



Babergh Mid Suffolk Joint Local Plan 2018-2037

Pre-Submission Regulation 19

Paper Representations Form

Pre-Submission Regulation 19 stage of Babergh Mid Suffolk Joint Local Plan public representations period runs from 12th November 2020 to 24th December 2020 (6 weeks).

Regulation 19 - Town and Country Planning (Local Planning) (England) Regulations 2012

Representations must be received no later than 12 noon on 24th December 2020.

Online facilities are available to draft and submit comments electronically.

Alternatively, please completed this form and return via email:

localplan@baberghmidsuffolk.gov.uk or post to **Babergh & Mid Suffolk Councils, Planning Policy Team, Endeavour House, 8 Russell Road, Ipswich IP1 2BX.**

If assistance is required, please contact the Council's Strategic Planning Policy Team via email address stated above or by telephone on 0300 1234 000 option 5, then 4.

This form has two parts: Part A for personal details and Part B for your representation.

Please make clear what part of the Joint Local Plan you are responding to and complete a separate form for each representation you wish to make.

Please note each representation must be signed and dated.

All comments received will be made publicly available and may be identifiable by name / organisation. All other personal information provided will be protected in accordance with the Data Protection Act 2018.

Part A

Section 1: Personal Details

Title:	
First Name:	
Last Name:	
Job Title (where relevant):	
Organisation (where relevant):	Suffolk Preservation Society
Address:	
Postcode:	
Telephone:	
Email:	

Section 2: Agent Details (if applicable)

Please supply the details below of any agent you have working on your behalf.

Agent name:	
Address:	
Postcode:	
Telephone number:	
Email:	

Part B

Please fill in a separate form for each representation

The Joint Local Plan will be examined by an independent inspector in order to assess whether the plan has been prepared in accordance with the legal and procedural requirements, and whether it is sound.

Section 3: Section of Joint Local Plan

Name or Organisation:	Places4People Planning Consultancy
Client: (if relevant)	Suffolk Preservation Society
To which part of the Joint Local Plan does this representation relate?	
Section and Paragraph:	12 – Protection and Management of the Environment
Policy:	SP10 – Climate Change
Policies Map:	

Section 4: Legal Compliance & Duty to Cooperate

Do you consider the Joint Local Plan is: (tick as appropriate)			
		Yes (Support)	No (Object)
1. Legally and procedurally compliant:			
2. Sound:	(a) Positively prepared		
	(b) Justified		X
	(c) Effective		
	(d) Consistent with national policy		
3. In Compliance with the Duty to Cooperate			

Section 5: Details of Representation

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Suffolk Preservation Society supports the inclusion of this policy but considers that it requires the following amendments:

1. The opening line states that the “Councils will:”. This should be changed to the Local Planning Authority as, in law, the Councils do not determine planning applications.
2. Criteria d) and e) of the Policy should make reference to a balanced approach to mitigation and adaptation being needed to ensure that there is no harm to the historic and natural environment.

Section 6: Proposed Modifications to the Joint Local Plan

Please set out what modification(s) you consider necessary to make the Joint Local Plan legally compliant or sound, having regard to the test(s) you have identified above where this relates to soundness. (NB Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination) You will need to say why this modification will make the Joint Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

1. Amend the opening line of Policy AO10 to “The Local Planning Authority ~~Councils~~-will:”
2. Amend criteria d) and e) as follows:
 - d. Encourage and support innovative approaches to sustainable design that, where appropriate, have regard to historic assets;
 - e. Having regard to historic and natural environment, require proactive approaches and identify opportunities to deliver decentralised energy systems powered by a renewable or low carbon source and associated infrastructure, including community-led initiatives.

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Section 7: Participation at the Examination

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? (please select one answer with a tick)	
Yes, I wish to participate at the oral examination	
No, I do not wish to participate at the oral examination	X
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Section 8: Being Kept Informed

Would you like to be kept informed of the progress of the Babergh and Mid Suffolk Joint Local Plan through to adoption? (please select one answer with a tick)	
Yes, I want to be kept informed	X
No, I do not want to be kept informed	

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Section 9: Signature & Date of Representation

Please sign and date below:

Signature:	
Date:	

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However, if you are submitting representations as an individual, the Council will process your personal data in accordance with the Data Protection Act 2018 and this means that if you request confidentiality, your personal information will not be disclosed to third parties.

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Babergh and Mid Suffolk District Councils

Strategic Planning Policy Team, Endeavour House, 8 Russell Road, Ipswich IP1 2BX

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Please supply the details below of any agent you have working on your behalf.

Agent name:	
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Telephone number:	
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Part B

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Section 3: Section of Joint Local Plan

Name or Organisation:	Places4People Planning Consultancy
Client: (if relevant)	Suffolk Preservation Society
To which part of the Joint Local Plan does this representation relate?	
Section and Paragraph:	09 – Spatial Distribution
Policy:	SP04 – Housing Spatial Distribution
Policies Map:	

Section 4: Legal Compliance & Duty to Cooperate

Do you consider the Joint Local Plan is: (tick as appropriate)			
		Yes (Support)	No (Object)
4. Legally and procedurally compliant:			
5. Sound:	(e) Positively prepared		
	(f) Justified		X
	(g) Effective		
	(h) Consistent with national policy		
6. In Compliance with the Duty to Cooperate			

Section 5: Details of Representation

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It is noted that Policy SP04 makes provision for 9,611 new homes in Babergh and 12,616 new homes in Mid Suffolk between 2018 and 2037. For Babergh, this is a 21.5% increase in the housing needs identified in Policy SP01 and for Mid Suffolk a 24.1% increase in Mid Suffolk.

Paragraph 06.07 states that a buffer of “approximately 20% in the supply of new land is made in the Plan. While, for Babergh, 21% could be interpreted as being “approximately 20%”, a 24% increase in Mid Suffolk is not justified and the Society seeks a review of this to reduce provision by 4% to a more acceptable buffer. This would equate to a reduction of approximately 400 dwellings.

The Local Plan does not make it clear what proportion of the new homes requirement (2018-2037) in Policy SP04 have subsequently been granted planning permission after 1 April 2018. It is noted that a number of the sites “allocated” in the Place Maps and Policies section of the Plan do indeed have planning permission and therefore cannot be de-allocated. The identification of these subsequent approvals would help to identify whether the new allocations actually conform with the spatial distribution set out in Policy SP04.

It is noted that, in Table 04 for the Babergh Neighbourhood Areas, the figure for Hartest included 12 outstanding planning permissions as of 1 April 2018. This figure, taken from pages 361 and 362 of the SHEELA (October 2020) is incorrect as it includes a planning permission for 6 dwellings in Lawshall Road, Hartest that was subsequently quashed at the High Court and the re-considered application has since been refused by the District Council. As such, the requirement should be reduced by 6 dwellings because of this error.

Paragraph 09.03 acknowledges the preparation of Neighbourhood Plans across the districts and that Table 04 sets out the minimum housing requirement for the Neighbourhood Areas. While this is helpful for those Neighbourhood Areas listed, it does not help those parishes with very recently designated Neighbourhood Areas or those that are likely to come forward during the lifetime of the Plan. In order to provide certainty, Table 04 should make provision for minimum housing requirements for all parishes. Alternatively, Policy SP04 should set out the mechanism for calculating for calculating housing needs for future Neighbourhood Area designations.

Section 6: Proposed Modifications to the Joint Local Plan

Please set out what modification(s) you consider necessary to make the Joint Local Plan legally compliant or sound, having regard to the test(s) you have identified above where this relates to soundness. (NB Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination) You will need to say why this modification will make the Joint Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

1. The housing requirement for Mid Suffolk, in Policy SP-04, should be reduced by approximately 4% in order that the policy is consistent with Paragraph 06.07.
2. Policy SP04, or supporting paragraphs, should be amended to identify the net additional dwellings permitted in each district between 1 April 2018 and, say, 31 October 2020. This will help to clarify exactly how many new sites are required to be identified either in the Local Plan or Neighbourhood Plans.
3. The Neighbourhood Plan housing requirement for Hartest should be reduced to 6 dwellings to reflect that a planning permission counted at 1 April 2018 was subsequently quashed by the High Court and the application was subsequently refused.
4. Table 04 of the Plan should make provision for minimum housing requirements for all parishes. Alternatively, Policy SP04 should set out the mechanism for calculating for calculating housing needs for future Neighbourhood Area designations.

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Section 7: Participation at the Examination

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? (please select one answer with a tick)

Yes, I wish to participate at the oral examination

No, I do not wish to participate at the oral examination

X

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

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Section 8: Being Kept Informed

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Yes, I want to be kept informed	X
No, I do not want to be kept informed	

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Please sign and date below:	
Signature:	
Date:	

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Part A

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First Name:	
Last Name:	
Job Title (where relevant):	
Organisation (where relevant):	Suffolk Preservation Society

Address:	
Postcode:	
Telephone:	
Email:	

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Telephone number:	
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Section 3: Section of Joint Local Plan

Name or Organisation:	Places4People Planning Consultancy
Client: (if relevant)	Suffolk Preservation Society
To which part of the Joint Local Plan does this representation relate?	
Section and Paragraph:	08 – Settlement Hierarchy

Policy:	SP03 – Settlement Hierarchy
Policies Map:	

Section 4: Legal Compliance & Duty to Cooperate

Do you consider the Joint Local Plan is: (tick as appropriate)		
	Yes (Support)	No (Object)
7. Legally and procedurally compliant:		
8. Sound:	(i) Positively prepared	
	(j) Justified	X
	(k) Effective	
	(l) Consistent with national policy	
9. In Compliance with the Duty to Cooperate		

Section 5: Details of Representation

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<p>Suffolk Preservation Society notes that the level of existing services and facilities in settlements has influenced the proposed settlement hierarchy but there is no reference in the supporting text or the Sustainability Appraisal to consideration of the capacity of the landscape and historic environment to accept growth. Paragraphs 15.29 to 15.31 of the Plan note the “considerable wealth of historic settlements and buildings” across the two districts. Further growth in settlements based purely on the current availability of services and the availability of suitable sites risks having a fundamental impact on the historic and natural environment.</p> <p>Part 1 of the Policy states that “in all cases the scale and location of development will depend upon the role of settlements within the settlement hierarchy”. However, this is not the case as</p>

many settlements designated as Hamlets, including those Neighbourhood Areas identified in Table 04 of the Local Plan, are receiving more housing growth than higher order settlements.

Part 2 of the Policy refers to Ipswich Fringe Settlements. However, it is clear from Table 2 that the settlements that form the Ipswich Fringe are also defined within the other settlement categories. This does not provide the certainty expected of local plans and leaves those areas confused as to the role they play in the planning strategy of the districts. The Local Plan should provide greater clarification of the extent of the Ipswich Fringe.

Part 3 of the Policy refers to how development outside the defined settlement boundaries will be considered. However, the wording in the Policy is not clear as it states “Outside of the defined boundaries in isolated locations development will only be permitted in exceptional circumstances.” The policy is not clearly worded as it is not clear whether it applies to isolated locations outside settlement boundaries or where settlement boundaries are in isolated locations. Whatever is meant by the Policy wording, it is essential that the countryside outside the settlement boundaries is protected from inappropriate development, especially given that the Policy states that the settlement boundaries define “the extent of land required to meet the development needs of the Plan.”

Part 4 a) of the Policy refers to demonstrating “high quality design by having regard to the relevant policies of the Plan.” The District Councils are reminded that many of the made Neighbourhood Plans contain design policies informed by design guides prepared for those Plans. This locally distinct guidance should not be lost with the preparation of the Joint Local Plan and reference should be made in this Policy to those Neighbourhood Plan policies.

Part 4 d) states that “the cumulative impact of proposals will be a material consideration.” Not only does this criterion not make sense in the context of the opening of part 4, but it is not clear as to how cumulative impact will be assessed and what would constitute unacceptable cumulative impact.

(Continue on a separate sheet if necessary. Please remember to include on any separate sheets the name/organisation and details of which section, paragraph, policy or element of the policies map your representation relates)

Section 6: Proposed Modifications to the Joint Local Plan

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1. The Local Plan should demonstrate, through published evidence, that the settlements identified for growth have the landscape capacity to deliver such growth and that historic assets,

including conservation areas, will not be significantly harmed by the strategy for growth.

2. Part 2 of Policy SP03 and the Policies Map should identify the extent of the Ipswich Fringe, having regard to the need to ensure that the growth of Ipswich does not lead to coalescence with the surrounding villages. Table 03 should be amended to classify the Ipswich Fringe separately from the relevant core and hinterland villages, in the same way that Hamlets within larger parishes are separated.

3. The last sentence of Policy SP03 3) should be amended as follows: Outside of the defined boundaries ~~in isolated locations~~ development will only be permitted in exceptional circumstances where the development cannot be accommodated within the settlement boundary and where a local need for the development can be demonstrated.

4. Part 4 a) of the Policy should be amended as follows: a) Design is sympathetic to its surrounding and demonstrates high-quality design by having regard to the relevant policies of the Plan and design policies and guidance in neighbourhood plans;

5. Part 4 d) of the Policy should be amended as follows: d) The cumulative impact of proposals on the historic and natural environment, essential infrastructure and highways is acceptable. ~~will be a material consideration~~

(Continue on a separate sheet if necessary. Please remember to include on any separate sheets the name/organisation and details of which section, paragraph, policy or element of the policies map your representation relates)

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Yes, I wish to participate at the oral examination	
No, I do not wish to participate at the oral examination	X
If you wish to participate at the oral part of the examination, please outline why you consider this	

to be necessary:

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Section 3: Section of Joint Local Plan

Name or Organisation:	Places4People Planning Consultancy
Client: (if relevant)	Suffolk Preservation Society
To which part of the Joint Local Plan does this representation relate?	

Section and Paragraph:	16 – Local Policies – Healthy Communities and Infrastructure
Policy:	Policy LP30 – Designated Open Spaces
Policies Map:	

Section 4: Legal Compliance & Duty to Cooperate

Do you consider the Joint Local Plan is: (tick as appropriate)		
	Yes (Support)	No (Object)
10. Legally and procedurally compliant:		
11. Sound:	(m) Positively prepared	
	(n) Justified	X
	(o) Effective	
	(p) Consistent with national policy	
12. In Compliance with the Duty to Cooperate		

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1 SPS welcomes the statement in para 16.1 that open spaces can play an historical and environmental role as well as being public amenity spaces. However the policy maps show that the open spaces which have been designated, and therefore are afforded a degree of protection by LP28, are restricted to sports areas and allotments. In recognition of the statement about the historic and environmental importance, visually important open spaces should also be identified, and other spaces identified in the 2019 Open Space Assessment should be carried forward onto the policy maps.

Neighbourhood Plans have identified Local Green Spaces that meet the NPPF definition and these

should be carried forward into the Local Plan. Even if this were implemented, there will remain important green spaces throughout extensive areas of the districts, where Neighbourhood Plans are not in place, being unprotected. The NPPF at para 99 is clear that local plans are also a mechanism to identify and protect green areas of particular importance and we urge that this piece of work is undertaken by the district authority where Neighbourhood Plans are not underway.

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Policy LP30 and the Policies Map should be amended to include visually important open spaces, and other spaces identified in the 2019 Open Space Assessment as well as Local Green Spaces in post examination or adopted Neighbourhood Plans.

The Local Plan should also seek to designate Local Green Spaces that meet the NPPF criteria in settlements without completed neighbourhood plans.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not be a subsequent opportunity to make further representations based on the original representation at publication stage.

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Would you like to be kept informed of the progress of the Babergh and Mid Suffolk Joint Local Plan through to adoption? (please select one answer with a tick)	
Yes, I want to be kept informed	X
No, I do not want to be kept informed	

Please note that if you do not wish to be kept informed of the progress of the Babergh and Mid Suffolk Joint Local Plan through to adoption, you will not receive any subsequent updates relating to the Local Plan examination etc.

Section 9: Signature & Date of Representation

Please sign and date below:	
Signature:	
Date:	

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Please explain below, why you have made this request:

Babergh and Mid Suffolk District Councils

Strategic Planning Policy Team, Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Planning Policy Team | 0300 1234 000 option 5 then 4 |

localplan@babergmidsuffolk.gov.uk



Babergh Mid Suffolk Joint Local Plan 2018-2037

Pre-Submission Regulation 19

Paper Representations Form

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Regulation 19 - Town and Country Planning (Local Planning) (England) Regulations 2012

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Please note each representation must be signed and dated.

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Part A

Section 1: Personal Details

Title:	
First Name:	
Last Name:	
Job Title (where relevant):	
Organisation (where relevant):	Suffolk Preservation Society

Address:	
Postcode:	
Telephone:	
Email:	

Section 2: Agent Details (if applicable)

Please supply the details below of any agent you have working on your behalf.

Agent name:	
Address:	
Postcode:	
Telephone number:	
Email:	

Part B

Please fill in a separate form for each representation

The Joint Local Plan will be examined by an independent inspector in order to assess whether the plan has been prepared in accordance with the legal and procedural requirements, and whether it is sound.

Section 3: Section of Joint Local Plan

Name or Organisation:	Places4People Planning Consultancy
Client: (if relevant)	Suffolk Preservation Society
To which part of the Joint Local Plan does this representation relate?	
Section and Paragraph:	15 – Local Policies - Environment

Policy:	Policy LP26 – Design and Residential Amenity
Policies Map:	

Section 4: Legal Compliance & Duty to Cooperate

Do you consider the Joint Local Plan is: (tick as appropriate)		
	Yes (Support)	No (Object)
13. Legally and procedurally compliant:		
14. Sound:	(q) Positively prepared	
	(r) Justified	X
	(s) Effective	
	(t) Consistent with national policy	
15. In Compliance with the Duty to Cooperate		

Section 5: Details of Representation

<p>If you wish to support or object to the legal compliance or soundness of the Joint Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible, and provide a 100 word summary of each point.</p>
<p>1. Suffolk Preservation Society welcomes the policy’s focus on new development responding to the local context. In light of the recommendations from the government’s Building Better, Building Beauty commission (July 2019), SPS considers that this policy should go further to achieve high quality design by positively encouraging the use of Design Codes and guides and engagement between developers and the Suffolk Design Review Panel. A number of adopted and emerging neighbourhood plans across the district have prepared Design Codes and the policy should celebrate this work and ensure that this evidence is used in determining planning applications.</p>

Section 6: Proposed Modifications to the Joint Local Plan

Please set out what modification(s) you consider necessary to make the Joint Local Plan legally compliant or sound, having regard to the test(s) you have identified above where this relates to soundness. (NB Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination) You will need to say why this modification will make the Joint Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Policy LP26 should be amended to refer to the existence of Design Codes that have been produced in conjunction with adopted neighbourhood plans.

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If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? (please select one answer with a tick)

Yes, I wish to participate at the oral examination

No, I do not wish to participate at the oral examination

X

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Yes, I want to be kept informed	X
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Please sign and date below:	
Signature:	
Date:	

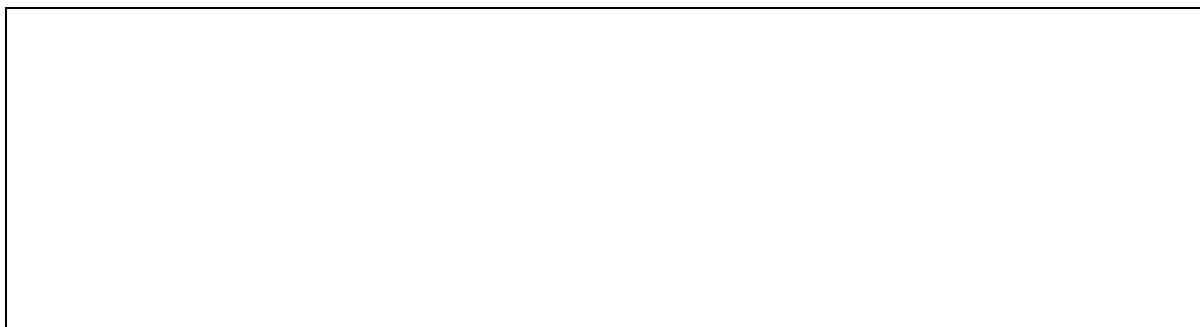
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Babergh Mid Suffolk Joint Local Plan 2018-2037

Pre-Submission Regulation 19

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Part A

Section 1: Personal Details

Title:	
First Name:	
Last Name:	
Job Title (where relevant):	
Organisation (where relevant):	Suffolk Preservation Society
Address:	
Postcode:	
Telephone:	
Email:	

Section 2: Agent Details (if applicable)

Please supply the details below of any agent you have working on your behalf.

Agent name:	
Address:	
Postcode:	
Telephone number:	
Email:	

Part B

Please fill in a separate form for each representation

The Joint Local Plan will be examined by an independent inspector in order to assess whether the plan has been prepared in accordance with the legal and procedural requirements, and whether it is sound.

Section 3: Section of Joint Local Plan

Name or Organisation:	Places4People Planning Consultancy
Client: (if relevant)	Suffolk Preservation Society
To which part of the Joint Local Plan does this representation relate?	
Section and Paragraph:	15 – Local Policies - Environment
Policy:	Policy LP21 – The Historic Environment
Policies Map:	

Section 4: Legal Compliance & Duty to Cooperate

Do you consider the Joint Local Plan is: (tick as appropriate)

		Yes (Support)	No (Object)
16. Legally and procedurally compliant:			
17. Sound:	(u) Positively prepared		
	(v) Justified		X
	(w) Effective		
	(x) Consistent with national policy		
18. In Compliance with the Duty to Cooperate			

Section 5: Details of Representation

If you wish to support or object to the legal compliance or soundness of the Joint Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible, and provide a 100 word summary of each point.

1. Suffolk Preservation Society supports the inclusion of a policy protecting the historic environment. However, the attention given to the historic environment is generally weak given the wealth of historic heritage assets across both districts.
2. The policy is generally very difficult to understand and might be better if it were re-ordered. It fails to recognise the existence of conservation areas. In fact, only Policy LP (Energy Sources, Storage and Distribution) makes any reference to conservation areas. The Society considers this to be a serious omission.
3. The policy also misses the opportunity to identify non-designated heritage assets. Neighbourhood Plans across both districts have taken the opportunity to identify the latter but there is no mention of their designation in the Policy.

Section 6: Proposed Modifications to the Joint Local Plan

Please set out what modification(s) you consider necessary to make the Joint Local Plan legally compliant or sound, having regard to the test(s) you have identified above where this relates to

soundness. (NB Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination) You will need to say why this modification will make the Joint Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Policy LP21 should be amended to refer to development in conservation areas and the identification of non-designated heritage assets in neighbourhood plans.

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Yes, I wish to participate at the oral examination

No, I do not wish to participate at the oral examination

X

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Section 8: Being Kept Informed

Would you like to be kept informed of the progress of the Babergh and Mid Suffolk Joint Local Plan through to adoption? (please select one answer with a tick)	
Yes, I want to be kept informed	X
No, I do not want to be kept informed	

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Section 9: Signature & Date of Representation

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Signature:	
Date:	

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Babergh Mid Suffolk Joint Local Plan 2018-2037

Pre-Submission Regulation 19

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Part A

Section 1: Personal Details

Title:	
First Name:	
Last Name:	
Job Title (where relevant):	
Organisation (where relevant):	Suffolk Preservation Society
Address:	
Postcode:	
Telephone:	
Email:	

Section 2: Agent Details (if applicable)

Please supply the details below of any agent you have working on your behalf.

Agent name:	
--------------------	--

Address:	
Postcode:	
Telephone number:	
Email:	

Part B

Please fill in a separate form for each representation

The Joint Local Plan will be examined by an independent inspector in order to assess whether the plan has been prepared in accordance with the legal and procedural requirements, and whether it is sound.

Section 3: Section of Joint Local Plan

Name or Organisation:	Places4People Planning Consultancy
Client: (if relevant)	Suffolk Preservation Society
To which part of the Joint Local Plan does this representation relate?	
Section and Paragraph:	15 – Local Policies - Environment
Policy:	Policy LP19 - Landscape
Policies Map:	

Section 4: Legal Compliance & Duty to Cooperate

Do you consider the Joint Local Plan is: (tick as appropriate)		
	Yes (Support)	No (Object)
19. Legally and procedurally compliant:		
	(y) Positively prepared	

20. Sound:			
	(z) Justified		X
	(aa)Effective		
	(bb) Consistent with national policy		
21. In Compliance with the Duty to Cooperate			

Section 5: Details of Representation

If you wish to support or object to the legal compliance or soundness of the Joint Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible, and provide a 100 word summary of each point.

1. Suffolk Preservation Society supports the principle of a policy protecting and enhancing the landscape. It is noted that the Policy has been rewritten from that in the Preferred Options Plan (Policy LP18) July 2019. However, there remain elements of the Policy that are not clear.
2. In criterion b) it is suggested that “Proposals must” is deleted as it repeats the requirements of the opening sentence of the Policy. The final part of the criterion does not make sense and should, perhaps, be at the beginning of the criterion?
3. In part 2 of the Policy there is a requirement, where necessary for either a Landscape and Visual Impact Assessment (LVIA) or Landscape Appraisal to be prepared. It is considered that the Policy should set out which is required as it is not clear in the supporting text, where there is no reference to Landscape Appraisal.

Section 6: Proposed Modifications to the Joint Local Plan

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Amend Policy LP19 b) as follows:

b. Proposals must through siting, design, lighting, use of materials and colour, along with the associated mitigation measures, be sensitive to their landscape and visual amenity impacts (including on dark skies and tranquil areas);

Clarify the requirements of whether a Landscape and Visual Impact Assessment (LVIA) or Landscape Appraisal is required.

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X

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Part A

Section 1: Personal Details

Title:	
First Name:	
Last Name:	
Job Title (where relevant):	
Organisation (where relevant):	Suffolk Preservation Society
Address:	
Postcode:	
Telephone:	
Email:	

Section 2: Agent Details (if applicable)

Please supply the details below of any agent you have working on your behalf.

Agent name:	
Address:	
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Part B

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Section 3: Section of Joint Local Plan

Name or Organisation:	Places4People Planning Consultancy
Client: (if relevant)	Suffolk Preservation Society
To which part of the Joint Local Plan does this representation relate?	
Section and Paragraph:	Mid Suffolk Place Maps and Policies
Policy:	LS01 – 60. Metfield
Policies Map:	

Section 4: Legal Compliance & Duty to Cooperate

Do you consider the Joint Local Plan is: (tick as appropriate)		
	Yes (Support)	No (Object)
22. Legally and procedurally compliant:		

23. Sound:	(cc) Positively prepared		
	(dd) Justified		X
	(ee) Effective		
	(ff) Consistent with national policy		
24. In Compliance with the Duty to Cooperate			

Section 5: Details of Representation

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Suffolk Preservation Society objects to the allocation of this sites for 25 dwellings. Development on this site will harm the rural setting of the conservation area and the setting of the listed cottage to the south of the site.

Section 6: Proposed Modifications to the Joint Local Plan

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We consider that this site should be removed from the local plan.

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Yes, I wish to participate at the oral examination	
No, I do not wish to participate at the oral examination	X
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Part A

Section 1: Personal Details

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First Name:	
Last Name:	
Job Title (where relevant):	
Organisation (where relevant):	Suffolk Preservation Society
Address:	
Postcode:	
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Email:	

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Please supply the details below of any agent you have working on your behalf.

Agent name:	
Address:	
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Telephone number:	
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Part B

Please fill in a separate form for each representation

The Joint Local Plan will be examined by an independent inspector in order to assess whether the plan has been prepared in accordance with the legal and procedural requirements, and whether it is sound.

Section 3: Section of Joint Local Plan

Name or Organisation:	Places4People Planning Consultancy
Client: (if relevant)	Suffolk Preservation Society
To which part of the Joint Local Plan does this representation relate?	
Section and Paragraph:	13 – Local Policies - Housing
Policy:	LP06 - Mix and type of composition
Policies Map:	

Section 4: Legal Compliance & Duty to Cooperate

Do you consider the Joint Local Plan is: (tick as appropriate)		
	Yes (Support)	No (Object)
25. Legally and procedurally compliant:		
26. Sound:	(gg) Positively prepared	
	(hh) Justified	X
	(ii) Effective	
	(jj) Consistent with national policy	
27. In Compliance with the Duty to Cooperate		

Section 5: Details of Representation

If you wish to support or object to the legal compliance or soundness of the Joint Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please

be as precise as possible, and provide a 100 word summary of each point.

1. The addition of this Policy is welcomed. However, there does appear to be an element of repetition in the requirement to accommodate 35% affordable housing, which is also set out in Policy SP02. This requirement should therefore be deleted from Policy LP06.

Section 6: Proposed Modifications to the Joint Local Plan

Please set out what modification(s) you consider necessary to make the Joint Local Plan legally compliant or sound, having regard to the test(s) you have identified above where this relates to soundness. (NB Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination) You will need to say why this modification will make the Joint Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Delete criterion a) from Policy LP06 in order to avoid repetition with Strategic Policy SP02 – Affordable Housing.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not be a subsequent opportunity to make further representations based on the original representation at publication stage.

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Section 7: Participation at the Examination

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? (please select one answer with a tick)

Yes, I wish to participate at the oral examination

No, I do not wish to participate at the oral examination

X

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

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Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Section 8: Being Kept Informed

Would you like to be kept informed of the progress of the Babergh and Mid Suffolk Joint Local Plan through to adoption? (please select one answer with a tick)	
Yes, I want to be kept informed	X
No, I do not want to be kept informed	

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Section 9: Signature & Date of Representation

Please sign and date below:	
Signature:	
Date:	

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Please explain below, why you have made this request:

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Strategic Planning Policy Team, Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Planning Policy Team | 0300 1234 000 option 5 then 4 |

localplan@babergmidsuffolk.gov.uk



Babergh Mid Suffolk Joint Local Plan 2018-2037

Pre-Submission Regulation 19

Paper Representations Form

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Please note each representation must be signed and dated.

All comments received will be made publicly available and may be identifiable by name / organisation. All other personal information provided will be protected in accordance with the Data Protection Act 2018.

Part A

Section 1: Personal Details

Title:	
First Name:	
Last Name:	
Job Title (where relevant):	
Organisation (where relevant):	Suffolk Preservation Society

Address:	
Postcode:	
Telephone:	
Email:	

Section 2: Agent Details (if applicable)

Please supply the details below of any agent you have working on your behalf.

Agent name:	
Address:	
Postcode:	
Telephone number:	
Email:	

Part B

Please fill in a separate form for each representation

The Joint Local Plan will be examined by an independent inspector in order to assess whether the plan has been prepared in accordance with the legal and procedural requirements, and whether it is sound.

Section 3: Section of Joint Local Plan

Name or Organisation:	Places4People Planning Consultancy
Client: (if relevant)	Suffolk Preservation Society
To which part of the Joint Local Plan does this representation relate?	
Section and Paragraph:	13 – Local Policies - Housing

Policy:	LP01 - Windfall development in hamlets and dwellings clusters
Policies Map:	

Section 4: Legal Compliance & Duty to Cooperate

Do you consider the Joint Local Plan is: (tick as appropriate)		
	Yes (Support)	No (Object)
28. Legally and procedurally compliant:		
29. Sound:	(kk) Positively prepared	
	(ll) Justified	X
	(mm) Effective	
	(nn) Consistent with national policy	
30. In Compliance with the Duty to Cooperate		

Section 5: Details of Representation

If you wish to support or object to the legal compliance or soundness of the Joint Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible, and provide a 100 word summary of each point.

1. The wording of Policy LP01 is inconsistent with that of Policy SP03 with reference to Hamlet Villages. The references in Policy LP01 should be amended to “Hamlet Villages” and not just hamlets. The Policy title should also be amended to “dwelling” clusters rather than “dwellings” to be consistent with the content of the policy itself.

2. The footnote defines the meaning of “dwellings clusters”. It defines a dwelling cluster of “at least 10 dwellings....with no settlement boundary” but then goes on to state that, “for the avoidance of doubt small clusters are referred to as hamlets”. This suggests that clusters are larger than hamlet villages and, if this is the case, they should have settlement boundaries defined in the same way as hamlet villages have in the Place Maps and Policies section.

3. The development criteria apply to windfall proposals within hamlets, which it is noted also have settlement boundaries defined in the Place Maps and Policies section, suggest that development “may be acceptable” whereas the strategic policy that sets out development considerations within settlement boundaries (Policy SP03) states that development “will be permitted”. Suffolk Preservation Society would suggest that the reference to hamlets in Policy LP01 is a mistake and that the policy should only apply to a dwelling cluster with a nucleus of at least 10 dwellings, as defined in the footnote of the Policy. However, to avoid further confusion, the reference to “small clusters” in the footnote should be deleted.

4. The opening sentence of the policy states that all the criteria [being] applied. Apart from the obvious grammatical error in the sentence, it is impossible for all development proposals across the Local Plan area to implement criterion d) concerning the AONB. Criteria a) and d) appear to repeat themselves. While the reference to the impact on the AONB is welcomed, the policy does not make any reference for proposals to have regard to the potential impact on the historic environment.

Section 6: Proposed Modifications to the Joint Local Plan

Please set out what modification(s) you consider necessary to make the Joint Local Plan legally compliant or sound, having regard to the test(s) you have identified above where this relates to soundness. (NB Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination) You will need to say why this modification will make the Joint Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

1. The intent of Policy LP01 should be revisited and it is suggested that all reference to hamlets should be deleted.

Policy LP01 – Windfall development in ~~hamlets and~~ dwellings clusters

1. Proposals for windfall development within dwelling clusters²² ~~and/or a defined hamlet~~ may be acceptable, subject to all the following criteria ~~applied as appropriate to the proposal~~:

a) It would not be detrimental to the character and appearance of the ~~dwelling cluster settlement~~, landscape (including the AONB), residential amenity or any heritage, environmental or community assets.

b) It would not result in consolidating sporadic or ribbon development or result in loss of gaps between settlements resulting in coalescence. The cumulative impact of the proposal on the location, context and infrastructure is considered acceptable.

c) The scale of development is infill only for a single dwelling and or pair of semi detached dwellings.

d) Special regard shall be given to development proposals preserving and enhancing the AONB and to protecting and enhancing biodiversity and geodiversity affected by the proposal.

e) All new development will be expected to minimise dependence on fossil fuels and make the fullest contribution to the mitigation of climate change through implementation of

sustainable construction practices and renewable energy technologies.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not be a subsequent opportunity to make further representations based on the original representation at publication stage.

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Section 7: Participation at the Examination

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? (please select one answer with a tick)	
Yes, I wish to participate at the oral examination	
No, I do not wish to participate at the oral examination	X
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	

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Section 8: Being Kept Informed

Would you like to be kept informed of the progress of the Babergh and Mid Suffolk Joint Local Plan through to adoption? (please select one answer with a tick)	
Yes, I want to be kept informed	X

No, I do not want to be kept informed	
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Please note that if you do not wish to be kept informed of the progress of the Babergh and Mid Suffolk Joint Local Plan through to adoption, you will not receive any subsequent updates relating to the Local Plan examination etc.

Section 9: Signature & Date of Representation

Please sign and date below:	
Signature:	
Date:	

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Please explain below, why you have made this request:	

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Planning Policy Team | 0300 1234 000 option 5 then 4 |

localplan@babermidsuffolk.gov.uk



Babergh Mid Suffolk Joint Local Plan 2018-2037

Pre-Submission Regulation 19

Paper Representations Form

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Part A

Section 1: Personal Details

Title:	
First Name:	
Last Name:	
Job Title (where relevant):	
Organisation (where relevant):	Suffolk Preservation Society
Address:	
Postcode:	
Telephone:	
Email:	

Section 2: Agent Details (if applicable)

Please supply the details below of any agent you have working on your behalf.

Agent name:	
Address:	

Postcode:	
Telephone number:	
Email:	

Part B

Please fill in a separate form for each representation

The Joint Local Plan will be examined by an independent inspector in order to assess whether the plan has been prepared in accordance with the legal and procedural requirements, and whether it is sound.

Section 3: Section of Joint Local Plan

Name or Organisation:	Places4People Planning Consultancy
Client: (if relevant)	Suffolk Preservation Society
To which part of the Joint Local Plan does this representation relate?	
Section and Paragraph:	Babergh Place Maps and Policies
Policy:	LA012 – Allocation: Land north of Burstall Lane and west of B1113, Sproughton
Policies Map:	

Section 4: Legal Compliance & Duty to Cooperate

Do you consider the Joint Local Plan is: (tick as appropriate)		
	Yes (Support)	No (Object)
31. Legally and procedurally compliant:		
32. Sound:	(oo) Positively prepared	
	(pp) Justified	X
	(qq) Effective	

	(rr) Consistent with national policy		
33. In Compliance with the Duty to Cooperate			

Section 5: Details of Representation

If you wish to support or object to the legal compliance or soundness of the Joint Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible, and provide a 100 word summary of each point.

Suffolk Preservation Society acknowledges that the District Council Planning Committee has resolved to approve an application for this development. However, the Society maintains its objections on the grounds of its disproportionate scale which fails to reflect the special character and morphology of the village and its rural landscape setting.

Section 6: Proposed Modifications to the Joint Local Plan

Please set out what modification(s) you consider necessary to make the Joint Local Plan legally compliant or sound, having regard to the test(s) you have identified above where this relates to soundness. (NB Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination) You will need to say why this modification will make the Joint Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Should the planning permission not be issued, the Society considers that the site should be deleted from the Local Plan due to its disproportionate scale which fails to reflect the special character and morphology of the village and its rural landscape setting.

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No, I do not wish to participate at the oral examination	X
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Section 8: Being Kept Informed

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Yes, I want to be kept informed	X
No, I do not want to be kept informed	

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Section 9: Signature & Date of Representation

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Date:	

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Part A

Section 1: Personal Details

Title:	
---------------	--

First Name:	
Last Name:	
Job Title (where relevant):	
Organisation (where relevant):	Suffolk Preservation Society
Address:	
Postcode:	
Telephone:	
Email:	

Section 2: Agent Details (if applicable)

Please supply the details below of any agent you have working on your behalf.

Agent name:	
Address:	
Postcode:	
Telephone number:	
Email:	

Part B

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Section 3: Section of Joint Local Plan

Name or Organisation:	Places4People Planning Consultancy
Client: (if relevant)	Suffolk Preservation Society
To which part of the Joint Local Plan does this representation relate?	
Section and Paragraph:	Babergh Place Maps and Policies
Policy:	Policy LA009 – Allocation: Land south west of London Road, Copdock and Washbrook
Policies Map:	

Section 4: Legal Compliance & Duty to Cooperate

Do you consider the Joint Local Plan is: (tick as appropriate)		
	Yes (Support)	No (Object)
34. Legally and procedurally compliant:		
35. Sound:	(ss) Positively prepared	
	(tt) Justified	X
	(uu) Effective	
	(vv) Consistent with national policy	
36. In Compliance with the Duty to Cooperate		

Section 5: Details of Representation

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be as precise as possible, and provide a 100 word summary of each point.

This is a major site immediately adjacent to 3 grade II listed buildings. In order to limit the impact on the setting of the listed building we would urge that buffer areas are included in the site layout in addition to appropriate landscaping and planting.

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Amend Policy LA009 to require development buffers in to minimise detrimental impact on the setting of listed buildings.

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No, I do not wish to participate at the oral examination

X

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Date:	

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Part A

Section 1: Personal Details

Title:	
First Name:	
Last Name:	
Job Title (where relevant):	
Organisation (where relevant):	Suffolk Preservation Society
Address:	
Postcode:	
Telephone:	

Email:	
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Section 2: Agent Details (if applicable)

Please supply the details below of any agent you have working on your behalf.

Agent name:	
Address:	
Postcode:	
Telephone number:	
Email:	

Part B

Please fill in a separate form for each representation

The Joint Local Plan will be examined by an independent inspector in order to assess whether the plan has been prepared in accordance with the legal and procedural requirements, and whether it is sound.

Section 3: Section of Joint Local Plan

Name or Organisation:	Places4People Planning Consultancy
Client: (if relevant)	Suffolk Preservation Society
To which part of the Joint Local Plan does this representation relate?	
Section and Paragraph:	Babergh Place Maps and Policies
Policy:	LA116 – Allocation: Land east of Loraine Way, Sproughton
Policies Map:	

Section 4: Legal Compliance & Duty to Cooperate

Do you consider the Joint Local Plan is: (tick as appropriate)		
	Yes (Support)	No (Object)
37. Legally and procedurally compliant:		
38. Sound:	(ww) Positively prepared	
	(xx) Justified	X
	(yy) Effective	
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Section 5: Details of Representation

If you wish to support or object to the legal compliance or soundness of the Joint Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible, and provide a 100 word summary of each point.

A Full Planning Application for residential development of 49 dwellings with new vehicular access from Bramford Road (B1113), associated parking, landscaping and open space was refused by Babergh District Council for the following reason:
 “The proposed development is considered to lead to a medium level of less than substantial harm to the settings of the Grade II listed buildings of Sproughton Hall, Root Barn and Tithe Barn and the Grade II* listed All Saints Church in Sproughton, and is not considered to respect the features that contribute positively to the setting and significance of these listed buildings, conflicting with Babergh Local Plan (2006) policy CN06, not respecting these heritage assets, the heritage characteristics of the village or historic views of heritage assets contrary to Babergh Core Strategy and Policies (2014) policies CS11 and CS15. Further to this, the public benefits of the scheme, chiefly the market housing, affordable housing, and net gains for biodiversity on the site, are not considered to outweigh this harm, making the proposal contrary to the heritage policies of the NPPF. The development conflicts with the development plan when taken as a whole and there are no material considerations which indicate that a decision should be taken other than in accordance with the development plan.”
 Given the reasons for refusal, the site should be deleted from the Local Plan.

Section 6: Proposed Modifications to the Joint Local Plan

Please set out what modification(s) you consider necessary to make the Joint Local Plan legally compliant or sound, having regard to the test(s) you have identified above where this relates to soundness. (NB Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination) You will need to say why this modification will make the Joint Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The allocation should be deleted from the Plan due to the detrimental impact that the allocation would have on the setting and significance of heritage assets.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not be a subsequent opportunity to make further representations based on the original representation at publication stage.

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Section 7: Participation at the Examination

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? (please select one answer with a tick)

Yes, I wish to participate at the oral examination

No, I do not wish to participate at the oral examination

X

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Section 8: Being Kept Informed

Would you like to be kept informed of the progress of the Babergh and Mid Suffolk Joint Local Plan through to adoption? (please select one answer with a tick)	
Yes, I want to be kept informed	X
No, I do not want to be kept informed	

Please note that if you do not wish to be kept informed of the progress of the Babergh and Mid Suffolk Joint Local Plan through to adoption, you will not receive any subsequent updates relating to the Local Plan examination etc.

Section 9: Signature & Date of Representation

Please sign and date below:	
Signature:	
Date:	

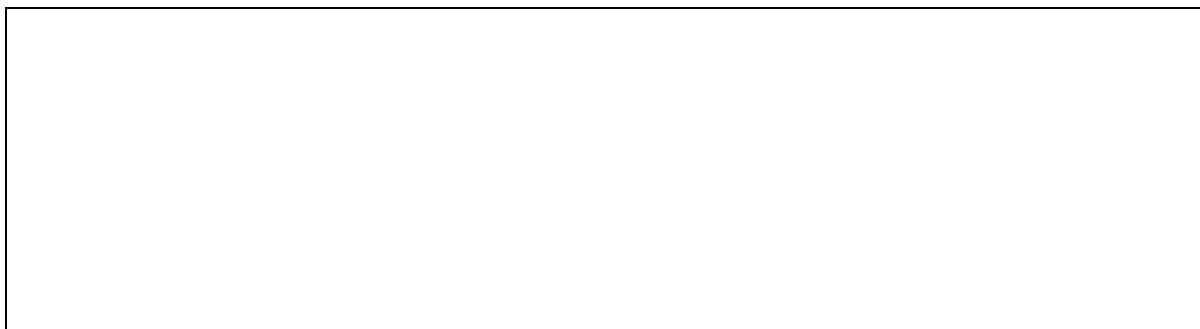
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Planning Policy Team | 0300 1234 000 option 5 then 4 |

localplan@baberghmidsuffolk.gov.uk



Babergh Mid Suffolk Joint Local Plan 2018-2037

Pre-Submission Regulation 19

Paper Representations Form

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Regulation 19 - Town and Country Planning (Local Planning) (England) Regulations 2012

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Please note each representation must be signed and dated.

All comments received will be made publicly available and may be identifiable by name / organisation. All other personal information provided will be protected in accordance with the Data Protection Act 2018.

Part A

Section 1: Personal Details

Title:	
First Name:	
Last Name:	
Job Title (where relevant):	
Organisation (where relevant):	Suffolk Preservation Society
Address:	
Postcode:	
Telephone:	
Email:	

Section 2: Agent Details (if applicable)

Please supply the details below of any agent you have working on your behalf.

Agent name:	
Address:	
Postcode:	
Telephone number:	
Email:	

Part B

Please fill in a separate form for each representation

The Joint Local Plan will be examined by an independent inspector in order to assess whether the plan has been prepared in accordance with the legal and procedural requirements, and whether it is sound.

Section 3: Section of Joint Local Plan

Name or Organisation:	Places4People Planning Consultancy
Client: (if relevant)	Suffolk Preservation Society
To which part of the Joint Local Plan does this representation relate?	
Section and Paragraph:	Mid Suffolk Place Maps and Policies
Policy:	LA078 – Allocation: Land south of Stowmarket Road, Stowupland
Policies Map:	

Section 4: Legal Compliance & Duty to Cooperate

Do you consider the Joint Local Plan is: (tick as appropriate)

		Yes (Support)	No (Object)
40. Legally and procedurally compliant:			
41. Sound:	(aaa) Positively prepared		
	(bbb) Justified		X
	(ccc) Effective		
	(ddd) Consistent with national policy		
42. In Compliance with the Duty to Cooperate			

Section 5: Details of Representation

If you wish to support or object to the legal compliance or soundness of the Joint Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible, and provide a 100 word summary of each point.

Suffolk Preservation Society objects to the inclusion of this site. The site is not included as a site allocation in the adopted Stowupland Neighbourhood Plan and is therefore clearly contrary to the development aspirations of the community. The site in its undeveloped state prevents the coalescence of Stowupland and Stowmarket, as required by Neighbourhood Plan policies SNP1 and SNP8 and the 2013 Stowmarket Area Action Plan which at para 6.38 states that an acceptable degree of separation between Stowmarket and surrounding villages should be safeguarded and the importance of maintaining the separate identity of Stowupland and Stowmarket is a key issue (para 6.42). Map 9 in the Neighbourhood Plan clearly identifies part of the site as a green buffer and also identifies a number of key views over the site from Mill Street. Development of this site will also significantly and harmfully erode the setting of 6 grade II listed buildings on Mill Street.

Section 6: Proposed Modifications to the Joint Local Plan

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We consider that this site should be removed from the local plan.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not be a subsequent opportunity to make further representations based on the original representation at publication stage.

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Section 7: Participation at the Examination

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? (please select one answer with a tick)	
Yes, I wish to participate at the oral examination	
No, I do not wish to participate at the oral examination	X
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	

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Section 8: Being Kept Informed

Would you like to be kept informed of the progress of the Babergh and Mid Suffolk Joint Local Plan through to adoption? (please select one answer with a tick)	
Yes, I want to be kept informed	X
No, I do not want to be kept informed	

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Signature:	
Date:	

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Babergh Mid Suffolk Joint Local Plan 2018-2037

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Part A

Section 1: Personal Details

Title:	
First Name:	
Last Name:	
Job Title (where relevant):	
Organisation (where relevant):	Suffolk Preservation Society
Address:	
Postcode:	
Telephone:	
Email:	

Section 2: Agent Details (if applicable)

Please supply the details below of any agent you have working on your behalf.

Agent name:	
Address:	
Postcode:	
Telephone number:	

Email:	

Part B

Please fill in a separate form for each representation

The Joint Local Plan will be examined by an independent inspector in order to assess whether the plan has been prepared in accordance with the legal and procedural requirements, and whether it is sound.

Section 3: Section of Joint Local Plan

Name or Organisation:	Places4People Planning Consultancy
Client: (if relevant)	Suffolk Preservation Society
To which part of the Joint Local Plan does this representation relate?	
Section and Paragraph:	Babergh Place Maps and Policies
Policy:	LA075 – Allocation: Land south of The Street, Shotley
Policies Map:	

Section 4: Legal Compliance & Duty to Cooperate

Do you consider the Joint Local Plan is: (tick as appropriate)			
		Yes (Support)	No (Object)
43. Legally and procedurally compliant:			
44. Sound:	(eee) Positively prepared		
	(fff) Justified		X
	(ggg) Effective		
	(hhh) Consistent with national policy		

45. In Compliance with the Duty to Cooperate	

Section 5: Details of Representation

If you wish to support or object to the legal compliance or soundness of the Joint Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible, and provide a 100 word summary of each point.

Suffolk Preservation Society objects to this site being developed due to the harm which will result to the historic character of the settlement. The site surrounds the only listed building in the settlement, grade II listed Rose Farm, and the proposed 50 houses will significantly impact the setting of the farmhouse and its associated outbuildings. Moreover this site encompasses the footpath which is the historic link between Rose Farm and the isolated Rose Farm Cottages and Cockle Creek Cottage on the estuary within the Suffolk Coast and Heaths AONB. We note that the site is included in the July 2019 SHLAA which recommends a lower density development to mitigate a recognised heritage impact. However this approach fails to understand the concept of harm to the significance of heritage assets as the development will remove the link between the farmhouse and its historic agricultural setting.

Section 6: Proposed Modifications to the Joint Local Plan

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We consider that this site should be removed from the local plan

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Yes, I wish to participate at the oral examination	
No, I do not wish to participate at the oral examination	X
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Section 8: Being Kept Informed

Would you like to be kept informed of the progress of the Babergh and Mid Suffolk Joint Local Plan through to adoption? (please select one answer with a tick)	
Yes, I want to be kept informed	X
No, I do not want to be kept informed	

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Section 9: Signature & Date of Representation

Please sign and date below:	
Signature:	
Date:	

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localplan@babergmidsuffolk.gov.uk



Babergh Mid Suffolk Joint Local Plan 2018-2037

Pre-Submission Regulation 19

Paper Representations Form

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Part A

Section 1: Personal Details

Title:	
First Name:	
Last Name:	
Job Title (where relevant):	
Organisation (where relevant):	Suffolk Preservation Society
Address:	
Postcode:	
Telephone:	
Email:	

Section 2: Agent Details (if applicable)

Please supply the details below of any agent you have working on your behalf.

Agent name:	
Address:	
Postcode:	
Telephone number:	
Email:	

Part B

Please fill in a separate form for each representation

The Joint Local Plan will be examined by an independent inspector in order to assess whether the plan has been prepared in accordance with the legal and procedural requirements, and whether it is sound.

Section 3: Section of Joint Local Plan

Name or Organisation:	Places4People Planning Consultancy
Client: (if relevant)	Suffolk Preservation Society
To which part of the Joint Local Plan does this representation relate?	
Section and Paragraph:	Mid Suffolk Place Maps and Policies
Policy:	LA073 – Allocation: Land south of Glebe Way, Mendlesham
Policies Map:	

Section 4: Legal Compliance & Duty to Cooperate

Do you consider the Joint Local Plan is: (tick as appropriate)		
	Yes (Support)	No (Object)
46. Legally and procedurally compliant:		
47. Sound:	(iii) Positively prepared	
	(jjj) Justified	X
	(kkk) Effective	
	(III) Consistent with national policy	
48. In Compliance with the Duty to Cooperate		

Section 5: Details of Representation

If you wish to support or object to the legal compliance or soundness of the Joint Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please

be as precise as possible, and provide a 100 word summary of each point.

Suffolk Preservation Society acknowledges that outline planning consent has been granted for the erection of up to 28 dwellings (including 9 affordable homes), provision of public open space, and construction of new access to Old Station Road. However, the Society objects to the allocation of the larger site, as identified in the Local Plan, due to the detrimental impact on the countryside edge of village.

Section 6: Proposed Modifications to the Joint Local Plan

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The allocation should be amended to reflect the extent of land in the outline planning consent DC/18/03147

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not be a subsequent opportunity to make further representations based on the original representation at publication stage.

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Section 7: Participation at the Examination

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Yes, I wish to participate at the oral examination	
No, I do not wish to participate at the oral examination	X

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

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Section 8: Being Kept Informed

Would you like to be kept informed of the progress of the Babergh and Mid Suffolk Joint Local Plan through to adoption? (please select one answer with a tick)	
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No, I do not want to be kept informed	

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Date:	

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Part A

Section 1: Personal Details

Title:	
First Name:	
Last Name:	
Job Title (where relevant):	
Organisation (where relevant):	Suffolk Preservation Society
Address:	

Postcode:	
Telephone:	
Email:	

Section 2: Agent Details (if applicable)

Please supply the details below of any agent you have working on your behalf.

Agent name:	
Address:	
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Email:	

Part B

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The Joint Local Plan will be examined by an independent inspector in order to assess whether the plan has been prepared in accordance with the legal and procedural requirements, and whether it is sound.

Section 3: Section of Joint Local Plan

Name or Organisation:	Places4People Planning Consultancy
Client: (if relevant)	Suffolk Preservation Society
To which part of the Joint Local Plan does this representation relate?	
Section and Paragraph:	Mid Suffolk Place Maps and Policies
Policy:	LA048 – Allocation: Land south of Wattisham Road, Bildeston

Policies Map:	
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Section 4: Legal Compliance & Duty to Cooperate

Do you consider the Joint Local Plan is: (tick as appropriate)			
		Yes (Support)	No (Object)
49. Legally and procedurally compliant:			
50. Sound:	(mmm) Positively prepared		
	(nnn) Justified		X
	(ooo) Effective		
	(ppp) Consistent with national policy		
51. In Compliance with the Duty to Cooperate			

Section 5: Details of Representation

If you wish to support or object to the legal compliance or soundness of the Joint Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible, and provide a 100 word summary of each point.

SPS objects to the location of this site for 75 houses due to the impact the extra traffic generated will have on the narrow historic street of the Bildeston Conservation Area. The High Street is lined by grade II listed buildings, most of which are back edge of pavement, and has narrow pavements. We consider that this proposed allocation raises highway safety and heritage concerns and should be removed from the plan.

Section 6: Proposed Modifications to the Joint Local Plan

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revised wording of any policy or text. Please be as precise as possible.

The allocation should be deleted from the Plan due to the detrimental impact that the allocation would have on the setting and significance of heritage assets.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not be a subsequent opportunity to make further representations based on the original representation at publication stage.

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Yes, I wish to participate at the oral examination

No, I do not wish to participate at the oral examination

X

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Would you like to be kept informed of the progress of the Babergh and Mid Suffolk Joint Local Plan through to adoption? (please select one answer with a tick)

X

Yes, I want to be kept informed	
No, I do not want to be kept informed	

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Regulation 19 - Town and Country Planning (Local Planning) (England) Regulations 2012

Representations must be received no later than 12 noon on 24th December 2020.

Online facilities are available to draft and submit comments electronically.

Alternatively, please completed this form and return via email:

localplan@baberghmidsuffolk.gov.uk or post to Babergh & Mid Suffolk Councils, Planning Policy Team, Endeavour House, 8 Russell Road, Ipswich IP1 2BX.

If assistance is required, please contact the Council's Strategic Planning Policy Team via email address stated above or by telephone on 0300 1234 000 option 5, then 4.

This form has two parts: Part A for personal details and Part B for your representation.

Please make clear what part of the Joint Local Plan you are responding to and complete a separate form for each representation you wish to make.

Please note each representation must be signed and dated.

All comments received will be made publicly available and may be identifiable by name / organisation. All other personal information provided will be protected in accordance with the Data Protection Act 2018.

Part A

Section 1: Personal Details

Title:	
First Name:	
Last Name:	
Job Title (where relevant):	
Organisation (where relevant):	Suffolk Preservation Society
Address:	
Postcode:	
Telephone:	
Email:	

Section 2: Agent Details (if applicable)

Please supply the details below of any agent you have working on your behalf.

Agent name:	
Address:	

Postcode:	
Telephone number:	
Email:	

Part B

Please fill in a separate form for each representation

The Joint Local Plan will be examined by an independent inspector in order to assess whether the plan has been prepared in accordance with the legal and procedural requirements, and whether it is sound.

Section 3: Section of Joint Local Plan

Name or Organisation:	Places4People Planning Consultancy
Client: (if relevant)	Suffolk Preservation Society
To which part of the Joint Local Plan does this representation relate?	
Section and Paragraph:	Mid Suffolk Place Maps and Policies
Policy:	LA078 – Allocation: Land south of Stowmarket Road, Stowupland
Policies Map:	

Section 4: Legal Compliance & Duty to Cooperate

Do you consider the Joint Local Plan is: (tick as appropriate)			
		Yes (Support)	No (Object)
52. Legally and procedurally compliant:			
53. Sound:	(qqq) Positively prepared		
	(rrr) Justified		X
	(sss) Effective		

	(ttt) Consistent with national policy		
54. In Compliance with the Duty to Cooperate			

Section 5: Details of Representation

If you wish to support or object to the legal compliance or soundness of the Joint Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible, and provide a 100 word summary of each point.

Suffolk Preservation Society objects to the inclusion of this site. The site is not included as a site allocation in the adopted Stowupland Neighbourhood Plan and is therefore clearly contrary to the development aspirations of the community. The site in its undeveloped state prevents the coalescence of Stowupland and Stowmarket, as required by Neighbourhood Plan policies SNP1 and SNP8 and the 2013 Stowmarket Area Action Plan which at para 6.38 states that an acceptable degree of separation between Stowmarket and surrounding villages should be safeguarded and the importance of maintaining the separate identity of Stowupland and Stowmarket is a key issue (para 6.42). Map 9 in the Neighbourhood Plan clearly identifies part of the site as a green buffer and also identifies a number of key views over the site from Mill Street. Development of this site will also significantly and harmfully erode the setting of 6 grade II listed buildings on Mill Street.

Section 6: Proposed Modifications to the Joint Local Plan

Please set out what modification(s) you consider necessary to make the Joint Local Plan legally compliant or sound, having regard to the test(s) you have identified above where this relates to soundness. (NB Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination) You will need to say why this modification will make the Joint Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

We consider that this site should be removed from the local plan.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not be a subsequent opportunity to make further representations based on the original representation at publication stage.

After the representations period of the Pre submission Babergh and Mid Suffolk Joint Local Plan has closed, further submissions will only be at the request/invitation of the Inspector, based on the matters and issues debated at the examination.

Section 7: Participation at the Examination

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? (please select one answer with a tick)	
Yes, I wish to participate at the oral examination	
No, I do not wish to participate at the oral examination	X
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Section 8: Being Kept Informed

Would you like to be kept informed of the progress of the Babergh and Mid Suffolk Joint Local Plan through to adoption? (please select one answer with a tick)	
Yes, I want to be kept informed	X
No, I do not want to be kept informed	

Please note that if you do not wish to be kept informed of the progress of the Babergh and Mid Suffolk Joint Local Plan through to adoption, you will not receive any subsequent updates relating to the Local Plan examination etc.

Section 9: Signature & Date of Representation

Please sign and date below:	
Signature:	
Date:	

After the end of the representation period the Councils will submit all individual representations received to the Secretary of State, together with a summary of the main issues raised during the representations period.

Information that you provide in your representation, including personal information, may be published or disclosed in accordance with the Environmental Information Regulations 2004 (EIR), or the Freedom of Information Act (FOI). If you want the information that you provide to be treated as confidential, please tell us, but be aware that under the EIR and FOI, we cannot guarantee confidentiality.

However, if you are submitting representations as an individual, the Council will process your personal data in accordance with the Data Protection Act 2018 and this means that if you request confidentiality, your personal information will not be disclosed to third parties.

For more information on how we do this and your rights with regards to your personal information, and how to access it, please visit our website or call Customer Services on 0300 123 4000 and ask to speak to the Information Governance Officer.

If you wish to request that the personal details submitted with this representation are treated in confidence and not published. (please tick the box)	
Please explain below, why you have made this request:	

Babergh and Mid Suffolk District Councils

Strategic Planning Policy Team, Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Planning Policy Team | 0300 1234 000 option 5 then 4 |

localplan@baberghmidsuffolk.gov.uk