

## Bredfield Neighbourhood Plan

# Summary of Representations

This document contains summaries of the representations made in response to the publication of the Submission Bredfield Neighbourhood Plan which was held between 10<sup>th</sup> July to 21<sup>st</sup> August. The full representations were submitted to the Examiner for consideration during the Examination of the Bredfield Neighbourhood Plan.

In addition to the main submission consultation, there were two further periods of consultation on documents produced in response to queries raised by the Bredfield Neighbourhood Plan Examiner. These consultations ran from 7<sup>th</sup> February to 20<sup>th</sup> March and from 22<sup>nd</sup> May to 12<sup>th</sup> June 2020. Responses to these additional consultations are also summarised below.

Full copies of the representations can be viewed on the following webpage:

<https://www.eastsuffolk.gov.uk/planning/neighbourhood-planning/neighbourhood-plans-in-the-area/bredfield-neighbourhood-area/>

**Table 1: Submission Consultation, 10<sup>th</sup> July to 21<sup>st</sup> August 2019:**

Respondent	Summary of representations
Anglian Water	<p>Note that the emerging Suffolk Coastal District already includes district wide policies relating to water supply and wastewater infrastructure (Policies SCLP3.5 and SCLP9.7).Therefore it is not considered necessary to include a similar policy or policies in the Neighbourhood Plan.</p> <p>No objection to the principle of residential development on the sites identified.</p>
East Suffolk Council	<p>The neighbourhood plan is in general conformity with the Local Plan for the former Suffolk Coastal area. The evidence produced to support the sites within the Neighbourhood Plan identifies policy BDP.15 (Site 534 Land South of Tudor Cottage) as suitable and therefore we do not object to the principle of the allocation. The site has previously been subject to a refused scheme and appeal (APP/J3530/W/16/3165669), and any new proposals would need to address and overcome earlier concerns.</p>

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Historic England	Welcome the production of this neighbourhood plan, but do not wish to provide detailed comments at this time.
National Grid	<p>To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect National Grid's assets. Assets in your area National Grid has identified the following high voltage overhead powerlines as falling within the Neighbourhood area boundary:</p> <ul style="list-style-type: none"> <li>• 4ZW Route – 400kv two circuit route from Bramford substation in Mid Suffolk to Sizewell substation in Suffolk Coastal</li> <li>• 4ZX Route - – 400kv two circuit route from Bramford substation in Mid Suffolk to Sizewell substation in Suffolk Coastal</li> </ul> <p>From the consultation information provided, the above overhead powerlines do not interact with any of the proposed development sites.</p> <p>Gas Distribution – Low / Medium Pressure</p> <p>Whilst there are no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites.</p>
Natural England	Natural England, having submitted comments on the Habitats Regulations Assessment of the Draft Bredfield Neighbourhood Plan, June 2019, does not have any further specific comments on this draft neighbourhood plan.

**Table 2: Additional Consultation, 7<sup>th</sup> February to 20<sup>th</sup> March 2020:**

Respondent	Summary of representations
A N Read and E J Currie	<p>We oppose properties being built with windows which may overlook our garden.</p> <p>Housing may obscure our rear view of open fields and woodland.</p> <p>We are concerned about the increased run-off rainwater increasing flood risk that could result from development of the Forge for housing and the nearby arable land for industrial purposes.</p>
Anglian Water	<p>We note that a site assessment and associated SEA has been produced for a site to allow for the expansion known as the Forge. The further information provided does not appear to raise any issues of relevance to Anglian Water.</p>
B K Cook	<p>Why put an industrial site next to housing?</p> <p>Around The Forge there are houses that have been flooded. Where is the water going to go with a new development?</p>

Respondent	Summary of representations
	<p>An industrial site and extra housing will create more traffic. Boulge Rd is a single lane country road popular with walkers and cyclists. Also, it will create extra problems to the junction on A12. Building on a field is not environmentally friendly. There is no pavement on the country roads and it is difficult to walk. Extra traffic to an industrial site with deliveries will not help. The communication from the Parish council has not been very good.</p>
Clive Coles	<p>I have some concerns now that the Forge site has become one of the two preferred sites for development in Bredfield. I remain sceptical that there is sufficient room on the old Forge site for up to 10 homes, parking provisions and space to manoeuvre on site. The access is direct on to a blind bend and it is vital to my opinion for there to be no on-street parking as you approach that bend. am also concerned that the new replacement commercial development, will be on farmland and twice the size of the existing forge site. The suggested footprint is far too large and if developed will completely dominate the views from abutting residences. No one wants a 10 home housing development where previously they enjoyed rural views. I believe the need for further housing development in Bredfield could and should be satisfied by a larger number of small developments within the Village itself.</p>
Diane Mitchell	<p>Up to ten houses on the Forge site may result in difficulties regarding the additional vehicles this will incur around parking, and access onto the Woodbridge road. Also I do feel there are issues with regard to the proposed industrial unit. Both in the greatly extended footprint, and again in the generation of vehicles associated with this. Would it be possible for landowners to perhaps consider a site on the periphery of the village for the industrial unit providing a closer access to the A12 and less of an impact on the environment? The rear of my property backs onto a ditch which flows through to the Forge site. A significant amount of water from the land drains into this and it has been known to flood.</p>
Environment Agency	<p>Thank you for your consultation dated 7 February 2020. We have reviewed the additional documents consisting of; Strategic Environmental Assessment Addendum and Site Assessment for Land Adjoining the Forge. We do not disagree with the conclusions of the reports; which present no adverse environmental concerns.</p>

Respondent	Summary of representations
G Gamble and S Manville	<p>Our Parish Council tells us that the industrial units proposed as part of The Forge development can not be sited elsewhere in the village. It is not clear that there was a diligent process by which this conclusion was reached.</p> <p>The proposed development of The Forge site entails a footprint which is double the size of the existing one. Part of a green field would be replaced with light industrial units and car parking. A reduction in the size of a green field is not aligned with national and local environmental aims.</p> <p>Development of The Forge site to include removal of part of the existing arable field would significantly compromise a beautiful, scenic field which is home to a rich variety of wildlife in the field. It is not clear that flooding been considered regarding future development.</p> <p>Boulge Road is a single lane country road. Building a new access road there will significantly increase the volume of traffic on the road between Bredfield and Hasketon.</p> <p>Boulge Road is National Cycle Route 1, very popular with cyclists as a result. Their environmentally friendly enjoyment of this route would be significantly impacted by a development of an access road from The Forge site extension.</p> <p>The blind bend near The Forge is very hazardous for road users and it is not clear that the increase in danger caused by an access on The Forge site has been fully considered.</p> <p>Given the number of vacant properties in the Woodbridge area, it is not clear that there is a demand for the proposed business premises, particularly at the rents that the landowner may wish to charge.</p> <p>Construction of new industrial premises immediately adjacent to our property would have a significant impact on our quality of life, our wellbeing. There would also be a significant impact on the aesthetic appeal of one of the approaches to Bredfield Village, as well as on the view of one of the historic houses.</p> <p>communication from our Parish Council on the Bredfield Plan in general and on the relatively recent topic of The Forge development has not been as robust and thorough as it might have been.</p>
Highways England	<p>These amendments are unlikely on their own to have a severe impact upon the strategic Road network. The cumulative impact will be picked up the East Suffolk local plan and any necessary mitigation should be picked up in the Local Plan IDP.</p>
Historic England	<p>Having reviewed the Site Assessment for Land Adjoining the Forge and its accompanying SEA Addendum, Historic England note that</p>

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	<p>the site is not in the vicinity of any designated heritage assets, and therefore do not wish to make any further representations at this time.</p>
<p>M and D Lewis</p>	<p>Our Parish Council tells us that the industrial units proposed as part of The Forge development cannot be sited elsewhere in the village. It is not clear that there was a diligent process by which this conclusion was reached.</p> <p>The proposed development of The Forge site entails a footprint which is double the size of the existing one. Part of a green field would be replaced with light industrial units and car parking. A reduction in the size of a green field is not aligned with national and local environmental aims.</p> <p>Development of The Forge site to include removal of part of the existing arable field would significantly compromise a beautiful, scenic field which is home to a rich variety of wildlife in the field. It is not clear that flooding been considered regarding future development.</p> <p>Boulge Road is a single lane country road. Building a new access road there will significantly increase the volume of traffic on the road between Bredfield and Hasketon.</p> <p>Boulge Road is National Cycle Route 1, very popular with cyclists as a result. Their environmentally friendly enjoyment of this route would be significantly impacted by a development of an access road from The Forge site extension.</p> <p>The blind bend near The Forge is very hazardous for road users and it is not clear that the increase in danger caused by an access on The Forge site has been fully considered.</p> <p>Given the number of vacant properties in the Woodbridge area, it is not clear that there is a demand for the proposed business premises, particularly at the rents that the landowner may wish to charge.</p> <p>Communication from our Parish Council on the Bredfield Plan in general and on the relatively recent topic of The Forge development has not been as robust and thorough as it might have been.</p>
<p>Mr and Mrs Dickings</p>	<p>We do not oppose the above developments but would like to request that the following are taken into account:</p> <p>The new properties are in keeping with other properties in the vicinity and do not directly overlook our property.</p> <p>We are worried that an increase in traffic will make accidents more likely.</p> <p>We would really appreciate it if there are measures that could be put in place to make this stretch of road safer for residents.</p>

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	the land to the rear of Pear Tree Cottage is prone to surface water flooding.
Natural England	Natural England does not have any specific comments on the additional documents produced in response to queries raised by the Examiner.

**Table 3: Further Consultation, 22<sup>nd</sup> May to 12<sup>th</sup> June 2020:**

Respondent	Summary of representations
Anglian Water	Anglian Water does not have any comments to make in respect of the additional information provided for the site at Forge as highway matters are outside of our role.
B K Cook	<p>The plans for the Forge and expansion into the field behind it would mean that there would be more traffic on Boulge Road.</p> <p>Many people use Boulge Road to walk for pleasure. Others use it to run and cycle. It is cycle route no.1. If there is more traffic on Boulge Road, it would be much more difficult or impossible to use it in this way.</p> <p>Walking on Boulge Road would become much more difficult and dangerous with more traffic. There is no pavement and there are no streetlights.</p> <p>With more traffic on Boulge Road, it will be much more difficult to pull out a car from my driveway into the road.</p> <p>Boulge Road is just not wide enough for more traffic.</p> <p>The Bredfield junction with the A12 is dangerous. Therefore, many cars exiting from the industrial site on Boulge Rd are likely to head towards Hasketon village to avoid it. It is a single lane country road all the way to Hasketon, not suitable for more traffic.</p> <p>The junction at Woodbridge Rd and Boulge Rd, close to my property, involves a sharp left turn from Boulge Rd. The dangers here will increase with more traffic.</p> <p>Although the Parish Council mentions the tractors and the bus already use Boulge Rd, the tractors only use the road at certain times of the year, as the farmers need to, while the bus is an essential lifeline to allow people like me to get into Woodbridge.</p> <p>We do not need more traffic on Boulge Rd.</p> <p>Why do the proposed industrial units have to be built so close to my property?</p> <p>If the extra traffic from the proposed industrial units use the A12 to exit Bredfield they will encounter 3 sharp bends. One close to the Forge, one at Weeping Ash and the other at Potash Corner.</p>

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	<p>I really didn't think the Parish Council have taken into consideration the lives of those of us living in our part of the village.</p>
<p>Clive Coles</p>	<p>Our Parish Plan (2006) identified this and stated that ... "The business generated around the Forge in Woodbridge Road is causing difficulties - the problem is identified as cars parking in the road, which force motorists to pull over into the other carriageway as they approach a sharp left hand bend."</p> <p>To suggest that the proposed redevelopment of the old Forge site, together with the additional commercial development on the field behind the adjacent residential properties, could resolve this traffic problem is highly questionable. The new residents will require space, if not garages. for car parking for themselves and room for their visitors cars, They will need room to turn these vehicles so as to avoid reversing out onto a blind bend, and provisions need to be made for delivery and public service vehicles to stop without blocking sight lines for vehicles approaching the blind bend.</p> <p>A new access for commercial traffic needs to be provided on to the Hasketon Road to serve the new commercial tenants, their customers and their delivery vehicles. This will surely create more traffic problems on this portion of the C309 than the existing parking at the old Forge premises. To me it seems we are not solving a traffic problem around a hazardous blind bend ~ if the plan as proposed goes ahead we are likely to make the traffic problems worse.</p> <p>I have serious concerns over the use of farm land being developed behind the Old Forge site. It is twice the size of the existing old forge footprint and if developed as suggested will severely compromise the views that these residents currently enjoy. The Neighbourhood plan had an obligation to propose suitable sites for residential development to satisfy our new housing quota. It had no obligation to propose any site for commercial development. I believe that reference to this commercial development should be removed from the Bredfield Neighbourhood Plan before it submitted for approval.</p>
<p>Environment Agency</p>	<p>We have reviewed the amended SEA report and the notes from the inspector. We can confirm that we have no further comments to make from our previous letter AE/2017/122153/03-L01 and our previous comments still remain relevant.</p>
<p>G Gamble and S Manville</p>	<p>No specific discussions have taken place with the Highways. The Neighbourhood Plan's comments on the use of Boulge Road and access to the Forge site lack authoritative substantiation and may, indeed, paint an incorrect picture.</p>

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	<p>The Parish Council has raised the problem of cars parking in the road and forcing other vehicles to pull out into the dangerous bend by The Forge before. Although there has never been a satisfactory solution to this problem, this proposal will not provide it.</p> <p>The number 70 bus does not use Boulge Road without difficulty. Access to the A12 is already very difficult at the junction so traffic from the site is likely to turn left along Boulge Road, through Hasketon. There would seem to be a call for consultations with the residents of Hasketon on likely increased traffic flow.</p> <p>Already, there is a not insignificant amount of traffic going through Bredfield Village, which includes HGVs bound for Debach and a twice daily school bus. It seems highly likely that the proposed development on the Forge site will further increase the amount of traffic in the vicinity.</p> <p>The new residents will need room to turn these vehicles so as to avoid reversing out onto a blind bend, and provisions need to be made for delivery and public service vehicles to stop without blocking sight lines for vehicles approaching the blind bend.</p> <p>A new access for commercial traffic needs to be provided on to Boulge Road to serve the new commercial tenants.</p> <p>The proposed development of the existing Forge site more than doubles its existing footprint, taking development on to existing green fields, coming right up against residents' properties and spoiling the views they currently enjoy.</p> <p>If the proposed development of the commercial premises at the Forge site goes ahead, our property would be surrounded by the proposed premises, the associated car parking for the site and the access road to the site.</p>
L Marriott	<p>Council Planning only recognizes the adjacent properties when Planning Permission is sort for Housing development, but it has a much more far reaching effect on a green rural, wildlife rich and sedate village such as Bredfield.</p> <p>Site 534: What about the properties immediately opposite that field?. There would be significant detrimental impact on all the properties opposite, because of the positioning of the new access road. Another entrance to the field would only compound the already compromised flow of traffic along that narrow stretch of road, especially due to the very close proximity of large heavy farm machinery road access. The two nearest opposite houses would be overlooked by new housing.</p> <p>Site 534: This arable field is the only field left along the whole length of 'The Street'. It is a vital buffer for the Village Hall, Shop and</p>



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	<p>Playing Field areas to bring a sense of calm, wildlife, countryside and to reduce noise pollution for their visitors and residents alike.</p> <p>Site 534: There has been no mention of Affordable Housing, one/two bedroom Starter Homes nor of any desire to layout the houses in a sympathetic Rural or spacious configuration. A housing development would shatter the Rural ethos at 'The Street', essential to keep the countryside/wildlife/residence environment balance.</p>
M and D Lewis	<p>Boulge Road is a very narrow road and does not support the use of buses or farm machinery well at all. Buses and farm machinery use this road out of necessity and I am certain that no one operating any of those vehicles would recommend any additional traffic on that road. Many people already choose to use Boulge road (through Hasketon) to get to the A12 particularly during busy times. Increased traffic from this development will obviously increase the number of people choosing to use this option to get to the A12. The language used in policy BDP.9 is vague and imprecise and sets no limits on the number or size of vehicles. Even small scale development is likely to generate some heavy traffic and this will inevitably increase traffic in the vicinity of the development and in the parish.</p> <p>Scotts lane, Woodbridge road and Boulge road are very popular with walkers and cyclists, the lack of footpath already makes this stretch of road treacherous for them. Any increase in traffic, particularly heavy traffic, will only increase the risks to these road users.</p> <p>Finally the problem of a left turn out of Boulge road is far from being relevant only to HGV vehicles. The stretch of road between the village pump and the proposed site will become extremely dangerous. The turn is so tight that it may prove impractical for larger vehicles and those with trailers to make these turns at all.</p>
National Grid	<p>An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines. National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.</p>
Natural England	<p>Natural England does not have any specific comments on this neighbourhood plan further consultation.</p>
Suffolk County Council	<p>At the regulation 14 consultation the County Council did not raise any objections to site BD9 and considered the proposed small scale employment use of the site to be acceptable in principle. SCC chose not to respond at the regulation 16 consultation. On reviewing the Submission Draft Plan it appeared that the County's comments at</p>

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	the previous consultation had been taken into account and SCC was content that there were no issues in relation to the Basic Conditions. SCC still has no objections in principle with the allocation of BD9.