provide infrastructure and education facilities, which conserve and enhance its heritage interest and the landscape character of the Area of Outstanding Natural Beauty will be supported.</p> <p>Two sites to the east and northwest of The School shown on the RHS Proposals Map are allocated for campus expansion to provide new infrastructure and education facilities, which shall be brought forward in association with a masterplan and development principles prepared in consultation with the Parish Council, Babergh DC, Historic England and the AONB Officer.</p> <p>Applications for new development will be accompanied by Heritage and Landscape Impact Assessments which identify the heritage significance and landscape interest of the site and surrounding area, which shall be conserved and enhanced, including any mitigation</p> | <p>See above.</p> <p>The wording of this policy is to be amended as a consequence of other representations.</p> | No change |

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| | | | measures, and provisions for community use/ access, as appropriate." | | |
| 41 | Policy HNP04 General | James Lawson Planning on behalf of RHS | <p>The School welcomes the HNP's recognition of the need for RHS to modernise and expand to remain financially viable and competitive within the Independent School Sector.</p> <p>By providing an appropriate planning framework to achieve the sustainable growth and conservation of the village, the HNP will deliver a balanced, vibrant and thriving community in Holbrook to 2037 and beyond.</p> <p>This approach would provide The School with the planning comfort necessary to facilitate its investment in new infrastructure and facilities, potentially increasing its employment base and offer, and maintaining and enhancing provision for community use and access.</p> <p>We trust you concur with the rationale for the requested changes to the draft Plan and look forward to progressing these matters with you in the New Year.</p> | Comments noted | No change to Plan |
| 42 | Policy HNP04 | BDC | <p>Another much improved re-drafting of what previously read as statement, but which still require some finessing.</p> <p>JLP Policy LP34: Heath and Education Provision (criterion 3) states that: <i>"The [District] Council will respond positively to and support appropriate and well-designed applications regarding the creation of new health and/or education facilities, and extensions to existing facilities."</i></p> <p>Translating this into HNP04, and to remove what we still perceive to be support for a very specific proposal, we recommend that the first paragraph read: <i>"The principle of expansion of the Royal Hospital School would be supported subject to the proposal conforming to all other relevant policy considerations."</i></p> <p>The second / third paragraphs can remain but, as both refer to heritage matters, could these be combined?</p> <p>We also note that:</p> | Comments noted. Amend policy wording to take these points into account although wording may be slightly different. | Amend Policy HNP04 <input checked="" type="checkbox"/> |

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| | | | <ul style="list-style-type: none"> Para 10.21 mentions the schools wider community role. We draw attention to JLP Policy LP34, where the second sentence in criterion 3 states that: "<i>The [District] Council will be supportive of proposals that will enable dual use of new facilities within school grounds which can be used by the community and agreed under a Community Use Agreement.</i>" You may want to think about including a reference to this in the supporting text. We suggest that the opening text in para 10.24 is redundant and what follows should read as a continuation of para 10.23, where the last sentence says: "... <i>the following are currently assessed as key priorities for [...] investment projects.</i>" Changing this will mean that all subsequent paragraphs will need re-numbering. <p>Para 10.26 refers to an accompanying proposals map, but does not say where this is.</p> | | |
| 43 | Policy HNP05 | Historic England | We would recommend that Policy HNP 05 and its supporting text make reference to the recently published suite of documents on design including the National Design Guide, and the National Model Design Code, requiring that new development in the parish conforms to the best practice principles they set out. The Suffolk Design Guide may also be a useful reference in this regard. We would suggest that, in line with paragraphs 128-9 of the NPPF, your plan could be supported by a 'Holbrook Design Guide' that provides more detailed information regarding the quality of design any new development would be required to adhere to. | Comments noted. Agree to amend the supporting text as requested. | Amend supporting text accordingly. <input checked="" type="checkbox"/> |
| 44 | Policy HNP05 | Mary McLaren District Councillor | I think all new builds must be well built, have electric charging points, solar panels, extensive insulation and Heat Pumps as a minimum requirement for all planning applications. | Comments noted. Policy criterion could be added to refer to sustainable measures such as those suggested. | Add criterion to Policy HNP05 to cover this area. <input checked="" type="checkbox"/> |
| 45 | Policy HNP05 | Suffolk County | <i>Active Travel</i> | Support welcomed | No change to Plan |

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| | | Council (Active Travel) | <p>Active travel, such as walking and cycling, is important in order to improve physical health and reduce obesity levels, as well as can help to minimise levels of air pollution from motorised vehicles. SCC welcomes the desire for safe walking and cycling routes highlighted in the plan and particularly in the community aspirations.</p> <p>Safe routes for walking and cycling are important to ensure the safety of residents of all ages, especially those that are very young or very old, and have mobility issues or are frail.</p> <p>We welcome the Access and Layout section of Policy HNP05 Design, in particular the requirements of good pedestrian and cycling routes, and the reference to Secure by Design.</p> | | |
| 46 | Policy HNP05 | Suffolk County Council (Rights of Way) | <p>Public Rights of Way</p> <p>There is currently no specific mention that the Plan Area includes a significant public rights of way (PROW) network. 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). SCC 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 objective.</p> <p>Policy HNP05 Design Access and Layout: 4, reads very well with its focus on creating good pedestrian and cycle routes within and outside developments, however it is the only policy within the plan that relates to access. We would recommend the policy clearly state the following:</p> <p><i>"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. 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</i></p> | Comments noted. Policy criteria can be broadened to refer to PROW and supporting text can be amended to refer to specific details e.g. Stour and Orwell walk. | Amend policy <input checked="" type="checkbox"/> and supporting text accordingly |

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| | | | <i>settlements and/or providing access to the countryside or green infrastructure sites as appropriate.”</i> | | |
| 47 | Policy HNP05 | Suffolk County Council (Transport) | <p>Transport</p> <p><i>Policy HNP05: Design</i></p> <p>The Access and Layout part of this policy is supported, and the reference to Suffolk Guidance for Parking 2019 is noted.</p> <p>As such, SCC recommends the following additional wording to the second part of part 5 of Policy HNP05</p> <p><i>“Accommodate parking consistent with the Suffolk Guidance for Parking 2019 or successor documents, including secured cycle storage, and a proportion of on-street parking provisions, that are well-designed and integrated within new developments.”</i></p> | Comments noted. Agree to amend policy to include additional criterion relating to this issue | Amend policy accordingly <input checked="" type="checkbox"/> |
| 48 | Policy HNP05 | Suffolk County Council (Transport) | <p><i>ISPA Transport Mitigation Strategy</i></p> <p>It is suggested that the plan include within policy the support for the Ipswich Strategic Plan Area (ISPA) Transport Mitigation Strategy.</p> <p>Transport Modelling undertaken for the Ipswich, Babergh and Mid Suffolk and Suffolk Coastal Local plans, highlight potential severe impacts on the road network in and around Ipswich as a result of the cumulative growth in the local plans. The identified solution to address this impact while meeting the housing need set out in local plans is mode shift from private cars to other modes of transport, of both the new and existing population. Mode shift is key, but not travelling at all (home working and parcel consolidation etc.) trip internalisation (work, education and residential co-located) and trip shift (travelling outside the peak hours for discretionary trips and more flexible employment options) are all part of the overall demand reduction picture. SCC produced the Transport Mitigation Strategy for the Ipswich Strategic Planning Area10 to outline how this mode shift can be achieved and further work is being undertaken to identify a program of works to deliver the strategy.</p> <p>Holbrook Neighbourhood Plan can contribute to the delivery of this strategy. The Neighbourhood Plan should support the delivery of the strategy through policy. Supporting the strategy would also help to</p> | Comments noted Policy HNP05 can be amended to accommodate this issue | Amend policy accordingly <input checked="" type="checkbox"/> |

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| | | <p>achieve the objective of sustainable development, as indicated in paragraph 3.13 (The principal objective of the Neighbourhood Plan is to provide for the sustainable development of the village). The stated desire in the plan for improvement for cycle routes will help to achieve this shift towards more sustainable modes of travel.</p> <p>As there is no specific transport section of the plan, the following wording is proposed to be added to Policy HNP05 Design, as a new policy section, or create a new transport section and include the following wording as a policy:</p> <p><i>"Sustainable Transport:</i></p> <p><i>Development proposals should seek to maximise sustainable modes of transport as a priority, ensuring that the site is connected to existing services and facilities, and is accessible via active travel such as walking and cycling, can access public transport</i></p> <p><i>Proposals must demonstrate contribution to the achievement of transport mode shift in the Transport Mitigation Strategy for the Ipswich Strategic Planning Area. Financial contributions or works in kind will be sought from development to assist with delivery of the Transport Mitigation Strategy for the Ipswich Strategic Planning Area, sustainable transport measures identified in the most up to date Infrastructure Delivery Plan and the most up to date walking and cycling infrastructure plans.</i></p> <p><i>Development should include</i></p> <ul style="list-style-type: none"><i>• Safe, connected, and inclusive walking and cycle routes</i><i>• Secure cycle parking/storage</i><i>• Linkages to existing pedestrian and cycle networks and improvements to those routes if necessary</i><i>• Public transport, such as new or revised services, and physical measures such as bus stops, improvements</i><i>• Incentives to use sustainable modes of transport and encourage behaviour change, including through Travel Plans."</i> | | |
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| 49 | Policy HNP05 | BDC | <p><i>We see the supporting text is influenced heavily from the Whatfield NP, and that the policy itself repeats elements from both the Whatfield and Redgrave NPs. That is fine up to a point but you should also pay attention to any modifications made to the Design policies in those plans. With that in mind:</i></p> <ul style="list-style-type: none"> • <i>Can the first and second paragraphs be merged?</i> • <i>After criterion 5., shouldn't the sentence beginning "Accommodate parking .." be numbered criterion 6? The remainder will need re-numbering accordingly.</i> • <i>Criterion 7: The Redgrave NP Exam Report [para 145] explains that Secure by Design is guidance rather than policy and, in the interest of precision [para 149], it amends the policy text to read: "include built in crime reduction measures, having regard to the guidance in Secure by Design to minimise the likelihood and fear of crime." The same applies here.</i> • <i>Criterion 8: In the same Exam Report [para 146 & 149], the Examiners explains that no evidence was provided to justify the landscape strip so removed this. There was also an editing suggestion. As no robust evidence appears to be provided in this case, the same modification and edit should apply.</i> • <i>Criterion 10: Again, note what the Examiner said about the Redgrave NP [paras 147 – 149] and modify as necessary.</i> | <p>Policy and text to be amended as a consequence of representation above.</p> <p>Amend Policy and supporting text to accommodate these points</p> | <p>Amend policy and supporting text <input checked="" type="checkbox"/></p> |
| 50 | Policy HNP06 | Suffolk County Council (Natural Environment) | <p><i>Policy HNP06: Protection of Important Views</i></p> <p>Paragraph 3 of this policy should read 'Landscape and Visual Appraisal' (LVA) which is the less formal format; 'Landscape and Visual Impact Assessment' (LVIA) is more strenuous in its delivery and is required as part of Environmental Statements for EIA projects.</p> | <p>Comments noted.</p> <p>Further justification for the views chosen is included in supporting text</p> | <p>Amend supporting text accordingly <input checked="" type="checkbox"/></p> |

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| | | | <p>In many cases LVAs will be sufficient, but LVAs can also be required as a stand-alone document. For the purposes of this paragraph, LVA is recommended.</p> <p>Bullet point 2 should read 'Suffolk Landscape Character Assessment' (not appraisal); reference 9 also needs to be corrected (on page69, at end of this document and on parish website, etc.)</p> <p>However, these documents would not define the important views that are shown of Figure 14 in the NP draft. It is unclear how the views were identified.</p> <p>It does appear that there was only a consultation about whether the views across the parish are important to residents in general, but there does not seem to have been a consultation on which views are most valued by the residents.</p> <p>While it would appear from the map that they are taken from viewpoint which are publicly accessible (i.e., roads and footpaths), this is not supported in the text. There is no further description or justification why any given view has been selected and by which process.</p> <p>However, viewpoints 1, 9 and 13 are outside of the parish boundary. As such, SCC questions whether policy protecting these views will be effective, given that they are outside the designated plan area.</p> | | |
| 51 | Policy HNP06 | BDC | <p>Further evidence needed to justify why these views are important.</p> <p>The opening paragraph states that the important views (Fig 14) are all from public vantage points. While this appears to be the case, we note that three of the views (1, 9 & 13) are from points outside of the designated neighbourhood plan area, and we question whether View 7 truly fits into this category. There is also no written description to accompany them, i.e., '<i>View looking westward from</i>', which also make their interpretation difficult.</p> <p>We suspect that, apart from the locally expressed view set out in para 10.39, it is the higher level studies undertaken by Alison Farmer Associates et.al, that have influenced the choices. Providing the local</p> | See above | See above |

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| | | | <p>justification need not be an onerous task and could appear either as part of the supporting text or, better still, as a referenced appendix.</p> <p>Putting the above aside for one moment, the policy wording itself seems reasonable. We recommend that the third paragraph requires modification to allow flexibility (see below) and remind you that the reference should be the 'Suffolk Landscape Character Assessment, not Appraisal. See: https://suffolklandscape.org.uk/</p> <p><i>"Proposals for new buildings or the conversion of existing buildings inside or outside the designated settlement boundaries should be accompanied by a Landscape Visual Impact Assessment or other appropriate and proportionate evidence to demonstrate how the proposal:"</i></p> <p>[Retain the two criteria but incl. your local justification within criterion 2].</p> | | |
| 52 | Para 10.41 | BDC | The BMSDC Policy reference should read LP19. The quoted text also requires updating. [See JLP (Nov 2020) pg.94]. | Noted. BMSJLP references to be updated | Update BMSJLP references <input checked="" type="checkbox"/> |
| 53 | Policy HNP07 | Mary McLaren District Councillor | BDC are committed to reducing street lighting intensity across the district protecting plant and wildlife and reducing energy use in line with our biodiversity and climate change conditions | Comment noted | No change to Plan |
| 54 | Policy HNP07 | Suffolk County Council (Natural Environment) | <p><i>Policy HNP07: Preservation of Dark Skies</i></p> <p>SCC supports this policy, however it could be strengthened through combining points 1 to 3, to read as follows:</p> <p><i>"1. Any future external lighting systems should have minimal impact on the environment.</i></p> <p><i>2. Any external lighting must/should minimise light pollution and the adverse effects on wildlife. Lighting should not exceed 700 lumens and be shielded with lighting beams directed downward.</i></p> | Comments noted Policy wording to be amended accordingly | Policy amended as suggested. <input checked="" type="checkbox"/> |

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| 55 | Policy HNP08 | BDC | <p><i>Suffolk CC may offer more detailed comments on this policy. We see the policy starts with 'Street lighting' but discusses other types of outdoor lighting. Some rewording of the opening paragraph is therefore needed. There also appears to be some repetition, and it is not clear whether criterion 1 (max 700 lumens) applies to streetlights only or to all types of outdoor lighting. Criterion 7 is unenforceable.</i></p> <p><i>This may need further input but, as a starting point, we suggest:</i></p> <p>HNP07: Preservation of Dark Skies</p> <p><i>While ensuring that new development proposals are secure in terms of occupier, other user and vehicle safety, dark skies are to be preferred over lighting.</i></p> <p><i>All outdoor lighting scheme (including street-lighting), should be designed so that it minimises its overall impact on the environment, including through making use of energy efficient technologies and using technologies that minimise adverse impacts on wildlife.</i></p> <p><i>Where appropriate to the development proposal, planning applications should include a detailed lighting proposal that demonstrates how the scheme addresses both energy and environmental concerns without comprising safety.”</i></p> | <p>See SCC response above.</p> <p>Policy wording to be amended as a consequence of SCC response.</p> <p>Policy wording to be amended</p> | <p>Amend policy wording as appropriate</p> <input checked="" type="checkbox"/> |
| 56 | Policy HNP08 | Suffolk County Council (Natural Environment) | <p>It is evident that the plan and design principles value the natural environment and the character of their parish. The term 'landscape' is mentioned 105 times and 'landscapes' 8 times throughout the neighbourhood plan.</p> <p>Policy HNP 08 Landscape Protection is welcomed by SCC however the following amendment is suggested, because attempts to "camouflage" a development may make it conspicuous depending on the landscape context. Development should seek to be in keeping with its context: "Proposals should ensure that they are to be appropriately positioned in the landscape, appropriately constructed, and camouflaged <i>integrated</i>."</p> <p>Policy HNP08 appears to draw from section 10 of the NPPF and as such may be unnecessary duplication of national policy. It is also not clear why this is in the landscape policy, as it does not</p> | <p>Support welcomed.</p> <p>Agree . Amend policy wording accordingly</p> | <p>Amend policy wording as suggested</p> <input checked="" type="checkbox"/> |

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| | | | appear to specifically address the landscape concerns of communication masts. It is recommended this section of the policy is removed, or changed specifically to address landscape concerns. | | |
| 57 | Policy HNP08 | BDC | <p>We make the following observations:</p> <ul style="list-style-type: none"> • Criterion 1: Following on from our comment re HNP06 above, the requirement that LVIA's can only be undertaken in winter months may be too restrictive and disproportionate depending on the nature of the development proposed. • Criterion 3; Insert '<i>where appropriate</i>' after '<i>screened</i>' • Criterion 7: Development can only reasonably be expected to retain/improve a PRoW if it is on the site. As above, we recommend inserting the words '<i>where appropriate</i>'. • How is the requirement of the paragraph that begins 'Proposals should ensure ...' any different to what appears above? We recommend that this paragraph be deleted. • What is the context / justification for including a specific policy requirements relating to electronic communication masts, especially given that there is no mention of these in the proceeding text. | <p>Comments noted. Agree this policy requires some amendment – see also SCC response above SG discussion required</p> | <p>Amend policy wording <input checked="" type="checkbox"/></p> |
| | Policy HNP09 | Suffolk County Council (Natural Environment) | The neighbourhood plan contains a special policy for Woodland (Policy HNP09: Protection of Woodlands). While this is fine, this could have been incorporated within Landscape Protection policy. | <p>Noted. SG resolved to retain two separate policies to emphasise the prevalence of woodlands in the parish</p> | No change to Plan |
| 58 | Policy HNP09 | BDC | We make no further comment at this stage | Noted | No change to Plan |
| 59 | Para 10.60 | BDC | Second sentence should start: 'Paragraph 15.30 identifies that: | Noted. Amend accordingly | Amend accordingly <input checked="" type="checkbox"/> |

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| 60 | Para 10.62 | Suffolk County Council (Archaeology) | <p>SCC welcomes the mention of archaeological history and finds in the plan.</p> <p>It is suggested that the plan could note in the History of the Holbrook section that the Historic Environment Record maintained by Suffolk County Council Archaeological Service contains further information about the history of the parish, found here:</p> <p>We welcome the mention of the Historic Environment Record in paragraph 10.62. It is requested that this paragraph could note that early consultation with Suffolk County Council Archaeological Service is encouraged, for advice on the requirements for developing a planning application for a site or likely requirements on any consent.</p> <p>The following wording is suggested:</p> <p><i>"Suffolk County Council Archaeological Service advice that there should be early consultation with the Historic Environment Record and assessment of the archaeological potential of the area at an appropriate stage in the design of new developments. Suffolk County Council Archaeological service is happy to advise on the level of assessment and appropriate stages to be undertaken."</i></p> | <p>Noted</p> <p>This issue can be added to the History of Holbrook chapter</p> | <p>Amend para 5.24 to refer to the HER for further information</p> <p>Amend para 10.62 to refer to SCC Archaeological Service <input checked="" type="checkbox"/></p> |
| 61 | Policy HNP10 | Historic England | <p>We welcome the production of this neighbourhood plan, and are pleased to see that the historic environment of your parish features throughout. We are particularly pleased to note the inclusion of Policy HNP 10, however we note that some of its provisions may replicate the protections afforded heritage assets by the local plan and the NPPF, and consequently suggest that consideration is given as to how this policy can be even more specifically tailored to your parish's historic environment. We note from the supporting text that it is not intended to produce a list of local heritage assets, and would suggest that this is a missed opportunity to focus on Holbrook's non-designated heritage, and suggest that this is a way your plan could strengthen your strategy. We would recommend reviewing our detailed Advice Note 7 on local heritage listing, available on our website. An example of a robust local heritage list that was produced to support a neighbourhood plan is that of your</p> | <p>Supported welcomed.</p> <p>The identification of NDHA has not been an issue that has been strong through consultation. The scope of this policy could be extended to include</p> | <p>Amend policy to refer to non-designated heritage assets. <input checked="" type="checkbox"/></p> |

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| | | | neighbouring village at Wherstead, which can be found on their parish website. We welcome, however, the policy focusing on the Royal Hospital School, given this complex's particular significance. | protection for non-designated heritage assets although their identification could be something that the next Plan could address. | |
| 62 | Policy HNP10 | Mary McLaren District Councillor | As a Member of the BDC Planning Committee Heritage Sites feature very largely when Planning Applications are being reviewed and great emphasis is put on Heritage Sites by Planning Officers in their presentations to Committee | Comments noted. | No change to Plan |
| 63 | Policy HNP10 | BDC | <p>We suggest some modifications to simplifying the text improving clarity:</p> <ul style="list-style-type: none"> • Amend the opening paragraph to read: "<i>Planning proposals that may affect the character, significance or setting of a designated heritage asset will be supported where:</i>" • Amend criterion 1 to read: "<i>it preserves or enhances the significance of the heritage asset including the contribution made to its setting.</i>" • In criterion 3, replace the words "<i>would be positively supported if</i>" with "<i>providing that</i>" <p>In criterion 6, delete everything after the word 'sits' in the second line and replace with '<i>and'</i> [to lead into the last criterion]</p> | Comments noted. Agree to amend plan accordingly | Amend Policy HNP10 accordingly <input checked="" type="checkbox"/> |
| 64 | Policy HNP11 | Suffolk County Council (Health and Wellbeing) | We welcome Policy HNP11: Gardens and Amenity, however it is suggested that the second part could state the contribution to the " <i>mental and physical health and wellbeing</i> " of inhabitants. | Agree this could be included but within the supporting text as the wording from the policy is to be moved to text as a | See 65 below <input checked="" type="checkbox"/> |

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| 65 | Policy HNP11 | BDC | <p>The second paragraph reads as a statement, not a policy requirement. Rather than loose this, the text could be moved to the start of para 10.64 (pg.73). What is currently the opening sentence in 10.64 should then read: "<i>Gardens also create spaces for [...] relax.</i>"</p> <p>A question: Is there any local evidence that identifies a shortage in allotment provision, and which might help further justify criterion 5? If so, perhaps this could be mentioned in the supporting text</p> | Comments noted – agree to move sentence to the supporting text See response no 73 below | Amend accordingly <input checked="" type="checkbox"/> |
| 66 | Policy HNP12 | Mary McLaren District Councillor | Certainly adequate drainage of the Highway is a very specific problem not only for Holbrook but for the whole of the Shotley Peninsula. Harkstead Road, Lower Holbrook is very prone to flooding especially after long periods of rain and regular complaints to Suffolk Highways and Anglian Water seems to be ineffectual | Noted | No change to Plan |
| 67 | Policy HNP12 | Suffolk County Council (Flooding) | <p>Flooding</p> <p>SCC, as the Lead Local Flood Authority, welcomes Policy HNP12 Sustainable Drainage, and the supporting text. This policy is well written and clearly states the requirements for sustainable drainage mitigation, with the exception of the final paragraph.</p> <p>Development should aim to discharge surface water as high up the drainage hierarchy as possible as outlined in the Planning Practice Guidance1, which is:</p> <ol style="list-style-type: none"> 1) Into the ground (infiltration) 2) To a surface water body 3) To a surface water sewer, highway drain, or another drainage system 4) To a combined sewer <p>As worded, the policy allows for water to be discharged into water bodies or other drainage lower down the hierarchy, even if infiltration is possible, because its primary focus is on capacity available in other</p> | Comments noted and support welcomed. Agree to amend policy wording accordingly | Amend policy accordingly <input checked="" type="checkbox"/> |

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| | | | <p>drainage systems. If a site is capable of achieving infiltration, infiltration should be the drainage method.</p> <p>It is recommended that last paragraph is removed and replaced with the following:</p> <p><i>"Water should be discharged from sites as high up the drainage hierarchy as is practicable."</i></p> <p>The final sentence of the policy "Maintenance of these schemes will not be adopted by the BMSDC" would not be effective. The NPPF (paragraph 169) only requires that management of SuDS is in place for the lifetime of the development, however planning policy cannot dictate who can and cannot operate and maintain SuDS. SuDS, with multi-functional use (water management, recreation, public open space, environmental/ecological benefits) may be something that the local authority may consider appropriate to adopt. Adoption of SuDS by Anglian Water or local authority or other accountable established organisation is preferential to a development management company.</p> | | |
| 68 | Policy HNP12 | BDC | <p>This policy refers to more than just sustainable drainage so this should be reflected in its title. Don't forget to update the Table of Contents etc. The policy is also quite detailed and may benefit from some simplification.</p> <p>The first paragraph is essentially a repeat of policy RED16 in the Redgrave NP and, with the modification made to that by the Examiner, could remain.</p> <p>Could the rest of HNP12 simply be replaced by the second paragraph from RED16 which reads: <i>"All development will be expected to demonstrate how it can mitigate its own flooding and drainage impacts, avoid increased flooding elsewhere and seek to achieve lower than greenfield runoff rates. No development will be supported in areas of significant flood risk."</i> This would deal with all development proposals, regardless of whether they are inside or outside a defined settlement boundary.</p> | <p>Agree this policy may benefit from some rewording for clarity</p> <p>Amend policy and table of contents accordingly</p> | <p>Amend policy accordingly <input checked="" type="checkbox"/></p> |
| 69 | Policy HNP13 | Mary McLaren | BDC has a Cabinet Member specifically for climate change, biodiversity and sustainable transport. | Noted | No change to Plan |

| | | District Councillor | | | |
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| 70 | Policy HNP13 | Suffolk County Council (Natural Environment) | <p><i>Policy HNP13: Biodiversity</i></p> <p>The protection and enhancement of the natural environment and character of the parish are clear priorities of this neighbourhood plan. Policy HNP13 Biodiversity seems overall sound and is supported by SCC with mentions of biodiversity net gains and examples of how this can be achieved</p> | Support welcomed | No change to Plan |
| 71 | Para 10.70 | BDC | Given that all development proposals must have regard to an adopted N'hood Plan (where such a Plan exists), this paragraph serves no real purpose and should be deleted. | Agree this sentence can be removed | Delete Para 10.70 <input checked="" type="checkbox"/> |
| 72 | Policy HNP13 | BDC | <p><i>This is a detailed policy that seeks to reinforce the clear local support for biodiversity and biodiversity gain. It also appears to borrow from a number of other NPs but, perhaps, an opportunity has been missed to combine those elements more effectively.</i></p> <p><i>Subject to the views of other consultees, you may want to consider:</i></p> <p><i>HNP 13: Biodiversity</i></p> <p><i>All development proposals should avoid the loss of, or harm to biodiversity habitats including, but not limited to, trees, hedgerows, woodlands, ponds or other semi-natural habitats within the parish.</i></p> <p><i>Where such losses or harm are unavoidable, adequate mitigation measures or, as a last resort, compensation measures will be sought. If suitable mitigation or compensation measures cannot be provided, then planning permission should be refused.</i></p> <p><i>Otherwise acceptable development proposals that deliver biodiversity gains will be supported. Examples may include:</i></p> <p><i>a. the creation of new natural habitats, including ponds,</i></p> <p><i>b. planting additional native species of tree(s) and/or hedgerow(s) which reflect the character of the area,</i></p> | Agree this policy needs rewording in the light of the most recent Environment Act 2021 | Policy to be reworded accordingly <input checked="" type="checkbox"/> |

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| | | | <p>c. restoring and reconnecting fragmented habitats, d. installing swift and/or bat bricks or boxes; where such measures are located for optimum effectiveness/success [keep footnote], e. hedgehog friendly fencing to enable hedgehogs and other small mammals, amphibians etc. to move freely,</p> <p><i>Where a new access is created [etc.]</i></p> <p><i>The last part (Recreational disturbance ...) also needs some editing:</i></p> <ul style="list-style-type: none"> • 'disturbance' should all be with a lower case 'd'. • <i>The last two lines should read: „, to avoid adverse in-combination recreational disturbance effects on European Sites.“</i> <p><i>Please also note that:</i></p> <ul style="list-style-type: none"> • <i>In para 10.72 and 10.74, our understanding is that Ramsar should not be spelt with all capital letters.</i> • <i>Re para 10.77, see our general comment about quoting JLP text.</i> | | |
| 73 | Policy HNP14 | Mary McLaren District Councillor | As your District Councillor I am in currently discussion with the Assistant Director Public Realm regarding those green spaces owned by BDC, to explore the possibility of more allotments. All Saints Church site has a waiting list of 20 plus years and some residents including young people would like the opportunity to have an allotment with all its benefits | See response no 65 above | See 65 above |
| 74 | Para 10.83 | Suffolk County Council (Health and Wellbeing) | SCC would suggest the inclusion of the need to make green spaces and facilities accessible to residents with limited mobility (inclusion of benches and well-maintained paths etc), into paragraph 10.83. This could help to make an elderly population feel more included as part of the community and reduce isolation of vulnerable groups | Comments noted. Para 10.83 to be amended accordingly | Amend paragraph 10.83 as suggested <input checked="" type="checkbox"/> |
| 75 | Para 10.85 | Suffolk County Council (Health and Wellbeing) | The concept of paragraph 10.85 is supported, however the phrasing could be improved as follows: "The village allotments are valued green spaces good for resident's health, wellbeing and happiness <u>of residents</u> . <u>Supplying The allotments supply</u> many fresh fruits and vegetables, <u>and are</u> Also, a great resource for nature." | Comments noted. Paragraph 10.85 to be amended accordingly | Amend paragraph accordingly <input checked="" type="checkbox"/> |

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| 76 | Policy HNP14 | Suffolk County Council (Health and Wellbeing) | <p><i>Gardens, Green Spaces and Facilities</i></p> <p>The provision of the designated Local Green Spaces in the Neighbourhood Plan is welcomed. There are proven links between access to green outdoor spaces and the improvements to both physical and mental health and wellbeing for the population as a whole, including increasing the quality of life for the elderly, working age adults, and for children.</p> <p>It is suggested that Policy HNP14, or the supporting text, could include reference to the physical and mental health and wellbeing benefits that can be gained from access to pleasant outdoor areas.</p> | <p>Comments noted. This is covered by another amendment</p> | <p>This is covered by another amendment in response to Ref no 64</p> |
| 77 | Policy HNP14 | Suffolk County Council (Natural Environment) | <p><i>Policy HNP14: Local Green Spaces</i></p> <p>SCC welcomes the designation of 14 Local Green Spaces in Policy HNP14 and illustrated on Figure 15, as this supports the ongoing work to make Suffolk the Greenest County4.</p> <p>The wording of Policy HNP14 explains why Local Green Spaces are important but does not clearly state the restrictions of development within Local Green Space.</p> <p>The Local Green Spaces Assessment clearly assesses the proposed Local Green Spaces based on the NPPF criteria, which is welcome by SCC. However, in some cases, the sizes of the proposed areas are not yet included. (Site 7 allotments, and site 8 Alton Water reservoir)</p> <p>The designation of Alton Water and Holbrook Gardens and Fishponds as Local Green Spaces needs to be highlighted because of their size. Site 13 Holbrook Gardens and Fishponds is over 55 hectares, and SCC is concerned that this site may be rejected at examination as being an extensive tract of land.</p> <p>While the NPPF does not define what is meant by an 'extensive tract of land', Natural England's Accessible Greenspace Standards suggested that 'an 'extensive tract of land' be defined as over 20 hectares (50 acres)5.</p> <p>Site 8 may also be viewed as 'extensive', as there is no size stated in the appendix.</p> <p>Figure 15 also cuts off displaying site 11, and so should be amended to display all of the sites clearly.</p> | <p>Comments noted. Examiners have tended to remove proposed policy wording from LGS policies that attempt to set out what the restrictions of development are and instead prefer to rely on the NPPF wording.</p> <p>Proposed LGS candidates to be reviewed as set out above</p> | <p>LGS candidates have been reviewed and they are to be retained.</p> |

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| 78 | Policy HNP14 | BDC | <p>The map reference is missing from the end of the first paragraph.</p> <p>Ultimately, your Examiner will come to their own conclusion on which proposed local green spaces meet the NPPF criteria, and which do not. For now, we simply observe that:</p> <ul style="list-style-type: none"> • LGS 13, and to a lesser extent, LGS 8, may fall foul of the 'extensive tract of land' criteria, <i>and</i> • That the full extent of LGS 11 is unclear from Fig 15, and that Appendix B just refers to the shoreline as extending 1.2 km to the east and app. 1 km to the west. [Qstn: Is that also an extensive tract of land?] <p>Finally, to link back to para 10.81, we suggest adding the following sentence at the end of HNP14: "<i>Development in the local green spaces will be consistent with national policy for Green Belts.</i>"</p> | <p>Noted Map reference to be added LGS map reviewed in the light of these comments</p> | Amend accordingly <input checked="" type="checkbox"/> |
| 79 | Community Aspirations | Mary McLaren District Councillor | Community Aspirations are great however the world does not stand still, we are still going through the effects of Covid-19, Holbrook Academy is in the process of increasing its student numbers to 500, the sports centre has gone, at present there is only one Pub and house prices in Holbrook have increased by 11%. Aspirations may have to be flexible as the next generation seek employment and make their way in the world and all those city people who thought a rural life was a great idea in lockdown may look at it differently after two or three years and go back to the bright lights. | Noted. These are the aspirations that have been identified at this point in time. The list will be reviewed periodically by the Parish Council | No change to Plan |
| 80 | Community Aspirations HNC04, | Suffolk County Council (Transport) | <p><i>Community Aspiration: HNC04</i></p> <p>Regarding HGV restrictions, please note, that the County Council will be undertaking a county-wide review of HGV movement routes8.</p> <p>Community views are currently being sought and we would recommend the parish highlights this concern at the link in the footnote, so that it is captured in the review.</p> | <p>Noted. Reference to the review could be noted in the footnote.</p> | Add reference to HGV review in the footnote <input checked="" type="checkbox"/> |
| 81 | Community | Suffolk County | <i>Community Aspiration: HNC04, 05, 07</i> | Noted | No change to Plan |

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| | Aspirations HNC04, 05 and 07 | Council (Transport) | Measures to improve highway infrastructure and encourage the use of sustainable modes of travel are supported and will be procured through development proposals wherever possible. | | |
| 82 | Community Aspirations HNC07 | Suffolk County Council (Rights of Way) | Part 11: Community Aspirations HNC07 focuses on creating new cycle paths and the plan could develop this point to improving the public rights of way network to enable easier access into the countryside for walkers, accessibility for people with mobility issues, and off-road access for cycling and horse riding. | Noted Text amended to refer to footpaths as well as cycleways | Amend text accordingly <input checked="" type="checkbox"/> |
| 83 | Community Aspirations HNC08 | Suffolk County Council (Transport) | As stated in HNC08, inconsiderate parking and pavement parking is an issue for the parish. 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. Please refer to pages 25-28 of Suffolk Guidance for Parking 2019 for further guidance. | Noted. Design policy amended to refer to this also | No change to Plan |
| 84 | Community Aspirations HNC11 | Suffolk County Council (Transport) | <p><i>Community Aspiration: HNC11</i></p> <p>Regarding the desire for a 20mph speed limit, unless in exceptional circumstances, locations will not be considered for 20mph schemes⁹ where any of the following apply:</p> <ul style="list-style-type: none"> • they are on A or B class roads; • they have existing mean speeds above 30 mph; • there is no significant community support as assessed by the local County Councillor. <p>Locations will then only be considered for 20 mph limits or zones if two out of three of the following criteria are met:</p> <ul style="list-style-type: none"> • current mean speeds are at or below 24 mph; | Criteria for 20mph designation are noted. | No change to Plan |

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| | | | <ul style="list-style-type: none"> • there is a depth of residential development and evidence of pedestrian and cyclist movements within the area; • there is a record of injury accidents (based on police accident data) within the area within the last five years. | | |
| 85 | Minerals and Waste | Suffolk County Council (Minerals and Waste) | <p>Minerals and Waste</p> <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.</p> <p>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 | No change to Plan |
| 86 | Policies Map | Suffolk County Council | <p><i>Policies Map</i></p> <p>The Holbrook neighbourhood plan does not have a Policies Map. Whilst Figure 11 does display some of the relevant components of a policy map, it is not sufficiently detailed to be classified as the Policy Map for the plan. There also needs to be a clear Key to assist with identifying the displayed features.</p> <p>It is recommended that the plan creates a Policies Map, which clearly displays the important features mentioned within the plan policies in one clear and consolidated image. This map should display the following: parish boundary, all allocated housing sites, the Royal Hospital School, Listed buildings and/or heritage assets, designated Local Green Spaces, important woodlands, important views, and any other important features or facilities of the parish.</p> <p>Inset maps may be used to show closer detailed parts of the parish, where identified features would be lost and/or hard to read on the overall Policies Map.</p> | <p>Noted.</p> <p>A policies map will be produced</p> | Add Policies map to HNP |
| 87 | Glossary | BDC | <p>This is a list of acronyms, not a glossary.</p> <p>We remind you also that what was the 'Ministry of Housing,</p> | Noted. A list of terms to be added to the glossary | Add terms to glossary |

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| | | Communities & Local Government (MHCLG) is now called the 'Department for Levelling Up, Housing and Communities' (DLUHC). | | |
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