



FRAMLINGHAM

Neighbourhood Plan

YOUR TOWN – YOUR PLAN – YOUR FUTURE



Consultation Statement

JUNE 2016

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1. CONSULTATION PROCESS

- 1.1. This Consultation Statement has been prepared to fulfil the obligations of the Neighbourhood Planning Regulations 2012 in respect of the Framlingham Neighbourhood Plan (F.N.P.).
- 1.2. The legal basis of this Consultation Statement is provided by Section 12(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a Consultation Statement should:
- Contain details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan.
 - Explain how they were consulted.
 - Summarise the main issues and concerns raised by the persons consulted; and
 - Describe how these issues and concerns have been considered and where relevant, addressed in the proposed Neighbourhood Development Plan.
- 1.3. The policies contained in the F.N.P. are as a result of extensive interaction and consultation with the Community and Businesses within the Parish. This has taken place over approximately 3 years and has included working groups, surveys, public meetings, questionnaires, exhibitions and face-to-face activity. Engagement on the emerging Neighbourhood Plan has been overseen and co-ordinated by the F.N.P. Steering Team which was formed to lead the F.N.P. Views and interactions from this process led to the Vision and Objectives in Section 3 of the F.N.P. and subsequently, therefore, form the basis for the key policies set out in Sections 4 to 15 of the F.N.P. Non-land policy actions are included in Section 16.

Organisational Structure of the F.N.P.

- 1.4. The F.N.P. has been prepared after extensive Community involvement and engagement. The F.N.P. Steering Team has reflected the views of the Community of the need for well-designed development, principally to address the needs of the local District Authority brought about by changes of powers that devolve decision making to local communities. The process was designed to meet the needs of the Town which include the provision of improved community infrastructure. A very high priority for the Community is the need for the infrastructure of Framlingham to be improved and expanded so that it can address not only the problems of today but also the cumulative impacts of the future growth in population that will arise through already-permitted residential developments, as well as new developments contained within the F.N.P.
- 1.5. The initial structure put in place was that of a small Steering Team leading the 4 Working Groups on a range of themes that formed the basis of the draft Neighbourhood Plan.
- 1.6. The Working Groups addressed the following areas:
1. Education, Health and Youth
 2. Tourism, Environment, Recreation and the Arts
 3. Infrastructure, Retail and Employment
 4. Housing

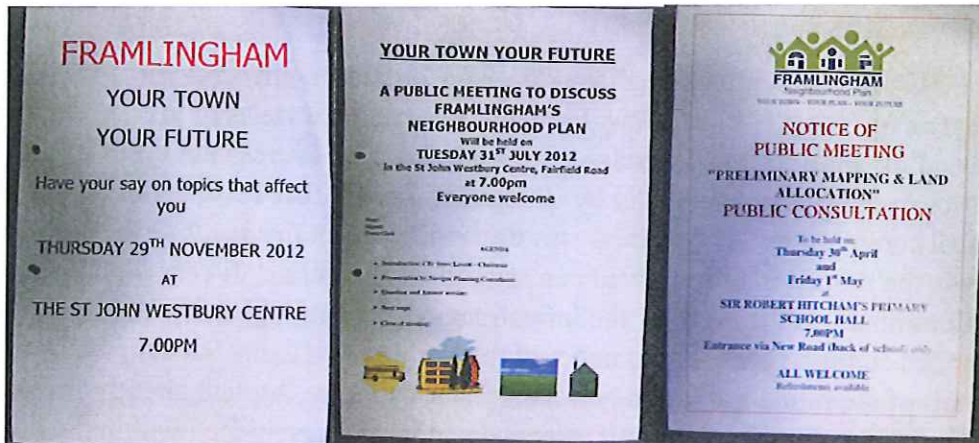
- 1.7. F.N.P. terms of reference were drawn up for each Working Group and the Steering Team.
- 1.8. In total, in excess of 20 volunteers from the Community were included in the Working Groups, together with 4 Councillors. Each Working Group Leader attended the Steering Team meetings.
- 1.9. The Working Groups first met in February 2013 as did the F.N.P. Steering Team and the minutes/notes of meetings are a matter of public record.
- 1.10. The F.N.P. Steering Team during its latter activities also included officers from Suffolk Coastal District Council and was advised by a professional consultant from Navigus Planning throughout the preparation of the Plan.

Summary of Meetings, Surveys, Events and Consultations

- 1.11. A considerable number of community engagement activities were undertaken, as shown in date order in Appendix A. Further detail is provided below:

1.11.1. Public Meetings

- First Public Meeting – 31st July 2012 – This was the formal launch event for the F.N.P. The Launch Meeting was publicised in the Press, on the Town’s Website and posters were displayed throughout the Town. Navigus Planning made the Presentation and a question and answer session was organised before explaining the next steps.



- Follow up public meetings took place on 29th November 2012, 17th July 2013, 18th March 2014, 3rd June 2014 and 30th April/1st May 2015.



- Working Group public launch – 24th January 2013
- Public Workshop – 19 June 2014

YOUR TOWN, YOUR FUTURE
What sort of place will YOUR FRAMLINGHAM be, 15 years from now? WE WANT YOU TO DECIDE!

Framlingham now has a once in a generation chance to produce its own plan to say how the town will change over the next 15 years.

Come along to the Launch Event on Thursday 29th November and find out more.

What you need to know:

A Neighbourhood Plan is your chance to shape the future of Framlingham. New planning powers handed to the Town Council by Parliament give local people a say on what happens over the next 15 years.

"What power will this give us?" The neighbourhood plan will provide some of the important policies which future planning applications – of all kinds – will be judged against. Therefore it is a document that will have a major say on whether applications in the parish are approved or refused. And that power is in your hands. This has never been the case before, so this is genuinely ground breaking.

"Doesn't the District Council produce this plan?" Up until recently they were the only ones permitted to produce a plan. But the Coalition Government's localism agenda has passed the power on local matters to local people. The District Council's plan will still be important in setting the high level planning policies but most decisions, including potentially the total amount of houses to be built in and around Framlingham, can now be made locally.

"So what can our Neighbourhood Plan cover?" This is largely up to you. The Town Council has come up with a list of issues it considers to be important, including:

- **Housing** - the amount, location and type of housing
- **Employment** - how best to bring new businesses to town
- **Retail** - the need for new shops and how to maintain the vitality of our existing shops
- **Transport** - how to minimise congestion and problems of lorries using the local roads
- **Parking** - how to alleviate parking problems in the town centre and elsewhere
- **Energy** - ways to maximise on-site energy generation by renewable sources
- **Education** - how to address the lack of spaces at our existing primary school
- **Health** - looking at the need for and ways to provide expanded GP services in the town
- **Tourism, Arts and Culture** - how to maximise the heritage offer of our town and its cultural facilities
- **Environment and Recreation** - improving green open spaces and play/youth facilities

These are just ideas – ultimately what the Neighbourhood Plan covers is up to you.

"How can we get involved?" This is not the Town Council's plan, it is the community's plan. Without the involvement of residents, business, community groups, landowners, etc, we have no Neighbourhood Plan. We need your help.

There will be a launch evening on **Thursday 29th November, starting at 7pm in the St John Westbury Centre, Fairfield Road.** At this event we will tell you more about the neighbourhood plan and how you can get involved. It will also be an opportunity for you to ask any questions you may have and to register your interest in getting involved. Don't worry, this won't take up vast amounts of your time, but it will give you a chance to shape the issues you feel passionate about in Framlingham.

Tell your friends, colleagues and anyone else you know – encourage them to get involved too. Others across the country are doing this in their communities and are finding out that it can be a lot of fun!

FRAMLINGHAM

**YOUR TOWN
YOUR FUTURE**

Have your say on topics that affect
you

THURSDAY 29TH NOVEMBER 2012

AT

THE ST JOHN WESTBURY CENTRE

7.00PM

1.11.2. Local Surveys and Questionnaires

- Organisational Questionnaire – July 2012
- Residents Survey – January 2014
- Shoppers Survey – May 2014
- Toddlers Survey – May 2014
- Tourist/B&B Survey – May 2014
- Full Town Traffic Survey – December 2014




FRAMLINGHAM
 Neighbourhood Plan

Your Town - Your Plan - Your Future

PUBLIC MEETING
TUESDAY 18TH MARCH

Drop in from:
 2.30PM - 7.30PM

The United Free Church Hall
 Riverside, Framlingham

Update on progress and feedback on the results of the
 Residents' Survey and possible solutions, led by the
 Neighbourhood Plan Steering Team

1.11.3. Media and Public Relations

- Logo design



- Leaflets and door drops –

FRAMLINGHAM
Neighbourhood Plan

August 2015

Pre-Submission
Consultation Draft
(PSCD)

**Sustainable Growth for the
Whole Community**

Completed drawings to be taken forward to Framlingham Town Council Offices, Riverside, Framlingham, IP12 2JG

FRAMLINGHAM
Neighbourhood Plan

PRE-SUBMISSION CONSULTATION (REG 14)
PUBLIC CONSULTATION 18TH JANUARY – 28TH FEBRUARY 2016

Dear Resident,

In August and September of 2015 the residents of Framlingham were asked to give feedback to the Pre-Submission Consultation "Draft" copy of the Framlingham Neighbourhood Plan.

Following the comments we received from residents, Suffolk Coastal District Council and various other statutory bodies, we have now prepared the final version of the Pre-Submission Consultation copy of the Neighbourhood Plan.

This consultation, with the public, will run from the 18th January until the 28th February and is legally required under Regulation 14 of the Neighbourhood Planning Regulations.

The Plan reflects community wide comments, observations, proposals and concerns many of us share about the town's future, bringing them together into a 'living framework' that articulates the community's overwhelming desire to make Framlingham an even better place to live and work, both for now and for generations to come.

Please take the time to read this document, copies of which are now available in the Library or Town Council Office or on the website www.framlingham.com

It is very important that you make your comments known by filling in the Response Form which can be downloaded from the website or collected from the Library or Town Council Office.

Members of the Neighbourhood Plan Steering Team will be available at the Town Council Office to assist if required during the 6 week consultation period on Mondays, Tuesdays, Wednesdays and Thursdays and times will be published in advance.

Please take the opportunity to comment on the future of our town, it's vital that you do so.

Thank you.

John A Jones (Chairman – Neighbourhood Plan Steering Team)

****FRAMLINGHAM TOWN COUNCIL****

If you would like to be kept informed electronically on Town Council activities etc via our Monthly News Briefing please send an email including your name and address to: communications@framlingham.com

Consultation on land use

A consultation on the future land use in an east Suffolk town will take place over two days at the end of this month.

People living in Framlingham have been invited to attend the Preliminary Mapping and Land Allocation event to have their say as part of the ongoing Neighbourhood Plan.

The plan sets out a vision for the town, including possible sites to be developed and their use, which will be the subject for discussion at this stage of the consultation.

Previous consultations have already been held with the public, schools and businesses to determine priorities, which together will help form the draft plan, due for release later this year.

The event takes place from 7pm on Thursday, April 30 and Friday, May 1, at Sir Robert Hitcham's Primary School.

2/4/15

Draft policies to help town

Draft versions of policies to shape Framlingham's neighbourhood plan have been hand-delivered to homes in the town this week.

The document outlines policies which could be implemented for future developments in the town, following Suffolk Coastal District Council's requirement to build 7,900 new homes by 2027. The pre-submission consultation draft has been compiled by the Neighbourhood Plan Steering Team at Framlingham Town Council.

It follows a public consultation into potential sites for development, which included Atlas Fram, the old gas works on College Road and land east of Fairfield Road. The latest document has been compiled using responses received during the consultation process.

A new consultation will run until September 25.

Your views can be emailed to town clerk Eileen Coe at town-clerk@framlingham.com

15/2/15

Special meeting set for neighbourhood plan

FRAMLINGHAM: An extraordinary meeting of the town council has been set for November 19 to vote on the next phase of the neighbourhood plan and to launch the next bout of public consultation. Councillors will vote on the pre-submission documents which went to public consultation earlier this year.

The responses will be available for public viewing online at <http://www.framlingham.com>

14/10/15

New employment sites for town home plan put to consultation

12/15

Ellis Barker

ellis.barker@archant.co.uk
Three new employment sites are being put out to consultation in the next round of Framlingham's Neighbourhood Plan, ahead of the final draft being distributed next month.

Framlingham Town Council's Neighbourhood Plan sets out preferred locations for development, taking into account potential employment sites, policies to safeguard the town and required infrastructure development, to help shape further developments in the town. It follows the requirement to build 350 homes in the historic market town, to help Suffolk Coastal District Council meet its requirements to build at least 7,900 new homes in the district by

“Rather than put these sites through without public consultation, we put it out for 10 days

John Jones, chairman of Framlingham Neighbourhood Plan steering group
.....
2027 in line with central government targets.

The plan initially outlined 11 potential sites for development in and around the town, including at Atlas Fram, New Road; The Green Shed, Fore Street; Old Gas Works, College Road; Mount Pleasant; Fairfield Road and Framlingham Sports Club.

Now being considered as employment sites are sites in New Street and

Saxtead Road; Brick Lane and Woodbridge Road after a previous consultation flagged up public concern into previously proposed locations.

The public is requested to consider all three options with the information provided for each site, and vote either for or against each on response forms being distributed to residents.

Residents voting yes to more than one site should indicate their preference by putting one (most preferred) to three (least preferred).

Chairman of the neighbourhood plan steering team, John Jones, said: “In August and September we ran a consultation on the full plan, and in that we had employment sites put forward. Since that, a certain piece of land was withdrawn at Saxtead Road.

“That put us in a situation where

we had to find an alternative. That alternative came forward facing that piece of land.

“Rather than putting these new sites through without public consultation and then run the risk of a negative impact on the plan, we thought we would put it out for consultation for 7-10 days.

“We will monitor it as the consultation goes on.

“I'm relieved to think we are on the last run.”

Following the brief consultation on the employment sites, which will run until January 8, the final version of the town's plan will be put out to a six-week public consultation on January 18.

The final draft of the plan will then be presented to Suffolk Coastal District Council for consideration.

Tuesday 26 January 2016

Final opportunity to have a say on town's future housing needs

Ellis Barker

ellis.barker@archant.co.uk

The final draft of a document setting out where houses should be built and the required infrastructure to support them within a historic Suffolk market town has gone out for its last public consultation.

Residents can now have their say on the Framlingham Neighbourhood Plan before it is submitted for consideration to Suffolk Coastal District Council.

The plan, which has been produced by a Neighbourhood Planning Steering Team comprising members of Framlingham Town Council and community volunteers, with support from Suffolk Coastal District Council officers and professional consultants, has identified seven sites as being suitable for housing.

These are 20-30 dwellings on land off Saxtead Road, 95 homes at Mount Pleasant - which has now been granted planning permission - 15

built or granted permission. As it has not yet been formally adopted, the plan can not be used to help influence the decision on two housing appeals for 163 homes at Fairfield Road and 100 homes at Mount Pleasant - appeal inquiries for which are currently ongoing.

Once the plan has passed through the examination process at district council level, the community will be asked to vote on it by referendum and, if successful, it will be officially 'made', meaning that the policies contained within it will be the starting point for the consideration of future planning applications in the town.

The consultation launched last Monday and will close on Sunday, February 28.

Councillor John Jones, chairman of the neighbourhood plan steering team, said: "This is the first consultation that is legally required on the Framlingham Neighbourhood Plan. Previous consultations, including the

six-week consultation in August and September, have been used to ensure that views of the community were obtained before putting this final consultation copy of the plan together.

"It is very important that you make your comments known by filling in the response form.

"Please take the opportunity to comment on the future of our town. It's vital that you do so."

Members of the Neighbourhood Plan Steering Team will be available at Framlingham Town Council's office in Riverside to provide further information during the consultation on Mondays, Tuesdays, Wednesdays and Thursdays. Times will be advertised by the town council in advance.

Copies of the plan are available in Framlingham Library, the town council's office or online at www.framlingham.com

Please take the opportunity to comment on the future of our town. It's vital that you do so

John Jones, chairman of the neighbourhood plan steering team
homes at both Vyces Road/Brook Lane and Station Road allotments, 30 homes in Victoria Mill Road, between five and eight houses at The Green Shed and a further seven at the old gas works site.

The development of the neighbourhood plan, which began in 2012, followed a requirement for Suffolk Coastal District Council to build at least 7,900 new homes in the district by 2027 to meet central Government targets.

At least 350 of these needed to be built in Framlingham, and by November 1, 176 had already been

- Radio interviews



1.11.4. Face to Face Meetings

- SCDC
- Land owners/agents
- Developers

1.11.5. Events/Exhibitions

- Market Hill – 15th February 2014 & 12th July 2014
- Christmas Festival – 12 December 2014



- Framlingham Country Show – 11th/12th April 2015



1.11.6. Consultations/Drop Ins

- Preliminary Mapping/Land Allocation – A “drop in” public consultation, spread over a 3 week period from 22nd May 2015 – 10th June 2015 in the Town Council Meeting Room, Riverside. Attended by members of the F.N.P. Steering Team, who were there to explain to the public how to interpret the material on display and assist the public in understanding all of the options available for land allocation for differing categories of development eg. Housing, employment, and community use. The public were asked to rank their preferences for all 3 categories. See Appendix B1,B2, C and D

FRAMLINGHAM
Norg'bour'hood Plans
YOUR TOWN - YOUR PLAN - YOUR FUTURE

"PRELIMINARY MAPPING & LAND ALLOCATION"
PUBLIC CONSULTATION
Stay informed and make your opinion count!
From Friday 22nd May until Wednesday 10th June

Local allocation decisions will only be made at the discretion of the Town Council after the following dates

Date	Time	Where	Attention	Event
Friday 22 nd May	10.00am - 12.00pm	St John's Church, St John's Lane, Framlingham	Public Consultation	Drop In
Monday 25 th May	10.00am - 12.00pm	St John's Church, St John's Lane, Framlingham	Public Consultation	Drop In
Thursday 28 th May	10.00am - 12.00pm	St John's Church, St John's Lane, Framlingham	Public Consultation	Drop In
Monday 1 st June	10.00am - 12.00pm	St John's Church, St John's Lane, Framlingham	Public Consultation	Drop In
Thursday 4 th June	10.00am - 12.00pm	St John's Church, St John's Lane, Framlingham	Public Consultation	Drop In
Monday 8 th June	10.00am - 12.00pm	St John's Church, St John's Lane, Framlingham	Public Consultation	Drop In
Thursday 11 th June	10.00am - 12.00pm	St John's Church, St John's Lane, Framlingham	Public Consultation	Drop In
Monday 15 th June	10.00am - 12.00pm	St John's Church, St John's Lane, Framlingham	Public Consultation	Drop In
Thursday 18 th June	10.00am - 12.00pm	St John's Church, St John's Lane, Framlingham	Public Consultation	Drop In
Monday 22 nd June	10.00am - 12.00pm	St John's Church, St John's Lane, Framlingham	Public Consultation	Drop In
Thursday 25 th June	10.00am - 12.00pm	St John's Church, St John's Lane, Framlingham	Public Consultation	Drop In
Monday 29 th June	10.00am - 12.00pm	St John's Church, St John's Lane, Framlingham	Public Consultation	Drop In
Thursday 2 nd July	10.00am - 12.00pm	St John's Church, St John's Lane, Framlingham	Public Consultation	Drop In
Monday 6 th July	10.00am - 12.00pm	St John's Church, St John's Lane, Framlingham	Public Consultation	Drop In
Thursday 9 th July	10.00am - 12.00pm	St John's Church, St John's Lane, Framlingham	Public Consultation	Drop In
Monday 13 th July	10.00am - 12.00pm	St John's Church, St John's Lane, Framlingham	Public Consultation	Drop In
Thursday 16 th July	10.00am - 12.00pm	St John's Church, St John's Lane, Framlingham	Public Consultation	Drop In
Monday 20 th July	10.00am - 12.00pm	St John's Church, St John's Lane, Framlingham	Public Consultation	Drop In
Thursday 23 rd July	10.00am - 12.00pm	St John's Church, St John's Lane, Framlingham	Public Consultation	Drop In
Monday 27 th July	10.00am - 12.00pm	St John's Church, St John's Lane, Framlingham	Public Consultation	Drop In
Thursday 30 th July	10.00am - 12.00pm	St John's Church, St John's Lane, Framlingham	Public Consultation	Drop In

ALL WELCOME
In the Town Council Meeting Room
3D Riverside, Framlingham

Bookings for sessions via the Facebook form: <https://www.facebook.com/framlingham15>

A number of the Steering Team will be available at each session to answer any questions

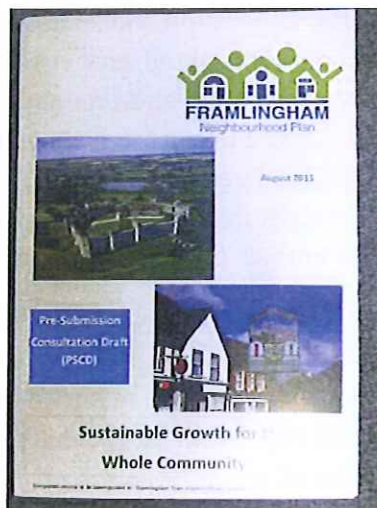
*****For enquiries go to www.framlingham.gov.uk*****

- Informal Pre-Submission Consultation Draft N.P. – Policy Proposals – All 1600 households in Framlingham were hand delivered/posted the Informal Pre-Submission Consultation Draft of the F.N.P. in August 2015. The document requested feedback from the public via a ‘tear out’ response page (or download from the Website). The document requested support and feedback on 7 proposals including 5 policy proposals on the subjects of Housing, Infrastructure & Community Provision, the Local Economy, Travel & Transport and Waste Management & Renewables.


In addition to households in Framlingham, the Informal Pre-submission Consultation Draft - Policy Proposals was circulated to all Statutory Consultees, land owners & agents, developers and nine surrounding parishes (town clerks) and placed on the Framlingham.com website.

During the period, 11th August to 24th September 2015 public consultation, the F.N.P. policy proposals were displayed in the Town Council Meeting Room and the public invited to drop in and discuss the contents with members of the F.N.P. Steering Team.

The public consultation generated 259 public responses and in excess of 600 comments were noted. The analysis/summary of which can be found as Appendix E and F and full details can be found in the event recording files.



- Employment Site Allocations
Due to the late changes in the land sites available for commercial/employment development it was necessary to re-consult with the public with regard to site preferences. This consultation ran from December 29th – January 8th 2016
Appendix C2



FRAMLINGHAM
Neighbourhood Plan

**EMPLOYMENT SITE ALLOCATIONS
PUBLIC CONSULTATION
December 29th – January 8th**

Due to changes in the land site allocations available for commercial development the Neighbourhood Plan Steering Team have decided to seek further comments from the public with regard to site preference.


There are 3 sites available to the town, all of which would provide 'B' class employment development, albeit not necessarily on the same scale of development or at the same time.

The public is requested to look at all 3 options, read the information provided for each site and put a Yes or No for each in the appropriate place indicated on the response form. There are no capacity restrictions and therefore you can say yes to more than one site. If you do say yes to more than one site indicate your preference by putting 1, 2 (or 3 if required).

Information relating to these sites will be available from 29th December in the Town Council Office Meeting Room and response forms are available from either the Town Council Office or by download from the www.framlingham.com website.

All responses should be completed and forwarded to:
Framlingham Town Council, 10 Riverside, Framlingham.

RESPONSE FORM



FRAMLINGHAM
Neighbourhood Plan

**EMPLOYMENT SITE ALLOCATIONS PUBLIC CONSULTATION
December 29th – January 8th**

	Yes/No	If Yes please Indicate your preference 1,2,3
E1. Land off New Street/Saxtead Road		
E2. Land off Brick Lane		
E3. Land off Woodbridge Road		

Please put a Yes or No in the box
If more than one Yes - Indicate your preference in the second box by placing a 1, 2 and/or 3 if required in the second box
Thank you.
Name: _____

2. KEY RESPONSES FROM CONSULTATION PROCESS

The consultation process involving public meetings, surveys, focus group discussion and face to face consultation on complex issues are as described in Section 1 of this statement. The key responses from these consultations provided the NPST with a variety of issues to consider, including housing provision; the lack of community facilities – particularly during the day; traffic congestion and speeding on routes into the town; inadequate transport options and concerns about services – such as the medical centre, being able to cope with increased population numbers; requests for more local employment opportunities and a desire to see the town centre protected and preserved, unchallenged by out of town developments, for the benefit of both the local community the large number of local settlements that depend on the town for shops and services, and the significant number of tourists that visit the area.

Using the responses received, a document showing the key issues and potential options for action was drawn up and offered for consultation over a four week period in late 2013. At the end of this process over 2408 responses were recorded, providing the basis for the development of the policies and objectives for the draft Neighbourhood Plan to be written. There were also a number of areas for action raised that were outside the scope of the Plan, (that is factors not requiring land allocation and under the jurisdiction of other bodies), but non the less important to the community, such as health, highways and education. These actions have been recorded as Non Land Allocation Actions and will guide the work and direction of investment for both the Town Council and voluntary organisations for the life of the Plan.

HOUSING:

Key Neighbourhood Planning issues raised and presented were:

- Identification of suitable site(s)/land allocation for housing development
- Development of specific policies for the provision of 'key worker' and low cost accommodation, which developers must provide as a % of housing built.
- Ensuring housing developments are phased and have appropriate infrastructure investment to resource growing population.
- Ensuring all housing has appropriate off street parking for a minimum of one car (as public transport is poor and as a consequence, car ownership high)
- Ensure all developments have pedestrian and cycle ways built in as standard connecting to the town and key amenities.

Consultation Feedback

The responses were equal in support for all options; with one amendment – that all houses should have provision for 2 cars to park as a minimum; and two additional requirements, the requirement for sustainable housing in terms of citing and design. Further consultation on the preference for sites had confirmed the communities desire to see small to medium scale developments in preference to large scale housing developments enabling the infrastructure to be appropriately developed to ensure a balanced and sustainable growth is achieved.

EDUCATION:

Key Neighbourhood Planning issues raised and presented were:

- Identification of suitable site(s)/land allocation for primary school growth within town boundary
- Relocation Primary School to high School site to create Education Zone, with appropriate parking and safe cycling route access
- Coordinated Education & training provision for all ages offered locally
- Improved footpaths and investment in cycle routes/land identified to enable safe cycling through and around the town & schools

Consultation feedback

There was support for the first two options, particularly the first which was fed into the discussions with the County Council regarding the future needs for school places and County subsequently confirming the capacity of the schools to support future growth. The largest support by far, was for cycle and walk ways to enable safe routes to and from schools and around the town.

YOUTH:

Youth was identified as a key focus area early on in the development of the Plan, yet little feedback or suggestions were received in this area, suggesting that perceptions of need were greater than the reality. Framlingham has an established Youth Club (FAYAP) and the High School and College offer extensive out of school programmes of activities.

Key Neighbourhood Planning issues raised and presented were:

- Identification of suitable site(s)/land allocation for dedicated youth centre
- Incorporate Youth Centre into Community Hall plans
- Identification of suitable site, potentially within Education zone, Youth Centre and facilities for Further Education/Higher Education and training courses to be offered locally.
- Improved coordination with local businesses & employers to create more opportunities for training and skill development locally.

HEALTH & WELL BEING:

Key Neighbourhood Planning issues raised and presented were:

- Identify suitable site(s)/land allocation for satellite surgeries, other clinics to be sited within the town boundary
- Provision of direct bus service to local hospitals
- Access during the day to coordinated leisure services, financially supported by Suffolk Coastal District Council District Council as in other market towns
- Improved footpaths and investment in cycle routes/land identified to enable safe cycling through and around the town & schools.

Consultation Feedback

There was support for all the issues identified, and particularly for issue three, recognising that the town has no 'day time access' to facilities, nor the level of support that is required from the District to maintain the health and well-being of the current and growing population of the community. This will be fed into the discussions with the District as part of the development and delivery of the Plan to ensure appropriate resources are identified, particularly through developer contributions.

The Medical Practice have indicated a desire not to operate satellite centres as this dilutes the expertise they have to hand, this will need to be monitored over time and a dialogue maintained between the Town Council and the medical practice.

The need for cycle and walk ways is a priority for the Neighbourhood Plan. Additional comments sited the requirement for transport for the elderly to the services offered; this will be fed into the action plan item on transport. Issue three gained the greatest support.

COMMUNITY:

There are a large number of societies, Clubs and organisations in the town, offering opportunities for company, to develop/share hobbies, take part in activities, get advice and offer services, eg. The CAB /Community Action Suffolk Volunteer Centre. These organisations meet in a number of venues, small halls and meeting rooms, the Conservative Club, and the St. Johns Ambulance Westbury Centre in Fairfield Road.

Key Neighbourhood Planning issues raised and presented were:

Community hall

- Identification and allocation of suitable land site anywhere within town boundary for a facility to be built.

- Identification of a town centre facility/site which could be converted, demolished and land used to build community building.
- Positively commit funding from housing development levies towards the specific project of building a community venue.

Voluntary groups/organisations:

Support volunteer groups & organisations that have similar interests to work together and not duplicate their efforts through a new collaborative association

Consultation feedback

The responses were in support of a dedicated centre being developed, not necessarily in the town centre but within the town boundary; and this being substantially funded from developer contributions. There was also strong support for greater collaboration between the numerous groups and organisations, to get a 'better deal' for Framlingham, this latter point will be addressed within the non-land use action plan.

EMPLOYMENT:

Key neighbourhood Planning issues raised and presented were:

- To encourage further service industries within the town centre.
- Support the Business Association in developing work, with education to develop local training & apprenticeship opportunities
- Allocate specific land for the development of mixed use, small business & light industry within the town boundary
- Encourage industries & businesses associated with agriculture, financial services, land based enterprises, design, food, energy generation, arts and crafts, and tourism.

Consultation feedback:

There was once again support for all options, but in particular for the allocation of land for the development of mixed use, small business and light industrial operations maximising local employment opportunities. Additional comments made, concerned the lack of banking facilities to support businesses locally – primarily referring to facilities for banking cash – a major requirement of the smaller businesses and services operating locally in the area.

RETAIL:

Key neighbourhood Planning issues raised and presented were:

- Support a balanced range of retail & financial service outlets (eg. banks) for residents, local villages and tourists, with most food & essential items obtainable from within the retail centre of town.
- To extend the range and scope of the retail experience within the town centre.
- Extend the number & range of stalls on the present market days or extend the number of markets days and the range of markets offered.

Consultation feedback

The overwhelming support for option one, limited support for the other two options. Additional comments were the requirement for a second grocers/general store in the town centre; the need for increased financial services (banking facilities) and restrictions on deliveries through dedicated times to relieve congestion in the centre of the town.

TOURISM:

Key neighbourhood Planning issues raised and presented were:

- Support a greater range of accommodation options within land use allocation plans , eg camping, hostels, B & B
- Allocation of land for development of community centre
- Pro-actively encourage coordination across businesses, facilities & attractions to improve Visitor experience of Framlingham- establish a Tourism centre
- Develop a Visitor parking scheme to encourage use of local facilities and retail outlets
- Offer cycle hire facility within town

Consultation feedback

There was support for all the above options, with the recognition that Tourism is important to the local economy and support should be given to encourage developments in this area where ever possible. The allocation of land for a community centre again received a high proportion of votes and is seen as a critical development for the future of the town and its economic development.

TRAVEL & TRANSPORT:

Roads passing through the town are relatively narrow and not straight, though they are metalled. The provision of footpaths starts on the edge of the town, though there are gaps and in places the paths are eroded or too narrow to be safe. There is no safe provision for cyclists. Public transport provision in the town is considered inadequate, there are regular bus services but few options for times, and few direct services to the largest nearby town of Ipswich, and none to the nearest station at Campsea Ashe. During school terms, buses are also used to convey schoolchildren to and from the local primary and High School. For most people living in the area, however, the car has become the principal mode of transport, even for some of the shortest journeys.

The Neighbourhood Plan Steering Team commissioned a whole town traffic survey which provided information on volumes of traffic at key points throughout the town and identified high volume areas and impact at junctions.

Key Neighbourhood Planning issues raised and presented were:

- Pedestrianise the town centre & allocate land for parking out of the town centre – ‘park & walk’ scheme.
- Enforce a town boundary speed max. of 30mph on all roads & 20mph in town centre with appropriate traffic calming to ensure compliance
- Re-route lorries round town, in peak times
- Provide wider footpaths and invest in cycle tracks

- Ensure all new developments build in access roads that can link to form an additional circuit around rather than through the town.

Consultation feedback

There was limited support for issue one, but all others gained equal support. It is recognised that issue two requires the County Council and highways to engage and support the town and this will be fed into those discussions. There were a number of additional comments regarding the need for improvements in bus services to mitigate car use, and car parking was also identified as a key area to address. The latter is being progressed as part of the Action plan, through a joint approach of all land owners and interested parties. The potential for increasing town centre parking will be a priority should appropriate land be made available, current discussions focused on the land presently occupied by St Michaels rooms..

WASTE MANAGEMENT AND RENEWABLES:

There are over one hundred listed buildings in the parish, which residents will have difficulty insulating to modern standards. From a recent resident's survey by Greener Fram, two thirds of households had inadequate roof insulation. Gas is the predominant fuel used to heat homes and nearly a third cook using electricity. The town uses a near the national average of gas and electricity. There is only one wind turbine operating in the parish and under fifty solar PV arrays in the town. The potential is there to install far PV arrays and thus make the town more resilient and save residents money on fuel bills. There is also the potential to use the towns waste to produce energy either in the form of gas, electricity or heat. Initiatives to improve the energy efficiency of older houses should be encouraged.

The use of local employment should be encouraged for all developments thus supporting the local economy and reducing 'miles' covered.

In the survey mentioned above over half the residents wanted a greater number of recycling banks and a greater range of material recycled. The nearest full recycling bank, 12 miles away, is near the town of Leiston.

Key Neighbourhood Planning issues presented were:

- Develop Town specific recycling scheme to benefit local economy
- Expand recycling options for households and business use.
- Exploring the possible uses of waste to provide energy or income for the town
- Encourage wider use of renewable energy options by domestic and business users.

Consultation feedback

There was considerable support for the first two options, particularly as the town grows. Limited support for the latter two, perhaps seen as less important for the purposes of this plan.

Additional comments highlighted the requirement to ensure that the sewerage system and utilities are adequate for the needs of the community now and for any additional population demands. These concerns will be fed back into those organisations responsible and can be stated as a requirement for consideration within future planning development proposals.

GREEN SPACE:

The town has a range of green spaces consistent with a settlement of its size. The green spaces are well distributed but will need more in and around any new housing developments. Consideration should be given to linking these new green spaces with existing ones using green corridors which could perhaps also be used as cycling and walking routes.

Key Neighbourhood Planning issues presented were:

- Identify specific land for new 'green' spaces around developments to encourage biodiversity, provide walkways/cycle paths, space for recreation, to frame and screen development.
- Maintain, enhance and protect all existing identified green spaces.
- Build new public toilets at/near Pageant field and other sites as appropriate.

Consultation feedback

The first two options received overwhelming support. New residential areas may include green areas that were planned as part of the development, such green areas could be designated as Local Green Space if they are demonstrably special and hold particular local significance.

There was limited support for option three, but in recognition of the need for greater access to toilets a local scheme identifying current provision within establishment in the town is being developed with support from the FBA.

The protection of iconic views (Appendix B) was also noted as a concern and again the development of cycle routes was identified as a 'must do' for improved and sustainable access to all facilities within the town boundary and ideally beyond.



Objectives of the Framlingham Neighbourhood Plan

The land-use objectives of the Neighbourhood Plan as identified through engagement with the community are as follows:

- **Objective One:** Contribute to the Core Strategy district-wide housing requirement and provide for the housing needs of the parish.
- **Objective Two:** Ensure that development is sensitively designed to protect and enrich the landscape, reduce or minimise flood risk, mitigate climate change, promote biodiversity and reduce our carbon footprint.
- **Objective Three:** Develop new local facilities for existing and new residents.
- **Objective Four:** Strengthen, support and promote local economic activity.
- **Objective Five:** Improve transport and movement, in particular through non-car modes.
- **Objective Six:** protect green spaces of value to the community and maintain the high quality natural & historical environment.

There are also a series of broader objectives which will support the land-use objectives:

- Education for life principles are strongly promoted through a coordinated education and training offered locally and accessible to all.
- Prioritising local distinctiveness in every element of change and growth.
- Involving local people in the ongoing process of groups working together, monitoring and delivering development.

3. PRE-SUBMISSION CONSULTATION (REGULATION 14)

Timing and Publication

- 3.1. The Neighbourhood Plan Steering Team finalised the draft Plan in January 2016 and the Plan was approved by the Town Council on 7th January 2016. The Pre-Submission Consultation ran for a six week period from 18th January to 28th February 2016. A co-ordinated publicity campaign was undertaken which comprised:

- A notice and link to the Plan was added to the Framlingham.com website
- Public Notices were positioned around the town
- A door to door leaflet drop took place to all 1600 households in Framlingham
- Hard copies were made available for reading in both the Town Library and Town Council Meeting Room.
- During the last week of the consultation a leaflet was handed out in the town main shopping area reminding the residents of the deadline date for responses.
- Press release in the East Anglian Daily Times
- Publication in the town's monthly 'magazine' Framfare.

3.2 **Distribution to Statutory and Non- Statutory Consultees**

In accordance with requirements of the Neighbourhood Plan Regulations, relevant statutory consultees were notified by letter/email. In addition a range of parties/organisations that the Steering Team were likely to have an interest in the Plan were also contacted and sent a copy.

A full list of consultees and contacts is shown on appendix H

3.3 **Statutory Consultee Responses**

Key issue/comments arising from statutory responses are as follows:

3.3.1 **ENVIRONMENT AGENCY**

- Foul Water Disposal – The Framlingham “Water Recycling Centre” is currently at capacity and non-flow compliant. There may also be network and infrastructure issues that would need to be addressed. Developers should engage with Anglian Water at an early stage to discuss the accommodation of any proposed developments. - AGREED –NO CHANGE
- Old Gas Works (FRAM 31) – The Old Gas Works site was remediated using an exsitu soil solification and stabilisation technique in 2014. The site was cleaned up to satisfy the requirements for an open storage use. Proposals to develop the site for residential housing would require the works on site to be revisited to ensure it is suitable for the proposed use. This may require the need for further site investigation/remediation and groundwater monitoring. – AGREED – NO CHANGE

3.3.2 **HISTORIC ENGLAND**

Comments as follows:-

The introduction to the Plan contains a section on Location and History, which makes reference to the Castle, though it would be helpful to note that the Castle is now a Scheduled Monument and Listed at Grade I. The reference to the town centre being designated a conservation area and containing 74 listed buildings is also helpful. It should also be noted that there are a number of listed buildings that lie within the parish, but are outside both the boundaries of the conservation area and town. Pages 10 and 11 of the Plan set out the vision from Framlingham and the objectives for the Plan. Whilst this vision includes a reference to extending and enhancing the green environment, Historic England is disappointed that no similar reference is included to preserving or enhancing the historic environment, especially given the significance of the historic environment contained within the plan area. The objective for ‘sensitive development which protects and enriches the landscape and built setting’ together with the objective to ‘priorities local distinctiveness’ are again welcomed, but these do not explicitly protect the historic environment and we would wish to see more explicit acknowledgement of the importance of the historic environment to Framlingham, and a robust protection for the historic environment within the Policies of the Plan.

Policy:

All new developments must safeguard the settings of designated heritage assets, and developments within or abutting the conservation area will be required to preserve or enhance the character and appearance of the Framlingham conservation area. When considering applications for replacement buildings in the conservation area, there will be a presumption in favour of retaining all buildings (listed and unlisted) that make a positive contribution to the conservation area. Developments that obstruct or appear over-prominent in the key views and vistas set out in appendix B of the Plan and the Important Views identified in the Conservation Area Appraisal will not be supported.

Finally, we recommend that consideration is given to reproducing or otherwise incorporating into the Plan the map entitled 'Summary of Character Features – Framlingham Conservation Area' from the Framlingham Conservation Area Appraisal. NOT CONSIDERED NECESSARY TO REPEAT THIS INFORMATION – NO ACTION

3.3.3 NATURAL ENGLAND

Suggests amendment to Paragraph 5.19 – This would tie new green spaces in with Policy FRAM 7; Protection and maintenance of green spaces. F.N.P 5.19 AMENDED

Paragraph 5.19 'This is not just about the physical built form but about the layout of buildings and the public space that weaves these buildings together. The existing community of Framlingham is clear that high quality residential development needs to be accompanied by the effective use of the spaces around them. In particular, the need to provide quality public green spaces along with community facilities such as play spaces and community gardens to help create community cohesion. In creation of green spaces, opportunities to incorporate biodiversity in and around developments should be encouraged, along with the creation and maintenance of wildlife corridors and stepping stones between existing and new green spaces.'

Advice is given that in order for the Habitats Regulations Assessment of the Neighbourhood Plan to achieve a conclusion of no significant effect, the following advice should be taken.

We strongly advise that Framlingham NP specifically includes a clear reference and linkages to the findings and mitigation measures identified through Suffolk Coastal District Council's Core Strategy Appropriate Assessment. The Appropriate Assessment was unable to rule out adverse effects on European sites through increased recreational disturbance as a result of in-combination housing development in the market towns east of Ipswich. The Appropriate Assessment identified mitigation measures to address these adverse effects including on-site open space provision (particularly to cater for regular users including dog-walkers) and visitor management and monitoring of recreational pressure on the relevant European sites including Sandlings Special Protection Area (SPA), Minsmere-Walberswick SPA/Ramsar site and Minsmere to Walberswick Heaths & Marshes Special Area of Conservation (SAC).

In taking forward housing development in Framlingham, the NP should have regard to and clearly state the need for these mitigation measures to be delivered to ensure no adverse effects on the European sites.

We understand that the other elements of the mitigation identified through the Core Strategy Appropriate Assessment, including visitor management and recreational disturbance on N2K sites, will be delivered through the emerging Suffolk Coastal District Council Green Infrastructure Strategy. This will include details and a timeframe for the implementation of the required mitigation and a funding mechanism for its delivery. We advise that the NP makes clear reference to this strategy, and the requirement for the mitigation to be delivered within an appropriate time-frame to ensure housing development in Framlingham will not have an adverse effect on the European sites.

At present, there is no clear statement in the NP of how the Appropriate Assessment or the Green Infrastructure Strategy have been taken into account.

Amendments to the NP in accordance with our advice above will enable the Habitats Regulations Assessment (HRA) to conclude that the NP is unlikely to have a significant effect on European sites. If the NP and HRA can be amended accordingly we will be pleased to provide further comment. Agreed. Additional text will be provided after policy FRAM2 (Housing Strategy) to make clear the need for adequate open space provision. Reference will be in Section 6 (Landscape and Environment) to the role that the Green Infrastructure Strategy will play. Specific reference will be made in the supporting text and policy for the relevant housing allocations to the need to provide appropriate levels of open space (in line with Strategic Policy SP16 of the Suffolk Coastal District Council Local Plan). See Appendix N

3.3.4 HIGHWAYS ENGLAND

Highways England has reviewed the Neighbourhood Plan and has no comments to make at this time. COMMENT NOTED – NO ACTION

3.3.5 SUFFOLK PRESERVATION SOCIETY

Comments re objectives.

The historic environment is vital to the economic and social well-being of the community and is a defining characteristic of the town. However, we note that the historic built environment is not specifically dealt with in a stand-alone chapter but included in the Local Context Section,

Furthermore, whilst heritage is referred to in the introductory chapter and identified as one of the challenges going forward, it is not included in the Objectives. Therefore, the SPS would recommend that the team consider, as a minimum, adding protection of the historic built environment to objective 6 which is currently limited to protecting green spaces and the natural environment. However, we would prefer to see a much stronger statement on the importance of heritage, possibly just by reference to and illustration of a broader selection of key heritage assets, and a clearer commitment to the protection of the historic built environment. Protection of the

heritage is a statutory duty for decision makers and it is therefore highly advisable to maximise the weight given by the NP to this vital consideration when managing future development. COMMENT NOTED – AMENDED F.N.P (Comments added to objective 7)

Important Views

We note only three key views are identified in policy FRAM6, Important Views. We would suggest widening the terms of the policy to require landscape assessment in all cases where proposed development may impact upon those important views in order to ensure maximum effectiveness of the policy.

At the Public Inquiry there was considerable debate about where the “sensitive edge” of the town is, as identified in policy SP23 of the Core Strategy. The NP is an opportunity to clearly set out where the community understands that edge to be. Furthermore, at the Inquiry much was made of the perceived deficiencies of the conservation area appraisal and how it had failed to identify important views into and out of the conservation area. The SPS considers that the NP would be the ideal vehicle in which to address this matter and would recommend that a thorough assessment of key views is undertaken and incorporated within the plan. AGREED & ACTIONED

Undesignated Heritage Assets

As you are aware, both designated (listed buildings and conservation areas) and non-designated heritage assets (identified as being of local rather than national interest) are offered varying degrees of protection by law. Non-designated heritage assets are unlisted buildings and monuments, both within and outside conservation areas, which have a degree of significance meriting consideration in planning decisions. The National Planning Policy Framework sets out the protection given to non-designated heritage assets (para. 135) and identifies the use of a local list as a means of identifying them.

Suffolk Coastal District Council has adopted criteria for the identification of undesignated heritage assets and SPS considers that the Neighbourhood Planning process presents an ideal opportunity to reinforce this important additional level of control. I attach a copy of Suffolk Coastal District Council’s recently adopted criteria <http://www.suffolkcoastal.gov.uk/yourdistrict/planning/designandconservation/non-designated-heritage-assets/>.

The identification of non-designated heritage assets within the NP will strengthen their protection from demolition or harmful development within their setting which would otherwise be limited, particularly outside the conservation area. We would therefore encourage your team to consider compiling a list of non-designated heritage assets within the plan area which, although unlisted, merit protection. Alternatively, given the advanced nature of the plan, it may be more appropriate to set down the assessment criteria adopted by SCDC (see above). This will allow future ad hoc

applications for development, including demolition, to be assessed against agreed local criteria. COMMENTS NOTED – NO CHANGE

Design

We applaud the section on residential design and we endorse the plan's aims to ensure that new development relates well to local characteristics and seeks to secure locally distinctive design by adopting Building for Life 12 principles to achieve high quality and locally distinctive design. However, we would suggest that your plan also requires development within or affecting the setting of the conservation area to adhere to the local design context as outlined in the 2013 conservation area appraisal. To this end a second specific design policy, covering design and character, may be useful which states a specific requirement for all development proposals to preserve and enhance Framlingham's distinctive character. Specific reference to the defining characteristics of townscape within the conservation area (roof-scape, materials, siting of buildings within the plot, height and scale) would be useful.

3.3.6 SUFFOLK COASTAL DISTRICT COUNCIL

Suffolk Coastal District Council forwarded their response via email on 11th March 2016, following a request for an extension of the deadline. All the comments made by SCDC have received the Town Council's attention via the NPST and a meeting with SCDC on the 15th April resolved all outstanding matters. The response contained 48 comments, all of which are documented and recorded in the Neighbourhood Plan filing system held in the Town Council Offices and shown as Appendix K to this statement.

3.3.7 SUFFOLK COUNTY COUNCIL

The SCC response is shown as Appendix M and also held in the Neighbourhood Plan filing system in the Town Council office.

3.4 Public Responses and Comments

In total 52 members of the public responded with 261 comments during the consultation. A full and complete list of the names and addresses of each respondent are held on file in the Town Council Offices. Each respondent has been cross-referenced to a response reference number and all public documents held for viewing and on the website refer to this number only.

The full list of responses together with the individual response forms are held on file and below is a brief summary of the key comments/subjects.

Community Centre - public concern re potential shortage of parking capacity on the Vyces Road/Brook Lane site.

Glossary of Terms – request for a 'Glossary of Terms'

Employment Sites – public concern re the height of buildings on employment sites and request for consideration of limiting to single storey.

Protection of Views – following the opinions shown by experts at the recent appeals hearings for housing development, the public have requested the inclusion of additional important views to be protected.

Primary School – multiple comments, both positive and negative with regard to the potential move of the primary school to the TMHS site.

Medical Centre – numerous requests to ensure that the medical facilities are expanded to cope with the planned population growth.

Traffic/Highways – growing concern re the lack of attention being paid by the Highways Authority to pinch points in the town.

The comments made by the public have been analysed and a Public Response Analysis (Framlingham N.P. PRE SUBMISSION (REG 14) shows the response to each comment made. The document is shown as attachment L to this statement and is available for viewing by the public.

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that this is crucial for ensuring transparency and accountability in the organization's operations.

2. The second part outlines the various methods and tools used to collect and analyze data. It mentions the use of surveys, interviews, and focus groups to gather insights from stakeholders. Additionally, it highlights the importance of using data visualization techniques to present complex information in a clear and concise manner.

3. The third part focuses on the implementation of the findings. It discusses the need for a strategic approach to address the identified issues and opportunities. This involves setting clear goals, developing action plans, and allocating resources effectively. It also stresses the importance of monitoring and evaluating the progress of the implementation to ensure that the desired outcomes are achieved.

4. The final part of the document provides a conclusion and a call to action. It reiterates the key points discussed and encourages all members of the organization to take ownership of their roles in driving positive change. It also mentions the availability of support and resources to assist in the implementation process.