

DEBENHAM PARISH COUNCIL

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Clerk: Mrs D Bedwell

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Ms Janet Cheesley
Independent Examiner - Debenham NDP
c/o Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich, IP1 2BX

7th September 2018.

Dear Ms Cheesley

In line with the recently undertaken Debenham Neighbourhood Plan 2016-2036 Reg.16 Consultation, please find below the response prepared by the Debenham Parish Council.

Review of Representations to Regulation 16 Consultation by Mid Suffolk District Council:

The following comments comprise Debenham Parish Council's (DPC) response to the representations received by Mid Suffolk District Council during the Regulation 16 consultation period.

D1 Suffolk County Council

DPC propose to accept all the suggested recommendations and text modifications in Suffolk County Council's submission.

D2 Environment Agency

DPC notes the comments.

D3 Natural England

DPC notes the comments.

D4 Historic England

DPC proposes to accept the recommendation to change the heading of Policy 21.

D5 Voller

DPC notes that Mr and Mrs Voller, and Boyer Planning (acting on behalf of Taylor Wimpey) challenge the sites proposed for development and seek to promote their own sites.

DPC undertook a comprehensive, professional approach to the allocation of sites, including commissioning and acting upon independent assessments from nationally regarded experts. Section 4 of the Neighbourhood Plan sets out the approach that was followed and provides the reasoning and evidence as to why sites were selected or rejected for development. The allocation of sites will always be contentious and challenging for a community, yet despite allocating up to 316 dwellings to be developed in the village between 2016-2036 the NP received overwhelming public support during public consultation in May 2018 with 85% of respondent's supporting the NP, (representing 354 households and many more constituents). These consultations, and independent assessments of the sites, included all sites that were promoted by landowners/agents as being available for development and capable of delivery.

D6 Gladman Developments Ltd

DPC notes that Gladman and Boyer Planning (acting on behalf of Taylor Wimpey) challenge the process followed and approach taken, asserting the NP does not conform to National Policy and Guidance and does not contribute to the achievement of sustainable development.

Section 2 of the NP sets out how it was created and Section 4 identifies the National and Local Planning Policy context that was followed. Throughout the process we were supported by MSDC, by an independent NP planning expert who has experience of acting as an Examiner, by a critical friend who has significant experience working in local government

planning departments, and we commissioned and acted upon assessments from independent, nationally regarded, planning experts.

As set out above, DPC supports the comments of SCC and subject to the views of the Examiner, will amend the NP accordingly. In addition, the NP has taken into account the advice set out in a range of independent assessments e.g. Strategic Environmental Assessment AECOM reports, Heritage and Settlement Sensitivity Assessment for Babergh and Mid Suffolk, Joint Babergh and Mid Suffolk Councils Landscape Guidance, thereby ensuring the NP will deliver sustainable development for Debenham.

D7 Anglia Water

DPC notes the comments.

D8 Boyer Planning (obo Taylor Wimpey UK Ltd)

The comments above relating to D5 and D6 are relevant to this submission.

DPC notes the 150- page submission from Boyer Planning. It appears to include much of the information contained in their outstanding planning application for development. It is on a piece of land that has not been recommended for inclusion in the Neighbourhood Plan.

DPC wishes to draw to the Examiner's attention that there is huge opposition in the village to this 'hostile planning application', with its longer - term vision of increasing the village size by two thirds, and on sites considered by DPC to be inappropriate. To identify the level of opposition please refer to the results of the consultation on the, yet to be determined, planning application at Mid Suffolk District Council. Based upon the evidence and reasons set out in the NP, DPC does not believe the scale and location of the development proposed by Taylor Wimpey will deliver sustainable development for our village.

DPC notes that Boyer, in promoting their client's sites, challenge AECOM's assessments and call for further work to be undertaken. DPC does not believe AECOM's independent expert assessments should be dismissed in the manner proposed by Boyer Planning.

Proposals Map

Following advice from Mid Suffolk District Council, DPC has created a 'proposals map' (attached) to add to the Neighbourhood Plan, in an attempt to make the planned sites and their juxta-position with key facilities more easily understood. We hope the examiner will be minded to accept this addition.

Online Consultation Documents

The NP Delivery Committee has rigorously tested the electronic links to the various documents on the Debenham Parish Council website and they are now all working.

The Debenham Parish Council- Neighbourhood Planning Committee hopes that our response meets with your approval but should you have any further queries, please do not hesitate to contact us.

Yours sincerely

Dina Bedwell (Mrs)
Clerk to Debenham Parish Council