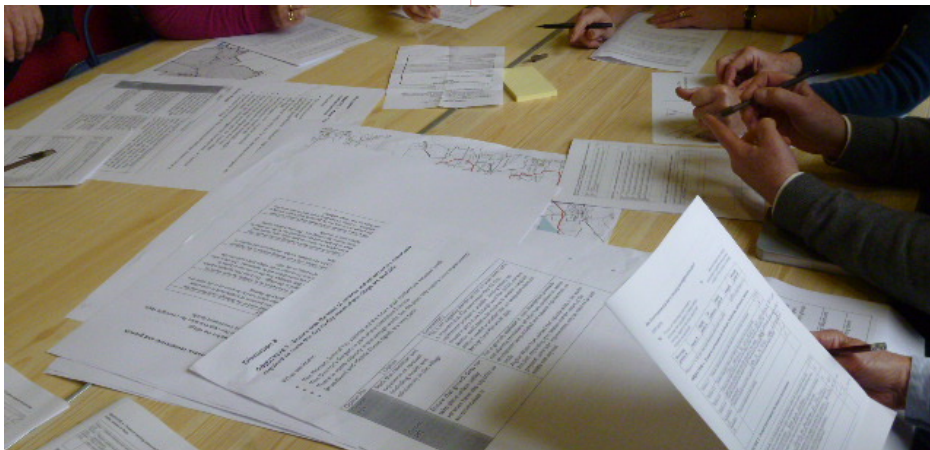


Hartest Neighbourhood Plan

2024 - 2037

Consultation Statement



Hartest Parish Council
July 2025



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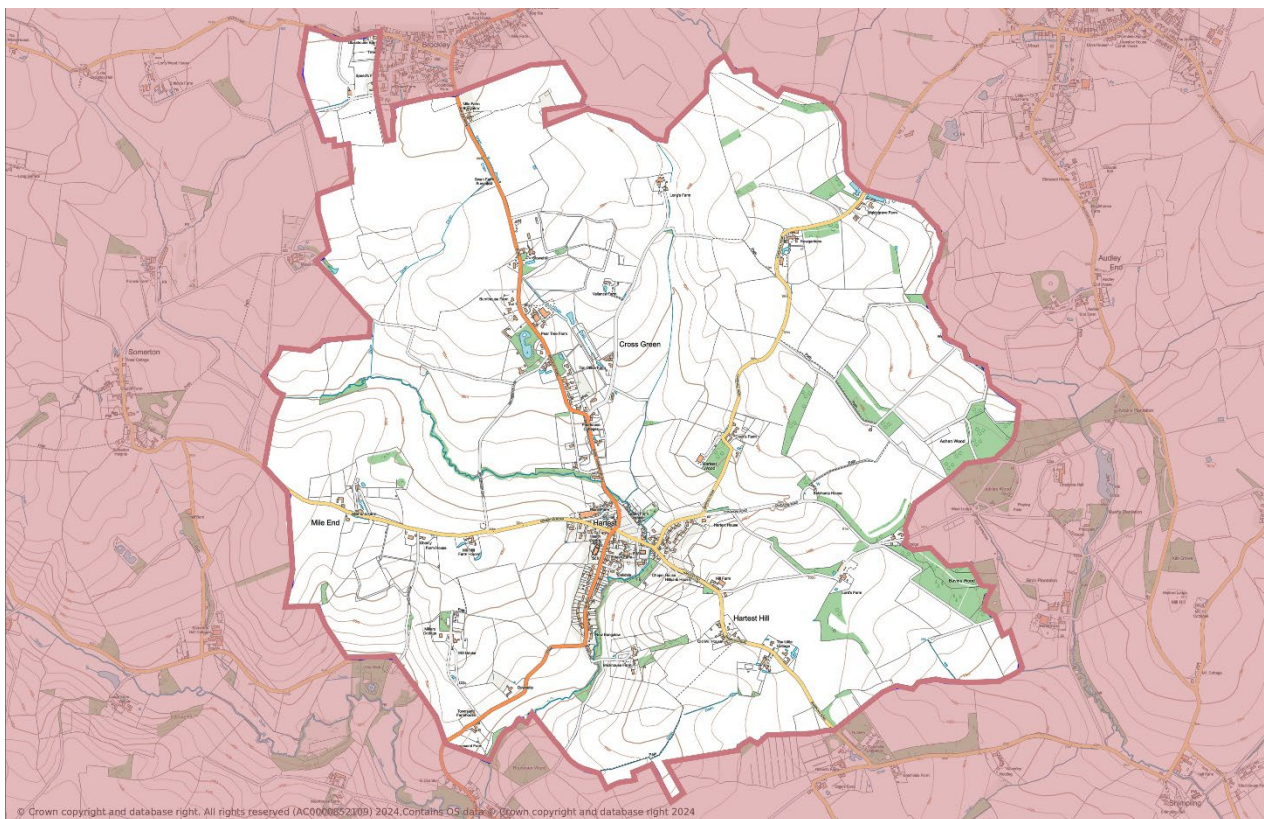
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1. Introduction

- 1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Hartest Neighbourhood Plan.
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
 - contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - explain how they were consulted;
 - summarise the main issues and concerns raised by the persons consulted; and
 - describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.
- 1.3 The policies contained in the Neighbourhood Plan are the culmination of four rounds of consultation with residents of Hartest as well as other statutory bodies. This has included engagement at appropriate stages during the preparation of the Plan.

2. Background to the Preparation of the Neighbourhood Plan

- 2.1 The Neighbourhood Plan has been prepared in accordance with the requirements of the Government's Neighbourhood Planning Regulations and, in particular, has involved local community engagement to gather evidence for the content of the Plan.
- 2.2 In 2012, following consultation with all residents via an information sheet, a questionnaire and a public meeting, Hartest Parish Council decided to develop a Neighbourhood Plan. A Working Group of volunteers was formed to prepare the Plan. Work commenced in earnest on the preparation of the Neighbourhood Plan in 2014 when an application was made to Babergh District Council to designate the whole Parish as a Neighbourhood Area. According with the regulations at the time, the proposed designation was consulted on by Babergh District Council and the area, as identified on Map 1, was confirmed on 5 June 2014.

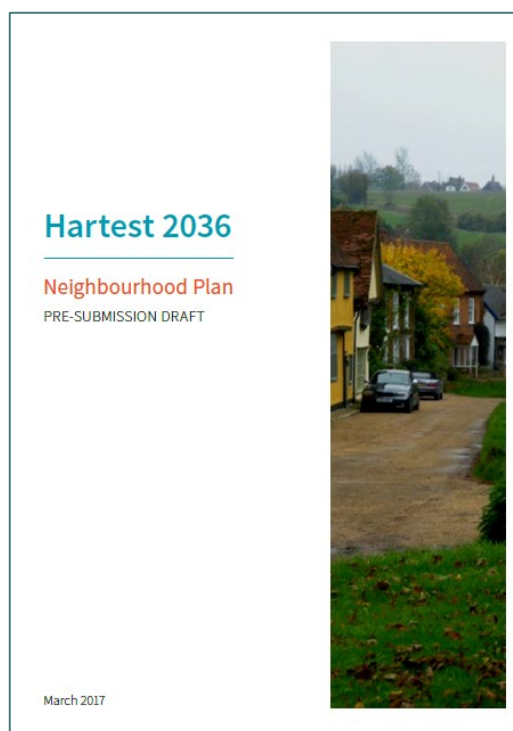


Map 1 - The Neighbourhood Plan Area

- 2.3 Early engagement included:
- Household questionnaire (May 2013), responses summarised (February 2014)
 - Housing Needs Survey (September 2015)
 - Public meetings, in Boxted and Hartest Institute (March 2016 - discussion of draft objectives in Neighbourhood Plan];
 - Hartest Fete (August 2013, August 2014), "Harfest" (at The Crown, June 2015) – stand and opportunities for discussion of issues and progress
 - Village walks (several, during July 2014), involving local residents who identified important features, some of which have been incorporated into the Character Assessments
 - SWOT analysis (Strengths, Weaknesses, Opportunities and Threats) – prepared by the Working Group and refined as a result of feedback from consultations

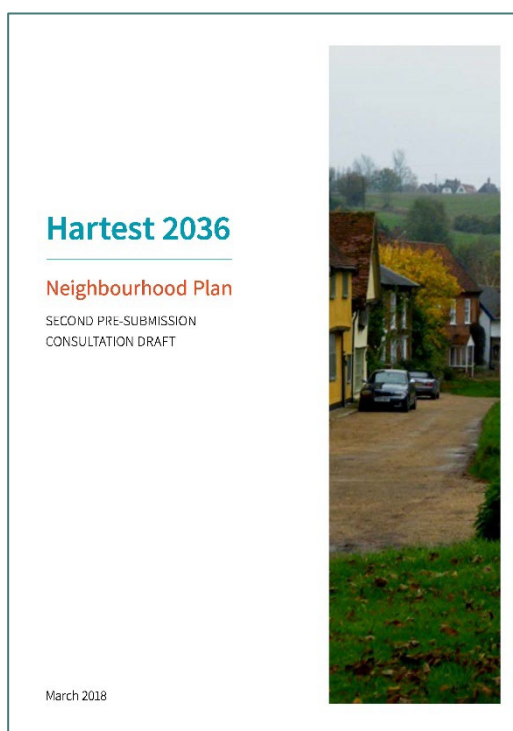
First Pre-Submission Draft Plan Consultation

- 2.4 In March 2017 consultation on the Pre-Submission Draft Plan was carried out by the Parish Council, in accordance with government regulations.



Second Pre-Submission Draft Plan Consultation

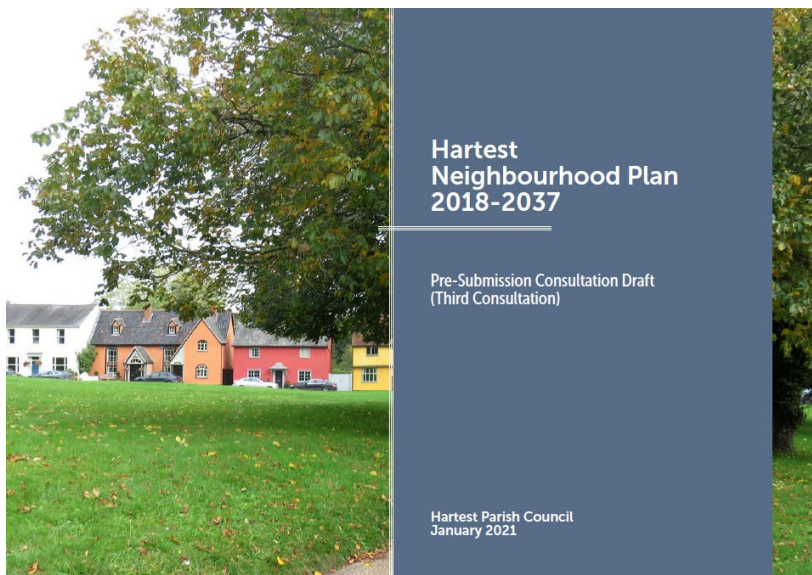
- 2.5 As a result of comments received during the 2017 consultation, the draft Plan was amended and, due to the significant nature of those changes, a further round or pre-submission consultation was conducted. This took place in March and April 2018.



Third Pre-Submission Draft Plan Consultation

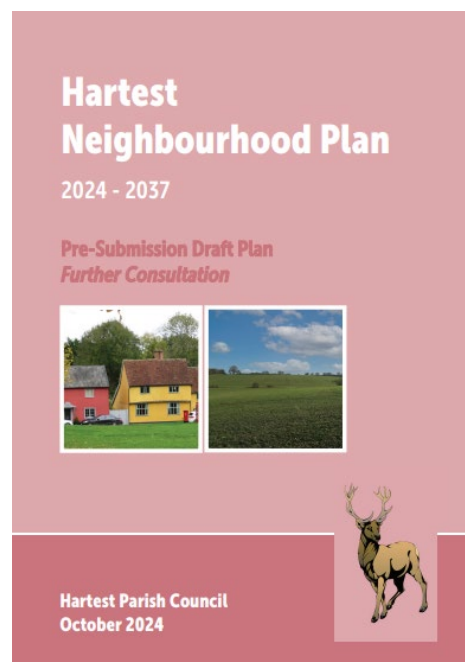
2.6 A third round of pre-submission consultation on the draft Plan was carried out in January 2021. The main areas of change in this version were:

- reflecting the content and stage that the emerging Joint Local Plan for Babergh and Mid Suffolk had reached given the draft Local Plan was published for consultation in November 2020;
- amending the type and nature of new homes that can be built within the defined clusters;
- renaming of the Special Landscape Area to Area of Local Landscape Significance to be consistent with other Plans in Babergh; and
- including additional policies on topics such as biodiversity, sustainable buildings and light pollution; and refining policies in previous drafts to bring them up-to-date.



Fourth Pre-Submission Draft Plan Consultation

2.7 Following the completion of the third pre-submission consultation it became apparent that the draft Plan would quickly become out-of-date given the progress being made with the Babergh and Mid Suffolk Joint Local Plan. It was decided that a further pre-submission consultation was necessary to reflect the outcomes of the examination of the draft Joint Local Plan as well as addressing the design of development in the parish. One significant change from the previous draft Plan concerned the identification of a Settlement Boundary at Cross Green. A previous draft of the Joint Local Plan included a Settlement Boundary at this location and the 2021 draft Neighbourhood Plan copied it. However, the Planning Inspectors examining the draft Joint Local Plan issued a letter to the District Council in December 2021 identifying that, among other things, the Local Plan Settlement Boundaries in the adopted 2006 Babergh Local Plan should remain in place and that those in the draft Local Plan should not go forward.



2.8 In the light of this, the Parish Council decided to further review the content of the draft Neighbourhood Plan and to delete the proposed Settlement Boundary for Cross Green. The Fourth Pre-Submission Consultation Plan made a number of policy changes compared to the 2021 draft and these were included in a table in the Draft Plan and reproduced below.

Table 1 – Comparison of policy changes between 2021 Draft Plan and 2024 Draft-Plan

2021 Plan Policy	2024 Plan Policy	Changes
HAR 1 – Hartest's Spatial Strategy	HAR 1 – Hartest's Spatial Strategy	Amended to be in conformity with Policy SP03 of the Joint Local Plan
HAR 2 – Housing Development	HAR 2 – Housing Development	Amended to be in conformity with Policy SP03 of the Joint Local Plan
HAR 3 – Housing Mix	HAR 3 – Housing Mix	No changes
HAR 4 – Measures for New Housing Development	No policy	Deleted as requirements included in Joint Local Plan Policy LP24 - Design and Residential Amenity
HAR 5 – Replacement Dwellings	HAR 4 – Replacement Dwellings and Conversions outside the Settlement Boundary	Provides a more comprehensive policy approach to such proposals
	HAR 5 – Residential Parking Standards	New policy to require greater provision in housing development to reflect high levels of car ownership
HAR 6 – Affordable Housing on Rural Exception Sites	HAR 6 – Affordable Housing on Rural Exception Sites	Updated to reflect changes to national planning policy
HAR 7 – Biodiversity	HAR 7 – Biodiversity	Amended to reflect that biodiversity net gain is now a legal requirement for development
HAR 8 – Area of Local Landscape Sensitivity	HAR 8 – Area of Local Landscape Sensitivity	No change
HAR 9 – Protection of Important Views	HAR 9 – Protection of Important Views	Minor amendments to reflect recently examined Plans
Policy HAR 10 – Settlement Gaps	No policy	Deleted and content included in HAR1
Policy HAR 11 – Local Green Spaces	Policy HAR 10 – Local Green Spaces	No change
Policy HAR 12 – Heritage Assets	No policy	Deleted as covered by an up-to-date Local Plan policy
Policy HAR 13 – Buildings and Features of Local Interest	Policy HAR 11 – Buildings and Features of Local Interest	No change
Policy HAR 14 – Design Principles	Policy HAR 12 – Design Principles	Amended to bring the policy up-to-date and reflect content of Hartest Design Guidance and Codes 2023
Policy HAR 15 – Flooding and Sustainable Drainage	Policy HAR 13 – Flooding and Sustainable Drainage	Some minor amendments
Policy HAR 16 – Sustainable Building Practices	No policy	Deleted as requirements included in Joint Local Plan Policy LP23 - Sustainable Construction and Design
Policy HAR 17 – Light pollution	Policy HAR 14 – Light pollution	Some minor amendments
Policy HAR 18 – Farm Diversification	Policy HAR 15 – Farm Diversification	Some minor amendments
Policy HAR 19 – Provision and Retention of Community Services and Facilities	No policy	Now addressed by an up-to-date policy in the Local Plan
Policy HAR 20 – Crown Public House	Policy HAR 16 – Crown Public House	No change

2.9 This Consultation Statement focuses on the consultation carried out on the Fourth Pre-Submission Draft Plan given that this Plan forms the basis of that submitted to Babergh District Council.

Background Documents

2.10 The content of the Neighbourhood Plan has been informed by evidence reports as appropriate and proportionate to the content of the Plan and the matters it addresses. The evidence reports, are available separately to download on the Neighbourhood Plan pages of the Parish Council website, are:

- Hartest Design Guidance and Codes 2023
- Hartest Character Assessment including River Corridor Survey
- Hartest Appraisal of Views 2025

3. Regulation 14 Pre-Submission Consultation October 2024

- 3.1 The statutory consultation commenced on Friday 4 October 2024 and was originally scheduled to end on 18 November, a period of just over 6 weeks. Nearing the end of the consultation period it was decided to extend the consultation period by three weeks given the limited number of comments received from residents. A postcard was delivered to all households to notify them of the extension.

How we publicised the consultation

- 3.2 The consultation was publicised by a summary leaflet (reproduced in Appendix 1) that was distributed to every household and business in the Parish. The leaflet summarised the reason for further consultation, included the table of main changes to the previous Plan (reproduced as Table 1 above) and ensured recipients were informed as to how the actual Plan could be viewed and how they could comment on it. The consultation was also launched with members of the Working Group attending the Farmers Market at the Hartest and Boxted Institute on Saturday 5 October.
- 3.3 Hard copies of the Plan were made available to view at the Farmers Market event. The consultation leaflet explained that, should readers not have access to the internet to view a copy of the Plan, they could phone the Parish Clerk who would arrange for a hard copy to be shared with them.
- 3.4 At the start of the consultation, all the statutory Regulation 14 consultees, as advised by Babergh District Council, were consulted. The full list of bodies consulted is shown in Appendix 2 and the email content used to notify them is included at Appendix 3.
- 3.5 Details of the responses received during the pre-submission consultation period are detailed later in this Consultation Statement.

4. Pre-Submission Consultation Responses

- 4.1 A total of 27 people or organisations responded to the Pre-Submission Consultation as listed below.

The following individuals or organisations submitted comments:

H Hirst	G&M Luton	S Stone
M Howard	H Hirst	S&J Bottomley
N Price	N Chappell	B England
B Long	P Chappell	I Leigh
G Knight	J Gill	
G Gare	S Lewis	

Anglian Water	National Gas Transmission
Babergh District Council	National Grid Electricity Transmission
Environment Agency	National Highways
Forestry Commission	Natural England
Historic England	Suffolk County Council

Plus one anonymous response.

- 4.2 The consultation comments form included questions as to whether respondents supported individual policies and community actions. A summary of the responses to the questions is illustrated in Appendix 4. A schedule of full comments, and the responses of the Parish Council to them, is set out in Appendix 5 of this Statement. As a result of the consultation, the Submission version of the Neighbourhood Plan has been appropriately amended as identified in the "changes made to Plan" column of the Appendix. Further amendments were made to the Plan to bring it up-to-date, especially in respect of the national Planning Policy Framework given that a new version was published by the Government in December 2024. Appendix 6 provides a comprehensive list of all the modifications to the Pre-Submission Plan following consultation.

Hartest Neighbourhood Plan

Further Public Consultation

5 October to 18 November

Drop-in Information Event
Find out more at the Farmers Market, The Institute

5 October - 10.00 to 12.30

Hartest Parish Council



HOW TO COMMENT

The full version of the new Draft Plan will be available to download at <https://hartest.onesuffolk.net/our-village/neighbourhood-plan/> or by using this QR code from a mobile device from 4 October where an online comments form will also be available to complete.



If you don't have access to the internet, paper copies of the Plan will be available to borrow for a short period by telephoning the Parish Clerk on 01284 735 828

Questions

We'll be at the Farmers Market on Saturday 5 October between 10.00 and 12.30 where you'll be able to find out more about the Plan and ask questions about it.

During the consultation period the Neighbourhood Plan website will have an online comments form which you can complete or telephone the Clerk to arrange for a form to be delivered to you.

You can also collect a paper comments form on 5 October.

The forms explain how you can submit them.

We want your comments, even if you support everything in the Plan.

COMMENTS MUST BE RECEIVED BY 18 NOVEMBER - WE CANNOT ACCEPT COMMENTS AFTER THIS TIME

Following this consultation, all comments will be reviewed and necessary changes made before the Plan is submitted to the District Council, who will carry out further consultation and then send the Plan to an Independent Neighbourhood Plan Examiner for review. Residents of the Parish that are on the Register of Electors will then be given an opportunity to vote at a Parish Referendum on whether the Plan should be used by the District Council when deciding planning applications.



You may be aware that the Parish Council has been preparing a neighbourhood plan for Hartest.

A neighbourhood plan is a community-led plan for guiding future development of an area. Once complete it will become part of the legal planning framework for the area, sitting alongside the Babergh Local Plan and used when planning applications are decided by the District Council.

A draft of the Plan was previously consulted on in 2017, 2018 and 2021, each time being impacted on external matters and changes in local planning policies that meant it would be unwise to proceed at the time. The new draft Plan represents the conclusion of all the previous work, as well as bringing previous draft policy coverage up-to-date.

The Neighbourhood Plan now conforms with the strategic planning policies of Babergh and Mid Suffolk Joint Local Plan adopted in November 2023, and complies with the requirements of the National Planning Policy Framework (December 2023). Most importantly, we feel it reflects the aspirations of the local community.

This leaflet explains what has changed since the last consultation in 2021. The back page of this leaflet explains how you can view the Plan and can submit comments. It is important that you use this opportunity to have your say, even if you've commented on previous versions and are fully supportive of the Plan.

The Neighbourhood Plan covers the following key themes:



Each theme is supported by planning policies that will be used in determining planning applications. In addition, the Plan contains "community actions" addressing non-planning concerns that were raised by residents when we carried out surveys.



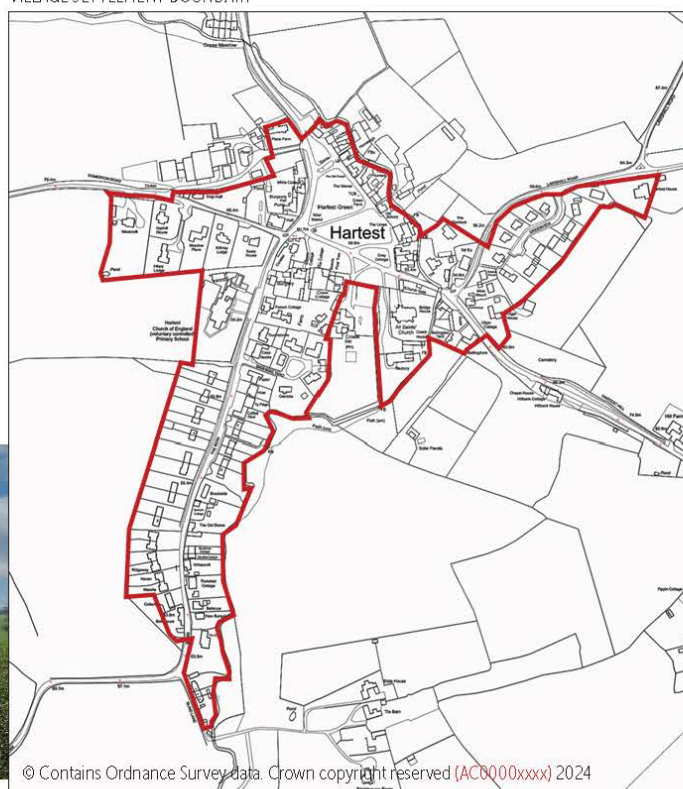
The table below summarises the key changes to the planning policies that were in the 2021 Draft Plan. Most changes have occurred because national or local planning policy has changed and there is no need to repeat them in our Plan. **You can still view the January 2021 draft of the Plan on the Neighbourhood Plan pages of the Parish Council website and compare it with the new Plan which will be available on 4 October.**

2021 Plan Policy	2024 Plan Policy	Changes
HAR 1 – Hartest’s Spatial Strategy	HAR 1 – Hartest’s Spatial Strategy	Amended to be in conformity with Policy SP03 of the Joint Local Plan
HAR 2 – Housing Development	HAR 2 – Housing Development	Amended to be in conformity with Policy SP03 of the Joint Local Plan
HAR 3 – Housing Mix	HAR 3 – Housing Mix	No changes
HAR 4 – Measures for New Housing Development	No policy	Deleted as requirements included in Joint Local Plan Policy LP24 - Design and Residential Amenity
HAR 5 – Replacement Dwellings	HAR 4 – Replacement Dwellings and Conversions outside the Settlement Boundary	Provides a more comprehensive policy approach to such proposals
	HAR 5 – Residential Parking Standards	New policy to require greater provision in housing development to reflect high levels of car ownership
HAR 6 – Affordable Housing on Rural Exception Sites	HAR 6 – Affordable Housing on Rural Exception Sites	Updated to reflect changes to national planning policy
HAR 7 – Biodiversity	HAR 7 – Biodiversity	Amended to reflect that biodiversity net gain is now a legal requirement for development
HAR 8 – Area of Local Landscape Sensitivity	HAR 8 – Area of Local Landscape Sensitivity	No change
HAR 9 – Protection of Important Views	HAR 9 – Protection of Important Views	Minor amendments to reflect recently examined Plans
HAR 10 – Settlement Gaps	No policy	Deleted and content included in HAR1
HAR 11 – Local Green Spaces	HAR 10 – Local Green Spaces	No change
HAR 12 – Heritage Assets	No policy	Deleted as covered by an up-to-date Local Plan policy
HAR 13 – Buildings and Features of Local Interest	HAR 11 – Buildings and Features of Local Interest	No change
HAR 14 – Design Principles	HAR 12 – Design Principles	Amended to bring the policy up-to-date and reflect content of Hartest Design Guidance and Codes 2023
HAR 15 – Flooding and Sustainable Drainage	HAR 13 – Flooding and Sustainable Drainage	Some minor amendments
HAR 16 – Sustainable Building Practices	No policy	Deleted as requirements included in Joint Local Plan Policy LP23 - Sustainable Construction and Design
HAR 17 – Light pollution	HAR 14 – Light pollution	Some minor amendments
HAR 18 – Farm Diversification	HAR 15 – Farm Diversification	Some minor amendments
HAR 19 – Provision and Retention of Community Services and Facilities	No policy	Now addressed by an up-to-date policy in the Local Plan
HAR 20 – Crown Public House	HAR 16 – Crown Public House	No change

One significant change from the previous draft Plan concerns the identification of a Settlement Boundary at Cross Green. A previous draft of Babergh’s Local Plan included a Settlement Boundary at this location and the 2021 draft Neighbourhood Plan copied it. However, the Local Plan Settlement Boundaries are now to be addressed in new Local Plan document that Babergh are currently preparing. So, the Neighbourhood Plan only includes the current Settlement Boundary, around the centre of the village. **It is shown on the map.**

Development outside the Settlement Boundary will only be permitted in specific circumstances.

VILLAGE SETTLEMENT BOUNDARY



Appendix 2 – Statutory Consultees Notified of Regulation 14 Consultation

MP for Central Suffolk & N Ipswich
County Cllr to Melford Division, Suffolk County Council
County Cllr to Clare Division, Suffolk County Council
County Cllr to Thingoe South Division, Suffolk County Council
Ward Cllrs to Chadacre Ward, Babergh District Council
Ward Councillor to Whepstead and Wickhambrook Ward, West Suffolk Council
Somerton Parish Council
Brockley Parish Council
Whepstead Parish Council
Lawshall Parish Council
Shimpling Parish Council
Stanstead Parish Council
Boxted Parish Council
Babergh & Mid Suffolk District Councils
West Suffolk Council
Suffolk County Council
Natural England
Environment Agency
Historic England
National Trust
Network Rail Infrastructure Limited
Highways England
Marine Management Organisation
British Telecom
Vodafone and O2 - EMF Enquiries
Three
EE
NHS Suffolk & North Essex Integrated Care Board
National Gas Transmission
National Grid
UK Power Networks
Anglian Water
Essex & Suffolk Water
Defence Infrastructure Organisation
National Federation of Gypsy Liaison Groups
Communities & Environmental Services, Norfolk CC
Diocese of St Edmundsbury & Ipswich
Suffolk Chamber of Commerce
Freeport East
RSPB
Forestry Commission
Sport England (East)
The Crown Estate Office
Suffolk Constabulary
Suffolk Fire & Rescue Service
Suffolk Wildlife Trust
Suffolk Preservation Society
Dedham Vale Society
Suffolk and Essex Coast and Heaths National Landscape
Community Action Suffolk
Theatres Trust
Water Management Alliance

Appendix 3 – Statutory Consultee Consultation Notice

HARTEST (SUFFOLK) NEIGHBOURHOOD PLAN – FURTHER PRE-SUBMISSION CONSULTATION – OCTOBER 2024

Dear Sir/Madam

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

The draft Neighbourhood Plan has previously been subject to pre-submission consultations, most recently in 2021. Having reviewed comments received and in the light of the adoption of Part 1 of the Babergh and Mid Suffolk Joint Local Plan in November 2023, the Parish Council has made such significant changes to the draft Neighbourhood Plan that further consultation is required.



The new version of the Plan can be viewed here together with information on how to send us your comments. If possible, we would appreciate receiving your comments using the online system, but comments can also be sent to this email address.

We must receive your comments by Monday 18 November 2024 and look forward to receiving your comments.




Clerk
Hartest Parish Council

Appendix 4 – Summary of Responses to Consultation Questions




1. Do you have any comments on Chapters 1, 2, and 3?

Answer Choices			Response Percent	Response Total
1	Yes		6.67%	1
2	No		93.33%	14
			answered	15
			skipped	1
Comments (please specify chapter and paragraph number): (3)				



2. Do you support the Vision and Objectives in Chapter 4?

Answer Choices			Response Percent	Response Total
1	Yes		86.67%	13
2	No		6.67%	1
3	No opinion		6.67%	1
			answered	15
			skipped	1
Comments: (please specify Objective number if appropriate) (2)				




3. Do you support Policy HAR 1 - Hartest's Spatial Strategy?

Answer Choices			Response Percent	Response Total
1	Yes		66.67%	10
2	No		13.33%	2
3	No opinion		20.00%	3
			answered	15
			skipped	1
If No, please state what changes you would like (3)				




4. Do you have any other comments on Chapter 5 – Hartest’s Spatial Strategy?

Answer Choices			Response Percent	Response Total
1	Yes		30.77%	4
2	No		69.23%	9
			answered	13
			skipped	3
Comments (3)				




5. Do you support Policy HAR 2 - Housing Development?

Answer Choices			Response Percent	Response Total
1	Yes		71.43%	10
2	No		14.29%	2
3	No opinion		14.29%	2
			answered	14
			skipped	2
If No, please state what changes you would like (3)				




6. Do you support Policy HAR 3 - Housing Mix and Design?

Answer Choices			Response Percent	Response Total
1	Yes		60.00%	9
2	No		13.33%	2
3	No opinion		26.67%	4
			answered	15
			skipped	1
If No, please state what changes you would like (2)				



7. Do you support Policy HAR 4 - Replacement Dwellings?

Answer Choices			Response Percent	Response Total
1	Yes		73.33%	11
2	No		13.33%	2
3	No opinion		13.33%	2
			answered	15
			skipped	1
If No, please state what changes you would like (2)				




8. Do you support Policy HAR 5 – Residential Parking Standards?

Answer Choices			Response Percent	Response Total
1	Yes		73.33%	11
2	No		13.33%	2
3	No opinion		13.33%	2
			answered	15
			skipped	1
If No, please state what changes you would like (3)				



9. Do you support Community Action 1 – Housing Needs?

Answer Choices			Response Percent	Response Total
1	Yes		85.71%	12
2	No		0.00%	0
3	No opinion		14.29%	2
			answered	14
			skipped	2
If No, please state what changes you would like (1)				



10. Do you support Policy HAR 6 - Affordable Housing on Rural Exception Sites?

Answer Choices			Response Percent	Response Total
1	Yes		80.00%	12
2	No		6.67%	1
3	No opinion		13.33%	2
			answered	15
			skipped	1
If No, please state what changes you would like (1)				



11. Do you have any other comments on Chapter 6 – Housing?

Answer Choices			Response Percent	Response Total
1	Yes		14.29%	2
2	No		85.71%	12
			answered	14
			skipped	2
Comments (1)				




12. Do you support Policy HAR 7 – Biodiversity?

Answer Choices			Response Percent	Response Total
1	Yes		93.33%	14
2	No		0.00%	0
3	No opinion		6.67%	1
			answered	15
			skipped	1
If No, please state what changes you would like (1)				


13. Do you support Policy HAR 8 - Area of Local Landscape Sensitivity?

Answer Choices			Response Percent	Response Total
1	Yes		92.86%	13
2	No		0.00%	0
3	No opinion		7.14%	1
			answered	14
			skipped	2
If No, please state what changes you would like (1)				



14. Do you support Policy HAR 9 - Protection of Important Views?

Answer Choices			Response Percent	Response Total
1	Yes		86.67%	13
2	No		6.67%	1
3	No opinion		6.67%	1
			answered	15
			skipped	1
If No, please state what changes you would like (2)				



15. Do you support Policy HAR 10 - Local Green Spaces?

Answer Choices			Response Percent	Response Total
1	Yes		100.00%	14
2	No		0.00%	0
3	No opinion		0.00%	0
			answered	14
			skipped	2
If No, please state what changes you would like (0)				




16. Do you have any other comments on Chapter 7 - Natural Environment?

Answer Choices			Response Percent	Response Total
1	Yes		26.67%	4
2	No		73.33%	11
			answered	15
			skipped	1
Comments (2)				




17. Do you support Community Action 2 – Undergrounding Overhead Wires?

Answer Choices			Response Percent	Response Total
1	Yes		80.00%	12
2	No		0.00%	0
3	No opinion		20.00%	3
			answered	15
			skipped	1
If No, please state what changes you would like (0)				



18. Do you support Community Action 3 – Additional Planting at The Row?

Answer Choices			Response Percent	Response Total
1	Yes		78.57%	11
2	No		7.14%	1
3	No opinion		14.29%	2
			answered	14
			skipped	2
If No, please state what changes you would like (1)				



19. Do you support Policy HAR 11 - Buildings and Features of Local Significance?

Answer Choices			Response Percent	Response Total
1	Yes		73.33%	11
2	No		6.67%	1
3	No opinion		20.00%	3
			answered	15
			skipped	1
If No, please state what changes you would like (2)				



20. Do you support Policy HAR 12 - Design Principles?

Answer Choices			Response Percent	Response Total
1	Yes		78.57%	11
2	No		0.00%	0
3	No opinion		21.43%	3
			answered	14
			skipped	2
If No, please state what changes you would like (1)				



21. Do you support Policy HAR 13 - Flooding and Sustainable Drainage?

Answer Choices			Response Percent	Response Total
1	Yes		92.86%	13
2	No		7.14%	1
3	No opinion		0.00%	0
			answered	14
			skipped	2
If No, please state what changes you would like (2)				



22. Do you support Community Action 4 – Surface Water Drainage?

Answer Choices			Response Percent	Response Total
1	Yes		92.31%	12
2	No		7.69%	1
3	No opinion		0.00%	0
			answered	13
			skipped	3
If No, please state what changes you would like (3)				



23. Do you support Community Action 5 – Watercourse Flooding Management?

Answer Choices			Response Percent	Response Total
1	Yes		92.86%	13
2	No		7.14%	1
3	No opinion		0.00%	0
			answered	14
			skipped	2
If No, please state what changes you would like (3)				



24. Do you support Community Action 6 – Community Energy?

Answer Choices			Response Percent	Response Total
1	Yes		78.57%	11
2	No		0.00%	0
3	No opinion		21.43%	3
			answered	14
			skipped	2
If No, please state what changes you would like (1)				



25. Do you support Policy HAR 14 - Light Pollution?

Answer Choices			Response Percent	Response Total
1	Yes		92.86%	13
2	No		0.00%	0
3	No opinion		7.14%	1
			answered	14
			skipped	2
If No, please state what changes you would like (1)				



26. Do you have any other comments on Chapter 8 - Historic Environment and Design?

Answer Choices			Response Percent	Response Total
1	Yes		21.43%	3
2	No		78.57%	11
			answered	14
			skipped	2
Comments (2)				




27. Do you support Policy HAR 15 – Farm Diversification?

Answer Choices			Response Percent	Response Total
1	Yes		78.57%	11
2	No		0.00%	0
3	No opinion		21.43%	3
			answered	14
			skipped	2
If No, please state what changes you would like (0)				



28. Do you have any other comments on Chapter 9 - Local Economy?

Answer Choices			Response Percent	Response Total
1	Yes		14.29%	2
2	No		85.71%	12
			answered	14
			skipped	2
Comments (2)				




29. Do you support Community Action 7 – Community Shop?

Answer Choices			Response Percent	Response Total
1	Yes		66.67%	10
2	No		26.67%	4
3	No opinion		6.67%	1
			answered	15
			skipped	1
If No, please state what changes you would like (3)				



30. Do you support Policy HAR 16 - Crown Public House?

Answer Choices			Response Percent	Response Total
1	Yes		80.00%	12
2	No		0.00%	0
3	No opinion		20.00%	3
			answered	15
			skipped	1
If No, please state what changes you would like (1)				



31. Do you support Community Action 8 - Allotments?

Answer Choices			Response Percent	Response Total
1	Yes		60.00%	9
2	No		13.33%	2
3	No opinion		26.67%	4
			answered	15
			skipped	1
If No, please state what changes you would like (2)				



32. Do you have any other comments on Chapter 10 - Facilities and Services?

Answer Choices			Response Percent	Response Total
1	Yes		23.08%	3
2	No		76.92%	10
			answered	13
			skipped	3
Comments (2)				



33. Do you support Community Action 9 – Traffic Calming?

Answer Choices			Response Percent	Response Total
1	Yes		92.86%	13
2	No		0.00%	0
3	No opinion		7.14%	1
			answered	14
			skipped	2
If No, please state what changes you would like (1)				




34. Do you support Community Action 10 – Mobile Phone Signals?

Answer Choices			Response Percent	Response Total
1	Yes		85.71%	12
2	No		0.00%	0
3	No opinion		14.29%	2
			answered	14
			skipped	2
If No, please state what changes you would like (3)				



35. Do you have any other comments on Chapter 11 - Communications?

Answer Choices			Response Percent	Response Total
1	Yes		35.71%	5
2	No		64.29%	9
			answered	14
			skipped	2
Comments (3)				



36. Do you support the Policies Map and Village Centre Inset Map?

Answer Choices			Response Percent	Response Total
1	Yes		69.23%	9
2	No		15.38%	2
3	No opinion		15.38%	2
			answered	13
			skipped	3
If No, please state what changes you would like (2)				


37. Do you have any comments on the Appendices?

Answer Choices			Response Percent	Response Total
1	Yes		23.08%	3
2	No		76.92%	10
			answered	13
			skipped	3
Comments (please specify the Appendix): (2)				

38. Do you have any other comments on the Neighbourhood Plan?

Answer Choices			Response Percent	Response Total
1	Yes		42.86%	6
2	No		57.14%	8
			answered	14
			skipped	2
Comments: (5)				

39. Ultimately, the Plan will be subject to a Parish Referendum when residents will be asked whether they want Babergh District Council to use the Neighbourhood Plan to help it decide planning applications. Overall, would you vote in favour of the Neighbourhood Plan at a Parish Referendum?

Answer Choices			Response Percent	Response Total
1	Yes		100.00%	13
2	No		0.00%	0
			answered	13
			skipped	3

Appendix 5- Responses received to Pre-Submission Consultation and responses to comments

The table in this appendix sets out the comments that were received during the Fourth Pre-Submission Consultation Stage and the responses and changes to be made to the Plan as a result of the comments. The table is laid out in Plan order with the general comments on a chapter following the comments on the policies. Where proposed changes to the Plan are identified, they relate to the Fourth Pre-Submission Draft Plan. Due to deletions and additions to the Plan, they may not correlate to the paragraph or policy numbers in the Submission version of the Plan.

Name	Organisation	Comment	Parish Council Response	Changes to Plan
Chapters 1, 2, and 3				
G Knight		<p>Para. 2.6 refers to the poor mobile phone signal in the village, which is particularly true around the Green. In para 1.13 (SWOT analysis) this is not included as a weakness. In my opinion, it should be as the need for a mobile signal has increased substantially in the past few years.</p> <p>To give two examples, properties on the east side of the Green cannot benefit from a smart meter and the church (which is listed as under threat) is unable to utilise a card reader to collect donations from visitors. Whilst it is possible to use a modern mobile phone over wi-fi inside a property, this does not generally extend to the garden. It is common to see tradesmen waving their phones in the air trying to get a signal.</p> <p>This could be easily cured by the installation of a low powered antennae either on the Institute or the church tower.</p>	<p>The SWOT analysis will be amended</p> <p>Noted</p> <p>Noted</p>	<p>Amend SWOT to include poor mobile signal in weakness</p> <p>None</p> <p>None</p>
G Gare		1,2,&3 agree all	Noted	None
G&M Luton		Overall this is a good Neighbourhood Plan, well considered and comprehensive. Thank you to everyone involved.	Noted	None
	Suffolk County Council	<p>Minerals and Waste</p> <p>Suffolk County Council is the Minerals and Waste Planning Authority for Suffolk. This means that SCC makes planning policies and decisions in relation to minerals and waste. The relevant policy document is the Suffolk Minerals and Waste Local Plan,² adopted in July 2020, which forms part of the Local Development Plan.</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p><i>Paragraph 1.16</i> SCC would suggest the following additional text to paragraph 1.16, to provide further detail on the responsibilities of the County Council: 'The planning policies will form part of the statutory Development Plan and will be used by Babergh District Council when determining planning applications in the parish. <u>Suffolk County Council will also use the Development Plan (the District Council's Local Plan and neighbourhood plans), along with the Suffolk Minerals and Waste Local Plan, when determining development within the County Councils jurisdiction in these areas.</u> The community actions do not form part of the "statutory" Neighbourhood Plan but are included for completeness to identify other areas of improvement and change that residents have identified during the preparation of the Plan.'</p> <p><i>Paragraph 3.7</i> SCC welcomes and supports the inclusion of the Suffolk Minerals and Waste Local Plan 2020 in the Local Planning Policy section of this plan. SCC can confirm that other than the "minerals consultation area" (which is mentioned) there are no other Safeguarded sites or facilities within or adjacent to the settlement boundary.</p>	<p>This is not considered necessary</p> <p>Noted</p>	<p>None</p> <p>None</p>
	Babergh District Council	<p>Chapter 1: Introduction Para 1.3: A grammatical suggestion. On the 3rd line, insert the word 'by' as follows: ' ... being impacted on by external matters ...'</p> <p>Chapter 2: Hardest Past & Present An informative chapter. On page 12, update the paragraph numbers.</p>	<p>Para 1.3 will be amended as suggested</p> <p>The para numbers will be updated</p>	<p>Amend para 1.3 as suggested by Babergh DC</p> <p>Update para numbers in Chapter 2</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		Chapter 3: Policy Context Para 3.2. Update criterion c) to match that the text set out in NPPF para 8.c) [Dec 2023].	The policy context chapter will be amended to bring it up to date	Update Chapter 3 to reflect recent changes to the NPPF and the proposal to produce a new Local Plan for Babergh.
Vision and Objectives				
G Gare		The Institute and Hartest stone particularly for local listing	Noted	None
G&M Luton		These are good objectives and it is important for future generations to have the natural and historic environment at the top of the list.	Noted	None
	Anglian Water	<p>In accordance with Policy LP26– Water resources and infrastructure of the Babergh and Mid Suffolk Joint Local Plan developers will need to demonstrate that there is sufficient water available to support the proposed development and that adequate mains foul water treatment and disposal already exists or can be provided in time to serve the development.</p> <p>Anglian Water welcomes the neighbourhood plan objectives of seeking new development to be served by sustainable infrastructure provision and that does not result in a detrimental impact on water infrastructure, including sewers and surface water and other flooding and that this should take account of climate change.</p> <p>Anglian Water, therefore, encourages developers to engage in early discussions with our pre-development team Developing (anglianwater.co.uk) so that connections to a sustainable point of connection (SPOC) or any upgrades to our network are addressed when planning applications are submitted to the local planning authority.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
	Suffolk County Council	SCC (Landscape) welcomes the inclusion of the natural environment in the Vision and that the protection and enhancement of landscape, biodiversity and natural habitats form the first objective.	Noted	None
Policy HAR 1 - Hartest's Spatial Strategy				
G&M Luton		We agree with the requirement to avoid coalescence of distinct groupings of buildings in the village.	Noted	None
S&J Bottomley		The HNP does not adequately address the potential for development ADJACENT to the BUAB. Such development, if proposed and executed appropriately, could enhance the village, be sustainable, allow adequate access to village amenities (particularly the school) and all the settlement boundary to extend, over time, to reflect the growing aspirations and confidence of the village (see map attached)	The Local Plan policy for development outside the Settlement Boundary restricts this to all but exceptional circumstances.	None
I Leigh		It doesn't go far enough in halting development. Babergh and Mid Suffolk have a too generalised view of the area. It'll end up as all grey. Distinctive villages should be allowed to remain distinctive.	Providing an up-to-date Settlement Boundary and a strong policy to resist development proposals outside the Settlement Boundary is considered sufficient.	None
	Suffolk County Council	SCC welcomes that landscape is safeguarded in this policy. The following addition is suggested in order to ensure the criterion is more encompassing: 'Proposals for development located outside the Settlement Boundary will only be permitted where they are in accordance with national, district and neighbourhood level policies and where they would not have a detrimental impact on heritage, and landscape designations <u>and landscape character of the entire parish.</u> '	The policy will be amended to reflect the suggestion	Amend Policy HAR1 to include reference to landscape character

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		The policy also incorporates wording for identified settlement gaps, with clear reference where to find them (Policies Map and described in the Hartest Character Assessment - Built Environment Report) which is welcome by SCC.	Noted	None
Chapter 5 – Hartest’s Spatial Strategy				
G&M Luton		At para 5.1 reference could be made to so-called 'ribbon development'. (similar but not the same as 'coalescence') NB the map provided at para 5.4 is not accurate. See details in additional comments at Section 38 on final page.	Paragraph 5.1 will be amended Noted	Amend para 5.1 to include reference to "ribbon development"
S&J Bottomley		There are a number of sites adjacent to the BUAB which may in time be appropriate for development. The Working Group may wish to consider recognising this on a map, (for example map 4)	Such an approach would effectively be allocating the sites for development and would be contrary to Policy HAR 1.	None
I Leigh		Emphasise the foregoing "It doesn't go far enough in halting development. Babergh and Mid Suffolk have a too generalised view of the area. It'll end up as all grey. Distinctive villages should be allowed to remain distinctive."	Providing an up-to-date Settlement Boundary and a strong policy to resist development proposals outside the Settlement Boundary is considered sufficient.	None
	Babergh District Council	Para 5.10: The 3rd sentence reads as a repeat of the previous sentence. Could it be deleted? The 2021 pre-submission draft plan also included a small map (Map 9) that showed the settlement gaps. You might	The paragraph will be amended. Map 9 of the previous version will	Amend para 5.10 to address repetition Add map of settlement gaps after para 5.10.

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		wish to consider including that map again [updated if necessary] after para 5.10.	be included in the Submission Plan	
Policy HAR 2 - Housing Development				
G&M Luton		We support the environmentally-led approach advocated in the Plan. NB para 6.3 refers to the old garage on the village green and it is understood that the information in the para has been overtaken by events.	Para 6.3 remains correct	None
S&J Bottomley		The HNP does not adequately address the potential for development ADJACENT to the BUAB	The Local Plan policy for development outside the Settlement Boundary restricts this to all but exceptional circumstances.	None
I Leigh		My support is generalised but there is insufficient emphasis on the need to stop the development of large rambling houses, better suited to garden suburb development.	Noted	None
	Suffolk County Council	SCC welcomes the safeguarding of the 'natural character of the site and its surroundings'.	Noted	None
	Babergh District Council	Policy HAR 2 refers to both 'windfall sites' and 'infill plots'. It would be helpful if a [Glossary] definition of these could be provided.	The glossary will be amended to add infill and windfall	Amend Glossary as suggested by Babergh DC
Policy HAR 3 - Housing Mix and Design				
G&M Luton		This section is entitled 'Housing Mix and Design' yet there is no mention of design in the actual wording of Policy HAR 3. At para 6.14 the principle of 'adaptive re-use' is supported.	The policy title will be amended	Amend title to Housing Mix
I Leigh		See comment in 5. above	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
	Suffolk County Council	SCC supports Policy HAR3 for the encouragement of dwellings adaptable for lifetime occupation. It is suggested this policy could be strengthened by adding reference to M4(2) and M4(3).	These amendments are not considered necessary	None
Policy HAR 4 - Replacement Dwellings				
S&J Bottomley		The statement 'increases in plot size to form additional garden, parkin or amenity land will not be permitted.' is too definitive and may lead to unexpected consequences (for example to comply with the parking requirements elsewhere in the plan)	Noted but extensions of gardens into the open countryside can have detrimental impacts on the character of the area	None
I Leigh		See 5 above	Noted	None
	Suffolk County Council	<p>SCC welcomes the safeguarding of the natural character of landscape and heritage assets in part ii. and the requirement for a landscape scheme in part vi.</p> <p>It is suggested that the paragraph following the criteria list in the policy is amended as follows, to provide further detail: 'Applications for a replacement dwelling outside the Settlement Boundary would be expected to provide a detailed analysis of the visual impacts <i>and effects</i> of the new dwelling on the landscape or countryside setting, <u>through Landscape and Visual Appraisals (LVA) or Landscape and Visual Impact Assessments (LVIA).</u></p> <p>SCC supports the reference to safe and suitable access and the provision of parking spaces meeting adopted standards. It is suggested that perhaps this adopted standard could be more specifically referenced as Suffolk Guidance for Parking (2023 or successor version)⁶</p>	<p>Noted</p> <p>The policy will be amended to reflect the comment</p> <p>This is not considered necessary</p>	<p>None</p> <p>Amend policy to require LVIA</p> <p>None</p>
Policy HAR 5 – Residential Parking Standards				

Name	Organisation	Comment	Parish Council Response	Changes to Plan
G&M Luton		We agree with the principle of charging points being established for new builds.	Noted	None
H Hirst		not in settlement boundary	Noted	None
S&J Bottomley		The proposed requirement for 2 spaces for a one bedroom house appears overly prescriptive	Two-thirds of households in Hartest have at least 2 cars and there are only limited opportunities for parking on the highway.	None
	Anglian Water	See comments below on the use of permeable surfaces in the design of parking provision.	Noted	None
	Suffolk County Council	The evidence regarding vehicle ownership is noted and whilst it is encouraged that any parking standards to accord with Suffolk Guidance for Parking (2023 or successor version), SCC would not object to the slightly greater provision set out in this policy. It is recommended that this policy also includes the need for secure, covered cycle storage in accordance with Suffolk Guidance for Parking (2023 or successor version).	Noted This requirement is in Policy HAR 12	None None
Community Action 1 – Housing Needs				
G&M Luton		We agree with the proposal that 'housing needs surveys' are undertaken to identify the requirement for affordable housing.	Noted	None
Policy HAR 6 - Affordable Housing on Rural Exception Sites				
S&J Bottomley		Unless social housing is located within or adjacent to the BUAB it is unlikely to be of an appropriate scale for its surroundings (one of the conditions) and will not be related to the existing settlement (another condition) as access from any areas not adjacent to the BUAN lack footpath access and are therefore unsustainable	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
B England		Affordable housing - in my opinion, such a rural location does not lend itself to affordable housing as the demographic requiring this subsidised housing cannot afford private transport, therefore it makes more sense to be positioned where better public transport links are available. Also, affordable housing when built is usually of the cheapest design and materials so if such a scheme were to be proposed, then the design and quality should be commensurate with the historic character of existing cottages/small terraces such as the ones in Somerton and are therefore sympathetic to the surroundings.	This perception is not backed up by the facts. Affordable housing has to be built to the same design standards as market housing and the development design policies of the Neighbourhood Plan would equally apply.	None
	Babergh District Council	<p>A general comment on housing mix: Although the suggested housing mix proposed within this plan (Policy HAR 3) supports District wide needs, the local derived evidence - meaning the household surveys conducted in September and October 2015 - is very dated. While any new survey might have delivered similar results, we would have preferred to have seen more recent locally derived evidence being used to support the housing mix requirement.</p> <p>Figure 4: Adjust this image so that it fits the page width.</p> <p>Para 6.10: The last sentence refers to the January 2019 Ipswich and Waveney SHMA. Does the 36% figure mean across all tenures? i.e., we have been unable to reconcile this figure with the published document. If you could direct us to the relevant table or paragraph that would be appreciated. Also, given that Policy HAR 3 refers to both 2-bed and 3-bed properties, is there a comparative figure for 2-beds?</p>	<p>The 2015 data is supplemented by the results of the 2021 Census</p> <p>Figure 4 will be adjusted</p> <p>The figure of 36% relates to two-bedroomed homes. Para 6.10 will be corrected to refer to the required mix for two and three-bedroomed homes across Babergh.</p>	<p>None</p> <p>Amend Figure 4 to include whole chart</p> <p>Amend paragraph 6.10 to refer to the required mix for two and three-bedroomed homes across Babergh.</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>With reference to the first sentence in para 6.10, the following query has been raised internally: <i>'Does the 35% of the Household Survey respondents wishing to move into larger properties match with the findings from the Household Survey Data?'</i></p> <p>Para 6.22: Given its placement within this draft plan, the context for this paragraph is missing, so the reader may ask themselves 'What problem?' Our first suggestion is to move this section of the plan so that it sits before the section on residential parking. The paragraph itself would benefit from a partial re-write and we suggest:</p> <p><i>National planning policy enables an alternative mechanism for meeting locally identified housing needs through "rural exception sites" which would not normally be used for housing. Policy LP07 of JLP 1 indicates that such sites are required to be well-connected to the existing settlement and proportionate to both its location and the identified housing need. This approach has the benefit of being on land where there is no "market" development value, thereby reducing the land value and enabling a viable affordable housing scheme. Both national and local policy allow for some open market housing on rural exception sites as a means of enabling development – this is to be the minimum necessary to cross-subsidise the affordable housing. In order to convincingly demonstrate the need for open market homes to deliver the affordable homes without grant, a viability appraisal needs to be submitted as part of the application.</i></p> <p>Para 6.23: Suggest '..., the following steps would normally be required:'</p>	<p>The paragraph will be amended</p> <p>Paragraph 6.22 will be amended to provide some context to the affordability issue refers to.</p> <p>The suggested will be taken into account in amending paragraph 6.22</p> <p>Paragraph 6.23 will be amended as suggested</p>	<p>As above</p> <p>Amend paragraph 6.22 to provide context for affordable housing need.</p> <p>As above</p> <p>Amend paragraph 6.23 as suggested by Babergh DC</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		Para 6.26: Amend the last sentence to read '... similar scheme in Hartest ...' (not Lawshall)	Paragraph 6.26 will be amended as suggested	Amend paragraph 6.26 as suggested by Babergh DC
Chapter 6 – Housing				
G&M Luton		The requirement for 'proven local need' is the key to most aspects of Chapter 6.	Noted	None
	Suffolk County Council	Health and Wellbeing SCC welcomes the support and encouragement for M4(2) and M4(3) in paragraph 6.11, to help to meet the need for accessible and adaptable developments Paragraph 6.26 mistakenly refers to Lawshall: 'Such a scheme was recently delivered at Lavenham and opportunities for a similar scheme in Lawshall <u>Hartest</u> can be considered [...]'	Noted Para 6.26 will be amended	None Amend para 6.26 reference to Hartest
Policy HAR 7 – Biodiversity				
G&M Luton		The overall policy makes sense. The 'biodiversity networks' element is a good addition.	Noted	None
	Anglian Water	Anglian Water supports the policy and prioritising the delivery of biodiversity net gains within the neighbourhood planning area to support habitat recovery and enhancements within existing and new areas of green and blue infrastructure. We would also support opportunities to maximise green infrastructure connectivity including through opportunities to minimise surface water run-off from existing urban areas through the creation of rain gardens for example. As the neighbourhood plan progresses, there may also be benefit in referencing the emerging Suffolk Local Nature Recovery Strategy (Local Nature Recovery Strategy (LNRS) - Suffolk County Council) which will identify priority actions	Noted The LNRS is not expected to be completed until	None None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>for nature and map specific areas for improving habitats for nature recovery.</p> <p>Anglian Water has made a corporate commitment to deliver a biodiversity net gain of 10% against the measured losses of habitats on all AW-owned land</p>	<p>after the Plan is made</p> <p>Noted</p>	None
	Environment Agency	<p>Biodiversity Net Gain</p> <p>We encourage you to seek ways in which your neighbourhood plan can improve the local environment. Identifying sites for the delivery of Biodiversity Net Gain could lead to habitat improvements in your area. Biodiversity Net Gain is a system that delivers habitat improvements on any local sites including Local Wildlife Sites to ensure that there is no loss of habitats from new development. Identifying areas that could benefit from management for conservation within your area could enable habitat to be created closer to development sites in your plan area, providing local ecological enhancement.</p>	Noted	None
	Suffolk County Council	<p>In regard to criterion c., swift bricks, bat boxes and hedgehog tunnels are not sufficient to restore and repair fragmented biodiversity networks. Bird and bat boxes are not considered habitat creation and therefore could enable developers to underdeliver mitigation. Working to protect and extend any existing wildlife corridors so that connectivity can be achieved, should be central to this policy.</p> <p>SCC therefore recommends revising and updating this policy to reflect the current legal requirements for Biodiversity Net Gain. Losing the connectivity of one or several hedgerows will not be repaired with the installation of bat or bird boxes. Swift bricks and bat boxes are not considered habitat creation, and therefore could enable developers to underdeliver mitigation. SCC would</p>	<p>Noted</p> <p>Policy HAR 7 will be amended</p>	Amend Policy HAR7 to clarify that, while swift bricks and bat boxes are supported they are not part of meeting biodiversity net gain requirements

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>recommend removing the examples, as below, as there is a wider scope for measures without them:</p> <p>a) Otherwise acceptable development proposals will only be supported where they provide a measurable net gain in biodiversity through, for example:</p> <p>a. <u>Restoring and repairing fragmented wildlife networks</u> <u>and</u> the creation of new natural habitats including ponds;</p> <p>b. The planting of additional native trees and hedgerows of local provenance (reflecting the character of Hartest's ancient woodland and hedgerows); and</p> <p>c. Restoring and repairing fragmented biodiversity networks through, for example, including swift bricks, bat boxes and holes in fences which allow access for hedgehogs.</p>		
Policy HAR 8 - Area of Local Landscape Sensitivity				
G&M Luton		The quality of landscape in the Plan area cannot be overstated.	Noted	None
	Suffolk County Council	<p>SCC (Landscape) supports this policy, and notes that justification is provided on the village website and was carried out by the Hartest Neighbourhood Plan Working Group.</p> <p>SCC consider that it was not easy to locate the Neighbourhood Plan Landscape Character Appraisal, as referred to in paragraph 7.15. It is recommended to provide a clearer reference or a direct hyperlink within the document, for ease of navigation for the reader</p>	<p>Noted</p> <p>This matter will be reviewed</p>	<p>None</p> <p>Ensure that landscape Character Appraisal is submitted with Plan to District Council</p>
Policy HAR 9 - Protection of Important Views				

Name	Organisation	Comment	Parish Council Response	Changes to Plan
G&M Luton		This is an important policy to prevent inappropriate development.	Noted	None
Policy HAR 10 - Local Green Spaces				
	Anglian Water	<p>The policy designates a number of areas of Local Green Spaces (LGS) within the neighbourhood plan area and states that managing development within a LGS should be consistent with national policy for Green Belts, as set out in paragraphs 104 – 107 of the NPPF (current 2023 version).</p> <p>Anglian Water does have assets forming part of our water and water recycling network (e.g. rising mains and sewers) located in or in the vicinity of these designated areas of local green space. For example, within Area 2 there are sewers crossing both parts of the proposed designated area.</p> <p>Whilst we do not consider that any operational works or enhancements to our assets should be prevented, it is helpful that the neighbourhood plan clarifies that the planning policy for managing development relates to national policy on the Green Belt as set out in para. 107 of the NPPF (2023).</p>	Noted	None
	Suffolk County Council	<p>SCC welcomes the designation of the Local Green Spaces in this policy, in Map 7 and the Policies Map, and the reference to the NPPF paragraph 105-106 as this supports the ongoing work to make Suffolk the Greenest County³. It is welcome that Appendix 3: Local Green Spaces Assessment provides robust justification for the designations by providing photo, description, location map, NPPF criteria and size for each site.</p>	Noted	None
Chapter 7 - Natural Environment				
G Gare		The creation of an Area of Local Landscape Sensitivity - so very important as The Joint Local Plan will remove the	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		designation of Special Landscape Area. And this area's landscape is so very special		
G&M Luton		The main points have been covered by the policies. The integration of natural and historic environment assets may need to be looked at in more detail.	Noted	None
	Suffolk County Council	<p>SCC welcomes the references to the Local Nature Recovery Strategy in paragraph 7.9 of the plan.</p> <p>SCC seeks further clarity regarding the Views section of the plan. It is noted that paragraph 7.16 refers to "typical views" and "Important views", however it is unclear what the distinction is between the two. Paragraph 7.16 states: "A separate Appraisal of Important Views has been prepared" however SCC could not locate this document on the parish council webpage, or the wider internet. This supporting document should be easily accessible and locatable to readers of the plan.</p> <p>Appendix 2 shows the photographs and text description of the "typical views", a total of 11 viewpoints. It is unclear if the "typical views" are also the "important views" as referred to in policy.</p> <p>Map 6 shows the "Important views", a total of 12 viewpoints. These views are not labelled/numbered, and it is unclear if these are the views displayed in Appendix 2 - if so, there is one too many viewpoints compared to the descriptions set out in Appendix 2.</p> <p>Policy HAR9 states that important views are displayed on the policies map. However, the Policies Map and Village Centre Insert Map displays only 7 viewpoints combined.</p>	<p>Noted</p> <p>A separate views assessment will be published and the views elements of the Plan will be clarified.</p> <p>This matter will be clarified</p> <p>This matter will be clarified but it is not necessary to number the views on the Map</p> <p>This matter will be clarified</p>	<p>None</p> <p>A Views Assessment will be published with the Submission Plan</p> <p>Amend Appendix 2 to note that "typical views" are not the "important views" in the policy.</p> <p>Ensure number and location of views on Map 6 is consistent with Policies Map and Views Appraisal</p> <p>As above</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>SCC recommends the following minor but important correction to paragraph 7.16, as follows: ‘Landscape Visual <u>and</u> Impact Assessments (LVIA) are a recognised [...].’</p> <p>And the same correction is recommended for Policy HAR9: ‘Proposals for new buildings outside the Settlement Boundary will be required to be accompanied by a Landscape <u>and</u> Visual Impact Assessment or other appropriate and proportionate evidence [...].’</p>	<p>Paragraph 7.16 will be amended</p> <p>Policy HAR9 will be amended</p>	<p>Amend para 7.16 as suggested by SCC</p> <p>Amend Policy HAR9 as suggested by SCC</p>
	Babergh District Council	<p>A question. Should Objective 4 appear at the top of page 26 along with Objective 1?</p> <p>Para 7.16, Policy HAR 9, Map 6, Policy Maps, Appendix 2: All of the above are relevant to the ‘Important Views’ that this plan seeks to identify. We have also had a discussion about these with colleagues at Suffolk County Council, who asked if we knew where the supporting evidence document was,. Our comments below will broadly align with theirs and, once these issues have been resolved, it may be appropriate for the Parish Council to undertake a focused consultation exercise on this matter alone. This should present both a clear map and the evidence used to justify the selected views so that informed decision can be made on them.</p> <ul style="list-style-type: none"> What is the difference between ‘typical views’ and ‘important view’? Both are referred to in para 7.16. Are some / both shown on Map 6? We cannot find the ‘Appraisal of Important Views’ evidence document. While some views are shown in the ‘Hartest Area of Special Landscape Quality’ document, these do not relate to the views shown on Map 6. 	<p>Agree. Objective 4 will be added to p26</p> <p>A separate views assessment will be published and the views elements of the Plan will be clarified.</p> <p>This matter will be clarified</p> <p>A separate views assessment will be published</p>	<p>Add Objective 4 to page 26</p> <p>A Views Assessment will be published with the Submission Plan</p> <p>Amend Appendix 2 to note that “typical views” are not the “important views” in the policy.</p> <p>A Views Assessment will be published with the Submission Plan</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<ul style="list-style-type: none"> Are the Views on Map 6 meant to be the same 'Key Views' shown in Figure 06 of the Hartest Design Guide (AECOM, Nov 2023)? If so, these also do not match and, apart from a brief mention in para 3.2.3 of the Design Guide for the need to preserve and enhance these key views, no other justification is provided. Map 6 shows a total of 12 viewpoints. Only 7 are replicated across both Policy Maps. Appendix A has images of 11 'typical views', so one less than Map 6, and four more than the Policy Maps! None of the views (Map 6 or the Policies Maps) are labelled, named, or otherwise numbered. 	<p>This matter will be clarified</p> <p>This matter will be clarified</p> <p>This matter will be clarified</p> <p>Noted</p>	<p>Clarify purpose of Key Views identified in Design Guidance</p> <p>The Policies Map will be corrected</p> <p>The Policies Map will be corrected</p> <p>None</p>
Community Action 2 – Undergrounding Overhead Wires				
	Suffolk County Council	SCC welcomes Community Actions 2 and 3.	Noted	None
Community Action 3 – Additional Planting at The Row				
H Hirst		I don't know of any planting in the village etc for The Green Untidy verges on the Row	Noted	None
	Suffolk County Council	SCC welcomes Community Actions 2 and 3.	Noted	None
Policy HAR 11 - Buildings and Features of Local Significance				
G&M Luton		A new conservation area appraisal is needed to ensure that the significance of unrecorded sites are taken into account. (An aside: We understand that the Hartest Stone was	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		'reputed' to mark the celebrations of the signing of the Treaty of Utrecht. We're not aware of any evidence to support this claim.)		
I Leigh		More emphasis should be placed on the parish needing protection as a whole.	The Plan cannot place a blanket ban on any development taking place but it provides a level of locally distinct planning policies to ensure that development takes account of the character and form of the parish.	None
	Babergh District Council	<p>Policy HAR 11: See our comments below</p> <ul style="list-style-type: none"> To correct a punctuation error and otherwise improve the grammar we suggest amending the first sentence to read - <i>'The retention, protection and the setting of the following building and feature of local significance, as identified on the Policies Map, will be secured.'</i> As only one building and one feature are identified, should the last sentence read - <i>'Proposals for any works that would lead to the loss of, or substantial harm to the above should be supported by an appropriate analysis of the significance of the asset.'</i> 	Policy HAR11 will be amended as suggested	Amend Policy HAR11 as suggested by BDC
Policy HAR 12 - Design Principles				
G&M Luton		This is excellent and it is very good to enshrine the 'General Design Guidelines' in the Plan.	Noted	None
	Environment Agency	Water Resources	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>Being in one of the driest areas of the country, our environment has come under significant pressure from potable water demand. New developments should make a significant contribution towards reducing water demand and mitigate against the risk of deterioration to our rivers, groundwater and habitats from groundwater abstraction. We recommend you check the capacity of available water supplies with the water company, in line with the emerging 2024 Water Resources Management Plan which is due to be published in 2023. The Local Planning Authorities Water Cycle Study and Local Plan may indicate constraints in water supply and provide recommendations for phasing of development to tie in with new alternative strategic supplies.</p> <p>New development should as a minimum meet the highest levels of water efficiency standards, as per the policies in the adopted Local Plan. In most cases development will be expected to achieve 110 litres per person per day as set out in the Building Regulations &c. (Amendment) Regulations 2015. However, a higher standard of water efficiency (e.g. 85 l/p/d) should be considered, looking at all options including rainwater harvesting and greywater systems. Using the water efficiency calculator in Part G of the Building Regulations enables you to calculate the devices and fittings required to ensure a home is built to the right specifications to meet the 110 l/p/d requirement. We recommend all new non-residential development of 1000sqm gross floor area or more should meet the BREEAM 'excellent' standards for water consumption.</p> <p>Developments that require their own abstraction where it will exceed 20 cubic metres per day from a surface water source (river, stream) or from underground strata (via borehole or well) will require an abstraction licence under the terms of the Water Resources Act 1991. There is no</p>	<p>The Local Plan includes policies on water usage and it is not appropriate to repeat them in the neighbourhood plan</p> <p>Noted</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		guarantee that a licence will be granted as this is dependent on available water resources and existing protected rights. The relevant abstraction licencing strategy for your area provides information on water availability and licencing policy at Abstraction licencing strategies (CAMS process) - GOV.UK (www.gov.uk).		
	Suffolk County Council	SCC welcomes the safeguarding of landscape character throughout this policy.	Noted	None
		SCC notes that cycle storage and bin storage is referenced in this policy.	Noted	None
	Babergh District Council	Policy HAR 12: Typo. On the last line of the 1st paragraph, replace the word 'sage' with the word 'safe'.	Policy HAR12 will be corrected	Amend HAR12 as identified by BDC
Policy HAR 13 - Flooding and Sustainable Drainage				
H Hirst		Many drain covers are never maintained such as on Hartest Hill Never free of leaves and debris I regularly clean out those on the Green All this doesn't help flooding	Noted	None
I Leigh		A major factor in the issue of flooding is the lack of road maintenance even down to the level of gulley clearing which is totally inadequate..	Noted	None
	Anglian Water	<i>Water resources</i> Anglian Water's water resources management plan (WRMP) for 2025-2050 identifies key challenges of population growth, climate change, and the need to protect sensitive environments by reducing abstraction. Managing the demand for water is therefore an important aspect of maintaining future supplies. See Water resources management plan (anglianwater.co.uk)	Noted	None
		As a region identified as seriously water stressed, we encourage measures to improve water efficiency in developments. This can be achieved by a fixtures and	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>fittings approach, including through rainwater/ storm water, harvesting and reuse, and greywater recycling. Such measures to improve water efficiency standards and opportunities for water reuse and recycling also reduces the volume of wastewater needing to be treated by our water recycling centres. This will help to reduce customer bills (including for other energy bills) as well as reduce carbon emissions in the supply and recycling of water.</p> <p>Given the proposed national focus on water efficiency, Anglian Water encourages Local Plans and Neighbourhood Plans to cover this issue through a policy-based approach. Anglian Water has produced a Water Efficiency Protocol with other partners (the Environment Agency, Natural England and Cambridge Water) on the imperative for development plan policies to achieve tighter water efficiency standards than the optional standard of 110 litres per person per day (l/p/d) for new homes.</p> <p>This position is reinforced by the direction taken by the Government Department DEFRA which supports the need to improve water efficiency <u>Plan for Water: our integrated plan for delivering clean and plentiful water - GOV.UK (www.gov.uk)</u> and the Government's <u>Environment Improvement Plan</u> which sets ten actions in the Roadmap to Water Efficiency in new developments, including consideration of a new standard for new homes in England of 100 litres per person per day where there is a clear local need, such as in areas of serious water stress. It has recently been announced by Government that a review of the Water Efficiency Standard(s) within the Building Regulations 2010 (Part G2 of the Approved Documents) will be consulted on in the next few months.</p> <p>For water supply for non-household use*, Anglian Water now has a threshold of 20m³ a day for consideration of</p>	<p>This is addressed in the Local Plan</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
H Hirst		As previous answer	Noted	None
Anonymous		<p>Of particular note is surface water run off down Blind Lane which has</p> <ul style="list-style-type: none"> - Degraded the road surface as you exit and enter Blind lane - Caused repeated damage to properties along Blind Lane. <p>I would like to see Blind lane included in the Suffolk County Highways strategic plans to improve surface water drainage in the village.</p>	Noted	None
I Leigh		A major factor in the issue of flooding is the lack of road maintenance even down to the level of gulley clearing which is totally inadequate..	Noted	None
	Suffolk County Council	<p>SCC suggests the following amendment for accuracy: 'The Parish Council will seek to work with Suffolk County Highways <i>the relevant risk management authorities</i> to prepare a strategic plan for the improvement of surface water drainage in Hartest to alleviate the negative effects of flooding.</p>	The Action will be amended	Amend community action as suggested by SCC
Community Action 5 – Watercourse Flooding Management				
H Hirst		Little being done in this respect	Noted	None
Anonymous		Perhaps included in the plan should that field drainage ditches are maintained to ensure adequate watercourse management and reduced flood risk. Numerous ditches are not maintained and flooding is therefore a higher risk to properties.	Noted	None
I Leigh		A major factor in the issue of flooding is the lack of road maintenance even down to the level of gulley clearing which is totally inadequate..	Noted	None
Community Action 6 – Community Energy				
G&M Luton		Encouragement of community-owned green energy projects are supported.	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
Policy HAR 14 - Light Pollution				
G&M Luton		Dark skies are an important part of rural life especially in Hartest village so this policy is supported.	Noted	None
B England		Lighting - agree - street lighting should be forbidden!	Noted	None
Chapter 8 - Historic Environment and Design				
G&M Luton		See earlier comments on the importance of integration of natural and historic environment issues.	Noted	None
H Hirst		No modern house building	Noted	None
	Anglian Water	<p>Paras. 8.19 and 8.25 - The position on the local water supply situation should be clarified given the above position on the neighbourhood plan area being in a water stressed area and that JLP Policy LP23 'Sustainable Construction and Design' does contain requirements on water consumption.</p> <p>Para. 8.24 – It is recommended that maximising greater water efficiency and water management (supply and disposal) is added to this list. Water use is referred to elsewhere within this section on energy consumption and included within JLP1 Policy LP23.</p> <p><i>Surface water flooding</i> (references made under Para 8.14; Policy HA12 – Design Principles criterion (f); Para. 8.20; Policy HAR13 Flooding and Sustainable Drainage) Anglian Water is supportive of measures to address surface water run-off, including the preference for this to be managed using Sustainable Drainage Systems (SuDS) and requiring permeable surfaces for new areas of hardstanding within developments to comply with the drainage hierarchy. Such measures help to avoid surface water run-off from entering our foul drainage network, and connections to a surface water sewer should only be considered where all other options are demonstrated to be impracticable. Any requirements for a surface water</p>	<p>Para 8.19 will be amended to refer to local plan policy for minimising water use.</p> <p>This is not considered necessary given the list refers to energy consumption.</p> <p>Noted</p>	<p>Amend para 8.19 to refer to the need to comply with the local plan in relation to water consumption</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>connection to our surface water sewer network will require the developer to fund the cost of modelling and any upgrades required to accept the flows from the development.</p> <p>Anglian Water encourages the use of nature-based solutions for SuDS wherever possible, including retrofitting SuDS to existing urban areas to enhance amenity and biodiversity within the neighbourhood plan area and contribute to green and blue infrastructure.</p> <p>It has been the intention of Government to implement Schedule Three of The Flood and Water Management Act 2010 to make SuDS mandatory in all new developments in England. However, we welcome the policy approach to ensure SuDS measures are incorporated within new developments, until such time these measures are in place.</p>	<p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p>
	Suffolk County Council	<p>Archaeology</p> <p>SCC notes that overall the historic environment has been given thorough consideration in the plan. SCC welcomes Chapter 8, which is comprehensive, and it is welcome to see that early consultation of the Suffolk HER and with SCCAS has been advised.</p> <p>SCC welcomes the inclusion of some identified non-designated heritage assets. It is suggested that SCCAS's recent Farmsteads in Suffolk Project1 could also be useful in identifying more non-designated heritage assets. This resource may also be useful for Policy HAR15 concerning change of use, and presumably conversion, of historic farm buildings.</p> <p>SCC suggests that it could be beneficial to add that plans to convert historic farm buildings should be accompanied by a heritage statement.</p>	<p>Noted</p> <p>This is not considered necessary</p> <p>This could be complicated by how "historic" is</p>	<p>None</p> <p>None</p> <p>None</p>


Name	Organisation	Comment	Parish Council Response	Changes to Plan
		There is a repetition in paragraph 8.13, as underlined below: <u>'The Institute, overlooking the Green, was built in 1888 as a Reading Room and its design was based on the work of the English Arts and Crafts movement, in the style of William Morris, which is of particular significance locally, regionally and nationally.'</u> It was designed by Sir Reginald Blomfield who was later one of the first Commonwealth War Graves Commission's principle architects and who was appointed to design the Menin Gate in Ypres. <u>The design was based on the work of the English Arts and Crafts movement, in the style of William Morris, which is of particular significance locally, regionally and nationally.'</u>	Determined The repetition will be addressed	Address repetition in Para 8.13
	Babergh District Council	<p>Para 8.1: Some corrections are needed within the bulleted list:.</p> <ul style="list-style-type: none"> Amend 2nd bullet point to read 'there are 52 listed buildings in the parish ...' and 'The current list (September 2024) is included ...' Amend the 5th bullet point to read: 'development that has taken place in recent decades ...' <p>Para 8.13: There is repetition (the last sentence) in the text explaining the history of 'The Institute'.</p> <p>Para 8.16. Minor correction needed. In the list of General Design Guidelines, the third bullet point should read 'Harmonise and enhance ...' [as per page 64 in the Design Guide].</p> <p>Para 8.21: The carbon calculator chart makes for interesting reading. A minor observation only but, following the lead back to the source suggests that the correct figure in Hartest for housing is 7.11 tonnes of CO2 per annum. It may be that this figure has changed during the plan</p>	<p>Para 8.1 will be amended as suggested</p> <p>The repetition will be addressed</p> <p>Para 8.16 will be Corrected</p> <p>Figure 7 will be amended in relation to the Hartest housing CO2 figure</p>	<p>Amend para 8.1 as suggested by BDC</p> <p>Amend para 8.13 to address the repetition</p> <p>Correct para 8.16 as identified by BDC</p> <p>Correct Figure 7 to 7.11 tonnes for Hartest housing</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		drafting period so it would be sensible to add a reference date to enable future comparisons to be made.		
Policy HAR 15 – Farm Diversification				
	Suffolk County Council	SCC welcomes the safeguarding of landscape character in this policy.	Noted	None
Chapter 9 - Local Economy				
G&M Luton		Diversification is to be encouraged, as is appropriate adaptive reuse of redundant buildings - but only if there is no detrimental impact on the natural and historic environment.	Noted	None
	Babergh District Council	Policy HAR 15 repeats wording found in other adopted NPs. Supporting text (para 9.8) states that “ <i>JLP1 is silent on the important matter of farm diversification.</i> ” While JLP1 does not have a specific local policy on farm diversification, we would argue that the issue of what is acceptable is covered in part 1 of Policy LP09. This chimes with HAR 15 which precludes development that “ <i>would adversely affect the character, highways, infrastructure, residential amenity, environment.</i> ” It would therefore be better if para 9.8 began with: ‘JLP1 provides policy guidance for the consideration of proposals for tourist accommodation in the countryside (Policy LP13). It does not have a specific farm diversification policy but local policy LP09 does apply. This neighbourhood plan seeks to add to this by setting out its own additional local guidance for the consideration of proposals for the diversification of agricultural businesses. The sympathetic conversion ... [etc] ...’	Para 9.8 will be amended as suggested	Amend para 9.8 as suggested by BDC
Community Action 7 – Community Shop				
H Hirst		Shop would be good but not viable	Noted	None
G&M Luton		The proposal to investigate the establishment of a community shop is to be commended.	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
H Hirst		Shop not feasible	Noted	None
Policy HAR 16 - Crown Public House				
G&M Luton		A good policy - thank you.	Noted	None
B England		Agree with your proposal that extension of the Crown PH to enable overnight accommodation would be good to encourage tourism, provide more employment and ensure the success of this pub - great idea. Maybe a village shop could be incorporated with any proposals for this development	Noted	None
Community Action 8 - Allotments				
G&M Luton		Note: Allotments were previously located in what is now an arable field at the junction of Blind Lane and the B1066.	Noted	None
I Leigh		Take a look at the number and profile of residents who don't already have access to garden space and this becomes a non-starter.	Noted	None
Chapter 10 - Facilities and Services				
H Hirst		Few buses	Noted	None
S Stone		We need a bus shelter. There is more emphasis now on using public transport, but you expect us to stand outside and wait in all weathers!	Noted	None
Community Action 9 – Traffic Calming				
G&M Luton		Traffic calming measures are mentioned for the north and north east ends of the village. It should be noted that similar measures are needed at the south end of the village around Blind Lane.	Noted	None
B England		Traffic signage/flashing speed lights etc is detestable - it is inappropriate for such an historic setting - please do not allow anymore than there is already!	Noted	None
	Suffolk County Council	SCC as Highway Authority supports any measures to improve highway safety wherever feasible, appropriate for the setting and in accordance with relevant policy and	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		guidance. SCC look to procure highway improvements from new development wherever possible to support these aims.		
Community Action 10 – Mobile Phone Signals				
H Hirst		Still poor reception in places	Noted	None
G&M Luton		This is an excellent community action point.	Noted	None
Anonymous		Fully support the need for much improved phone signal	Noted	None
Chapter 11 - Communications				
H Hirst		Fast broadband to listed buildings requires fitting boxes on outside of houses EA should agree to this	Noted	None
G&M Luton		We must continue to encourage Parish Councillors and others to lobby for better communications coverage.	Noted	None
Anonymous		Superfast internet on only available to those in the village centre, please can this be available to those on the peripheries as its isolating and with poor phone signal makes it very tricky.	Noted	None
	Suffolk County Council	<p>It is appreciated that the PROW routes have been mapped indicatively in Map 11, however SCC would encourage looking at the definitive map for plotting as they are not currently aligned, refer to the Suffolk PROW website for further information.</p> <p>SCC suggests to reference to other strategies that support this Neighbourhood Plan. This includes Suffolk County Council's Green Access Strategy (2020-2030)⁵. This strategy sets out the council's commitment to enhance public rights of way, including new linkages and upgrading routes where there is a need. The strategy also seeks to improve access for all and to support healthy and sustainable access between communities and services through development funding and partnership working.</p>	<p>The map will be reviewed</p> <p>This is not considered necessary</p>	<p>Review Map 11 for accuracy</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>SCC recommends the rights of way network is developed for different users. This should include people with limited mobility, people using pushchairs or in wheelchairs, and cyclists and horse riders.</p> <p>SCC suggests including the development of promotional material that raises awareness of rights of way and circular walks, the history and heritage of the parish, and biodiversity to raise awareness, understanding and appreciation of these aspects.</p> <p>SCC recommends that the plan highlights developing PROW, or creating new routes, to develop green corridors connecting areas of green amenity, giving access to local amenities on foot. The plan could state that all new housing developments should have, where reasonably possible, new footpath and/or bridleway connections created, linking to the existing right of way network surrounding the village.</p> <p>Transport SCC, as the Local Highway Authority, has a duty to ensure that roads are maintained and safe as well as providing and managing flood risk for highway drainage and roadside ditches.</p>	<p>This is not considered necessary</p> <p>This is not considered necessary, especially as new development that could provide links to existing PROW are not proposed</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>
	Babergh District Council	Because this section deals with more than just 'communications' would a better title be 'Movement and communications'?	Agree. Title will be amended	Amende section title to Movement and communications
Policies Map and Village Centre Inset Map				
G&M Luton		In the main yes - see comments below.	Noted	None
S&J Bottomley		Only in so far as possible inclusion of a protected view (north of Hartest) be added as proposed herein	The additional view will be added	Add additional view looking south-east from B1066 south of Stowe Hill

Name	Organisation	Comment	Parish Council Response	Changes to Plan
				
	Suffolk County Council	<p>The Key for the Policies Map states "Important Views (HAR9, HAR10)". However, Policy HAR10 is Local Green Spaces, not views.</p> <p>SCC notes that Settlement Gaps listed on the Key to the Policies Map and Inset Map is listed as HAR10 and HAR14; however, Policy HAR10 is Local Green Spaces, and Policy HAR14 is Light Pollution. Settlement gaps are briefly mentioned in Policy HAR1 and HAR12, so this Key should be corrected as such.</p>	Noted. The key will be amended to refer to HAR1 which also refers to important views	Amend Policies Map key in relation to Important Views
	Babergh District Council	<p>The Key for the Policies Map states "Important Views (HAR9, HAR10)". However, Policy HAR10 is a Local Green Space policy, not a views policy.</p> <p>In addition to any comments made above re the policies maps, please note and take action to correct the following:</p> <ul style="list-style-type: none"> The Main Policy Map image looks distorted, and the west edge of the parish has been cut off. Update the Key as follows to delete / include cross-references to other relevant policies: <ul style="list-style-type: none"> Settlement Boundary (HAR1, HAR2, HAR4, HAR9) 	<p>Noted. The key will be amended to refer to HAR1 which also refers to important views</p> <p>The Policies Map coverage will be amended</p> <p>The key will be amended as suggested</p>	<p>Amend Policies Map key in relation to Important Views</p> <p>Amend Policies Map page to ensure whole Plan Area is covered</p> <p>Amend Policies Map key as identified by BDC</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<ul style="list-style-type: none"> • Important Views (HAR1, HAR 9) • Settlement Gaps (HAR 1, HAR 10, HAR12, HAR 14) • Local Green Spaces • Main Policy Map. Amend the Hartest Wood LGS reference number to read HAR10 - 3 	The reference will be amended	Correct reference to Hartest Wood LGS reference on map
Appendices				
G&M Luton		See comments below.	Noted	None
S&J Bottomley		Appendix 2 would benefit from a map showing photo locations	A separate Views Appraisal including maps will be produced	Produce Views Appraisal to be submitted with Plan
	Anglian Water	<p><u>Development Design Checklist</u></p> <p>Permeable surfaces – This is only mentioned under 3 Local green spaces, views and character. It would be helpful to specify within the checklist the need to consider permeable surfaces i.e. under 9. <i>Building Materials and surface treatment</i> and 10. <i>Car Parking</i>.</p> <p>Water use - Request including reference to water efficiency as well as energy efficiency within the checklist i.e. bullet points 12 or 15 of 1. <i>General design guidelines for new development</i> and bullet point 8 of 8. <i>Household extensions</i>.</p>	<p>This is not considered necessary</p> <p>These matters are addressed by local plan policy</p>	<p>None</p> <p>None</p>
	Suffolk County Council	<p><i>Appendix 5: Development Design Checklist</i></p> <p>SCC welcomes the Development Design Checklist, particularly part B Local green spaces, views and character.</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>SCC recommends that the requirements for criteria 'A: Street grid and layout' could also reference Suffolk Design: Streets Guide.</p> <p>SCC recommends that criteria 'G. Car parking' should reference the Suffolk Guidance for Parking (2023 or successor version). It is noted that cycle storage and EV charging is included in the requirements.</p>	<p>This is not considered necessary</p> <p>This is not considered necessary, especially given the content of Policy HAR 5</p>	<p>None</p> <p>None</p>
	Babergh District Council	<p>Appendix 5</p> <p>This repeats the development design checklist from the AECOM Design Codes document. The checklist components relating to '6 - Building line and boundary treatment' and '7 - Building heights and roofline' (both on page 67 of the Design Codes document) does not appear to have been replicated in Appendix 5.</p>	The checklist will be reviewed and updated where necessary	Ensure that checklist reflects content of Design Codes
General comments				
H Hirst		Congratulations for all the hard work that has gone into preparing it	Noted	None
G&M Luton		<p>This is a good piece of work 'thank you' to all who produced it.</p> <p>NB: All the maps in the Plan shows parts of the garden of 'Cotters' as outside the settlement boundary, conservation area etc. This is a small but relevant anomaly. For completeness, that small aspect should be modified to avoid planning issues arising in the future.</p>	<p>Noted</p> <p>The conservation area boundary is understood to be correct and the settlement boundary would not always follow garden boundaries.</p>	<p>None</p> <p>None</p>
H Hirst		Very well produced plan	Noted	None
S&J Bottomley		The HNP has clearly been the work of dedicated residents who have contributed considerable expertise and time in	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>developing this important document, Their efforts are greatly appreciated.</p> <p>Make a recommendation that householders should be encouraged to plan native hedgerows around their properties where possible, in preference to wooden fencing. In addition other forms of boundary treatments (walls) should be flint or other materials in keeping with the village.</p>	Noted	None
Anonymous		For the benefit and safety of all who are entitled to use the Restricted Byway from the B1066 along Blind Lane over the bridge to the point shown on your plans where the Restricted Byway ends, the Parish Council should require Suffolk County Council to carry out their legal duty and responsibility relating to the Restricted Byway. Attention is drawn to the current unsightly and dangerous condition of the Restrictive Byway which consists of numerous potholes and the fact that the Suffolk County Council has not carried out their maintenance responsibilities.	Noted	None
	Lawshall Parish Council	Lawshall Parish Council have no comments to make regarding the draft Hartest Neighbourhood Plan.	Noted	None
S Plumb	Babergh DC District Councillor	As a District Councillor, I am fully in support of Hartest's NP.	Noted	None
	Forestry Commission	<p>Thank you for inviting the Forestry Commission to respond to the consultation on the Neighbourhood Plan, Unfortunately we do not have the resources to respond to individual plans but we have some key points to make relevant to all neighbourhood plans.</p> <p>Forestry Commission and Neighbourhood Planning Existing trees in your community The Forestry Commission would like to encourage communities to review the trees and woodlands in their neighbourhood and consider whether they are sufficiently diverse in age and species to prove resilient in the face of</p>	<p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>tree pests and diseases or climate change. For example, if you have a high proportion of Ash, you are likely to see the majority suffering from Ash Dieback. Some communities are proactively planting different species straight away, to mitigate the effect of losing the Ash; you can find out more here. Alternatively, if you have a high proportion of Beech, you may find they suffer particularly from drought or flood stress as the climate becomes more extreme. There are resources available to help you get ideas for other species you can plant to diversify your tree stock and make it more resilient.</p> <p>Ancient Woodland If you have ancient woodland within or adjacent to your boundary it is important that it is considered within your plan. Ancient woodlands are irreplaceable, they have great value because they have a long history of woodland cover, with many features remaining undisturbed. This applies equally to Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS). It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, unless "there are wholly exceptional reasons and a suitable compensation strategy exists" (National Planning Policy Framework paragraph 180). The Forestry Commission has prepared joint Standing Advice for the treatment of Ancient Woodland If you have ancient woodland within or adjacent to your boundary it is important that it is considered within your plan. Ancient woodlands are irreplaceable, they have great value because they have a long history of woodland cover, with many features remaining undisturbed. This applies equally to Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS). It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>ancient woodland, unless “there are wholly exceptional reasons and a suitable compensation strategy exists” (National Planning Policy Framework paragraph 180). The Forestry Commission has prepared joint Standing Advice with Natural England on ancient woodland and veteran trees. This advice is a material consideration for planning decisions across England and can also be a useful starting point for policy considerations.</p> <p>The Standing Advice explains the definition of ancient woodland, its importance, ways to identify it and the policies that relevant to it. It provides advice on how to protect ancient woodland when dealing with planning applications that may affect ancient woodland. It also considers ancient wood-pasture and veteran trees. It will provides links to Natural England’s Ancient Woodland Inventory and assessment guides as well as other tools to assist you in assessing potential impacts.</p> <p>Deforestation The overarching policy for the sustainable management of forests, woodland and trees in England is a presumption against deforestation.</p> <p>Woodland Creation The UK is committed in law to net zero emissions by 2050. Tree planting is recognised as contributing to efforts to tackle the biodiversity and climate emergencies we are currently facing. Neighbourhood plans are a useful mechanism for promoting tree planting close to people so that the cultural and health benefits of trees can be enjoyed alongside their broader environmental benefits. Any planting considered by the plan should require healthy resilient tree stock to minimise the risk of pests and diseases and maximise its climate change resilience, a robust management plan should also be put in place.</p>	<p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>with Natural England on ancient woodland and veteran trees. This advice is a material consideration for planning decisions across England and can also be a useful starting point for policy considerations.</p> <p>The Standing Advice explains the definition of ancient woodland, its importance, ways to identify it and the policies that relevant to it. It provides advice on how to protect ancient woodland when dealing with planning applications that may affect ancient woodland. It also considers ancient wood-pasture and veteran trees. It will provides links to Natural England's Ancient Woodland Inventory and assessment guides as well as other tools to assist you in assessing potential impacts.</p>		
	National Highways	<p>National Highways welcomes the opportunity to comment on the consultation of the Hartest Neighbourhood Plan – Regulation 14 Further Pre-Submission Consultation which covers the plan period from 2023 to 2037.</p> <p>National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth.</p> <p>In relation to the Hartest Neighbourhood Plan, our principal interest is in safeguarding the operation of the A14.</p> <p>We understand that a Neighbourhood Plan is required to be in conformity with the relevant national, regional, and local planning policies. Accordingly, the Neighbourhood Plan is required to be in general conformity with the strategic planning policies of the development plan which complement those in the Joint Babergh and Mid Suffolk Local Plan Part 1 (adopted in November 2023), This draft</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		Neighbourhood Plan covers the period to 2037 to coincide with the end year of the Joint Local Plan (JLP).		
		National Highways therefore consider the limited level of growth proposed across the Hartest Neighbourhood Plan area, will not have a significant impact on the operation of the SRN.	Noted	None
		We have no further comments to provide and trust the above is useful in the progression of the Neighbourhood Plan.	Noted	None
	Anglian Water	Thank you for consulting Anglian Water on the draft Hartest neighbourhood plan.	Noted	None
		Preamble Anglian Water is the statutory water and sewerage undertaker within the designated area. Anglian Water is identified as a consultation body under the Neighbourhood Planning (General) Regulations 2012 and we support neighbourhood plans and their role in delivering environmental and social prosperity in the region.	Noted	None
		Overall, Anglian Water is the water supply and water recycling provider for over 6 million customers. Our operational area spans between the Humber and Thames estuaries and includes around a fifth of the English coastline. The region is the driest in the UK and the lowest lying, with a quarter of our area below sea level. This makes it particularly vulnerable to the impacts of climate change including heightened risks of both drought and flooding, including inundation by the sea. Additionally, parts of the area have the highest rate of housing growth in England.	Noted	None
		Anglian Water has amended its Articles of Association to legally enshrine public interest within the constitutional	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>make up of our business – this is our pledge to deliver wider benefits to society, beyond the provision of clean, fresh drinking water and effective treatment of used water. Our Purpose is to bring environmental and social prosperity to the region we serve through our commitment to Love Every Drop.</p> <p>Anglian Water wants to proactively engage with the neighbourhood plan process to ensure the plan delivers benefits for residents and visitors to the area, and in doing so protect the environment and water resources. Anglian Water has produced a specific guidance note on the preparation of NPs found using this link under our Strategic Growth and Infrastructure webpage - Strategic Growth and Infrastructure (anglianwater.co.uk) The guidance also has sign posting/ links to obtaining information on relevant assets and infrastructure in map form, where relevant.</p> <p>Anglian Water is committed to ensuring that development in our region continues to thrive while protecting our assets, existing customers and the environment. We want to ensure that growth aligns with environmental responsibilities and infrastructure capacity.</p> <p>Anglian Water delivers new water supply and sewerage services across our region to support sustainable growth in the fastest growing region of England. The infrastructure we deliver is primarily funded in two ways, including:</p> <ol style="list-style-type: none"> 1) Developers pay infrastructure charges to connect to, and where necessary provide additional capacity for our water supply and sewerage networks, which are governed by Ofwat's charging rules; and 2) Water and sewerage charges agreed by Ofwat every five years, paid by our customers to fund our investment programme on past and future infrastructure to: 	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<ul style="list-style-type: none"> • Address a rapidly growing population; • Ensure we are resilient to impacts of climate change; • Enhance our environment to reach the environmental destination agreed with customers and regulators; and • Secure future water supplies. <p>We recognise that that no specific allocation sites for housing or commercial development are included within the draft neighbourhood plan (Para. 6.7). The comments set out below are made, ensuring the making of the plan contributes to sustainable development and has regard to assets owned and managed by Anglian Water. Overall, we are supportive of the policy ambitions within the neighbourhood plan, subject to the proposed amendments.</p>	Noted	None
	Environment Agency	<p>Thank you for consulting us on the pre submission consultation for the Hartest Neighbourhood Plan. For the purposes of neighbourhood planning, we have assessed those authorities who have “up to date” local plans (plans adopted within the previous 5 years) as being of lower risk, and those authorities who have older plans (adopted more than 5 years ago) as being at greater risk. We aim to reduce flood risk and protect and enhance the water environment, and with consideration to the key environmental constraints within our remit, we have then tailored our approach to reviewing each neighbourhood plan accordingly.</p> <p>A key principle of the planning system is to promote sustainable development. Sustainable development meets our needs for housing, employment and recreation while protecting the environment. It ensures that the right development, is built in the right place at the right time. To</p>	<p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>assist in the preparation of any document towards achieving sustainable development we have identified the key environmental issues within our remit that are relevant to this area and provide guidance on any actions you need to undertake. We also provide hyperlinks to where you can obtain further information and advice to help support your neighbourhood plan.</p> <p>Environmental Constraints We have identified that the Neighbourhood Plan Area will be affected by the following environmental constraints: [listed below or under relevant topics and policies above]</p> <p>Contaminated Land For land that may have been affected by contamination as a result of its previous use or that of the surrounding land, sufficient information should be provided with any planning application to satisfy the requirements of the NPPF for dealing with land contamination. This should take the form of a Preliminary Risk Assessment (including a desk study, conceptual model and initial assessment of risk), and provide assurance that the risk to the water environment is fully understood and can be addressed through appropriate measures. This is because Hartest Neighbourhood Plan Area is a source protection zone 1, 2 and 3 as well as on a principal Aquifer. For any planning application the prior use should be checked to ensure there is no risk of contamination.</p> <p>Source Protection Zones Your plan includes areas which are located on Source Protection Zones 1, 2 and 3. These should be considered within your plan if growth or development is proposed here. The relevance of the designation and the potential implication upon development proposals should be</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>considered with reference to our Groundwater Protection guidance: https://www.gov.uk/government/collections/groundwater-protection</p> <p>We encourage you to seek ways in which your neighbourhood plan can improve the local environment. For your information, together with Natural England, Historic England and Forestry Commission, we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: How to consider the environment in Neighbourhood plans - Locality Neighbourhood Planning</p> <p>We trust this advice is useful.</p>	Noted	None
	Historic England	<p>Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of this revised Neighbourhood Plan.</p> <p>We welcome the production of this neighbourhood plan, but do not consider it necessary for Historic England to be involved in the detailed development of your strategy at this time.</p> <p>We note that that Policy HAR12 has been removed from this latest version of the plan to avoid replicating policies contained within the Local Plan. However, we are pleased to note the plan signposts readers to the relevant heritage policy before clearly detailing Hartest's historic environment (including non-designated heritage assets) throughout section 8 'Historic Environment and Design', and Policy HAR11 'Buildings and Features of Local Significance'.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>We would refer you to our advice 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>To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.</p> <p>Please do contact me, either via email or the number above, if you have any queries.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>
	Avison Young on behalf of National Gas Transmission	<p>National Gas Transmission has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Gas Transmission National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p>	<p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>Proposed sites crossed or in close proximity to National Gas Transmission assets</p> <p>An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure.</p> <p>National Gas Transmission has identified that it has no record of such assets within the Neighbourhood Plan area.</p> <p>National Gas Transmission provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> • https://www.nationalgas.com/land-and-assets/network-route-maps <p>Please also see attached information outlining guidance on development close to National Gas Transmission infrastructure.</p>	Noted	None
		<p>Distribution Networks</p> <p>Information regarding the gas distribution network is available by contacting: plantprotection@cadentgas.com</p>	Noted	None
		<p>Further Advice</p> <p>Please remember to consult National Gas Transmission on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:</p> <p>National Gas Transmission is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.</p>	Noted	None
		Gas assets	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Gas Transmission's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.</p> <p>National Gas Transmission have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Gas Transmission's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.</p> <p>National Gas Transmission's '<i>Guidelines when working near National Gas Transmission assets</i>' can be downloaded here: https://www.nationalgas.com/document/82951/download How to contact National Gas Transmission If you require any further information in relation to the above and/or if you would like to check if National Gas Transmission's transmission networks may be affected by a proposed development, please visit the website: https://lsbud.co.uk/</p> <p>For local planning policy queries, please contact: nationalgas.uk@avisonyoung.com</p>		
	Avison Young on behalf of National Grid Electricity Transmission	<p>National Grid Electricity Transmission has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>About National Grid Electricity Transmission National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.</p> <p>National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently.</p> <p>National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET.</p>	Noted	None
		<p>Proposed development sites crossed or in close proximity to NGET assets: An assessment has been carried out with respect to NGET's assets which include high voltage electricity assets and other electricity infrastructure.</p> <p>NGET has identified that it has no record of such assets within the Neighbourhood Plan area.</p> <p>NGET provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> • www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/ <p>Please also see attached information outlining guidance on development close to NGET infrastructure.</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>Distribution Networks Information regarding the electricity distribution network is available at the website below: www.energynetworks.org.uk</p> <p>Further Advice Please remember to consult NGET on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:</p>	<p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p>
	Natural England	<p>Thank you for your consultation on the above dated 07 October 2024.</p> <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> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in Natural England's Standing Advice on protected species .	Noted	None
		Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice.	Noted	None
		We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.	Noted	None
		Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.	Noted	None
		For any further consultations on your plan, please contact: consultations@naturalengland.org.uk	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
	Suffolk County Council	<p>Thank you for consulting Suffolk County Council (SCC) on the Pre-Submission version of the Hartest Neighbourhood Plan.</p> <p>SCC is not a plan making authority, except for minerals and waste. However, it is a fundamental part of the planning system being responsible for matters including:</p> <p>Archaeology</p> <p>Education</p> <p>Fire and Rescue</p> <p>Flooding</p> <p>Health and Wellbeing</p> <p>Libraries</p> <p>Minerals and Waste</p> <p>Natural Environment</p> <p>Public Rights of Way</p> <p>Transport</p>	<p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p>
		<p>This response, as with all those comments which SCC makes on emerging planning policies and allocations, will focus on matters relating to those services.</p>	Noted	None
		<p>Suffolk County Council is supportive of the vision for the Parish. In this letter we aim to highlight potential issues and opportunities in the plan and are happy to discuss anything that is raised.</p>	Noted	None
		<p>Where amendments to the plan are suggested added text will be in <i>italics</i> and deleted text will be in strikethrough.</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>I hope that these comments are helpful. SCC is always willing to discuss issues or queries you may have. Some of these issues may be addressed by the SCC's Neighbourhood Planning Guidance, which contains information relating to County Council service areas and links to other potentially helpful resources.</p> <p>The guidance can be accessed here: Suffolk County Council Neighbourhood Planning Guidance.</p> <p>If there is anything that I have raised that you would like to discuss, please use my contact information at the top of this letter.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>
	Babergh District Council	<p>This response is made for and on behalf of Robert Hobbs (Head of Strategic Planning at Babergh & Mid Suffolk District Councils). Thank you for consulting us formally on this draft plan.</p> <p>Our comments are appended to this letter. In the main they seek to add clarity or correct minor errors, but we draw your attention in particular to our comments relating to Policy HAR 9 (Protection of Important Views) and its associated text and maps. Where we do not mention a policy, it means that we have no comment to make on it at this time. Elsewhere, we see that this draft plan is similarly worded to other adopted neighbourhood plans. We have no objection to parishes taking this approach so long as their policies are locally specific and that the evidence is there to justify the decisions made. On the subject of evidence, and to repeat a comment we made in relation to the 2021 draft plan, the lack of clear signposting to supporting evidence referred to within this new draft plan on the Parish Council website is still of concern and needs to be addressed urgently. We had to resort to the search function to find the 'Hardest Character Assessment - Built</p>	<p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p>

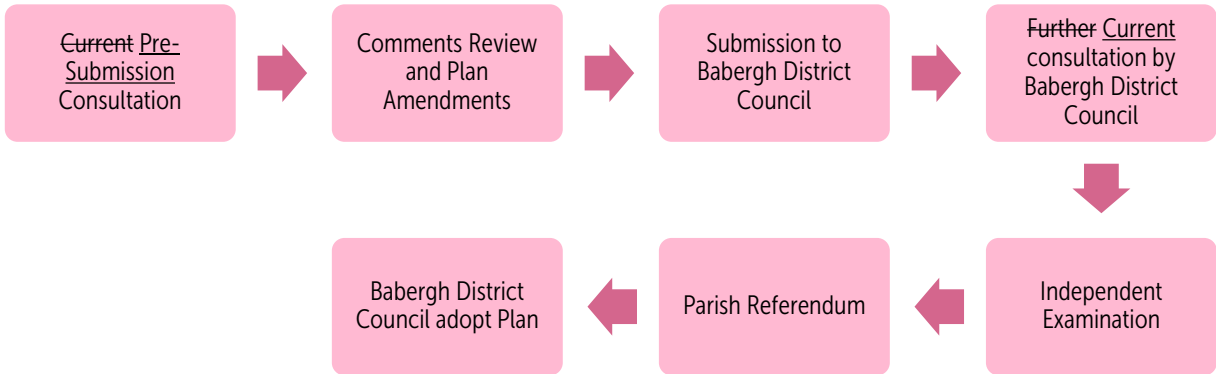
Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>Environment Report' mentioned in Policy HAR 1, and the 'Hardest Area of Special Landscape Quality' document mentioned in paragraph 7.14. We could not find the 'Appraisal of Important Views' mentioned in paragraph 7.16</p> <p>Some general updating of this draft Plan will be necessary as it progresses, particularly within Chapter 1, and the Parish Council will need to be mindful of any changes made to the NPPF (e.g., paragraph numbers) if and when a new version is published as expected in the forthcoming months.</p> <p>Finally, the Parish Council will be also ware that the Government are proposing new mandatory housing requirement figures for each local authority area. The proposed draft figure (at July 2024) for Babergh is 763 dwellings per annum. This represents an approximate 83% increase over the figure set out in JLP Part 1. We are awaiting the Government to publish their final figures before assessing the implications of this for our Joint Local Plan Part 2 and, consequently, our parishes.</p>	<p>The Plan will be updated to bring it up-to-date</p> <p>Noted</p>	<p>Bring Plan up-to-date as necessary</p> <p>None</p>

Appendix 6 - Schedule of Post Pre-Submission Consultation Modifications

The table below sets out the changes made to the Neighbourhood Plan following the Regulation 14 Pre-Submission Consultation and the reasons for the modifications. Changes subsequent to the deletion of paragraphs or policies are not identified in this schedule.

Deletions are struck through eg ~~deletion~~ Additions are underlined eg addition

Page	Para/policy	Modification	Reason
Cover		Amend as follows: Hartest Neighbourhood Plan 2024 - 2037 Pre-Submission Draft Plan Further Consultation Hartest Parish Council October 2024 <u>May 2025</u>	To bring the Plan up-to-date
3		Delete page	The information on this page was purely to explain the reasons for a further pre-submission consultation
4		Delete page	The information on this page was purely to explain the reasons for a further pre-submission consultation
5		Contents page Amend page numbers and other content as a consequence to other changes in the Plan	To bring the Plan up-to-date
6	1.3	Amend as follows: In the period since the formal designation, the <u>Parish Council's Working Group</u> has gathered information, undertaken consultation and considered which matters should be addressed by the Plan. A draft of the Plan was previously consulted on in 2017, 2018 and 2021, each time being	To bring the Plan up-to-date and correct spelling

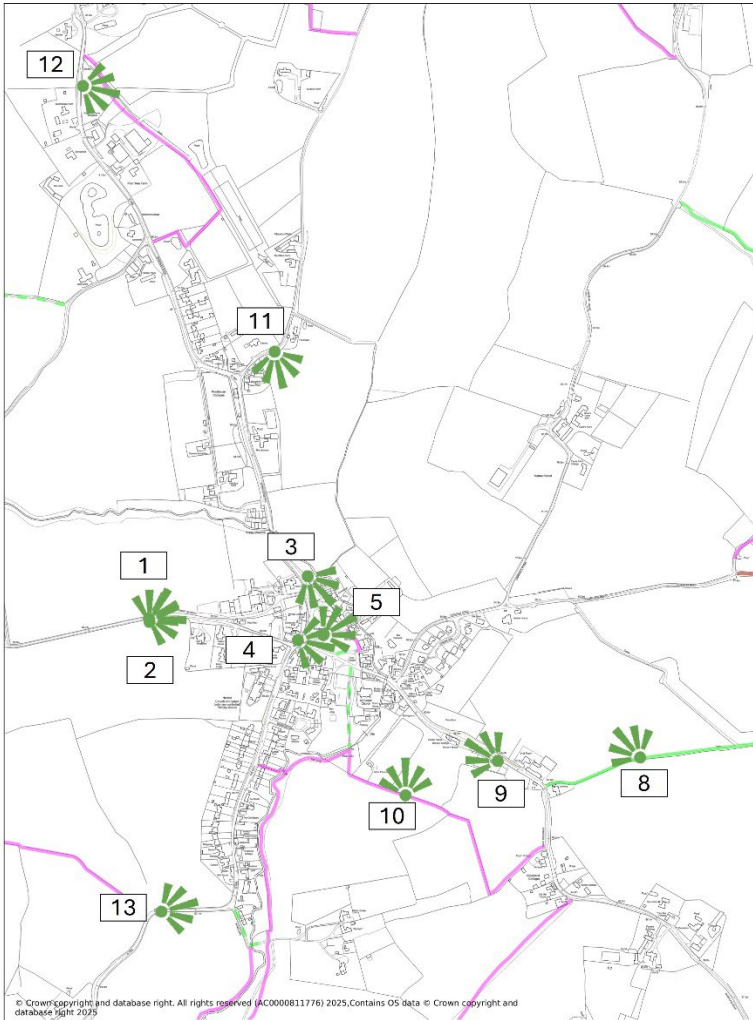
		impacted on <u>by</u> external matters and changes in local planning policies that meant it would be unwise to proceed as there would potentially be a number of major changes to the examination stage. A final "pre-submission" consultation was carried out in October 2024, representing This draft of the Neighbourhood Plan now represents the conclusion of all the previous work as well as bringing <u>bringing</u> previous draft policy coverage up-to-date. It provides a Plan that conforms with the strategic planning policies of Babergh and Mid Suffolk Joint Local Plan, the requirements of the National Planning Policy Framework and, most importantly, reflects the aspirations of the local community.	
7	1.4	<p>Amend flow chart as follows:</p>  <pre> graph LR A[Current Pre-Submission Consultation] --> B[Comments Review and Plan Amendments] B --> C[Submission to Babergh District Council] C --> D[Further Current consultation by Babergh District Council] D --> E[Independent Examination] E --> F[Parish Referendum] F --> G[Babergh District Council adopt Plan] </pre>	To bring the Plan up-to-date
8	1.13	<p>Amend Weaknesses list by adding</p> <ul style="list-style-type: none"> <u>Mobile phone signal</u> 	In response to comments
12	2.8 & 2.9	Amend paragraph numbers to 2.9 and 2.10	To correct error
13	3.2	<p>Amend first sentence as follows:</p> <p>In December 2024 <u>2023</u>, the Government published a Revised NPPF and the Neighbourhood Plan has been prepared within the context of the revised NPPF.</p>	To bring the Plan up-to-date
13	3.3	<p>Amend as follows:</p> <p>The NPPF <u>acknowledges that neighbourhood plans can "shape, direct and help to deliver sustainable development" but that they "should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies."</u> requires that communities preparing Neighbourhood Plans should:</p>	To bring the Plan up-to-date

		<ul style="list-style-type: none"> • Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; and • Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan. 	
13	3.4	<p>Delete paragraph as new NPPF was published in December 2024</p> <p>In July 2024 the government published a revised NPPF for consultation. At the time of publishing this draft Plan the final NPPF had yet to be published. References to the NPPF will be updated, as appropriate, should the final new NPPF be published before the Plan is completed.</p>	To bring the Plan up-to-date
13	3.6	<p>Amend as follows:</p> <p>Part 2 of the Joint Local Plan is to be prepared during the coming years, with adoption currently scheduled for Autumn 2026. It is likely to identify a settlement hierarchy for the two local authority areas, the distribution of any further housing growth and identify any sites required to meet that growth. At the time of preparing the Neighbourhood Plan, the District Council had commenced a "call for sites" that landowners/developers would like to be considered for allocation in Part 2. In February 2025, reflecting the publication of the new NPPF and the introduction of a new local plan making system, the District Council made the decision to carry out a Joint Local Plan Review which will plan to at least 2044. The first public consultation is not expected to take place until Spring 2026 and the new Local Plan is not expected to be adopted until 2029.</p>	To bring the Plan up-to-date
15	5.1	<p>Amend paragraph as follows:</p> <p>As noted earlier, the built-up area of the Village is primarily located <u>centred</u> around The Green, with later "ribbons" of development found along adjoining roads. It and is the location for the Primary School, Parish Church and The Crown public house. Away from this Village centre, there are distinct and primarily small clusters of dwellings that have traditionally been associated with farmsteads.</p>	In response to comments
16	5.10	<p>Amend as follows:</p> <p>In preparing the Neighbourhood Plan residents' have identified that the gaps between clusters of buildings outside the defined Settlement Boundary are features that they especially wish to see preserved. The distinct clusters, accentuated by these gaps, are historically significant to the character of the Parish. The gaps between these clusters are important for maintaining this distinction. Accordingly, a number of gaps between settlements have been identified as being of</p>	In response to comments

		such importance that it is considered they should be preserved from all but essential development that cannot be located elsewhere.	
16	Following 5.10	Insert map of important settlement gaps	In response to comments
17	HAR1	Amend third sentence of policy as follows: Proposals for development located outside the Settlement Boundary will only be permitted where they are in accordance with national, district and neighbourhood level policies and where they would not have a detrimental impact on heritage and landscape designations <u>and overall landscape character of the parish.</u>	In response to comments
21	Figure 4	Adjust figure 4 to ensure all village names are visible	To correct error
21	6.10	Amend paragraph as follows: In contrast to this comparison, Despite the already high proportion of larger homes, 35% of the Household Survey respondents wished to move into larger properties. However, with such a large proportion of one and two person households there is clear evidence that there needs to be a push towards providing more smaller houses to cater for those starting out or those wishing to downsize from larger properties. This is supported by the Ipswich and Waveney Strategic Housing Market Assessment update for Babergh (January 2019) which identified a need, in 2036, for 36% of all new homes new owner-occupied housing across Babergh to be three-two-bedroomed properties and 30% to be three-bedroomed.	In response to comments
21	HAR 3	Amend policy title: Policy HAR 3 - Housing Mix and Design	In response to comments
22	HAR4	Amend second paragraph of policy as follows: Applications for a replacement dwelling outside the Settlement Boundary would be expected to provide a detailed analysis of the visual impacts <u>and effects</u> of the new dwelling on the landscape or countryside setting <u>through Landscape and Visual Appraisals (LVA) or Landscape and Visual Impact Assessments (LVIA).</u>	In response to comments
24	6.22	Amend paragraph as follows:	In response to comments

		<p>The most recently published Government data on house prices identifies that the average prices in Babergh in September 2023 were the highest across all Suffolk districts at £331,250. When average incomes are taken into account, house prices were 11.6 times the average gross annual incomes, again the highest ratio across the Suffolk districts. The Land Registry records identify 20 houses being sold in Hartest in the two years since January 2023 and an average sale price of just under £595,000, significantly above the Babergh average. This means that house prices in the village would be significantly higher than many starting out on the housing ladder could afford. One way that the planning system can address this problem is through the provision of affordable housing as defined by the NPPF and set out in the Glossary. In smaller settlements where little market housing is proposed, National planning policy enables an alternative mechanism for meeting locally identified housing needs through "rural exception sites" <u>which would not normally be used for housing</u>. Policy LP07 of JLP 1 adds detail at District level to national policy and indicates that such sites must be well-connected to an existing settlement and proportionate <u>to both its location and the locally identified housing need in size to it</u>. Usually, such sites would not normally be used for housing. This approach has the benefit of being on land where there is no "market" development value, thereby reducing the land value and enabling a viable affordable housing scheme. <u>Both national and local policy allows for some open market housing on rural exception sites as a means of enabling development; this being the minimum necessary to cross-subsidise the affordable housing. In order to convincingly demonstrate the need for open market homes to deliver the affordable homes without grant, a viability appraisal needs to be submitted as part of the application.</u> On occasions the cost of delivering affordable housing, even with discounted land costs, can exceed the grant money that is available to construct such schemes. In such instances, Government policy allows consideration of providing the bare minimum market housing on the site to make the development viable. It must be stressed that market housing would only be considered when there are viability issues for the deliverability of the affordable housing, demonstrated through the provision of affordability/profitability modelling data, and this would need to be proven through assessment by the District Council when considering the planning application.</p>	
24	6.23	<p>Amend first sentence as follows:</p> <p>To deliver affordable housing through the "exception sites" approach, the following steps <u>normally</u> would be required:</p>	In response to comments
25	6.26	<p>Amend last sentence as follows:</p> <p>Such a scheme was recently delivered at Lavenham and opportunities for a similar scheme in Lawshall <u>Hartest</u> can be considered should there be an identified local need for affordable housing</p>	To correct error

		for those with a local connection and sufficient interest is forthcoming from residents to form a local Community Land Trust.	
26	Objectives	<p>Insert additional objective:</p> <p><u>4 Preserve existing and promote an increase in green spaces and provide better access to them</u></p>	
29	HAR 7	<p>Amend final paragraph of policy as follows:</p> <p>Otherwise acceptable development proposals will only be supported where they provide a measurable net gain in biodiversity through, for example:</p> <ol style="list-style-type: none"> The creation of new natural habitats including ponds, <u>hedgerows and natural boundary treatments</u>; The planting of additional native trees and hedgerows of local provenance (reflecting the character of Hartest's ancient woodland and hedgerows); and Restoring and repairing fragmented biodiversity networks through, for example, including swift bricks, bat boxes and holes in fences which allow access for hedgehogs. <p><u>In addition to the statutory requirements, development will be supported where it incorporates provision within dwellings for measures including swift bricks, bat boxes and holes in fences which allow access for hedgehogs.</u></p>	In response to comments
31	7.16	<p>Amend as follows:</p> <p>In preparing this Neighbourhood Plan it has become apparent that residents place a high value on the contribution that views into and out of the Village from public locations make to the character and setting of the Village. Typical views are illustrated in the photographs in Appendix 2. These views clearly have a bearing on the original reason for the designation of the SLA around the Parish and for the extensive conservation area that encompasses both the historic centre of the Village and the surrounding hillsides. A separate Appraisal of Important Views has been prepared which identified the key features of views from publicly accessible locations across the parish, which are illustrated on Map 6 <u>and referred to in Policy HAR 9</u>. Inconsiderate development could have a significant and unwanted detrimental impact on the landscape setting of the Parish and will not be supported. These are by no means all the important views and when proposals for development in the Parish are being prepared, it will be necessary to take account of the impact on views and demonstrate how the buildings and structures can be satisfactorily accommodated within the landscape. Landscape <u>and</u> Visual Impact Assessments (LVIA) are a recognised tool that specifically aims to ensure that all possible effects of change and development both on the landscape itself and on views and visual amenity are considered in decision-making.</p>	In response to comments

31	Map 6	<p>Replace Map 6 with following:</p>  <p>© Crown copyright and database right. All rights reserved (AC0000811776) 2025. Contains OS data © Crown copyright and database right 2025</p>	In response to comments
32	HAR 9	<p>Amend second sentence as follows:</p> <p>Proposals for new buildings outside the Settlement Boundary will be required to be accompanied by a Landscape <u>and</u> Visual Impact Assessment or other appropriate and proportionate evidence that demonstrates how the proposal can be accommodated without having a significant adverse impact, by reason of the buildings scale, materials and location, on the key features of the views.</p>	In response to comments

35	8.1	<p>Amend second bullet as follows:</p> <ul style="list-style-type: none"> there are 51 <u>52</u> listed buildings in the parish, the majority of which are within the conservation area. The current list (May <u>September 2024</u>) is included in Appendix 4 of the Plan. <p>Amend fifth bullet as follows:</p> <ul style="list-style-type: none"> development that has taken place of <u>over</u> recent decades has not always had regard to the local design and building materials. 	In response to comments
37	8.13	<p>Amend reference to The Institute as follows:</p> <p>The Institute, overlooking the Green, was built in 1888 as a Reading Room and its design was based on the work of the English Arts and Crafts movement, in the style of William Morris, which is of particular significance locally, regionally and nationally. It was designed by Sir Reginald Blomfield who was later one of the first Commonwealth War Graves Commission's principle architects and who was appointed to design the Menin Gate in Ypres. The design was based on the work of the English Arts and Crafts movement, in the style of William Morris, which is of particular significance locally, regionally and nationally.</p>	In response to comments
37	HAR 11	<p>Amend policy as follows:</p> <p>The retention and protection of the following buildings and features of local significance. As as <u>as</u> identified on the Policies Map, including their setting, will be secured.</p> <ol style="list-style-type: none"> 1. The Institute, The Green 2. Hartest Stone, The Green <p>Proposals for any works that would lead to the loss of, or substantial harm to, a building of local significance <u>the above</u> should be supported by an appropriate analysis of the significance of the asset.</p>	In response to comments
38	8.16	<p>Correct third bullet as follows:</p> <ul style="list-style-type: none"> Complement <u>Harmonise</u> and enhance existing settlement in terms of physical form, architecture and land use; 	In response to comments

39	HAR 12	<p>Amend first sentence as follows:</p> <p>Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan Area as described in both the Hartest Character Assessment and the Hartest Design Codes and Guidance and create and contribute to a high quality, sage <u>safe</u> and sustainable environment.</p>	To correct error
39	8.19	<p>Amend paragraph as follows:</p> <p>In relation to water supply and foul sewerage networks, there are no overriding constraints which would prevent the scale of development proposed in the Neighbourhood Plan. <u>JLP1 Policy LP23 – ‘Sustainable Construction and Design’ includes a requirement for all new residential development to meet water efficiency standards of 110 litres per person per day.</u> The environs of the stream, as illustrated in blue on Map 9, are classified as Flood Zone 3 by the Environment Agency. It means that there is a 1 in 100 or greater annual probability of the stream flooding the identified area and proposals that come forward within the flood risk zone will be considered in the context of the sequential approach to development set out in the NPPF.</p>	
41	Community Action 4	<p>Amend as follows:</p> <p>The Parish Council will seek to work with Suffolk County Highways <u>the relevant risk management authorities</u> to prepare a strategic plan for the improvement of surface water drainage in Hartest to alleviate the negative effects of flooding. This should include a publicly available plan of the existing drainage infrastructure</p>	In response to comments
42	Figure 7	Amend figure to make housing element for Hartest 7.11 tonnes CO ² e instead of 7.31	In response to comments
45	9.8	<p>Amend first two sentences as follows:</p> <p>JLP1 provides policies <u>policy guidance</u> for the consideration of proposals for tourist accommodation in the countryside (<u>Policy LP13</u>). but is silent on the important matter of farm diversification. The Neighbourhood Plan therefore provides additional local policy <u>It does not have a specific farm diversification policy but local policy LP09 does apply. This neighbourhood plan seeks to add to this by setting out its own additional guidance</u> for the consideration of proposals for the diversification of agricultural businesses.</p>	In response to comments

50/51	Policies Map and Inset Map	<p>Ensure whole of Policies Map is shown on page</p> <p>Ensure all views are identified</p> <p>Amend the Hartest Wood LGS reference number to read HAR10 - 3</p> <p>Amend key ensure correct policy references are listed against titles</p>	In response to comments
54	Appendix 2	<p>Insert following under heading</p> <p><u>The views illustrated in this Appendix represents typical views across the Parish and do not represent the important views identified in Policy HAR 9 or on the Policies Map</u></p>	In response to comments
	Glossary	<p>Insert the following:</p> <p><u>Infill plot: development within a small gap within an otherwise built-up road frontage</u></p> <p><u>Windfall sites: Sites not specifically identified in the development plan.</u></p>	In response to comments