

# Aldringham cum Thorpe Consultation Statement

To accompany the Aldringham cum Thorpe Neighbourhood Plan  
submission version, for examination

**March 2025**

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# 1. Introduction

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## 1.1 Background and consultation requirements

- 1.1.1 The Aldringham cum Thorpe Neighbourhood Plan is a community-led document for guiding the future development of the parish. Its Plan period runs to 2036 which is in line with the existing adopted East Suffolk-Suffolk Coastal Local Plan (2020). The Neighbourhood Plan is part of the Government's current approach to planning and has been undertaken drawing on community consultation and commissioned evidence based studies. The Neighbourhood Plan Area covers the civil parish of Aldringham cum Thorpe which includes the settlements of Aldringham, Sizewell and Thorpeness. **(See Appendix 1).**
- 1.1.2 This Consultation Statement is designed to meet the requirements set out in the Neighbourhood Planning (General) Regulations 2012 for Consultation Statements. This document sets out the consultation process employed in the production of Aldringham cum Thorpe Neighbourhood Plan. It also demonstrates how the requirements of Regulations 14 and 15 of the Neighbourhood Planning (General) Regulations 2012 have been satisfied.
- 1.1.3 The Neighbourhood Plan Steering Group has endeavoured to ensure that the Plan reflects the desires of the local community and key stakeholders, who have been engaged in the process.
- 1.1.4 Part 5, Section 15(2) of the Regulations sets out that a Consultation Statement should:
  - a. Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
  - b. Explain how they were consulted;
  - c. Summarise the main issues and concerns raised by the persons consulted; and
  - d. Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.<sup>1</sup>

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<sup>1</sup> <https://www.legislation.gov.uk/uksi/2012/637/regulation/15/made>

## 2. Community engagement stages

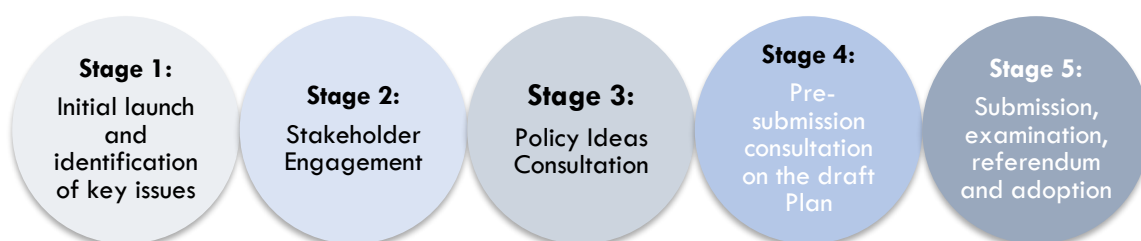
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### 2.1 Role of the Neighbourhood Plan Steering Group

- 2.1.1 Aldringham cum Thorpe Parish Council agreed to prepare a Neighbourhood Plan in 2016. The process of preparing the Plan has been overseen by the Neighbourhood Plan Steering Group, membership of which has changed subtly over time but essentially has included Parish Councillors as well as local residents. See **Appendix 2** for Steering Group members.

### 2.2 Community engagement

- 2.2.1 The formal process of Neighbourhood Plan preparation began in May 2016 when the Neighbourhood Plan Area was designated. The first public consultation was held in August 2016. In October 2017, Suffolk Coastal District Council launched its review of the Local Plan and work on the Neighbourhood Plan was delayed as the Parish Council (which made up the majority of the Steering Group) became fully occupied in that process. Progress was interrupted again by the COVID-19 pandemic in 2020 and resumed in 2022 when safe to do so. In Summer 2022, the Steering Group appointed a specialist consultant to help support the work of the Steering Group in progressing the Neighbourhood Plan.
- 2.2.2 The Neighbourhood Plan draws, in part, on the evidence base from the various studies that have been commissioned to support the Neighbourhood Plan (Housing Needs Assessment, Design Code) but also on the results of the various stages of community consultation that have been undertaken. These are as follows.



- **Stage 1: Initial Launch and identification of key planning issues. (See Appendix 3)** Neighbourhood Plan launched with a public exhibition on 23<sup>rd</sup> August 2016, held between 1pm and 7pm at the Country Club in Thorpeness. Attendees were presented with information about the history of the parish, the current position and some possible ideas for the future. They were asked to comment on what they had seen and to give a view on what they would like the future to include. The results

were captured on post-it notes and written up. The key issues raised were as follows:

- Need for a meeting place/Village hall in Aldringham
  - Play space in Aldringham
  - Maintenance of footpaths and hedgerows
  - Cycle track between Thorpeness and Aldeburgh
  - Footpath/cycle path from Aldringham to Thorpeness
  - Footpath between Aldringham and Knodishall
  - Concern over major housebuilding in surrounding parishes
  - Concern over proposed housing allocation in the Local Plan at Aldringham
  - Lack of affordable housing
  - Concerns over the number of second homes and holiday lets in the parish
  - Concerns over the design quality of new development
  - Concerns over the lack of infrastructure in the parish
  - Concerns over coastal erosion
  - New development to contribute to coastal protection
  - Ensure that Aldringham and Thorpeness remain separate and not joined up
  - Ideas for various forms of coastal defences
  - Traffic speed and parking problems in Thorpeness
- **Stage 2: Stakeholder Engagement.** An engagement exercise with key landowners began in June 2022 with invitations for expressions of interest in future development. Both major landowners indicated interest and discussions were held during Autumn 2022, including meetings with officers from East Suffolk.
  - **Stage 3: Policy Ideas Consultation.(see Appendix 4).** Taking into account the results of the technical reports, the stakeholder engagement and the initial consultation the Steering Group produced a series of draft policy ideas. To test the emerging policy ideas and gather further detail two 'drop-in style' exhibitions were held. One at the Outside Inn (The Parrot and Punchbowl) in Aldringham on 18<sup>th</sup> October 2023 between 1pm and 7pm, the other on the 19<sup>th</sup> October 2023, at The Country Club at Thorpeness again between 1pm and 7pm.
    - Over the two days 105 people visited the exhibition.
    - The events were publicised using the website, individual flyers hand delivered to every household by the Steering Group Members and posters placed around the parish.
    - Attendees were able to leave comments on a range of policy ideas
    - The exhibition material was placed on the parish website for a further two weeks to allow for any additional comments.
    - The results of the consultation were written up and placed on the website.

The key issues emerging from the exhibitions were as follows:

- High level of support for the draft vision and objectives

- Limited support for new housing in the parish
  - If housing were to take place, support for affordable housing for young people
  - Support for some form of restriction on second homes and holiday lets
  - Support for promotion of good design
  - Support for new footpaths/cycleways linking Aldringham and Thorpeness, Thorpeness and Aldeburgh and Aldringham and Leiston.
  - Support for the protection of existing facilities including the proposals at the pavilion
  - Support for the principle of protecting existing green spaces, including suggestions
  - Support for the principle of identifying locally important buildings, including suggestions
  - Support for identification of important view, including suggestions
  - Support for improvements to public transport
  - Concerns over lack of Doctors and dentists in the area
  - Concerns over lack of progress in respect of coastal defences
  - Concern over impact of major energy projects
- **Stage 4: Pre-Submission Consultation.** A period of public consultation was undertaken on the draft Neighbourhood Plan between 16<sup>th</sup> October 2024 and 11<sup>th</sup> December 2024. The consultation was launched with two drop-in style exhibitions held at The Country Club at Thorpeness on 16<sup>th</sup> October 2024 and at The Outside Inn (The Parrot and Punchbowl) on 17<sup>th</sup> October 2024. Over the course of the two days over 100 people attended the exhibitions. The exhibitions had been publicised using flyers delivered by Steering Group members to all households in the parish. **(See Appendix 5)**
    - The Neighbourhood Plan and the supporting documents including the Housing Needs Assessment and the Design Code were available on the website
    - Formal notification of the consultation period , including details of how to comment and where the documents were located was sent to a number of local groups and local landowners
    - These details were also sent to the following organisations for formal comment:
      - East Suffolk Council
      - Natural England
      - Environment Agency
      - Historic England
      - Suffolk County Council
      - Suffolk Preservation Society
      - Anglian Water
      - Essex and Suffolk Water
      - Mobile UK
      - Suffolk and North East Essex Integrated Care Board
      - UK Power Networks
      - National Grid and National Gas

- Suffolk Wildlife Trust
- Homes England
- Network Rail
- National Highways
- Suffolk Police Designing Out Crime Officer
- Sport England
- Aldeburgh PC
- Leiston TC
- Knodishall PC
- Friston PC
- Benhall and Sternfield PC
- Theberton PC
- Snape PC
- Local Landowners
- Owners of proposed Non Designated Heritage Assets (**See Appendix 6**)
- Owners of proposed Local Green Spaces (**See Appendix 6**)
- County Councillors
- District Councillors
- Marine Management Organisation
- Mobile Operators Association
- New Anglia Local Enterprise Partnership
- Suffolk Wildlife Trust
- Water Management Alliance

Following the conclusion of the pre-submission consultation period, responses had been received from over 30 local residents and a wide range of statutory consultees. The comments received and the response of the Steering Group/Parish Council to them is set out in **Appendix 7**.

In summary the key issues raised were:

- Comments on accuracy, typos and mapping errors
- General support for the plan
- Support for objectives and vision
- Clarifications in respect of housing policies
- Requests for additions and clarification to a number of policies
- Support for identification of Non Designated Heritage Assets and Local Green Spaces
- Factual updates and references to the Local Plan and the NPPF
- Justification for identified key views required

In response to the key issues raised the following amendments were made to the draft Neighbourhood Plan:

- Updates to NPPF and Local Plan references
- Factual updates e.g. latest position with major energy projects
- Improvements to mapping
- Clarifications to policy wording
- Justification for identification of key views
- More detail on proposed Non Designated Heritage Assets

## 2.3 Communication

2.3.1 To spread news of the Neighbourhood Plan as it progressed, the Steering Group used:

- The Neighbourhood Plan page on the Aldringham cum Thorpe Parish Council website:  
<https://aldringham.onesuffolk.net/neighbourhood-plan-2/documents/>
- Posters displayed around the parish.
- Flyers delivered to households and businesses.
- Facebook updates.
- Updates at Parish Council meetings which are open to the public.

## 2.4 Specialist Consultations - Environmental screenings

2.4.1 Habitat Regulation Assessment (HRA) and Strategic Environmental Assessment (SEA) Screenings were undertaken in December 2024 by East Suffolk. The Pre-Submission Consultation version of the Neighbourhood Plan was used for screening purposes. Consultation took place with the three Environmental Bodies and responses were received from the Environment Agency, Historic England and Natural England. The following determinations were made by East Suffolk Council in February 2025:

- **HRA:** Screening of the policies in the draft Aldringham cum Thorpe Neighbourhood Plan has not identified any Likely Significant Effects on protected Habitat Sites, either alone or in combination with other plans or projects. Natural England were consulted on a draft of this Screening Statement as statutory nature conservation body and their comments taken into account prior to finalising the statement.
- **SEA:** It is considered by East Suffolk Council that it is not necessary for a Strategic Environmental Assessment to be undertaken of the draft Aldringham cum Thorpe Neighbourhood Plan to ensure compliance with EU obligations. Historic England, the Environment Agency and Natural England have been consulted, and their views taken into account before finalising this screening opinion.

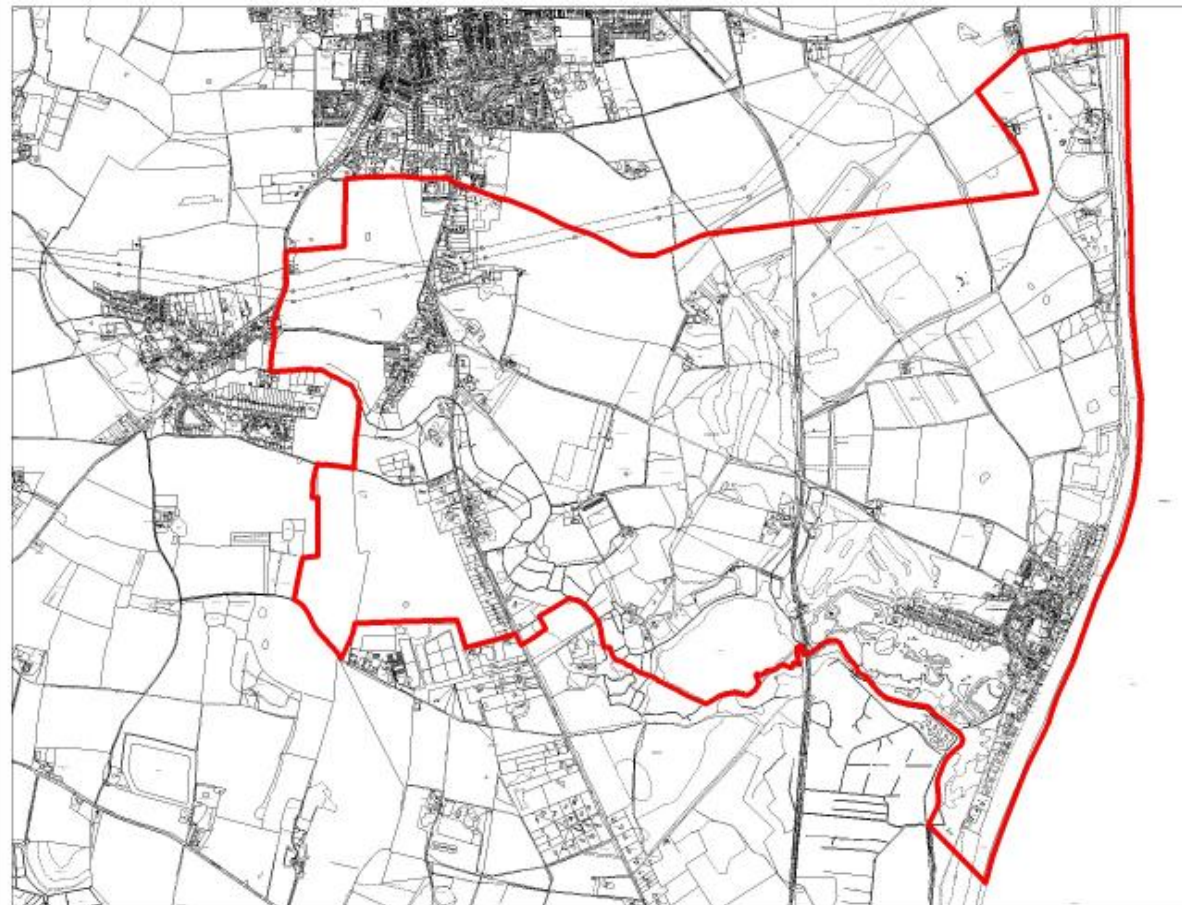


## 3. Conclusion

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- 3.1 The programme of community engagement carried out during the production of the Aldringham cum Thorpe Neighbourhood Plan was appropriate to the process of preparing the Neighbourhood Plan and exceeded the statutory consultation requirements as set out in the Neighbourhood Plan Regulations.
- 3.2 The comments received throughout and specifically in response to the consultation on the 'Pre-submission draft of the Aldringham Neighbourhood Plan' have been addressed, in so far as they are practical, and in conformity with the National Planning Policy Framework 2024, and the East Suffolk Council -Suffolk Coastal Local Plan, 2020.

# APPENDIX 1: Neighbourhood Plan Area



**Aldringham cum Thorpe Proposed Neighbourhood Plan Area**  
**Suffolk Coastal District Council**

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## APPENDIX 2: Neighbourhood Plan Steering Group members

The Aldringham cum Thorpe Neighbourhood Plan Steering Group consisted of the following members:

**Eric Atkinson:** Chairman of the Neighbourhood Plan Steering Group, local resident and former Parish Councillor

**Maureen Jones,** local resident and Chair of the Parish Council

**Denise Lupton,** local resident and Parish Councillor

**Pippa McLardy,** local resident and former Parish Councillor

**Sara Paulley,** local resident and Parish Councillor

**Bill Seale,** local resident and Parish Councillor

**Tony Wheeler,** local resident and Parish Councillor

Supported by:

- **Shirley Tilbrook,** Parish Clerk
  - **Andrea Long,** Independent Consultant from Compasspoint Planning
-

# Appendix 3: Initial Launch of the Neighbourhood Plan- Publicity

## 3a) Poster



### **YOUR NEIGHBOURHOOD PLAN**

*Help shape the future where you live or work*

## **A “drop in” event**

**Tuesday 23 August 2016**

**Any time between 1pm and 7pm**

**The Country Club (upstairs)**

**The Benthills**

**Thorpeness**

**IP16 4NU**

### **View and discuss**

**Parish maps, pictures, plans**

**Present policies and plans used by the Local Authority**

### **What’s important to YOU?**

**Tell us which subjects and issues you would like the Neighbourhood Plan to address**

Further information available at [www.aldringham.onesuffolk.net](http://www.aldringham.onesuffolk.net)  
or email [pc@aldringhamcumthorpe.suffolk.gov.uk](mailto:pc@aldringhamcumthorpe.suffolk.gov.uk)

### 3b) Flyer



#### Get to Know your Parish

View and discuss illustrated displays, including

- a variety of maps, pictures and plans of the Parish as it is today
- the present policies and plans used by the Local Planning Authority

#### What is Important to YOU?

Come and tell us what particular subjects and issues you would like your Neighbourhood Plan to address!

For more information on the Drop-In event, please refer to:

[www.aldringham.onesuffolk.net](http://www.aldringham.onesuffolk.net)

#### YOUR LOCAL NEIGHBOURHOOD PLAN



**Help shape the future where you  
live or work**



**The Parish Council invites you to an informal  
"drop in"**

**Tuesday 23 August 2016 - from 1pm until 7pm**  
**Thorpe Country Club (upstairs)**

*Aldringham cum Thorpe Parish Council July 2016*

# Appendix 4: Policy Ideas

4a) Publicity – Poster and flyer

## YOUR NEIGHBOURHOOD PLAN



**Aldringham-cum-Thorpe Parish Council**

**Invites you to**

*Help shape the future where you live, work or play*

## “Drop in” events

**Wednesday 18<sup>th</sup> October 2023**

**Any time between 1pm and 7pm**

**The Parrot (outside inn)**

**Aldringham Lane**

**Aldringham**

**IP16 4PY**

**Thursday 19<sup>th</sup> October 2023**

**Any time between 1pm and 7pm**

**The Country Club (upstairs)**

**The Benthills**

**Thorpeness**

**IP16 4NU**

**View and discuss**

**1<sup>st</sup> draft policy ideas for the Neighbourhood Plan**

**What’s important to YOU?**

**We need your feedback on the draft policy ideas**

Further information available at [www.aldringham.onesuffolk.net](http://www.aldringham.onesuffolk.net)  
or email [pc@aldringhamcumthorpe.suffolk.gov.uk](mailto:pc@aldringhamcumthorpe.suffolk.gov.uk)





## YOUR NEIGHBOURHOOD PLAN



Aldringham-cum-Thorpe Parish Council  
Invites you to

Help shape the future where you live, work or play

Come along and to view and discuss

1st draft Policy Ideas for the Neighbourhood Plan

- Exhibition boards will outline each of our policy ideas
- Please give us your feedback on each one

**Tell us what's important to YOU?**

Your feedback will help shape the draft version.

For more information on the Drop-in event, please refer

to: [www.aldringham.onesuffolk.net](http://www.aldringham.onesuffolk.net)

or email [pc@aldringhamcumthorpe.suffolk.gov.uk](mailto:pc@aldringhamcumthorpe.suffolk.gov.uk)



Informal "drop in" events

Wednesday 18<sup>th</sup> October 2023

Any time between 1pm and 7pm

The Parrot (outside inn)

Thursday 19<sup>th</sup> October 2023

Any time between 1pm and 7pm

The Country Club (upstairs)



Whether you live, work, own property or have business interests, in Aldringham, Thorpeness or the Sizewell area of the Parish, please come along to a "Drop-in event" and have your say.

Wednesday 18<sup>th</sup> October 2023

Any time between 1pm and 7pm

The Parrot (outside inn)

Aldringham Lane

Aldringham IP16 4PY

Thursday 19<sup>th</sup> October 2023

Any time between 1pm and 7pm

The Country Club (upstairs)

The Benthills

Thorpeness IP16 4NU

If you need transport to get to one of the drop-in sessions the Good Neighbours Scheme may be able to arrange a lift. Telephone beforehand on 07521 047843

The Government introduced Neighbourhood Plans under the Localism Act 2011. They can address many matters relating to land and its use, such as local economic development and businesses, housing, the built environment, open spaces, coastal protection, transport, culture and heritage, community, leisure and social amenities.

Aldringham-cum-Thorpe Parish Council have continued to work on the Neighbourhood Plan. We are now looking to take forward the issues you have previously told us are important to you, developing them into policies to go into the first draft of the plan. This is an important stage and gives you a further opportunity to have your say before this draft of the plan is prepared.

The plan will become an important document because once a Neighbourhood Plan has been adopted, the Planning Authority is obliged by law, and for the next 15 years to take it into account in conjunction with East Suffolk's Local Plan, when it is considering future planning applications and other proposals regarding the use of land.



#### 4b) Photographs from the Policy Ideas Exhibitions



The Outside Inn, 18<sup>th</sup> October 2023



Thorpeness Country Club, 19<sup>th</sup> October 2023



# APPENDIX 5: Pre-submission consultation

Appendix 5(a): Poster for pre-submission consultation.

## YOUR NEIGHBOURHOOD PLAN



**Aldringham-cum-Thorpe Parish Council**

**Invites you to**

*Help shape the future where you live, work or play*

## **“Drop in” events**

**Wednesday 16<sup>th</sup> October 2024**

**Any time between 11am and 3pm**

**The Country Club (upstairs)**

**The Benthills**

**Thorpeness**

**IP16 4NU**

**Thursday 17<sup>th</sup> October 2024**

**Any time between 3pm and 7pm**

**The Parrot (outside inn)**

**Aldringham Lane**

**Aldringham**

**IP16 4PY**

**View and comment on the  
1<sup>st</sup> draft of the Neighbourhood Plan**

**Tell us what YOU think?**

**We need your comments to finalise the draft plan**

Further information available at [www.aldringham.onesuffolk.net](http://www.aldringham.onesuffolk.net)  
or email [pc@aldringhamcumthorpe.suffolk.gov.uk](mailto:pc@aldringhamcumthorpe.suffolk.gov.uk)

## 5b) Flyer for pre-submission consultation



Come along and to view and comment on  
The 1st draft of the Neighbourhood Plan

- Copies of the full draft plan will be available
- Copies of the draft policies will be available
- Please give us your comments on each one

**Tell us what YOU think?**

Your feedback will help finalise the draft version.

For more information on the Drop-in event, please refer  
to: [www.aldringham.onesuffolk.net](http://www.aldringham.onesuffolk.net)  
or email [pc@aldringhamcumthorpe.suffolk.gov.uk](mailto:pc@aldringhamcumthorpe.suffolk.gov.uk)

**YOUR  
NEIGHBOURHOOD  
PLAN**



**Aldringham-cum-Thorpe Parish Council  
Invites you to**

**Help shape the future where you live, work or play**

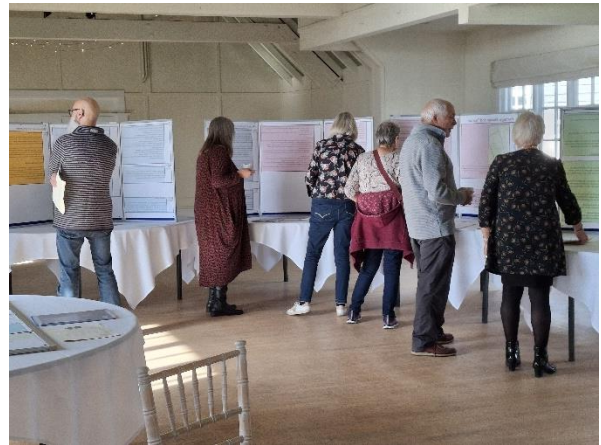


**A consultation on the draft Plan will take place  
from 16<sup>th</sup> October to 11<sup>th</sup> December 2024  
and will start with Informal "drop in" events on**

Wednesday 16<sup>th</sup> October 2024  
Any time between **11am and 3pm**  
The Country Club (upstairs)

Thursday 17<sup>th</sup> October 2024  
Any time between **3pm and 7pm**  
The Parrot (outside inn)

### 5c) Photographs from the Pre-Submission Consultation Exhibitions



Thorpeness Country Club, 16<sup>th</sup> October 2024



The Outside Inn, 17<sup>th</sup> October 2024

## Appendix 5 d): Consultation response form (also online)



### Pre-Submission (REG14) Consultation Response Form Aldringham cum Thorpe Neighbourhood Development Plan Wednesday 16th October to Wednesday 11th December 2024

Please use this form to submit comments about the pre-submission draft Plan. We would prefer to receive responses using the form, which is available to download from the web site. If this is not possible then please complete this paper copy.

Please submit your completed form in one of the following ways:

- 1) Email as an attachment to [aldringhamcumthorpenplan@gmail.com](mailto:aldringhamcumthorpenplan@gmail.com)
- 2) Hand deliver as a paper copy to Parish Clerk at Tyn Rhyll, Leiston Road, Aldringham, IP16 4PR

The document being consulted on may be viewed online at:  
<https://aldringham.onesuffolk.net/neighbourhood-plan-2/> or borrowed from Parish Clerk

This public consultation begins on **16<sup>th</sup> October 2024** and will run for approximately **6 weeks ending at midnight on Wednesday 11<sup>th</sup> December 2024**. Responses received after the closing date may not be considered.

Please expand the boxes as necessary or attach additional sheets. Clearly mark any **additional** sheets with your name, details and the part of the Neighbourhood Plan your comments relate to.

You do not have to answer every comment box but the more you tell us the more we can ensure the Plan represents local views. Please let us know about the things that are important to you.

NAME	
ADDRESS	

ORGANISATION / CLIENT YOU'RE REPRESENTING (Where applicable)	
YOUR EMAIL (optional)	

<b>CONSULTATION RESPONSE</b>	
<i>Please continue on a separate sheet if the box isn't big enough</i>	
I am generally in favour of the Plan	AGREE / DISAGREE
I would like to see changes to the Plan	AGREE / DISAGREE
General comments on the Plan	
Do you have any comments on Chapters 1 – 4?	YES / NO
Comment	
Do you agree with the Vision and Objectives of the Plan (Chapter 5)?	YES / NO
Comment	
Do you have any general comments on Chapter 7 – Housing	YES / NO
Comment	
Do you agree with Policy ACT1 – Scale and location of new housing?	YES / NO
Comment	
Do you agree with Policy ACT2 – Housing Mix?	YES / NO
Comment	
Do you agree with Policy ACT3 – Principal Residence?	YES / NO
Comment	



Do you have any general comments on Chapter 8 – Natural Environment ?	YES / NO
Comment	
Do you agree with Policy ACT4 -Mitigating the impact of large scale energy projects ?	YES / NO
Comment	
Do you agree with Policy ACT5 – Landscape and important views ?	YES/NO
Comment	
Do you agree with Policy ACT6 – Biodiversity ?	YES/NO
Comment	
Do you agree with Policy ACT7 – Coastal Protection ?	YES/NO
Comment	
Do you agree with Policy ACT8 – Drainage and surface water flooding ?	YES/NO
Comment	
Do you have any general comments on Chapter 9 – Heritage, Design and Tourism ?	YES / NO
Comment	
Do you agree with Policy ACT9 – Heritage Centre (Thorpeness)?	YES / NO
Comment	
Do you agree with Policy ACT10 – Heritage Protection and Enhancement?	YES / NO
Comment	

Do you agree with Policy ACT11 – New design?	YES/NO
Comment	
Do you have any general comments on Chapter 10– Access, Community and Recreation ?	YES/NO
Comment	
Do you agree with Policy ACT12 – Public car parking?	YES/NO
Comment	
Do you agree with Policy ACT13 – Leisure and recreational facilities?	YES/NO
Comment	
Do you agree with Policy ACT14 – Community Facilities ?	YES/NO
Comment	
Do you agree with Policy ACT15 – Local Green Spaces ?	YES/NO
Comment	
Do you agree with Policy ACT16 – Business and Employment?	YES/NO
Comment	
Do you have any comments on the Aldringham cum Thorpe Design Guidance and Codes?	YES/NO
Do you have any other general comments	YES/NO

# Appendix 6: Pre-Submission Consultation Notification Letters

6a) Non Designated Heritage Asset owners

## **Aldringham cum Thorpe Neighbourhood Plan**

**Consultation: 16<sup>th</sup> October to 11<sup>th</sup> December**

***Drop-in sessions:***

***16<sup>th</sup> October at The Country Club (upstairs) 11am to 3pm***

***17<sup>th</sup> October at The Parrot (Outside Inn) 3pm-7pm***

Dear Property Owner,

### **Non-designated Heritage Assets**

This letter is to advise you that the draft Aldringham cum Thorpe Neighbourhood Plan will shortly be published for public consultation on **16<sup>th</sup> October 2024** with a six-week public consultation period lasting until **11<sup>th</sup> December 2024**. We will be also holding exhibitions in Thorpeness and Aldringham on the **16<sup>th</sup> and 17<sup>th</sup> of October**

The Neighbourhood Plan is being prepared on behalf of Aldringham cum Thorpe Parish Council. It is a planning policy document which will guide future development in the area. More information can be found here:

<https://aldringham.onesuffolk.net/neighbourhood-plan-2>

We are writing to you because a building or area of land you own/have an interest in, has been suggested for inclusion in the Neighbourhood Plan as a Non-designated Heritage Asset (Important Unlisted Building).

A Non-designated Heritage Asset is a building, structure or area of land that is locally important to the community because of its age, rarity, aesthetic interest, group value, historic association, landscape interest, landmark status or social/communal value. These do not have the same protection or restrictions as those on the national list of Listed Buildings.

If a building is identified as a Non-designated Heritage Asset, it does not mean that it cannot be altered or amended in anyway nor does it mean that there are additional regulations or consents required to undertake any works to it. It simply means that any proposals that already require the benefit of planning permission that may affect your property should take your land or



building's architectural or historic significance into account. We are keen to include Non-designated Heritage Assets in the Neighbourhood Plan, to ensure that some of the important characteristics of the parish are recognised.

The draft list and maps of possible Non-designated Heritage Assets in the parish are as follows:

1. Aldringham House
2. Hill House - Aldringham
3. Old Post Office
4. Millbrook
5. Willow Bank
6. Longcroft
7. Old Blacksmiths
8. The Vicarage
9. Old School
10. Arch House
11. Heatherlands
12. Birds Farm
13. Pan Cottage
14. Colts Hill
15. Chapel House
16. 1-2 Fen Cottages
17. Stone House
18. Baptist Chapel
19. Shellpits
20. Hill House - Sizewell
21. Sizewell Hall
22. Dower House
23. Ness House
24. Old Thorpe House
25. Heaven House

The list of Non-designated Heritage Assets is in draft at present. We are seeking your views as to whether you think your building/land should be included in the final version of the Neighbourhood Plan. We would be grateful therefore if you could email: [aldringhamcumthorpenplan@gmail.com](mailto:aldringhamcumthorpenplan@gmail.com) by the closing date of the consultation, which is midnight on **11<sup>th</sup> December 2024** with your views. If you have any questions, please contact us before this date.

Thank you.

Yours faithfully,

**Aldringham cum Thorpe Neighbourhood Plan Steering Group**

6b) Local Green Space owners

## **Aldringham cum Thorpe Neighbourhood Plan**

**Consultation: 16<sup>th</sup> October to 11<sup>th</sup> December 2024**

**Drop-in sessions:**

**16<sup>th</sup> October at The Country Club (upstairs) 11am to 3pm**

**17<sup>th</sup> October at The Parrot (Outside Inn) 3pm-7pm**

Dear Landowner,

### **Consultation on the draft Aldringham cum Thorpe Neighbourhood Plan - Local Green Spaces**

This letter is to advise you that the draft Aldringham cum Thorpe Neighbourhood Plan will shortly be published for public consultation on 16<sup>th</sup> October 2024 with a six-week public consultation period lasting until 11<sup>th</sup> December 2024. We will be also holding exhibitions in Thorpeness and Aldringham on the 16<sup>th</sup> and 17<sup>th</sup> of October.

The Neighbourhood Plan is being prepared on behalf of Aldringham cum Thorpe Parish Council. It is a planning policy document which will guide future development in the area. The Neighbourhood Plan can be found here from 16<sup>th</sup> October : <https://aldringham.onesuffolk.net/neighbourhood-plan-2> . You may need to scroll down to the October 2024 update.

The parish's rural character and its green, open spaces has been a key consideration in the preparation of the Neighbourhood Plan. Public consultation undertaken to date has highlighted how much value that local residents place on these spaces and the important contribution they make to the character of the area.

A number of green spaces have been identified which are considered locally to be important and would benefit from being protected from development.

A piece of land that you own/have an interest in has been suggested for inclusion in the draft Neighbourhood Plan as a **Local Green Space** (see list/map below).

A Local Green Space would be an area which would be protected from future development and must meet the following criteria which are set by Government.

*The Local Green Space designation should only be used where the green space is:*

- a) in reasonably close proximity to the community it serves;*

- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land.*

Further information on Local Green Spaces can be found here:

<https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

The Local Green Space suggestions are in draft at present. As someone who has a potential interest in one of the identified pieces of land, the Steering Group are inviting your views as to whether you think it should feature in the final version of the Neighbourhood Plan. The Steering Group feel it is important to gain the views of landowners before any final decisions on the final Plan are made. The list of potential candidates as contained in the draft plan are shown below together with a map and there is some further information in **Appendix B** of the draft Neighbourhood Plan.

Your views are invited and we would be grateful if you could respond through the forthcoming consultation with any comments you have, by emailing [aldringhamcumthorpenplan@gmail.com](mailto:aldringhamcumthorpenplan@gmail.com) by 11<sup>th</sup> December 2024 .

Yours faithfully

### **Aldringham cum Thorpe Neighbourhood Plan Steering Group**

The draft list and maps of possible Local Green Spaces for the parish are as follows:

1. Land associated with The Country Club (Thorpeness)
2. Land at the bottom of Lakeside Avenue (Thorpeness)
3. Land in front of the boat house at Thorpeness
4. Land at The Meare (behind Meare Café, Thorpeness)
5. Land east of Aldeburgh Road (Thorpeness)
6. Land to the west of Aldeburgh Road (Thorpeness)
7. Land to the north of Old Homes Road (Thorpeness)
8. Land adjacent to barn at Old Homes Road (Thorpeness)
9. Land to the west of The Headlands (Thorpeness)
10. Land east of Benthills and Country Club, Thorpeness
11. Green and play area at Mill Hill in Aldringham
12. Churchyard of St Andrews Church, Aldringham
13. Allotment Gardens at Aldringham
14. Land to rear of Oglivie Almshouses, Aldringham
15. Green amenity areas at Mill Hill Estate, Aldringham
16. Green area at Chandlers Way, Aldringham
17. Green area at Oak Drive, Aldringham.

## 6c) Consultee notification letters



### Aldringham cum Thorpe Neighbourhood Plan

Dear Statutory Consultee,

#### Pre-submission consultation on the Aldringham cum Thorpe Neighbourhood Plan

I am delighted to inform you that the pre-submission consultation on the Aldringham cum Thorpe Neighbourhood Plan begins on **16<sup>th</sup> October 2024** and concludes at midnight on **11<sup>th</sup> December 2024**

Details of the consultation including how to make comments on the plan can be found on the Aldringham cum Thorpe Parish Council Neighbourhood Plan web page:

<https://aldringham.onesuffolk.net/neighbourhood-plan-2>

The Pre-Submission Consultation Draft Neighbourhood Plan and the accompanying supporting documents can also be viewed using this link.

As this is a formal stage, comments on the plan must be made using the response form and emailed to this email address. [aldringhamcumthorpenplan@gmail.com](mailto:aldringhamcumthorpenplan@gmail.com)

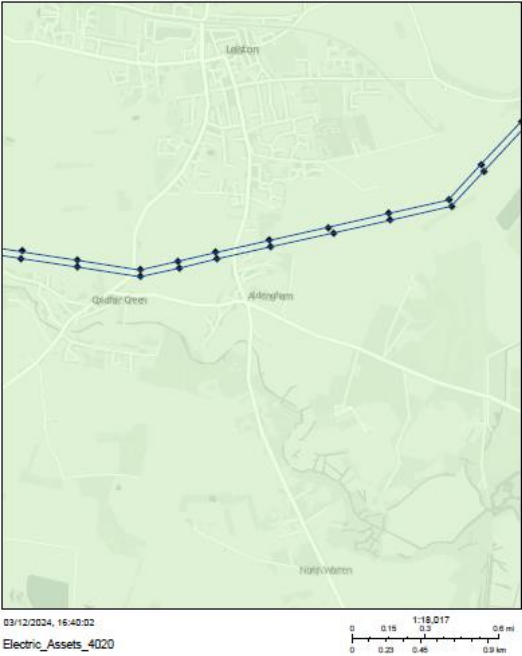
Kind Regards

Neighbourhood Plan Steering Group

# Appendix 7: Log of all comments and responses to pre-submission consultation (Regulation 14).

## Aldringham cum Thorpe NEIGHBOURHOOD PLAN

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
1	General	National Grid	<p>Proposed development sites crossed or in close proximity to National Grid assets:</p> <p>Following a review of the above document we have identified the following NGET assets as falling within the Neighbourhood area boundary:</p> <p>Asset Description</p> <p>4ZX ROUTE TWR (001B - 001A - 001 - 120): 400Kv Overhead Transmission</p> <p>Line route: BRAMFORD - SIZEWELL 3</p> <p>4ZW ROUTE TWR (001B - 001A -001 - 119): 400Kv Overhead Transmission</p> <p>Line route: BRAMFORD - SIZEWELL 1</p> <p>A plan showing details of NGET's assets is attached to this letter. Please note that this plan is illustrative only.</p>	Comments noted	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>National Grid also provides information in relation to its assets at the</p>  <p>website below.</p>		
2	General	Natural England	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p>	Comments noted	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>Natural England does not have any specific comments on this draft neighbourhood plan.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information. Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in Natural England's Standing Advice on protected species .</p> <p>Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets.</p> <p>The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice.</p> <p>We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.</p> <p>Natural England reserves the right to provide further advice on the environmental assessment of the plan.</p> <p>This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental</p>		

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			report stages.		
3	General	Historic England	<p>Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of this Neighbourhood Plan.</p> <p>We welcome the production of this neighbourhood plan, but do not consider it necessary for Historic England to be involved in the detailed development of your strategy at this time. However, we are pleased to note the historic environment features throughout the plan and contains policies concerning both designated and non-designated heritage assets.</p> <p>We would refer you to our advice on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: <a href="https://historicengland.org.uk/advice/planning/plan-making/improve-yourneighbourhood/">https://historicengland.org.uk/advice/planning/plan-making/improve-yourneighbourhood/</a>.</p> <p>For further specific advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Suffolk County Council.</p> <p>To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.</p>		
4	General	National Highways	<p>Thank you for consulting National Highways (NH) regarding the Aldringham Neighbourhood Plan – Pre-Submission Consultation which has been provided for consultation. It is understood that the consultation closes on 11th December 2024. NH has a vested interest in managing the Strategic Road Network (SRN) across the region. In terms of the Mayland area, the nearest link to the SRN is taken at Junction 58 (Seven Hills Interchange) where the A14 connects with the non-trunk portion of the</p>	Comments noted	No change



	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			A12. This junction is approximately 35km from Aldringham. We have reviewed the Draft Neighbourhood Plan as set out on the Parish Council website, prior to the intended formal submission. We welcome, in accordance with guidance within DfT Circular 01/2022, that the draft Neighbourhood Plan will seek to promote walking and cycling under draft Policy ACT11. We otherwise observe that the Neighbourhood Plan proposals are at a scale and distance that is unlikely to have an effect on the SRN.		
5	General	East Suffolk	As the Plan progresses the accuracy of the mapping and the use of GIS software becomes more important. To avoid mapping issues at later stages it is recommended that the maps (once amended to take account of consultation responses) are mapped using GIS software. Please let us know if you require any assistance with that task. It is much easier to address mapping issues now rather than at later stages.	Agree mapping could be improved and will happily contact ESC for assistance	Mapping to be provided by ESC
6	General	East Suffolk	The resolution on a number of the figures in the PDF version of the Plan is poor and makes them difficult to read. This may be as result of the creation of a version of the Plan suitable for emailing, but this formatting issue should be addressed in future versions. Again, please let us know if you require any assistance with that task	See above	No change
7	General	East Suffolk	Since the drafting of the pre submission Neighbourhood Plan, a new National Planning Policy Framework has been published- National Planning Policy Framework December 2024 National Planning Policy Framework - GOV.UK. As the Plan develops references to NPPF will need to be updated throughout to reflect the December 2024 version.	Noted. This will be updated throughout	Updated as required <input checked="" type="checkbox"/>
8	General	Individual 1	I thought the Neighbourhood Plan was excellent. I didn't disagree with any of the poicies which reflect local views. One thing I would like to add under parking was the issue of second home owners leaving a vehicle parked outside their property whilst they are not residing there. Some vehicles (usually second/subsidiary cars) are parked outside of their	Noted. This issue lies outside of the scope of the NP	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			property boundary, unused for weeks whilst they are not in residence, taking up valuable parking for residents and visitors.		
9	General	Individual 2	I am generally in favour of the Plan	Support noted	No change
10	General	Individual 2	We appreciate the huge amount of work you have all put into this	Support noted	No change
11	General	Individual 3	We are generally in favour of the Plan. The plan is good because it is in favour of protecting the green spaces within the parish. Also the Plan is in favour of keeping the villages separate and to keep the existing character of the rural area.	Support noted	No change
12	General	Individual 3	I think the Plan is reassuring that our area is not going to be urbanised or industrialised. Thank you	Support noted	No change
13	General	Individual 5	Agree with the Plan in general	Support noted	No change
14	General	Individual 6	Agree with the Plan in general . It seems like a well rounded Plan	Support noted	No change
15	General	Individual 7	I am generally in favour of the Plan . In the end it will depend upon how much notice is taken by planning etc. that will determine its future impact.	Support noted	No change
16	General	Individual 9	Excellent	Support noted	No change
17	General	Individual 9	Thank you to those involved in all th heard work producing this document.	Support noted	No change
18	General	Individual 10	Favourably impressed by the plans on the whole	Support noted	No change
19	General	Individual 10	Reads well though a bit general (see below)	Noted	No change
20	General	Individual 11	Regular and more info out to the public will help even if the Plan is received well. Keep up the momentum.	Support noted	No change
21	General	Individual 12	I agree with all aspects especially the policy on new builds.	Support noted	No change
22	General	Individual 13	A well produced and thoughtful document	Support noted	No change
23	General	Individual 14	I feel lucky to be living in such a beautiful area.	Support noted	No change
24	General	Individual 15	Seems fairly comprehensive.	Support noted	No change
25	General	Individual 15	The Plan seems to preserve the unique nature of the villages.	Support noted	No change
26	General	Individual 16	Leave Thorpeness alone	Noted	No change
27	General	Individual 16	Thorpeness is on a flood plain!	Noted	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			Leave Thorpeness alone – enough damage has been already been done.		
28	General	Individual 17	It seems to be very comprehensive and sensible.	Support noted	No change
29	General	Individual 17	A huge amount of work has gone in to this place . The activists should be congratulated . Hopefully many of the plans will be enacted and not shelved as sometimes happens.	Support noted	No change
30	General	Individual 18	I genuinely believe that all villages remain separate with green spaces between them to continue to support the rural feel of Suffolk.	Noted	No change
31	General	Individual 19	A lot of work has gone into this and careful consideration	Support noted	No change
32	General	Individual 20	A fine piece of work , well researched	Support noted	No change
33	General	Individual 20	Excellent piece of work!	Support noted	No change
34	General	Individual 21	Thorough, detailed and balanced on the whole. But some difficult issues to be confronted especially housing and threat so the character of the area .Favourable impressed by level of thought and detail in the plan.	Support noted	No change
35	General	Individual 22	What has been the outcome of the planning application by TCFG to extend the rock revetment?	Noted. It is understood no formal application has yet been made.	No change
36	General	Individual 22	<ul style="list-style-type: none"> <li>• Stress on securing resident long term community</li> <li>• Greater planning controls to preserve existing built heritage</li> <li>• Facilitate sporting/outdoor activities</li> </ul>	Noted	No change
37	General	Individual 23	Congratulations on your draft plan	Support noted	No change
38	General	Individual 24	Glossary would be beneficial if it included NDHA.  The windmill in Thorpeness once belonged to Aldringham.	Noted. This should be added	Amend glossary <input checked="" type="checkbox"/>
39	General	Individual 24	An extremely useful document and a lot of thought has gone into it.	Support noted	No change
40	General	Individual 25	There should be a traffic management plan to address the increasing levels of traffic using the Aldeburgh Road to and from Leiston, which is increasing exponentially.	Comments noted . However the NP has limited scope	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
				to deal with this issue	
41	General	Individual 26	<p>General comments on the Plan</p> <p>To be clear, my wife and I own a holiday home in Thorpeness, which is not let on a commercial basis.</p> <p>In general, given the unusual nature of the Parish with the 2 diverse settlements and the many pressures on these villages, I think the Plan Group have done a very good job.</p> <p>To move on to specific points:</p> <p>1) I think it would be worthwhile to have a Policies section, where all the Policies are shown together under the 5 headings on page 39 and following on from this. There is no harm in then keeping the rest of the text, including the Policies, as it is now. This would allow interested parties to get to the nub of the Plan, the Policies, in an easily accessed format.</p> <p>2) I've had experience elsewhere of a Neighbourhood Plan, as a volunteer on the Steering Group for a village of around 4,300 residents. Given that our local council planners have used a few imprecisions in our Plan to defeat some of the key housing Policies we had, I urge you to remove as many qualitative words and phrases as possible and either remove the gist of the text in question or replace them with quantitative words or phrases. Define as many parameters as you can. It has been very dispiriting and demotivating for the Steering Group volunteers and the residents to find our Plan heavily neutered due to our choice of just a few words in thousands. Another result has been a sharp rise in cynicism about the motives of the planning officers and general disengagement towards the council in question, neither of which are healthy in a supposed democracy.</p>	<p>Comments noted.</p> <p>The Plan structure follows a traditional planning policy format with the evidence and rationale for each of the policies preceding it so that it is clear why the policy says what it does. This is useful for Planning Officers when using the policies.</p> <p>The implementation of the policies rests with the District</p>	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
				Council as correctly identified.	
42	General	Individual 27	I am generally in favour of the plan , but with reservations (some serious). I believe there are important omissions and errors in the current version as I have described below.	Comments noted	No change
43	General	Individual 27	<p>I am supportive and appreciative of the team's work to date on this plan. I have identified and noted below what in my opinion are various deficiencies and omissions.</p> <p>The majority of my comments relate to the Aldringham settlement where I live and of which I naturally have relatively more knowledge.</p> <p>On advice from Andrea Long of Compasspoint Planning, I have accepted her challenge and made efforts to suggest alternative or additional wording in those sections of the plan that I feel require improvement or correction.</p> <p>I have not generally commented on sections that I agree with.</p>	<p>Comments noted</p> <p>See later comments</p>	No change
44	General	Individual 27	<p>Thank you for this opportunity to comment.</p> <p>I do realise that I may have made more comments and suggested more change than the team may have been seeking. Please bear in mind that this stage has been my first opportunity to study or review the material that was being developed. It was not possible to consider this insufficient detail at the drop-in events.</p>	Comments noted	No change
45	General	Individual 29	Well done for producing such a thorough and important piece of work.	Support noted	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
46	General	Individual 31	A lot to take in but in general I agree	Support noted	No change
47	General	Individual 31	Lot to take in. Assume those who have spent many hours doing the report have tried to support the community. Thanks	Support noted	No change
48	General	Individual 32	<p>Congratulations and thanks to all involved, it's a very thorough and sensible plan. It may be a draft, but it badly needs proofreading – it's littered with errors, and I've pointed out a few by chapter.</p> <p>I do believe there are fundamental problems aligning planning restrictions for Aldringham and Thorpeness and have set these out on an attached supplementary page.</p>	<p>Comments noted</p> <p>See later comments</p>	No change
49	General	Individual 32	<p>Supplementary page on General Comments</p> <p>Congratulations again to all involved in this report. It is immensely thorough, detailed, and good-natured (though it badly needs to be proofread). I agree with many points. But I do believe there are fundamental flaws, caused in part by the perceived need to produce the same plan for Aldringham and Thorpeness when the two are very distinctive villages with different needs. There is, for instance, a constant theme of planning for the benefit of 'locals', such as Act 3: 'Proposals for new open market housing in Thorpeness (excluding replacement dwellings) will be supported where first and future occupation is restricted in perpetuity to ensure that each new dwelling is occupied only as a Principal Residence.'</p> <p>This makes little sense for Thorpeness. Thorpeness was, as your document repeatedly notes in Appendix B, originally built as a 'holiday village', and it mostly still is. Surely it would be better to plan to ensure the village remains a successful 'holiday village', not least for the benefit of local businesses, than to undermine its core strength. The NDP appears to assume the argument understandably made in many parts of the country that 'locals' have been pushed out of their traditional homes by second homeowners, and the plan needs to address that (7.36:</p>	<p>Thorpeness was originally built as a holiday village but also provided housing for workers on the estate. It was in single ownership. This is no longer the case with many of the properties now owned by private individuals and with newer development at Lakeside Avenue which were constructed as individual plots all</p>	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>second homes and holiday lets are ‘a concern for local people’). But this has never been the case with Thorpeness, which was originally designed for holidays. Many homeowners may not be permanent residents, but: many have been owners for three decades and often much more; many have farms and businesses nearby; many have contributed, both in time and money, to help preserve the tennis club and the annual Meare regatta, to coastal protection, and to preserving the environment in the midst of multiple major power construction challenges; and many have long and existing close family ties to the village and local area dating back three generations. Our own history includes parents and grandparents in Aldeburgh (and buried in Aldringham), aunt and uncle in Thorpeness, brother and cousins in Thorpeness, sister within 20 minutes, and three decades of enjoying Thorpeness in all seasons, if not as permanent residents...so what defines ‘local’? A successful holiday village drives the success of The Country Club, the Dolphin, The Kitchen and Meare, all featured in Chapter 11 on Business. But the chapter and plan miss (a brief mention for Kitchen Design company aside) one of the main local business benefits of holiday homes: building and decorating companies. A rented holiday home requires far more maintenance and upgrading than a residential property. The wear and tear are tremendous (and not noted in the simplistic cost comparison at 7.40), and competition requires constantly improved facilities. Over this past year three properties in The Havens had major construction works, while three in The Whinlands had major repair and redecoration works using local painters. This is important business, not to mention related suppliers in Aldeburgh.</p> <p>The cost comparison at 7.40 is wrong on many counts (detailed on the form), including its conclusion, that owners are clearly incentivised to do holiday lets versus private rental for financial reasons – the main reason to do holiday lets versus longer term rentals is so that the owners can</p>	<p>in separate ownership. A number of these individual properties are second homes or are run as holiday let son an individual basis, others are occupied by full time residents so there is a body of local resident although it is small.</p> <p>The Principal Residence policy will apply to new development only it cannot be retrospectively applied and</p>	

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>come and enjoy their homes in Thorpeness regularly, as they have done for generations! As an aside, new regulations on private rentals (no fault evictions) will only entrench this pattern.</p> <p>So I would urge reconsideration of planning restrictions in Thorpeness versus Aldringham. They don't have to be the same, and better to play to each other's strengths.</p>	therefore those already in second home ownership or as holiday lets will be unaffected. It is likely that the development at Sizewell C will have a greater impact on the local rental market.	
50	General	SCC Minerals and Waste	<p>Minerals and Waste</p> <p>Suffolk County Council is the Minerals and Waste Planning Authority for Suffolk. This means that SCC makes planning policies and decisions in relation to minerals and waste. The relevant policy document is the Suffolk Minerals and Waste Local Plan,<sup>4</sup> adopted in July 2020, which forms part of the Local Development Plan.</p>	Comments noted.	Amend Chapter 3 accordingly <input checked="" type="checkbox"/>
51	General	Anglian Water	<p>Detailed response on the draft neighbourhood plan</p> <p>The comments set out below are made, ensuring the making of the plan contributes to sustainable development and has regard to assets owned and managed by Anglian Water.</p> <p>Overall, we are supportive of the policy ambitions within the neighbourhood plan, subject to the proposed amendments.</p> <p>POLICY ACT1: Scale and location of new housing development</p> <p>POLICY ACT17: Business and employment development</p> <p>POLICY ACT8: Drainage and surface water flooding</p> <p>Infrastructure capacity</p> <p>The neighbourhood plan includes policies on the consideration of development proposals which may come forward within the Parish i.e.</p>	Comments noted	Amend text accordingly <input checked="" type="checkbox"/>



	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>Policies ACT1 and ACT 17. Infrastructure capacity is, therefore, a key consideration and it is relevant to require new development to be served by a sustainable provision.</p> <p>To support the sustainable development principles of the plan, we would advise that suitable wording is added to the neighbourhood plan to cover infrastructure capacity, so that proposals demonstrate this and to ensure that development does not result in a detrimental impact on the environment and water infrastructure, including sewers and surface water and other flooding.</p> <p>This should also take account of climate change. It is recommended that developers undertake pre-planning engagement with Anglian Water at the earliest opportunity to assess infrastructure capacity, and any specific requirements that may be needed to deliver the proposed development, which may include sustainable points of connection (SPOC) to our water supply and wastewater networks to minimise impacts on existing communities and the environment. Developing (<a href="http://anglianwater.co.uk">anglianwater.co.uk</a>). This is to ensure that connections or any upgrades to our network are addressed when planning applications are submitted to the local planning authority. It is imperative that there is sufficient capacity or the ability through a phased approach to support new development prior to the sites being occupied for use. This may need to be secured using appropriate planning conditions.</p> <p>The neighbourhood plan area is served by both the Thorpeness and Aldeburgh Water Recycling Centres (WRC). These are located south of the B1353 between Aldringham and Thorpeness.</p> <p>The Aldeburgh WRC is a small facility with descriptive permits. Such permits apply to small WRCs serving a small number of properties or small settlement – often collectively referred to as “descriptive works”.</p> <p>As a result of the limited and sometimes very constrained parameters for descriptive permits, there is a risk that incremental housing growth</p>		

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>within or close to the WRC catchment could exceed the capacity of these small WRCs and potentially cause environmental harm. Such works are not designed to accommodate additional flows that may arise and therefore there is a presumption that there is no existing headroom to minimise environmental harm.</p> <p>Anglian Water recommends that areas served by descriptive works are excluded for growth where a connection to a public sewer is likely to be required; OR if very small-scale growth to meet local needs through infill development is proposed a policy measure must require the developer to monitor flows for one year to prove that there is capacity for the proposed development to connect or alternative sewerage treatment is provided.</p> <p>Anglian Water respectfully requests that these matters, in addition to surface water drainage, be under included within the neighbourhood plan. If you wish to discuss this further or would like some assistance on the drafting of proposed wording, please do not hesitate to contact me.</p> <p>Surface Water Drainage</p> <p>Policy Anglian Water is supportive of measures to address surface water run-off, including the preference for this to be managed using Sustainable Drainage Systems (SuDS) and requiring permeable surfaces for new areas of hardstanding within developments to comply with the drainage hierarchy. This is covered under criterion (e) of Policy ACT13 for new public parking areas but should also be included under Policy ACT11 New Design, under Aldringham criterion (g) and Thorpeness criterion (l).</p> <p>We are aware that with more people opting for more paved and decked areas in their gardens we are seeing a loss of green areas, particularly in heavily populated areas, but it can also cause problems in less populated areas too. This means rainwater has nowhere to go, increasing the amount of water travelling into the sewer which can then cause</p>		

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>flooding. We, therefore, advocate the use of natural drainage and sustainable drainage systems (SuDS) to minimise surface water run-off from existing properties and new development as part of the solution to protect the sewer network.</p> <p>Such measures help to avoid surface water run-off from entering our foul drainage network, and connections to a surface water sewer should only be considered where all other options are demonstrated to be impracticable. Any requirements for a surface water connection to our surface water sewer network will require the developer to fund the cost of modelling and any upgrades required to accept the flows from the development.</p> <p>Anglian Water encourages the use of nature-based solutions for SuDS wherever possible, including retrofitting SuDS to existing urban areas to enhance amenity and biodiversity within the neighbourhood plan area and contribute to green and blue infrastructure.</p> <p>It has been the intention of Government to implement Schedule Three of The Flood and Water Management Act 2010 to make SuDS mandatory in all new developments in England. However, we welcome the policy approach to ensure SuDS measures are incorporated within new developments, until such time these measures are in place. We note references to localised flooding being made in the neighbourhood plan. If relevant in terms of sewer flooding, further information on reducing the risk of such events can be found on our website:  <a href="https://www.anglianwater.co.uk/help-and-advice/flooding-guidance/reduce-the-risk-offlooding/">https://www.anglianwater.co.uk/help-and-advice/flooding-guidance/reduce-the-risk-offlooding/</a></p> <p>As part of our Get River Positive commitment, we have pledged to be as transparent as possible with the data we collect about our water recycling network and the improvements that we are making, especially around storm overflows. We have provided an online map that shows our</p>		

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>latest investment schemes to improve the environment, including 2021 storm overflow data and the river network. Information can be found on our website:  <a href="https://www.anglianwater.co.uk/services/sewers-and-drains/storm-overflows/improving-riversand-coastlines">https://www.anglianwater.co.uk/services/sewers-and-drains/storm-overflows/improving-riversand-coastlines</a></p> <p>Water resources</p> <p>Whilst Anglian Water only provides statutory sewerage services for the neighbourhood plan area, as a region identified by the Environment Agency as seriously water stressed, we encourage measures to improve water efficiency in developments. This can be achieved by a fixtures and fittings approach, including through rainwater/ storm water harvesting and reuse, and greywater recycling. Such measures to improve water efficiency standards and opportunities for water reuse and recycling also reduces the volume of wastewater needed to be treated at our water recycling centres. This will help to reduce customer bills (including for other energy bills) as well as reduce carbon emissions in the supply and recycling of water.</p> <p>Given the proposed national focus on water efficiency, Anglian Water encourages Local Plans and Neighbourhood Plans to cover this issue through a policy-based approach. Anglian Water has produced a Water Efficiency Protocol with other partners (the Environment Agency, Natural England and Cambridge Water) on the imperative for development plan policies to achieve tighter water efficiency standards than the optional standard of 110 litres per person per day (l/p/d) for new homes.</p> <p>This position is reinforced by the direction taken by the Government Department DEFRA which supports the need to improve water efficiency</p> <p>Plan for Water: our integrated plan for delivering clean and plentiful water  - Plan for Water: our integrated plan for delivering clean and plentiful water - GOV.UK and the Government's Environmental Improvement Plan which sets ten actions in the Roadmap to Water Efficiency in new</p>		

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>developments, including consideration of a new standard for new homes in England of 100 litres per person per day where there is a clear local need, such as in areas of serious water stress. It has recently been announced by Government that a review of the Water Efficiency Standard(s) within the Building Regulation 2010 (Part G2 of the Approved Documents) will be consulted on in the next few months.</p> <p>An improvement to the plan would be to include a target standard i.e. 100 litres per person per day, for the reasons set out above. It is appropriate that the neighbourhood plan includes details in its policies to help shape the design of development in the area by promoting water efficiency. This should include positive features of water efficient fixtures and fittings, and through rainwater/storm water harvesting and reuse, and greywater recycling. In addition, if water efficiency measures are promoted, this will help reduce the amount of foul drainage from developments and lessen any pressure on water recycling centres.</p>		
52	General	Environment Agency	<p>Thank you for consulting us on the Pre Submission Consultation for the Aldringham Neighbourhood Plan.</p> <p>For the purposes of neighbourhood planning, we have assessed those authorities who have “up to date” local plans (plans adopted within the previous 5 years) as being of lower risk, and those authorities who have older plans (adopted more than 5 years ago) as being at greater risk. We aim to reduce flood risk and protect and enhance the water environment, and with consideration to the key environmental constraints within our remit, we have then tailored our approach to reviewing each neighbourhood plan accordingly.</p> <p>A key principle of the planning system is to promote sustainable development. Sustainable development meets our needs for housing, employment and recreation while protecting the environment. It ensures that the right development, is built in the right place at the right time. To assist in the preparation of any document towards achieving sustainable</p>	Comments noted. Much of this advice is already set out in national or adopted local plan policy and therefore should not be repeated by this NP	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>development we have identified the key environmental issues within our remit that are relevant to this area and provide guidance on any actions you need to undertake. We also provide hyperlinks to where you can obtain further information and advice to help support your neighbourhood plan.</p> <p><b>Environmental Constraints</b></p> <p>We have identified that the Neighbourhood Plan Area will be affected by the following environmental constraints:</p> <p><b>Flood Risk</b></p> <p>Based on a review of environmental constraints for which we are a statutory consultee, we find that there are areas of fluvial flood risk and watercourses within the neighbourhood plan area along the Hundred River, The Meare and ancillary water courses.</p> <p>On the basis that future development is steered away from the sensitive aspects of the environment highlighted, we do not consider there to be potential significant environmental effects relating to these environmental constraints. Nevertheless, we recommend the inclusion of relevant policies to cover the management of flood risk. Allocation of any sites and any windfall development delivered through the Plan period should follow the sequential approach. National Planning Policy Framework (NPPF) paragraph 167 sets this out.</p> <p><b>Water Resources</b></p> <p>Being in one of the driest areas of the country, our environment has come under significant pressure from potable water demand. New developments should make a significant contribution towards reducing water demand and mitigate against the risk of deterioration to our rivers, groundwater and habitats from groundwater abstraction. We recommend you check the capacity of available water supplies with the</p>		

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			<p>water company, in line with the emerging 2024 Water Resources Management Plan which is due to be published in 2023. The Local Planning Authorities Water Cycle Study and Local Plan may indicate constraints in water supply and provide recommendations for phasing of development to tie in with new alternative strategic supplies.</p> <p>New development should as a minimum meet the highest levels of water efficiency standards, as per the policies in the adopted Local Plan. In most cases development will be expected to achieve 110 litres per person per day as set out in the Building Regulations &amp;c. (Amendment) Regulations 2015. However, a higher standard of water efficiency (e.g. 85 l/p/d) should be considered, looking at all options including rainwater harvesting and greywater systems. Using the water efficiency calculator in Part G of the Building Regulations enables you to calculate the devices and fittings</p> <p>required to ensure a home is built to the right specifications to meet the 110 l/p/d requirement. We recommend all new non-residential development of 1000sqm gross floor area or more should meet the BREEAM 'excellent' standards for water consumption. Developments that require their own abstraction where it will exceed 20 cubic metres per day from a surface water source (river, stream) or from underground strata (via borehole or well) will require an abstraction licence under the terms of the Water Resources Act 1991. There is no guarantee that a licence will be granted as this is dependent on available water resources and existing protected rights. The relevant abstraction licencing strategy for your area provides information on water availability and licencing policy at Abstraction licencing strategies (CAMS process) - GOV.UK (<a href="http://www.gov.uk">www.gov.uk</a>).</p> <p><b>Contaminated Land</b></p> <p>For land that may have been affected by contamination as a result of its previous use or that of the surrounding land, sufficient information</p>		

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>should be provided with any planning application to satisfy the requirements of the NPPF for dealing with land contamination. This should take the form of a Preliminary Risk Assessment (including a desk study, conceptual model and initial assessment of risk), and provide assurance that the risk to the water environment is fully understood and can be addressed through appropriate measures. This is because Aldringham Neighbourhood Plan Area is a source protection zone 3 as well as on a principal Aquifer. For any planning application the prior use should be checked to ensure there is no risk of contamination.</p> <p><b>Source Protection Zones</b></p> <p>Your plan includes areas which are located on Source Protection Zone 3. These should be considered within your plan if growth or development is proposed here. The relevance of the designation and the potential implication upon development proposals should be considered with reference to our Groundwater Protection guidance:  <a href="https://www.gov.uk/government/collections/groundwater-protection">https://www.gov.uk/government/collections/groundwater-protection</a></p> <p><b>Designated nature sites.</b></p> <p>Your policy area covers both Special Areas of Conservation (SAC) and Special Protection areas (SPA), policies should make clear that development should be refused if it would have an adverse impact on the integrity of these sites unless there is an overriding public interest. (Natural England lead on designated sites, we provide advice when the designation is water based). Policies should require developers to prevent adverse impacts, to protect and enhance biodiversity, safeguard habitats and the ecological network and to provide measurable net gains in biodiversity (NPPF paras 180, 185) (in accordance with BNG regulations and the enhanced NERC duty).</p> <p><b>Biodiversity Net Gain</b></p>		



	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>We encourage you to seek ways in which your neighbourhood plan can improve the local environment. Identifying sites for the delivery of Biodiversity Net Gain could lead to habitat improvements in your area. Biodiversity Net Gain is a system that delivers habitat improvements on any local sites including Local Wildlife Sites to ensure that there is no loss of habitats from new development. Identifying areas that could benefit from management for conservation within your area could enable habitat to be created closer to development sites in your plan area, providing local ecological enhancement.</p> <p><b>Informatives</b></p> <p>We encourage you to seek ways in which your neighbourhood plan can improve the local environment. For your information, together with Natural England, Historic England and Forestry Commission, we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: How to consider the environment in Neighbourhood plans - Locality Neighbourhood Planning</p>		
53	Chapters 1-4	SCC PROW	<p>Public Rights of Way</p> <p>It is appreciated that the PROW routes have been mapped indicatively, however SCC would encourage looking at the definitive map for plotting as they are not currently aligned, please refer to the SCC PROW website<sup>8</sup> for further information.</p>	Noted.	Map to be provided by ESC <input checked="" type="checkbox"/>
54	Chapters 1-4	East Suffolk Council	Para 1.6 - The full title of the relevant Local Plan for Aldringham is 'East Suffolk Council- Suffolk Coastal Local Plan'.	Noted	Amend Accordingly <input checked="" type="checkbox"/>
55	Chapters 1-4	East Suffolk Council	2.2 - It may be helpful context to include reference here to the Thorpeness Meare's status as a registered park and garden.	Noted	Amend accordingly <input checked="" type="checkbox"/>

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
56	Chapters 1-4	East Suffolk Council	2.10 - The East Suffolk Design and Heritage Team are considering the creation of an Article 4 direction area in Thorpeness and have recently presented proposals to the Parish Council. Consideration should be given to the inclusion of reference to Article 4 directions: Article 4 Directions » East Suffolk Council. Minor typo 'revied' should read 'revised'.	Noted	Amend accordingly <input checked="" type="checkbox"/>
57	Chapters 1-4	East Suffolk Council	2.12-2.18 - Prior to submission of the Neighbourhood Plan, this section should be updated with the latest position in relation to these projects. East Suffolk can advise at the relevant time.	Noted	Amend accordingly <input checked="" type="checkbox"/>
58	Chapters 1-4	East Suffolk Council	2.19 - For accuracy, the new name of the former AONB area is 'Suffolk & Essex Coast & Heaths National Landscape'	Noted	Amend accordingly <input checked="" type="checkbox"/>
59	Chapters 1-4	East Suffolk Council	2.20 - This area map also includes the Sandlings Special Protection Area (SPA).	Noted	Amend accordingly <input checked="" type="checkbox"/>
60	Chapters 1-4	East Suffolk Council	2.25 and 2.31, 2.36 Minor typo 'dwelling sin' should read 'dwellings in'. Minor typo 'county club' should read 'country club'. Minor typo missing full stop between 'rentals' and 'Over'	Noted	Amend accordingly <input checked="" type="checkbox"/>
61	Chapters 1-4	East Suffolk Council	2.39 - Prior to submission of the Neighbourhood Plan this section should be updated with the latest position in relation to Coastal Partnership East. East Suffolk can advise at the relevant time.	Noted	Amend accordingly
62	Chapters 1-4	East Suffolk Council	2.41 - Prior to submission of the Neighbourhood Plan this section should be updated to reflect the latest update from the Thorpeness Coastal Futures Group as this still refers to August and Autumn 2024	Noted	Amend accordingly
63	Chapters 1-4	East Suffolk Council	2.43 - Should include reference to Thorpeness Meare's status as a registered park and garden.	Noted	Amend accordingly <input checked="" type="checkbox"/>

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64	Chapters 1-4	East Suffolk Council	3.2 - Update to refer to the December 2024 NPPF.	Noted	Amend accordingly <input checked="" type="checkbox"/>
65	Chapters 1-4	East Suffolk Council	3.3 - The full title of the relevant Local Plan for Aldringham is 'East Suffolk Council- Suffolk Coastal Local Plan'.	Noted	Amend accordingly <input checked="" type="checkbox"/>
66	Chapters 1-4	East Suffolk Council	3.4 - The plan correctly states that Aldringham is identified as Countryside in the Local Plan and that Thorpeness is classified as small village. However it is wrong to state that there is a settlement boundary for Aldringham (settlement boundaries are not defined for 'countryside'). See Local Plan policy SCLP3.2: Settlement Hierarchy.	Noted	Amend accordingly <input checked="" type="checkbox"/>
67	Chapters 1-4	East Suffolk Council	Figure 27 - This map is correct in that it doesn't show a settlement boundary for Aldringham (settlement boundaries are not defined for 'countryside'), but it is incorrect in implying that there is a defined boundary for the settlement. See Local Plan policy SCLP3.2: Settlement Hierarchy.	Noted	Amend accordingly <input checked="" type="checkbox"/>
68	Chapters 1-4	East Suffolk Council	4.6 - Minor typo double full stop.	Noted	Amend accordingly <input checked="" type="checkbox"/>
69	Chapters 1-4	Suffolk County Council (Archaeology)	Archaeology Paragraph 4.4 It is welcome that objectives 5 and 6 seek to protect and enhance the historic environment and to facilitate public engagement with the local heritage. 9. Heritage, Design and Tourism This chapter would benefit from including a paragraph specific to below-ground heritage, to provide clarity to developers for any future development sites. SCC would recommend adding the following wording: 'Suffolk County Council Archaeological Service (SCCAS) would advise that there should be early consultations of the Historic Environment Record (HER) and assessment	Noted. However this is a general statement providing guidance on archaeology and planning applications which does not need to be included in the	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>of the archaeological potential of any potential development site at an appropriate stage in the design stage, in order that the requirements of NPPF and Suffolk Coastal Local Plan (2020) are met. SCCAS would be happy to advise on the level of archaeological assessment and appropriate stages to be undertaken.'</p> <p>In addition to this, the plan could also highlight any level of public outreach and public engagement that might be aspired from archaeology undertaken as part of a development project, as increased public understanding of heritage sites is an aspiration of the NPPF.</p>	Neighbourhood Plan	
70	Chapters 1-4	Suffolk County Council	<p><b>Education</b>            SCC, as the Education Authority, has the responsibility for ensuring there is sufficient provision of school places for children to be educated in the area local to them. This is achieved by accounting for existing demand and new developments. SCC, therefore, produces and annually updates a fiveyear forecast on school capacity. The forecast aims to reserve 5% capacity for additional demand thus the forecasting below may refer to 95% capacity. The information below is to inform the Neighbourhood Planning Group's understanding of educational provision in the Plan Area and does not need to be included in the Plan.</p> <p><b>Primary Education</b>            Aldringham cum Thorpe Parish is within the primary education catchment area of Coldfair Green Community Primary School. The school is forecast to exceed 95% capacity during the forecast period however, there is not sufficient demand to support a viable expansion of the school.</p> <p><b>Secondary Education</b>            Aldringham cum Thorpe Parish is within the secondary education catchment area of Alde Valley Academy. The school is forecast to exceed 95% capacity during the forecast period. The proposed strategy for</p>	Comments noted	No change

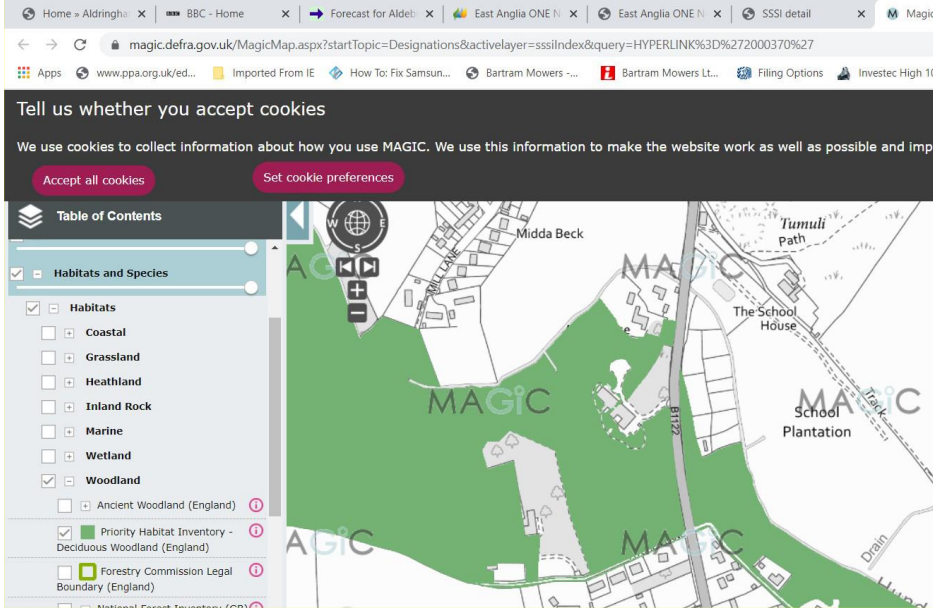
	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>mitigating this growth is via future provision of additional secondary places in the local area.</p> <p><b>Fire and Rescue</b></p> <p>Suffolk Fire &amp; Rescue Service (SFRS) has considered the plan and are of the opinion that, given the level of growth proposed, it is do not envisaged that additional service provision will need to be made in order to mitigate the impact. However, this will be reconsidered if service conditions change.</p>		
71	Chapters 1-4	Suffolk County Council (Flooding)	<p><b>Flooding</b></p> <p>SCC, as the Lead Local Flood Authority, has the responsibility for managing flood risk arising from surface water, ground water and ordinary watercourses. The Environment Agency has the responsibility for managing flood risk from main rivers and the coast.</p> <p><b>Paragraph 2.22</b></p> <p>It is recommended that an additional paragraph describing the Pluvial flood risk (from surface water) to the area should be provided as part of paragraph 2.22. There is a flow path through Aldringham that SCC assumes is associated with a minor watercourse or tributary to the river. It is recommended that the neighbourhood plan needs to emphasise that all types of flood risk must be considered at the planning stage.</p> <p><b>Paragraph 3.4</b></p> <p>SCC informs that there is no flood risk of note associated with SCLP 12.42 allocated by the Local Plan.</p>	Comments noted	Amend para 2.22 accordingly <input checked="" type="checkbox"/>
72	Chapters 1-4	Individual 3	I am glad the Plan wants to avoid the conjoining of Aldringham and Leiston. I am glad the Plan want sot keep the green space behind the Almshouse at Aldringham .	Comments noted	No change

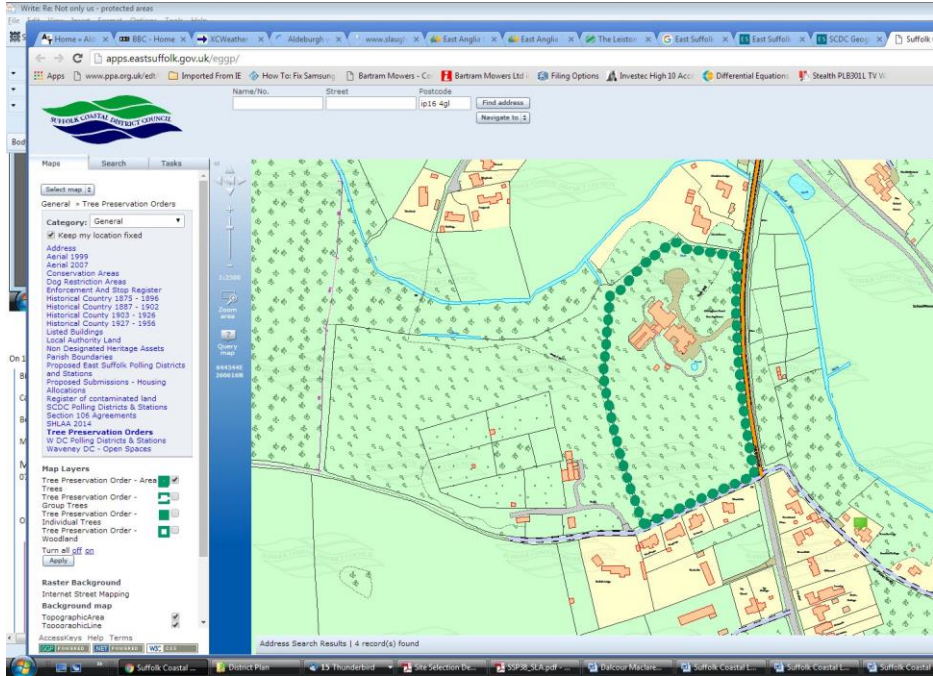
	<b>Para/ Policy Number</b>	<b>Respondent</b>	<b>Comment</b>	<b>Steering Group Suggested Response</b>	<b>Action</b>
73	Chapters 1-4	Individual 10	Mitigations of the developments on the landscape are inadequate. A lot of wildlife habitats will be destroyed and alternative sites re not suitable for creatures who will be unable to adapt to new surroundings.	Comments noted. The NP contains poicies aimed to address this issue	No change
74	Chapters 1-4	Individual 19	It is well written and thorough	Comments noted	No change
75	Chapters 1-4	Individual 21	Good description of the character of the village and use of land but at risk of erosion (coastal) and energy projects.	Comments noted	No change
76	Chapters 1-4	Individual 22	Insufficient planning controls to prevent unsuitable development . Need for a network of cycleways – to Aldeburgh and between Aldeburgh and Thorpeness.	Noted. The NP will be a statutory document. Comments in respect of cycleways are addressed in the relevant section below	No change
77	Chapters 1-4	Individual 24	‘winter’ typo – Figure 1 – first blue box	Noted	Amend accordingly <input checked="" type="checkbox"/>
78	Chapter 1-4	Individual 26	1.7: A Neighbourhood Plan is a significant document and will carry legal weight so that developers and East Suffolk Council planners have to take note when considering future developments in the parish. 2.19:.....River Hundred.... 2.25: The total number of dwellings in the parish is estimated to be 696 2.31: ....country club.... 2.38: ....which covers the area..... 3.1: complete forms part to the..... 3.4: and use appropriate to the settlement	Noted	Amend as appropriate <input checked="" type="checkbox"/>

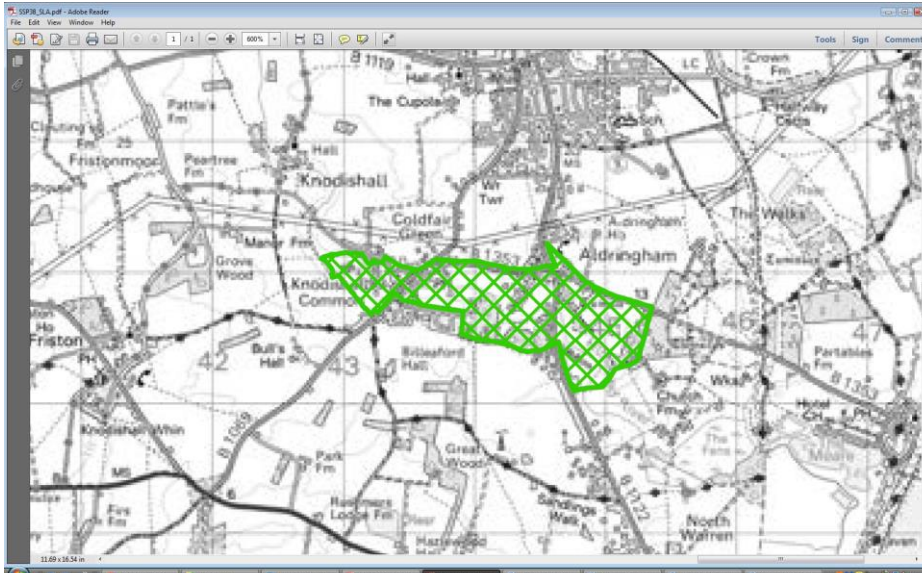
	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			I understand that the Government intends to make changes to housing planning in total and to the NPPF. Further it seems that many (all?) Councils are reviewing their Local Plans in light of this and it may be prudent to include these reviews and uncertainties in 3.4 & 3.5 ?? Stage 4: appropriate amendments will, where acceptable, be made to the Neighbourhood Plan.		
79	Chapter 1-4	Individual 27	<p>Re para 2.2 If the Plan is referring to the whole parish rather than AONB, I suggest replacing ‘Its soils support gorse, heather, pine and birch’ to ‘the parish’s soils support gorse, heather, oak, hazel, pine, beech, aspen, alder, horse chestnut, black poplar and birch’</p> <p>Re: para 2.15 To explain the relevance that Energy Projects EA1N and EA2 have to the parish, I suggest including the following: ‘Both EA1 North and EA2 will make landfall under Thorpeness Cliffs and two trenched cable corridors up to 100m wide side by side are to be constructed between landfall and Friston village via the Sizewell and Aldringham areas of the parish, crossing the Aldringham Hundred FRiver and B1122 Aldeburgh Road at the north-south mid point of Aldringham’.</p> <p>Re: para 2.16 National Grid Ventures announced on 12 November 2024 that it will propose connection to the UK’s electricity system for <b>Nautilus</b> at the Isle of Grain, Kent (instead of East Suffolk as NGV had previously proposed during earlier non-statutory consultations). However, It may be anticipated that Electricity Supply Organisation (ESO) may in due course assign Grid Connection(s) in this coastal area of East Suffolk to a number of other future major energy requiring the construction of energy infrastructure.</p>	Noted	Amend text as appropriate <input checked="" type="checkbox"/>

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>Re: para 2.17 – LionLink MPI The National Grid Ventures (NGV) is not proposing any energy infrastructure within this Parish.</p> <p>Re: para 2.18 – Sea Link The National Grid Electricity Transmission (NGET) current plans do not propose any energy infrastructure within this Parish.</p> <p>Re: para 2.19 I suggest the addition of the following two sentences regarding the natural environment in Aldringham:</p> <p>The Aldringham river valley and its woodland support important species of nesting birds, commuting/foraging bats, eels, badgers, reptiles, greater crested newts, otters and their habitats. The area of ‘wet woodland’ between Aldeburgh Road and the river is a unique and unmanaged area of re-wilded woodland.</p> <p>Re: Woodland I suggest the team might consider including an additional paragraph on the Aldringham woodland with reference to Natural England’s Priority Habitat Inventory (England) map : <b>Priority Habitat Deciduous Woodland – Aldringham</b></p> <p><u>Reference:</u> Priority Habitat Inventory (England) Published by: Natural England This is a spatial dataset that describes the geographic extent and location of Natural</p>		




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			<p>Environment and Rural Communities Act (2006) Section 41 habitats of principal importance. This inventory replaces Natural England's previous separate BAP habitat inventories.</p> <p>I refer you to a screenshot of this map (below):</p>  <p>There is also an important Tree Preservation Order SCD/87/0030 intended to protect a large group of Aldringham woodland adjacent to</p>		


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		<p>and south of Aldringham Court, in order to preserve the landscape aspect of that Cecil Lay Grade II NDHA building</p> <p>For reference: Its position is marked in the following screenshot of the results of an enquiry on East Suffolk Council Graphical Information System (GIS)</p>  <p><b>Former Local Authority Policy SSP38 (SCDC April 2016)</b></p>		

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		<p>The valleys and tributaries of the Rivers Alde, Blyth, Deben, Fynn, Hundred, Mill, Minsmere, Ore and Yox and the Parks and Gardens of Historic or Landscape Interest identified in policy SSP37 are designated as Special Landscape Areas. Development will not be permitted in these areas where it would have a material adverse impact on the qualities of the landscape that make it special. Where development is considered acceptable landscape improvements should be included as an integral part of the development proposal.</p> <p>The green hatched area marked below shows the location of the Aldringham Special Landscape Area (SLA – source SCDC). See below:</p> 	<p>A note of caution re SLAs. These no longer exist and therefore the NP cannot reinstate them. ESC object to references to the former SLA or attempts to reintroduce landscape protection areas.</p>	

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>Re: para 2.22</p> <p>I suggest a correction as follows:</p> <p>In addition, an area to the south of Thorpeness and the areas on both sides of the River Hundred through Aldringham are situated in the river flood plain and within zones variously classified by the Flood Authority as zone 2 (medium probability of flood), zone 3a (high probability of flooding) and zone 3b (Functional Floodplain).</p> <p>Reference:</p> <p>Pages 41 and 272 of</p> <p>Suffolk Coastal and Waveney District Councils Level 1 Strategic Flood Risk Assessment (April 2018)</p> <p><a href="https://eastsuffolk.inconsult.uk/gf2.ti/f/1006178/53414725.1/PDF/-/D23_Strategic_Flood_Risk_Assessment_Level_1_April_2018_reduced.pdf">https://eastsuffolk.inconsult.uk/gf2.ti/f/1006178/53414725.1/PDF/-/D23_Strategic_Flood_Risk_Assessment_Level_1_April_2018_reduced.pdf</a></p> <p>I suggest the Neighbourhood Planning team considers replacing the Flood Zone Map map Figure 17 with the relevant part of the map in Suffolk Coastal and Waveney District Councils Level 1 Strategic Flood Risk Assessment page 272, as it separately denotes zones 3a and 3b.</p> <p>Re: para 3.5 – The Settlement boundaries for Aldringham and Thorpeness</p> <p>This pre-submission plan is incorrect in referring to and illustrating a Settlement Boundary for Aldringham village.</p> <p>East Suffolk District Council Suffolk Coastal Plan (adopted 23 September 2020) - Policy SCLP3.2: Settlement Hierarchy lists the settlements in Aldringham-cum-Thorpe Parish as follows:</p> <ul style="list-style-type: none"> <li>• Aldringham Countryside</li> <li>• Thorpeness Small village</li> </ul>		

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<ul style="list-style-type: none"> <li>• Sizewell Countryside</li> </ul> <p>The distinction between Small Village and Countryside is highly important from a development planning point of view and has a particular meaning in the Local Plan. To avoid confusion, that must be described and interpreted correctly in this Neighbourhood Plan. According to East Suffolk Council Local Plan Policy SCLP3.3, Settlement Boundaries are defined on the Policies Map and apply to Major Centres, Market Towns, Large Villages and Small Villages but Land which is outside of Settlement Boundaries and which isn't allocated for development in the Local Plan and Neighbourhood Plans is defined as Countryside.</p> <p>Consequently, no Settlement Boundary for either Aldringham nor Sizewell is illustrated in the Local Plan and therefore Neighbourhood Plan Figure 27: Aldringham Adopted Settlement Boundary is incorrect, not consistent with the Local Plan and should be deleted from this Neighbourhood Plan.</p> <p><b>N.B. The AECOM Aldringham-cum-Thorpe 'Spatial Evidence for Neighbourhood Plan Policies Final Report – June 2024' also confirms in its section 2.1 that Thorpeness is classified as a 'small village' but that Aldringham falls within the 'countryside' category. AECOM also sets out the criteria under ESC Policy SCLP5.3 criteria for Housing Development in the Countryside (Aldringham). Its only description of Sizewell is as a rural location in close proximity to the Parish.</b></p>		
80	Chapters 1-4	Suffolk County Council	<p>Health and Wellbeing</p> <p>SCC welcomes paragraph 2.25 that notes the age profile of the Parish is significantly older than that of England. It is important to ensure the</p>	Support noted	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
		Health and Wellbeing	needs of all residents are catered for, recognising the likely increase of co-morbidities as people get older. SCC particularly welcomes the last paragraph of Policy ACT2 for the support of adaptability.		
81	Chapters 1-4	SCC Minerals and Waste	<p>Chapter 3: National and Local Context</p> <p>SCC notes there is no mentions of the Suffolk Minerals and Waste Plan 2020.</p> <p>The Suffolk Minerals and Waste Local Plan is a local plan document (same as the East Suffolk / Suffolk Coastal Local Plan) which, alongside its policies, will be relevant to the policy framework for this neighbourhood plan. Therefore, it is strongly recommended that an additional paragraph is added to the Adopted Local Planning Policy section.</p> <p>There are two sites safeguarded in the Suffolk Minerals and Waste Local Plan falling within the Neighbourhood plan area (both can be seen on the maps below):</p>  <ul style="list-style-type: none"> <li>• AW1 – Aldeburgh STW Anglian Water – Water treatment facility (map on left)</li> <li>• AW 194 – Thorpeness STW Anglian Water – Water treatment facility (map on right)</li> </ul>	Comment noted	Amend Chapter 3 accordingly ✓

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>The majority of the Neighbourhood plan area is also within the minerals consultation area (shown in the map below) to which safeguarding policies will apply where relevant - specifically Policy MP10 of the Suffolk Minerals and Waste Local Plan (2020).</p> 		
82	Chapters 1-4	Suffolk County Council	<p><b>Nationally Significant Infrastructure Projects (NSIPs)</b></p> <p>In respect of Nationally Significant Infrastructure Projects, Suffolk County Council produces a series of documents detailing its review of each NSIP in the region throughout the process. Most significantly, the Local Impact Report submitted early within the Examination of any project thoroughly outlines the perspective of the Council. The Local Impact Report will include a review of all relevant Local Development Plans, which will include this Neighbourhood Plan once made. The Council also maintains regular contact with Developers to ensure that the Council's expertise and knowledge of the cumulative impacts on host communities are fed into the design of the schemes prior to the Examination stage during thematic meetings focussed on specialisms and disciplines.</p> <p>Paragraph 2.26 The Council understands that on 12 November 2024 Ofgem announced 13 plans for the Nautilus multipurpose interconnector to</p>	Noted.	Update Chapter 2 accordingly ☑

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			connect at the Isle of Grain in Kent. This outcome follows a consultation which occurred in July 2024. As noted in paragraph 2.16, it was previously expected to landfall nearby the Neighbourhood Plan Area. Suffolk County Council has advocated for this now successful resolution to reduce the cumulative impact on the region. In the same press release, Ofgem also announced that the Tarchon Energy Interconnector is anticipated to landfall in East Anglia (with a precise location yet to be determined). This project comprises of a 610km subsea cable between East Anglia and Germany and would deliver up to 1.4GW of capacity. The Council therefore advises that paragraph 2.16 is either amended or removed and that an additional paragraph detailing the Tarchon scheme could be considered underneath current paragraph 2.17 detailing the LionLink interconnector.		
83	Chapters 1-4	Individual 32	<p>2.8 says 64 acre lake, then 2.9 says 66 acre lake</p> <p>2.25: the age profile surely changes dramatically depending when you survey; NB 10.12 says ‘most popular’ new facility requested is a children’s playground – which is odd for such an apparently old age profile</p> <p>2.30 ref to number of ‘small businesses’ aside from those mentioned, but collectively, building/painting businesses for holiday homes add up to a lot</p> <p>2.32 there’s no point reducing speed limits to eg 20 mph with no means to enforce such as cameras. Cars and esp motorbikes regularly exceed current limits on approach to Thorpeness from Aldringham and beyond the Dolphin towards the Meare.</p> <p>2.34 need to remove extra full stop end of para</p> <p>2.36 line 7 should be ‘in’ not ‘In’ Aldringham</p> <p>3.1 ‘The plan....once complete ‘forms par to’? Should this be ‘part of’?</p> <p>P31 Figure 30 remove comma after ‘Needs assessment’ in caption</p>	Noted	Amend accordingly ☑



	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
84	Chapter 5 Vision and Objectives	East Suffolk Council	You may wish to consider whether the inclusion of the word ‘responsible’ here reinforces the aim of the objective: “To encourage the provision of appropriate visitor facilities at key destinations, consistent with the protection and conservation of the environment, to facilitate <b>responsible</b> enjoyment, recreation, research, education, involvement, and communication.	Noted	Amend accordingly <input checked="" type="checkbox"/>
85	Chapter 5 Vision and Objectives	SCC Natural Environment	Natural Environment SCC (Landscape) welcomes the second bullet point of the vision for the parish. SCC also welcomes and notes that the Natural Environment is reflected beyond Objectives 2, 3, and 4, in other objectives. Policy ACT1: Scale and location of new housing development	Support noted	No change
86	Chapter 5: Vision and Objectives	Individual 3	I agree the landscape character should be kept as rural as possible to avoid urbanisation of the area.	Support noted	No change
87	Chapter 5: Vision and Objectives	Suffolk Wildlife Trust	Natural Environment Objective 2 Suffolk Wildlife Trust support this objective; new development must seek to form part of the solution to the climate change. In addition to the climate crisis, the world also faces a biodiversity crisis – intrinsically linked to the climate crisis – and Objective 2 could be strengthened by also referencing the biodiversity crisis. Policy ACT4 Mitigating the impacts of large scale energy projects This policy could be developed to offer specific detail regards to wildlife and nature recovery, as well as the other impacts noted (landscape, natural environment, historic environment, and residential amenity). This could be achieved by recommending that the Statutory Biodiversity Metric be used to demonstrate that, not only will there be no loss of the	Comments noted	Amend objective 2 accordingly <input checked="" type="checkbox"/>  Amend ACT 4 accordingly <input checked="" type="checkbox"/> .

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>ecological value of habitats, but that a net gain will be provided. The statutory minimum net gain is 10% for most development, with Nationally Significant Infrastructure Projects not required to deliver net gain until at least 2025; to give confidence that gains are genuine, ACT4 could put forward that gains of at least 20% should be delivered.</p> <p>Objective 3 could be strengthened by detailing the important wildlife habitats within the parish, including on a map. Paragraph 185 of the National Planning Policy Framework<sup>1</sup> states that, “To protect and enhance biodiversity and geodiversity, plans should: a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity...”. A significant part of parish is comprised of designated sites and priority habitat, far more than most Suffolk parishes, and this can be further highlighted within Objective 3, although we note it is referenced within supporting text for Policy ACT6.</p>	This wording is not really suitable for a concise objective.	
88	Chapter 5: Vision and Objectives	Suffolk County Council (Flooding)	<p>Objective 2</p> <p>SCC suggests the following amendment:  ‘To respond to the effects of climate change, <i>flood risk</i>, and sea level rise by requiring new development to adapt and mitigate to the environmental and constructional challenges arising.’</p>	Comments noted	Amend objective accordingly ☑
89	Chapter 5: Vision and Objectives	Individual 11	Well thought out and comprehensively covers all areas	Support noted	No change
90	Chapter 5: Vision	Individual 13	Managing and maintaining the natural environment are crucial objectives not just in relation to climate change but of equal importance to tourism	Noted	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
	and Objective s		and employment in the area. It is very important that a reasonable proportion of the permanent residents are encouraged in Thorpeness.		
91	Chapter 5: Vision and Objective s	Individual 17	I like the vision and the fact that there is one. It is pepe centred taking account to the environment	Noted	No change
92	Chapter 5: Vision and Objective s	Individual 23	Housing objective: 'Add evidence based need' Natural Environment Objective : add 'work with land owners /farmers to reduce water run-off from fields onto roads' Access, Community and Recreation Objective 8: add 'sandlings' Objective 10 : add 'maintenance'	Noted. However this is not a function of the Neighbourhood Plan . Amend Objective 8 accordingly	Add Sandlings to Objective 8☑
93	Chapter 5: Vision and Objective s	Individual 24	Paragraph numbering e.g. 4.1 and 5.1	Noted	Amend accordingly ☑
94	Chapter 5: Vision and Objective s	Individual 26	Point 1: where suitable housing, health, transport, social,... I agree with most of the rest of the Vision but there is currently no mention of housing. Younger family members of current residents are likely to aspire to live near parents etc as they develop their own families. There are strong social and health benefits to multi-generation families living in proximity.  There is no mention in the Vision of climate change and its potential impacts upon the Parish. Mention is made elsewhere in the Plan of recent serious flooding incidents in the Parish and of the effects of	Noted.  Agree that the vision could make a reference to this.	Amend vision

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>climate change. I suggest that future-proofing the Parish should be part of the Vision and that all developments must be assessed from a climate change viewpoint.</p> <p>Obj 8: by consolidating and maintaining existing routes (such as footpaths and cycleways) { Experience elsewhere suggests that public footpaths and bridleways are NOT being maintained in the current local gov't financial climate and that newly created access routes have not been maintained or built to the promised specification.}</p> <p>Obj 11: possible range of physical capability, skill, experience and excellence,</p>	Maintenance is not a Neighbourhood Plan issue	accordingly <input checked="" type="checkbox"/>
95	Chapter 5: Vision and Objectives	Individual 27	The paragraph numbering in this section is incorrect. Amend paras 4.1 – 4.4 to read 5.1 – 5.4	Noted	Amend accordingly <input checked="" type="checkbox"/>
96	Chapter 5: Vision and Objectives	Individual 32	The para numbers are wrong – should be 5.1 and following not 4.1, but, as labelled: 4.1 no comma after 'i.e.'. This para notes need for 'overarching plan' for Aldringham cum Thorpe but I argue in attached that this can be 'overarching' without the need to make identical plan for the two distinct villages	Noted	Amend accordingly <input checked="" type="checkbox"/>
97	Chapter 7: Housing	East Suffolk Council	See earlier comment regarding references to a settlement boundary for Aldringham and Figure 27.	Noted	Amend accordingly <input checked="" type="checkbox"/>
98	Chapter 7: Housing	Individual 3	It is important to mitigate overdevelopment of the area, and it is important to avoid building too many tall buildings which would overshadow existing houses. It is important to be aware of flooding and drainage issues which could cause problems for existing properties.	Noted.	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
99	Chapter 7: Housing	Individual 7	Thorpeness has many second homes/buy to lets. The whole environment regarding second homes in holiday locations is changing. We do not want more second homes in Thorpeness. We wish to see more permanent residents so that there is a sustainable community.	Noted. The NP policies seek to address this.	No change
100	Chapter 7; Housing	Individual 13	Thorpeness in particular. Definitely agree with any new dwellings being restricted in perpetuity to permanent residents and to be affordable families to be encouraged. Recent new housing has been purchased as second homes to the detriment of the future viability of the village. Agree strongly with 7.6 re contributions to local services. Also agree with 7.8 – the two villages have different characters and identity.	Support noted.	No change
101	Chapter 7: Housing	Individual 10	Not convinced enough affordable housing will be built	Noted.	No change
102	Chapter 7: Housing	Individual 11	Needs to have careful consideration as regards to new builds/roads etc	Noted.	No change
103	Chapter 7: Housing	Individual 12	All steps should be taken to avoid on street parking	Noted. The NP policies seek to address this in new development	No change
104	Chapter 7: Housing	Individual 17	There are too few permanent residents in Thorpeness and too many second homes and holiday lets. I understand that this has always been the case but it makes it difficult to plan effectively when so few people live there all year round.	Noted. Policy ACT3 addresses this issue	No change
105	Chapter 7: Housing	Individual 19	I wouldn't see any need for new development in Thorpeness given that so many houses are second homes or holiday lets. This applies to Aldringham although to a lesser extent	Noted	No change
106	Chapter 7: Housing	Individual 22	Agree should contribute to increasing full time residential population and primarily for local families .	Noted	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
107	Chapter 7: Housing	Individual 24	At 7.8 add Knodishall as it is a surrounding village	Noted	Amend accordingly <input checked="" type="checkbox"/>
108	Chapter 7: Housing	Individual 26	<p>7.5: and should contribute to increasing the full time residential population and not result in more holiday homes. Comment: could consideration be given to new housing for older people so that existing residents may more easily downsize, thus freeing up more family-size homes for better use? This ties in with the age demographics of the current residents.</p> <p>7.7: Given the likelihood of review of the ESC Local Plan and a change of planning emphasis from Central Gov't, can I suggest you also include a "contingency" position that, should a larger development be proposed then a request for appropriate S106 or CIL funds would be made?</p>	<p>Noted. This is referred to in ACT2.</p> <p>Once the Neighbourhood Plan is made the level of CIL available to the Parish Council increases from 15% to 25%</p>	No change
109	Chapter 7: Housing	Individual 27	<p>Re: para 7.8 Since, as mentioned above regarding para 3.5, Aldringham has no settlement boundary, the final sentence: 'There was also support for the settlement boundaries of both settlements' must be deleted.</p> <p>Re: para 7.12 Replace '..... the settlement boundary is that shown on policies map in figures 27 and 28' with '..... the settlement boundary for Thorpeness is that shown on policies map in Figure 28'.</p>	<p>Noted. This section is to be reviewed for clarity and accuracy</p> <p>Noted. This will be amended for accuracy.</p>	Amend references to SB. <input checked="" type="checkbox"/>

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			Re: Figure 36 Extract from AECOM potential green gaps in Aldringham Figure 36 appears in the wrong section of the Plan. I suggest it should be deleted from para 7.12 and relocated to the paragraph describing a proposed policy on Green Spaces.	Noted. However the areas referred to in the policy are not LGS criteria compliant .	No change
110	Chapter 7: Housing	Individual 32	<p>7.5 is oddly phrased and should have no comma after the second – Main point is, per attached note, that plan should reflect Thorpeness was conceived as a holiday village and plan should not undermine its unique strengths.</p> <p>7.7 no comma after ‘acknowledged’</p> <p>7.8 agree strongly the villages should ‘retain individual identities’, so why not produce a plan that plays to those different identities?</p> <p>7.36 holiday lets a ‘concern for local people’, but (see attached), who counts as ‘local’ given decades of same family ownership of many holiday properties with deep family ties going back three generations?</p> <p>7.40 cost comparisons of holiday let income vs private rental wholly unrealistic. The average monthly income for holiday rentals across a year is nowhere near £8,969. And additional related costs are substantial: private renters pay utility and council fees and minor repairs, where lets have to pay all costs including management and substantial repair and renovation costs to keep properties viable. The reason for short term lets is not financial but so owners can make the properties available for themselves to enjoy year in year out – and to contribute to the community as 7.42 encourages...</p> <p>Strongly disagree with the Policy Act 3 on age 50 (please see att’d note for explanation)</p>	Noted	Amend 7.7 accordingly ☑
112	ACT1: Scale and	SCC Natural Environment	SCC welcomes the identification of settlement gaps, referred to here as green gaps and settlement breaks, to avoid further coalescence between Aldringham and Leiston/Knodishall and between Aldringham	Noted. Agree this section requires clarification	Amend this section and

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
	location of new housing		<p>and Thorpeness. However, it is not clear what the difference is between a “settlement break” and a “green gap”.</p> <p>Therefore, SCC recommends to create a new policy that combines the wording of Policy ACT1 and Policy ACT5. Green gaps and settlement breaks should be referred to uniformly as “settlement gaps” as this is the terminology typically used for planning purposes, and is found in many recent adopted neighbourhood plans. This should be accompanied one clear image that displays all the settlement gaps (previously referred to as settlement breaks and green gaps). It is welcome that new development in Thorpeness will be required to not conflict with landscape and nature conservation interests.</p>		Policy ACT5 for clarity <input checked="" type="checkbox"/>
113	ACT1: Scale and location of new housing	East Suffolk Council	<p>Where this policy refers to new residential development in Aldringham, it should be made clear in the policy or the supporting text that the Local Plans defines Aldringham as ‘Countryside’ and therefore any new development will also be considered against policies relating to housing in the Countryside- SCLP5.3 and SCLP5.4 being of particular importance.</p> <p>The viability of the requirement for all new development in Thorpeness of over 20 dwellings to contribute to coastal defence measures needs to be considered. It is unclear from the current draft of the Neighbourhood Plan if this work has been carried out. Furthermore, it is unclear what mechanism would be used to secure these contributions and what projects any contributions would be spent on. East Suffolk would welcome further discussion with the Steering Group on this point.</p> <p>Minor typo: ‘• avoid coalescence between Aldringham and Leiston and the prevent the creation of a continuous built up frontage on the west side of the B1122.’</p>	Noted. This section requires review for accuracy and clarity.	Review this section and policy. <input checked="" type="checkbox"/>



	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			The policy should mention other heritage assets (other listed buildings, the registered park and garden and the Conservation Area) alongside the House in the Clouds ie: 'it would not adversely affect the heritage significance, views towards or the setting of the House in the Clouds or other designated heritage assets'.		
114	Para 7.13	East Suffolk Council	Minor typo '20221 Census' should read '2021 Census'. Minor typo missing full stop at end of paragraph.	Noted	Amend accordingly <input checked="" type="checkbox"/>
115	ACT1: Scale and location of new housing	Individual 3	The scale and location of new housing is very important due to the character of the area. It should be in keeping with existing developments.	Noted	No change
116	ACT1: Scale and location of new housing	Individual 7	Only small scale development should be considered	Noted. This is consistent with the aims of the NP	No change
117	ACT1: Scale and location of new housing	Individual 4	20 dwellings	Noted	No change
118	ACT1: Scale and	Individual 8	The last line should read 'Any new development in Thorpeness of over 2 dwellings....' But why 20 dwellings. Surely a developer will make sure they	Noted. Agree that a threshold is problematic and	Amend accordingly <input checked="" type="checkbox"/>

	<b>Para/ Policy Number</b>	<b>Respondent</b>	<b>Comment</b>	<b>Steering Group Suggested Response</b>	<b>Action</b>
	location of new housing		attempt only 19 or less. Why not just 'any development' and no number in the plan?	difficult to justify . It is agreed to remove the 20 threshold.	
119	ACT1: Scale and location of new housing	Individual 13	Type and size conclusions – I am sure these are accurate but they do not reflect occupancy owing to the large percentage of second homes which include a few masquerading businesses to avoid council tax.	Noted. These are from the Housing Needs Assessment which does take second homes into account.	No change
120	ACT1: Scale and location of new housing	Individual 17	Do we need new housing in Thorpeness when there is ample housing – just not for permanent residents?	Noted	No change
121	ACT1: Scale and location of new housing	Individual 19	Any new development needs to be small and fit in with the style of existing houses.	Noted. NP Policies seek to achieve this. See Design Section	No change
122	ACT1: Scale and location of new housing	Individual 21	Agree with the general comments on appropriate scale and character of rural housing . Not at all clear on where location to the new housing will go ? – the vexed question?	Noted	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
123	ACT1: Scale and location of new housing	Individual 22	Re: Thorpeness – much of the original holiday village was not built. It would be interesting to attempt to build in that period style of architecture as per what has been planned.	Noted. See Design Section and Design Code	No change
124	ACT1: Scale and location of new housing	Individual 23	Consider additions to reflect : Avoid flood risk areas, evidence based assessment of need for new housing; infrastructure to support new population .	Noted. Reference to flood risk can be added to the policy.	Amend Policy ACT1 <input checked="" type="checkbox"/>
125	ACT1: Scale and location of new housing	Individual 24	On the whole I agree , with a couple of comments: 7.31 – under occupancy is a bit patronising . People have retired to this area for a more peaceful life . Maybe smaller homes should be built. 7.32 – Future mix should include bungalows and/or almshouses to accommodate the older generation.	Noted. Under occupancy is a widely used demographic term. The text is taken from the HNA	No change
126	ACT1: Scale and location of new housing	Individual 26	Comment ACT1: it would not adversely affect the heritage significance, views towards or the setting of the House in the Clouds. Question: Are there existing programmes to trim the trees surrounding the House in the Clouds? It does seem that, when approaching from Aldeburgh, one is already seeing slightly less of the House in the Clouds and without tree trimming the House will naturally disappear from view.  New development in Thorpeness of over 20 dwellings will be expected to contribute to coastal defence measures. Question: Can I ask how the figure of 20 dwellings was arrived at? Given the nature of the village one	Noted.  The maintenance of trees is not an NP issue.  Noted . This section is to be	Amend as appropriate <input checked="" type="checkbox"/>

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>may suggest that a development of 10 dwellings would be significant in scale and thus worthy of generating S106 funds.</p> <p>7.12: Community consultation revealed that there was support for smaller units with particular support for properties with 1-4 bedrooms and very little support for larger properties. Starter Home and Affordable Housing were the most supported by the community with some interest in bungalows to allow for downsizing. Comment: Can I suggest that this paragraph be inserted into Policy ACT1? It seems that this is the wish of the consultees and thus should be in the Policy.</p>	<p>reviewed as a result of other representations</p> <p>Noted. This should remain in the supporting text as it is a factual statement of the consultation</p>	
127	ACT1: Scale and location of new housing	Individual 27	<p><b>Comments</b></p> <p>I suggest rewording as follows (suggested changes are highlighted in blue and italics and underlined):</p> <p><i><u>New housing in the parish should be of a scale consistent with the particular settlement at Aldringham, Thorpeness and Sizewell is classified by the local authority as countryside or small village in the adopted settlement hierarchy.</u></i></p> <p>New housing development should be located where it will enhance the form and character of the settlement within which it is located. Development should be located within <u>a</u> defined settlement boundary (<i>if applicable</i>) or on specifically allocated sites consistent with Local Plan policies. Development outside of the settlement boundary must be consistent with national and adopted Local Plan policy.</p> <p>New development should ensure the retention of the distinct identity of the individual settlements of Aldringham, Thorpeness and Sizewell and</p>	<p>The policy has been reworded as a consequence of other representations covering similar points. (See113 above)</p>	<p>Amend ACT 1 accordingly <input checked="" type="checkbox"/></p>

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>avoid creating ribbon development leading to the physical joining up or coalescence of Aldringham and Leiston. Furthermore new development should avoid coalescence between the built up areas of Aldringham and Knodishall.</p> <p><b>Aldringham (See Figure 36 above):</b> Where new housing development is proposed in Aldringham, it will be directed towards locations which would:</p> <ul style="list-style-type: none"> <li>• protect the setting of the listed buildings located south of Oak Drive and north-east of the crossroads.</li> <li>• avoid coalescence between Aldringham and Leiston and <del>the</del> thereby prevent the creation of a continuous built up frontage on the west side of the B1122.</li> <li>• avoid the common located to the south-east of the crossroads, <del>the</del> low lying land to the southwest of the <i>Parrot and Punchbowl</i> crossroads</li> <li>• <i>avoid land on the floodplain that lies between the Hundred River and Aldeburgh Road, between the bridge where the river passes under the Aldeburgh Road and NDHA house: Heatherlands House to the south and where Suffolk County Council Public Rights of Way nos. 10 and 64 meet at a pedestrian river crossing</i></li> <li>• <i>avoid the former Aldringham SLA where development would have a material adverse impact on the qualities of the landscape that make it special.</i></li> <li>• <i>Avoid the area of woodland protected by Group Tree Preservation Order SCDC/ 87/0030</i></li> <li>• avoid coalescence between Aldringham and Cold Fair Green.</li> </ul> <p><b>Thorpeness:</b> New development in Thorpeness ..... (no changes suggested)</p>		

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128	ACT1: Scale and location of new housing	Individual 28	Agree that development should be on a small scale consistent with rural villages and should enhance the form and character of the settlement. Agree that development in Thorpeness should preserve the heritage of the village and existing views towards the Windmill and House in the Clouds.	Support noted	No change
129	ACT1: Scale and location of new housing	Individual 32	Broadly agree but policy to avoid 'ribbon development' should also prevent eg development of golf club practice ground	Noted. Agree to add word 'recreational' to the policy to cover this issue.	Amend accordingly <input checked="" type="checkbox"/>
130	ACT2: Housing Mix	Individual 2	Strongly agree. The needs of local residents must be met	Noted	No change
131	ACT2: Housing Mix	Individual 3	The housing mix looks well thought through and fair	Noted	No change
132	ACT2: Housing Mix	Individual 4	Can building affordable homes be 'focused?'	This wording refers to focussed in a locational sense	No change
133	ACT2: Housing Mix	Individual 8	Where first homes are provided they should attract a 50% discount. I know the word is should but 50% is a high number to expect. Should this be lower or labelled significant rather than the figure quoted.	Noted. This figure comes from the Housing Needs Assessment . It should be noted	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
				that the publication of NPPF 2024 removed the requirement for 25% First Homes from qualifying developments.	
134	ACT2: Housing Mix	East Suffolk Council	The supporting text to this policy would benefit from cross reference to the 2022 East Suffolk Affordable Housing Supplementary Planning Document Affordable-Housing-SPD.pdf  Para 7.49 - Minor typo missing full stop at end of paragraph.	Noted	Amend accordingly <input checked="" type="checkbox"/>
135	ACT2: Housing Mix	Individual 13	Must be for permanent residents. Yes its important to include rental affordable housing as well as ownership affordable. If first home discount is provided it should be ensured that these houses remain in the ownership of permanent residents.	See response to Individual 8 above	See above <input checked="" type="checkbox"/>
136	ACT2: Housing Mix	Individual 14	The proportion of 'social housing' seems excessive.	Noted. The % refer to the makeup of the affordable housing element not the whole site. The proportion of affordable housing is set out in the Adopted Local Plan.	No change
137	ACT2: Housing Mix	Individual 17	Agreed. Over the whole parish . A 'sensible housing mix' is required and this has been addressed in the actions.	Support noted	No change

	<b>Para/ Policy Number</b>	<b>Respondent</b>	<b>Comment</b>	<b>Steering Group Suggested Response</b>	<b>Action</b>
138	ACT2: Housing Mix	Individual 21	The mix of housing seems sensible – 50% rented; 50% owned crucial point is how will it be successfully integrated into the social fabric of the village.	Noted	No change
139	ACT2: Housing Mix	Individual 23	Add changing needs of elderly population	Noted. There are Almshouses in the parish which cater for these changing needs	No change
140	ACT2: Housing Mix	Individual 27	The desire to see more smaller-size housing units is understandable, given the age profile in the parish. However, there is no great need for new housing in the parish, and many buildings in the parish are protected / conservation area / NDHA, so it is impractical to demolish and rebuild. Also, average property prices are too high to attract significant numbers of new residents on low incomes. The solution is to widen focus beyond the parish in isolation: significant new housing builds have happened (and continue to happen) in areas nearby that are outside the parish boundaries eg Leiston, Saxmundham, which will already be compliant with the number of affordable homes required under each planning permission. They will also be more reflective of modern requirements for smaller-size homes.	Comments noted	No change
141	ACT2: Housing Mix	Individual 31	Do developers ever produce truly affordable housing?	Noted. Govt policy is to place a greater emphasis on social rented housing.	No change
142	ACT2: Housing Mix	Individual 32	As attached, we need different policies for Aldringham and Thorpeness	Noted	No change



	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
143	ACT3: Principal Residence	Individual 2	This is essential to avoid the erosion of good housing stock for local residents. The affordability of housing for young people <u>must not</u> be determined by people who live elsewhere using our locality to make profit. People <u>over</u> business	Noted. The NP aims to provide some localised control	No change
144	ACT3: Principal Residence	East Suffolk Council	We note that this policy only applies to Thorpeness. The supporting text for the policy would benefit from further explanation as to why the policy will only apply in this part of the Neighbourhood Plan area. The approach may well be justified, but needs further explanation. Furthermore, the policy should clearly set out exactly where the policy applies- i.e does this just apply to development within the defined settlement boundary for Thorpeness?. What will be the approach for development outside or immediately adjacent to the boundary were such a scheme to come forward?	Noted. An amendment could be included in the supporting text about the need to keep this under review for Aldringham	Amend accordingly ✓
145	ACT3: Principal Residence	Individual 3	It is very important for local housing to be built for local people who reside in the area. This also benefits local businesses and local schools due to second homeowners not sending their children to local schools	Comments noted	No change
146	ACT3: Principal Residence	Individual 7	Something needs to be done to reverse the loss of permanent resident in Thorpeness	Noted. Policy ACT3 seeks to prevent the position from worsening.	No change
147	ACT3: Principal Residence	Individual 8	So how will this work? No building contractor will restrict himself to such a rule without the local authorities making it mandatory	If adopted this policy will be part of the statutory framework for determining planning applications and will be enforced	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
				via conditions on planning permissions for new development	
148	ACT3: Principal Residence	Individual 12	Strongly agree	Support noted	No change
149	ACT3: Principal Residence	Individual 13	Regarding principal residence need to ensure that couples do not register two properties in differing places as individual when they are co-habiting or a second homes as a business.	Noted.	No change
150	ACT3: Principal Residence	Individual 17	I agree with the actions on principal residence	Support noted	No change
151	ACT3: Principal Residence	Individual 19	Very much so - agree	Support noted	No change
152	ACT3: Principal Residence	Individual 24	It should be written into the covenants that they are not used for holiday lets . Only allow long term rental. 7.47 – typo – as a (first line)	Noted. The policy would be implemented by the Local Planning Authority through the imposition of a condition on new builds, It will not apply to existing dwellings. It is	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
				unclear who would enforce a covenant.	
153	ACT3: Principal Residence	Individual 27	<p>I would support the implementation of Policy ACT3 in Thorpeness. However, no explanation or supporting data has been provided to justify why the same policy would not apply in the Aldringham or Sizewell settlements.</p> <p>In my opinion, the successful implementation of Policy ACT3 in Thorpeness alone will inevitably lead to more unoccupied houses in Aldringham and Sizewell areas of the parish, being the only areas of housing close to Thorpeness and the seaside remaining available to those from outside the area seeking residential property in addition to their own main homes elsewhere in the UK.</p>	Agree the Plan could reinforce the text to explain this.	Amend supporting text to explain the position <input checked="" type="checkbox"/>
154	ACT3: Principal Residence	Individual 28	<p>Entirely disagree that new development occupation be restricted in perpetuity to ensure that each new dwelling is occupied only as a Principal Residence. Uniquely in England, Thorpeness was conceived, designed and constructed as a purpose-built holiday village. It was never intended to house permanent residents, other than those working in the resort who were housed in the almshouses. Had the Ogilvie family not needed to pay death duties, the entire village would still be holiday accommodation and no permanent residences would exist. Creating more permanent residences, whether low-cost or not, is at odds with the entire ethos of Thorpeness.</p> <p>The mechanisms proposed to enforce this policy (electoral roll, enrolment at local medical services) are easily achievable without being permanently resident in the village, and the exemption for working away from home renders the condition meaningless.</p> <p>If the concern is about so-called “affordable” homes, those are already available within a mile of the parish boundary in Leiston, which is a 5-minute drive, 15-minute cycle ride or 30-minute walk to Thorpeness (and</p>	<p>See comments re holiday village above at 49.</p> <p>Existing properties will not be affected. The policy applies to new development only.</p>	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			less to Aldringham). In addition, market towns slightly further afield such as Saxmundham also already provide suitable accommodation for lower-wage earners. There is no significant inhibitor preventing people living in those areas and working in Thorpeness or other coastal settlements.		
155	ACT3: Principal Residence	Individual 32	Strongly disagree for Thorpeness which is a holiday village As attached, we need different policies for Aldringham and Thorpeness	See 154 above	No change
156	Chapter 8: Natural Environment	Individual 3	Due to local flooding issues, any new development should not damage existing trees or heathland or existing green spaces	Noted	No change
157	Chapter 8: Natural Environment	East Suffolk Council	<p>8.1 - Minor typo 'I cleat' should read 'it clear'.</p> <p>8.1 - Update to refer to the December 2024 NPPE.</p> <p>8.3 - East Suffolk adopted the Sustainable Construction Supplementary Planning Document in 2022 <a href="#">FINAL-Sustainable-Construction-SPD.pdf</a></p> <p>8.4 - The first sentence of this paragraph is unclear. Minor typo 'Figure X' should read 'Figure 37'</p> <p>8.5 - Minor typo 'Figure 32' should read 'Figure 37'</p> <p>8.10 - The text here should clarify if this information is taken from the Suffolk County Landscape Assessment (if that is where it has come from), and the source fully referenced.</p> <p>8.26 - Key views within the Conservation Area are identified in the Conservation Area Appraisal. This appraisal and these views should be referenced alongside any additional views identified.</p> <p>Minor typo 'Figure X' should read 'Figure 40'</p>	Noted	Amend accordingly <input checked="" type="checkbox"/>

	<b>Para/ Policy Number</b>	<b>Respondent</b>	<b>Comment</b>	<b>Steering Group Suggested Response</b>	<b>Action</b>
158	Chapter 8: Natural Environm ent	Individual 11	Would like to see more involvement from residents re conservation of the sensitive area	Noted.	No change
159	Chapter 8: Natural Environm ent	Individual 13	I am very much in agreement with this policy. Statutory designations of habitat are being ignored by out of scale uncoordinated major energy projects.	Noted. The NSIPs lie largely outside of the NP scope. However policy ACT4 attempts to address the issue	No change
160	Chapter 8: Natural Environm ent	Individual 17	Seems sensible and understandable	Noted	No change
161	Chapter 8: Natural Environm ent	Individual 21	Agree with the aims of this section but the natural environment will suffer due to the cumulative energy projects	Noted. See response to Individual 13 above	No change
162	Chapter 8: Natural Environm ent	Individual 22	Concerns about the scale and number of major energy projects not least Sizewell C and its nuclear waste dump.	Noted	No change
163	Chapter 8: Natural	Individual 24	Spelling error in 8.1 – ‘makes it clear’	Noted	Amend accordingly ☑

	<b>Para/ Policy Number</b>	<b>Respondent</b>	<b>Comment</b>	<b>Steering Group Suggested Response</b>	<b>Action</b>
	Environm ent				
164	Chapter 8: Natural Environm ent	Individual 26	8.52 refers to, among others, short-term caravan lets being appropriate in the Short-term risk area. I've not seen other references to new caravan sites or the expansion of existing sites within the Plan and wonder if such potential developments should be referred to and a stance taken in the Policies?	Noted. The East Suffolk Local Plan contains Policy SCLP9.3 which sets out the approach to development in the Coastal Change Management Area which relates to the level of risk proposed by the specific development as demonstrated by a Coastal Erosion Vulnerability Assessment (CEVA) . The NP does not need to repeat this. Proposals will be judged on their merits	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
165	Chapter 8: Natural Environm ent	Individual 27	<p>Re: para 8.1 Typo: Correct the spelling of ‘cleat’ to ‘clear’.</p> <p>Re: para 8.6 Amend the last clause ‘but also to the associated infrastructure required to correct them to the National Grid for example cables, connectors, pylons etc’. to: ‘but also to the associated infrastructure required to correct them to the National Grid for example substations, converter stations, pylons, cable corridors etc’. - the latter being in sequence of perceived approximate decreasing impact on a community.</p> <p>Landscape Re: para 8.7 Last sentence: Clarify whether it is the infrastructure or the mitigations that are to be suitably located within the Neighbourhood Area</p>	<p>Noted. The wording could be suitably amended to address these points.</p> <p>8.7 refers to mitigations being suitably located</p>	Amend accordingly <input checked="" type="checkbox"/>
166	Chapter 8: Natural Environm ent	Individual 28	Agree with protecting the gap between the settlements of Aldeburgh and Thorpeness, and between Aldringham and Thorpeness, and preventing coalescence along the roads which link them.	Support noted	No change
167	Chapter 8: Natural Environm ent	Individual 32	<p>8.1 says ‘makes I cleat’, presume should be ‘makes it clear’; NNPF should read NPPF like 8.2</p> <p>8.4 refers to ‘Figure X below’ should say ‘Figure 37 below’. This para makes an important reference to the ‘cumulative effects’ of the major surrounding power projects. The plan should explicitly state that</p>	Noted	Amend accordingly <input checked="" type="checkbox"/>

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>Planning requests to build substantial new housing must take this into consideration. For instance, if major redevelopment work is undertaken along the Thorpeness to Aldringham road (eg at the golf practice ground) during this period, it will make local travel unbearable – and make all other aims within this plan harder to achieve. See Act 4.</p> <p>8.17 comma needed after ‘Thorpeness’ in final bullet point</p> <p>8.26 ref to ‘Figure X’ should be ‘Figure 40’</p> <p>8.51 last line says ‘part of the Neighbourhood Area at is’....should be ‘at its’?</p> <p>8.55 full stop needed after ‘likely related’</p> <p>Two refs to ‘Northfeld Avenue’ in Thorpeness should be ‘North End Avenue’?</p> <p>8..58 there are two full stops end of para</p>		
168	ACT4: Mitigatin g the impact of large scale energy projects	SCC Natural Environment	<p>Policy ACT4: Mitigating the impacts of large scale energy projects</p> <p>SCC supports this policy as a marker in the sand. However, it could have gone further by requiring that the Mitigation Hierarchy is implemented in full, as set out in the NPPF (2021) paragraph 180. It is summarised in the Biodiversity Net Gain Interim Planning Guidance Note for Suffolk (2023)5 as:</p> <ol style="list-style-type: none"> <li>1. Avoid</li> <li>2. Mitigate</li> <li>3. Compensate</li> </ol>	Noted. Although the references have been superseded agreed the general principle would be helpful	Amend accordingly <input checked="" type="checkbox"/>
169	ACT4: Mitigatin g the impact of large scale	Suffolk County Council	<p>Paragraph 8.3</p> <p>SCC supports paragraph 8.3.</p> <p>Paragraph 8.5</p> <p>SCC welcomes that paragraph 8.5 refers to national policy regarding major energy infrastructure, however, suggests that this could be amended for clarity:</p> <p>"Policy relating to such proposals is contained in the National Policy</p>	Noted	Amend accordingly <input checked="" type="checkbox"/>



	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
	energy projects		Statements for Renewable Energy Infrastructure (EN-1 to EN-6)." Policy ACT4 The Council strongly supports and welcomes Policy ACT4, noting the rarity of such policies in Suffolk Neighbourhood Plans as made to date. The Council is particularly supportive for a geographical priority approach to mitigation and compensation, as the Council already actively advocates for this in its approach with matters relevant to planning and when securing community benefits for the affected communities. The Council also welcomes the mention of cumulative impacts from multiple schemes, as Aldringham cum Thorpe and its nearby localities experience the in combination impacts of these schemes acutely.		
170	ACT4: Mitigatin g the impact of large scale energy projects	Individual 3	The mitigation of several energy projects is difficult but essential to protect the area for future generations.	Noted.	No change
171	ACT4: Mitigatin g the impact of large scale energy projects	Individual 4	Can this be stronger?	Noted. Some wording amendments re to be made as a consequence of other responses. See SCC above	No change
172	ACT4: Mitigatin	Individual 10	Habitats created over 100's of years cannot be replaced arbitrarily	Noted. The decision making	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
	g the impact of large scale energy projects			lies outside of the NP process at a national level.	
173	ACT4: Mitigatin g the impact of large scale energy projects	Individual 13	Yes most definitely . If these projects are allowed to go ahead in an unco-ordinated manner, damaging the natural landscape any possible 'green' gains will be outweighed by the loss of natural habitats and effects on local economy.	Noted. The NP aims to provide some mitigation	No change
174	ACT4: Mitigatin g the impact of large scale energy projects	Individual 17	This is a contentious issue . If we are to have a whole series of large energy projects in the area , we as residents should received maximum benefits from accommodating the disturbance.	Noted. The NP moves some way towards this aim	No change
175	ACT4: Mitigatin g the impact of large scale energy projects	Individual 20	Restoration of the River Hundred should be a priority after works have finished.	Noted.  Text can be amended to reflect the River Hundred	Amend accordingly <input checked="" type="checkbox"/>

	<b>Para/ Policy Number</b>	<b>Respondent</b>	<b>Comment</b>	<b>Steering Group Suggested Response</b>	<b>Action</b>
176	ACT4: Mitigatin g the impact of large scale energy projects	Individual 21	Mitigation will not work regarding much because where creatures are established after many years they won't adapt to sudden change in arbitrarily chosen alternative sites.	Noted	No change
177	ACT4: Mitigatin g the impact of large scale energy projects	Individual 23	Agree but add: community impact needs to be explicit, impact on local roads to be minimised.	Noted	No change
178	ACT4: Mitigatin g the impact of large scale energy projects	Individual 22	To mitigate the impact and secure the cliffs from further erosion. Why not as a quid pro quo?	Noted. This is unlikely to be the case	No change
179	ACT4: Mitigatin g the impact of large scale	Individual 24	On the whole agree with this but the whole parish should benefit from any compensation used to mitigate the disruption.	Noted The NP aims to move some way towards this	No change

	<b>Para/ Policy Number</b>	<b>Respondent</b>	<b>Comment</b>	<b>Steering Group Suggested Response</b>	<b>Action</b>
	energy projects				
180	ACT4: Mitigating the impact of large scale energy projects	Individual 26	The potential adverse impacts.....delete potential .....there will be adverse impacts of major energy projects both within and adjacent to the Parish.	Noted.	Amend accordingly <input checked="" type="checkbox"/>
181	ACT4: Mitigating the impact of large scale energy projects	Individual 27	Thank you for including this policy which should usefully augment the (in my opinion unsatisfactory) local authority policy on Major Energy Infrastructure	Support noted	No change
182	ACT4: Mitigating the impact of large scale energy projects	Individual 28	Most of the impact of energy projects in the parish will be cabling channels, for which the disturbance will be temporary – ie digging up the required channels, laying cables and then covering over the excavations. As long as the disturbed area is able to recover within a reasonable time, the emphasis must be on proper restoration. If the disturbance is longer-lasting or permanent, then agree with the policy of mitigating / compensating as close as possible to the affected areas.	Noted. The section can be reworded to use some this wording	Amend as appropriate <input checked="" type="checkbox"/>
183	ACT4: Mitigating the impact of	Individual 31	Hold power companies to ensure that they do mitigate within the parish where this is desirable.	Noted. The NP seeks to move towards this	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
	large scale energy projects				
184	ACT4: Mitigatin g the impact of large scale energy projects	Individual 32	As above, the local major construction will seriously impact our lives, and planning must take this into account where substantial new residential developments are sought. Our small roads, lack of alternative routes, occasional flooding, noise and pollution should militate against major new domestic building during this extended period.	Noted. The decisions are made at National level however the NP poicies seek to mitigate this disruption in so far as is possible.	No change
185	ACT5: Landsca pe and importan t views	East Suffolk Council	Further detail on the important views should be set out in the Plan and all important views clearly mapped. The key features of each identified view should be explained in order to demonstrate the importance of each view and to ensure any future development is designed to preserve or enhance those features. Photographs of the important views as an appendix to the plan would also assist in the understanding of the significance of any given view.	Noted	Amend accordingly
186	Figures 39 and 40	East Suffolk Council	The arrows used to show the important views on these figures are very thin and could potentially be interpreted as a very narrow scope. This could be improved by plotting these as polygons to make it clearer as to the extent of the view.	Noted	Amend accordingly
187	Para 8.38	East Suffolk Council	In addition to the sites referenced here, the following could also be included: <ul style="list-style-type: none"> <li>•Thorpeness County Geodiversity Site (CGS),</li> <li>•Thorpeness Cliff CGS,</li> <li>•Suffolk Shingle Beaches County Wildlife Site (CWS),</li> <li>•Dower House CWS</li> <li>•Aldringham to Aldeburgh Disused Railway Line CWS.</li> </ul>	Noted	Amend accordingly ☑

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			On the parish boundaries area also the Southern North Sea Special Area of Conservation and Outer Thames Estuary Special Protection Area.		
188	Para 8.44	East Suffolk Council	The full title of the RAMS document is 'Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy'	Noted	Amend accordingly ✓
189	Para 8.55	East Suffolk Council	The RAMS applies to all forms of residential development, not all development. Further detail on RAMS is available here: Habitats Regulations Mitigation (RAMS) » East Suffolk Council and this link could be included here as a footnote.	Noted	Amend accordingly ✓
190	ACT5: Landscape and important views	Individual 3	It is vital to stop urbanisation of the area	Comments noted. The NP aims to achieve this	No change
191	ACT5: Landscape and important views	SCC Natural Environment	<p>Policy ACT5 Landscape character It is noted that paragraph 8.35 refers to the former Special Landscape Area. It is suggested that the neighbourhood plan could amend this to refer to Area of Local Landscape Sensitivity (ALLS). SCC queries the wording of the first paragraph of this policy, as this may not be achievable although it would be desirable. SCC would recommend the paragraph to be amended as follows: 'The visual scenic value and distinctive landscape character of the countryside within the parish but outside of the defined settlement boundaries will be protected from development that may <del>adversely affect</del> <u>result in significant adverse effects on this character.</u>'</p> <p>Policy ACT5 – Important Views There appears to be no justification for the key views in Aldringham. Whilst there is a description for some of the views in Thorpeness, it is not clear which view is being referred to. It would be welcome if there had</p>	<p>Noted.</p> <p>The wording of this section requires review for accuracy and clarity .</p> <p>ESC are not usually supportive of additional designations such as ALLS which does feature in Neighbourhood</p>	Amend accordingly ✓

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>been names, numbers, photos and descriptions for all of the important views, so that they can be easily identified.</p> <p>Both Figure 39 and Figure 40 are difficult to read, and the images display too many components.</p> <p>Figure 39 is missing a key. It is also not made explicitly clear that all views are publicly accessible, although this is implied in the wording of the policy. There appears to have been a consultation regarding important views, but it is unclear how comprehensive this was. There seem to be no further documents on the parish website regarding important views.</p> <p>SCC recommends the following amendment as this is a term that is defined in Landscape and Visual Assessment methodologies: ‘Development proposals within or that would affect an important public local view should take account of the view concerned and developments which would have an <del>unacceptable</del> <i>significant</i> adverse impact [...]’</p>	<p>Plans outside of East Suffolk.</p> <p>Agree further justification for the views needs to be added</p>	Use Design Code
192	ACT5: Landscape and important views	Individual 4	Existing buildings? Special qualities?	Noted	No change
193	ACT5: Landscape and important views	Individual 7	Insufficient weight has been given to ‘views’ in the village up to now. This needs to be given more emphasis in order to minimise over development.	Noted. The policy is to be amended as a result of other representations. See above	See above
194	ACT5: Landscape and important views	Individual 8	Figure 40. If this map is to be used to guide future developments in Thorpeness page 60 t needs to be much clearer and enlarged to show each arrow without ambiguity. I am thinking specifically of the proposed development on the golf course practice ground.	Noted. ESC are to assist with mapping for the Submission Version	New mapping to be provided

	<b>Para/ Policy Number</b>	<b>Respondent</b>	<b>Comment</b>	<b>Steering Group Suggested Response</b>	<b>Action</b>
195	ACT5: Landscape and important views	Individual 11	100% absolutely agree	Support welcomed	No change
196	ACT5: Landscape and important views	Individual 12	Important to preserve existing character of Thorpeness and surrounding environment and the beach.	Support noted	No change
197	ACT5: Landscape and important views	Individual 13	Yes – the landscape is what attracts visitors and inspires cultural creativity. Large concrete structures and pylons are often structures which would have a severe impact on important views which are valued by residents of visitors.	Support Noted	No change
198	ACT5: Landscape and important views	Individual 17	It seems that attention has been given to the maintenance of views so that they can continue to be appreciated.	Support Noted	No change
199	ACT5: Landscape and important views	Individual 19	Agree	Support noted	No change
200	ACT5: Landscape and important views	Individual 20	Keeping the centre of Aldringham as a protected green space is an absolute must the old Special Landscape Area (SLA)	Support noted. However see response to 191 above	No change



	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
201	ACT5: Landscape and important views	Individual 24	Should this be Friston not Freston?	Noted. Error to be corrected	Amend accordingly <input checked="" type="checkbox"/>
202	ACT5: Landscape and important views	Individual 27	<p>Re: para 8.9 This states that the area was designated in 1970 with the purpose of conserving and enhancing the protected landscape. It is not clear whether or not this is a reference to the SSSI, AONB and SPA designations etc and if so which designation.</p> <p>I suggest consideration of adding this bullet to the list of high priority development application considerations:</p> <ul style="list-style-type: none"> <li>• The Group Tree Preservation order (TPO) adjacent to Aldringham Court Grade II heritage building on Aldeburgh Road, Aldringham intended to preserve its wooded landscape when approached from the south.</li> </ul>	Noted. This section could usefully be clarified	Review and amend wording for clarity <input checked="" type="checkbox"/>
203	ACT 6: Biodiversity	Suffolk Wildlife Trust	<p>Policy ACT6 Biodiversity Suffolk Wildlife Trust support the opening paragraph but note that within the habitats listed including lowland acid grassland would strengthen the policy; this habitat is key component of SPA and SSSI designations within the parish, alongside Lowland Heathland. This policy could go further for biodiversity, as noted above for our comments regarding Biodiversity Net Gain in policy ACT4. The statutory minimum amount of net gain is 10%, as stated in the draft policy wording. Suffolk Wildlife Trust advocate for 20% Biodiversity Net Gain policies within all plans and have done for a number of years. It has been acknowledged that a 10% net gain does not allow margin for error in</p>	Noted. Examiner's have traditionally removed such wording but the Hadleigh example provides a useful precedent.	Amend accordingly <input checked="" type="checkbox"/>

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>ensuring no-net-loss, and therefore delivering 20% net gain offers certainty that enhancement is delivered.</p> <p>We believe that by including the aspiration that “all new developments should aspire to deliver a measured net gain of at least 20%” would offer greater confidence that new development would offer a genuine net gain. The inclusion of this aspiration was approved by the external examiner in the recent Hadleigh Neighbourhood Plan – demonstrating that Neighbourhood Plans can, and should, be ambitious in their policy wording for Biodiversity Net Gain. Hadleigh are one of, if not the first, parish to have this ambition approved during external examination, and Suffolk Wildlife Trust encourage other Suffolk parishes to follow suit. Should the Aldringham cum Thorpe Parish Council wish to discuss Biodiversity Net Gain and aspirations for delivering 20% further, than please reach out to us on the below address to discuss this further. The provided example of ways to deliver net gain and offer enhancements for wildlife suggested are well worded, reasonable, and suitable for the location. We offer clarity that “installing beneficial measures for wildlife e.g. bat boxes, swift bricks...” is a genuine way to enhance new development and compensate for losses of nesting and roosting features, however these features are not part of the Biodiversity Net Gain process which only assesses habitats.</p>		
204	Policy ACT6: Biodiversity	Anglian Water	<p>POLICY ACT6: Biodiversity</p> <p>Comment:</p> <p>Anglian Water supports the policy and prioritising the delivery of biodiversity net gains within the neighbourhood planning area to support habitat recovery and enhancements within existing and new areas of green and blue infrastructure. We would also support opportunities to maximise green infrastructure connectivity including through opportunities to minimise surface water run-off from existing urban areas through the creation of rain gardens for example.</p>	Noted. References could be added	Add references as appropriate <input checked="" type="checkbox"/>

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			As the neighbourhood plan progresses, there may also be benefit in referencing the emerging Suffolk Local Nature Recovery Strategy (Local Nature Recovery Strategy (LNRS) - Suffolk County Council) which will identify priority actions for nature and map specific areas for improving habitats for nature recovery. Anglian Water has made a corporate commitment to deliver a biodiversity net gain of 10% against the measured losses of habitats on all AW-owned land.		
205	ACT6: Biodiversity	SCC Natural Environment	Policy ACT6 Biodiversity SCC welcomes the implied distinction between mitigation /compensation/ reinstatement in the first half of the policy and Biodiversity Net Gain in the second part. The following addition is recommended for the third bullet point: 'restoring and reconnecting fragmented habitats <i>and wildlife corridors.</i> '	Noted	Amend accordingly <input checked="" type="checkbox"/>
206	ACT6: Biodiversity	Individual 3	The protection of swifts and bats and the local biodiversity is vital due to the massive decline in population due to habitat loss.	Noted. This part of the policy will be updated to reflect the NPPF24	Amend accordingly <input checked="" type="checkbox"/>
207	ACT6: Biodiversity	Individual 11	So important	Support noted	No change
208	ACT6: Biodiversity	Individual 13	I agree although once destroyed an historic habitat can never be recreated. Destruction of habitats on a large scale (such as Sizewell C and the converter stations) conflict with sustainability aims.	Noted. There is a potential conflict between the NSPI projects and the aims of biodiversity	No change
209	ACT6: Biodiversity	Individual 17	Unfortunately large scale industrial farming practices are not beneficial to biodiversity in the long run , mitigation will not be enough.	Noted. Although the majority of farming practices	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
				are not development and therefore do not require planning permission and are therefore out of the scope of the NP	
210	ACT6: Biodiversity	Individual 20	Agree with the policy. Restoring the River Hundred to a healthy stream is a priority.	Noted. This could be added to the policy	Amend policy accordingly <input checked="" type="checkbox"/>
211	ACT6: Biodiversity	Individual 26	..... The extent of any net gain in biodiversity should be in accordance with national policy and a minimum of 10%.....Question: who will monitor the biodiversity gains and request remedial action if the 10% gain is not met. Our local council in Bedfordshire is failing to monitor S106 agreement compliance, never mind biodiversity gains.	Noted. The responsibility lies with the District Council	No change
212	ACT6: Biodiversity	Individual 27	Re: para 8.39 I suggest two additional sentences:  Recent surveys carried out by the energy developers have confirmed the presence of important protected and rare wildlife in the Hundred River valley east of the Aldeburgh Road. Scottish Power Renewables ecologists have applied for these to be formally designated on the National Biodiversity Database. The waterway itself is critical to maintaining the ecological diversity at RSPB North Warren.	Noted. This could be usefully added to the text	Amend supporting text accordingly <input checked="" type="checkbox"/>
213	ACT6: Biodiversity	Individual 28	How is the 10% gain intended to be measured? Is there some mechanism to prevent “green-washing” to make developments sound eco-friendly when they will not be?	Noted . The District Council is the enforcing	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
				authority who will require monitoring via the imposition of a condition	
214	ACT6: Biodiversity	Individual 31	How does this fit in with power cable development ? Need far more off set projects	Noted.	No change
215	ACT7: Coastal protection	Individual 3	Perhaps the energy companies should contribute towards the cost of coastal protection	Noted.	No change
216	ACT7: Coastal protection	Individual 7	Funding of coastal erosion is a major issue and if not addressed will limit what can be done to mitigate erosion	Noted. The issue of funding is critical but lies largely outside of the scope of the NP	No change
217	ACT7: Coastal protection	Individual 7	The coastal zone is defined in Figure 42 not 37 as written. I'm surprised it doesn't include any area where the Red House was.	Noted. The maps will be made clearer. They are taken from the LP documents	Amend mapping for clarity☑
218	ACT7: Coastal protection	Individual 12	Rebuilding on existing sites should be of similar style and character to original build.	Noted. Although the issue of replacement dwellings is dealt with in the NP	No change
219	ACT7: Coastal	Individual 13	Yes – coastal erosion cannot be prevented	Noted	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
	protectio n				
220	ACT7: Coastal protectio n	Individual 17	This is difficult to predict or plan for . As ever populations will have to work with natural changes and adapt to these changes.	Noted. It is acknowledged this is a complex issue.	No change
221	ACT7: Coastal protectio n	Individual 21	But the coastal defences are at the mercy of volatile climate change, rising sea levels etc	Noted. It is acknowledged this is a complex issue.	No change
222	ACT7: Coastal protectio n	Individual 22	My preference would be to 'beach recycle' as necessary but that rock revetement with end transitions look to the be most likely outcome.	Noted	No change
223	ACT7: Coastal protectio n	Individual 28	Demolition and rebuilding of existing properties should not affect coastal erosion, if rebuilding is like-for-like, and does not increase the footprint of the built area. Encroachment onto the beach or adjoining areas should be prohibited in order to maintain the beach area for absorption of potential erosion	The approach to be take is covered by the Local Plan and the Coastal Change Management Area	No change
224	ACT8: Drainage and surface water flooding	Suffolk County Council (Flooding)	Policy ACT8 – Drainage and Surface Water Flooding SCC suggests that including a map of surface water flood risk in the supporting text for Policy ACT8 would be useful to provide context. This policy states in its second paragraph that developments will be expected to “seek to achieve lower than greenfield run off rates”. As a Lead Local Flood Authority, SCC only ask for a match to greenfield runoff rates or 2 litres per second depending on site size. The neighbourhood planning group are welcome to take the approach that they have outline in this policy, but SCC notes that this is likely to make some sites difficult to deliver.	Noted. Suggested amendments will help with clarity	Amend accordingly <input checked="" type="checkbox"/>

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>SCC recommends the following amendments to this policy:</p> <p>‘[...] commensurate with the size of the development.</p> <p><u>New SuDS systems should, in the first instance, meet all four pillars of SuDS (Quality, Quantity, Biodiversity, Amenity) being green and open. This includes raingardens, downpipe planted attenuation, swales, basins, rills, and other naturalised features. This should be prioritised over features that provide less value to residents and the community such as grate systems and widespread permeable paving.</u></p> <p>Development will be expected to demonstrate (through the submission of a drainage strategy to accompany the submission of a planning application).how it will seek to <del>achieve lower than greenfield run off rates</del> <u>discharge surface water in accordance with LLFA guidance to mitigate</u>its own flooding and drainage impacts, whilst avoiding increases of flooding elsewhere.</p> <p>New development should not lead to the exacerbation of existing localised flooding or create new areas of flooding under any circumstances. The following are identified as <u>particularly vulnerable</u> existing areas of known flooding in the parish which should not be impacted by new development:’</p>		
225	ACT8: Drainage and surface water flooding	Individual 3	Aldringham Lane is a problem which has been recognised	Support noted	No change
226	ACT8: Drainage and surface water flooding	Individual 4	Question over Old Homes Road	Noted. This area still floods although the water does recede more quickly now.	No change

	<b>Para/ Policy Number</b>	<b>Respondent</b>	<b>Comment</b>	<b>Steering Group Suggested Response</b>	<b>Action</b>
227	ACT8: Drainage and surface water flooding	Individual 11	This needs to be an active topic, high in everyone's agenda	Noted. The issue is likely to gain in significance over the Plan period.	No change
228	ACT8: Drainage and surface water flooding	Individual 13	In addition large areas of concrete slabs should be avoided for new development and permeable surfaces used instead. Collection of rainwater is important too for irrigation of gardens in new developments.	Noted. Permeable surfaces are preferred in the Design Code	No change
229	ACT8: Drainage and surface water flooding	Individual 17	Industrial farmers should be held to account to roads flooding from non-maintained ditches and run off due to non-cultural farming.	Noted. Although ditch maintenance is not a NP issue	No change
230	ACT8: Drainage and surface water flooding	Individual 19	I agree but there is already a problem with surface water partly due to farming practices and inadequate ditch maintenance	Noted. Although ditch maintenance is not a NP issue	No change
231	ACT8: Drainage and surface water flooding	Individual 20	No new housing on river floodplain.	National policy in the NPPF seeks to address this	No change



	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
232	ACT8: Drainage and surface water flooding	Individual 21	A great deal to be done at great cost.	Noted	No change
233	ACT8: Drainage and surface water flooding	Individual 22	The problem in Old Homes Road remains unresolved (although possibly not now so severe).	Noted. This area still floods although the water does recede more quickly now	No change
234	ACT8: Drainage and surface water flooding	Individual 23	Run off from fields which causes local flooding needs to be included along with mitigating action with landowners/farmers. Figure 43 does not include Aldringham Lane	Noted. Although ditch maintenance is not a NP issue	Amend map to include Aldringham Lane
235	ACT8: Drainage and surface water flooding	Individual 26	..... All new development including minor development..... Recommend delete including minor development as it's unnecessary	Noted. See response to 226 from SCC above.	No change
236	ACT8: Drainage and surface water flooding	Individual 27	Comments  I believe the ever present issue of flooding in Gipsy Lane, Aldringham has been overlooked. I suggest the addition of :	Noted. These properties were built in the flood plain and were constructed to be 1m higher to	Add Gipsy Lane as an area of localised flooding.☑

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>c) Gipsy Lane, Aldringham</p> <p>Evidence presented to Secretary of State regarding Surface Water flooding in Gipsy Lane, Aldringham</p> <p>Further to the Planning Inspectorate Examination of SPR DCO submissions for EA1N and EA2 Energy Projects, Suffolk County Council and Interested Parties were asked to comment on the Applicant's response to the Secretary of State's questions in a 2 November 2021 consultation letter regarding surface water and drainage management during construction. Parties were asked to comment on the updated construction surface water drainage proposals and the proposed amendment to requirement 22 (Code of Construction Practice) in Part 3 of Schedule 1 to the Development Consent Order which was submitted by theScottioshPower Renewables"</p> <p>Cable Corridor Flood Risk during Construction at Work Plan Nos. 19 and 20 [REP11-004] crossing the Hundred River valley and at residences in Gipsy Lane, Aldringham  <a href="https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010078/EN010078-009872-William Halford EA1N and EA2 consultation response.pdf">https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010078/EN010078-009872-William Halford EA1N and EA2 consultation response.pdf</a></p> <p>Photos of flooding in Gipsy Lane after heavy rain  <a href="https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010078/EN010078-005232-DL11 - William Halford and Jane Rossin.pdf">https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010078/EN010078-005232-DL11 - William Halford and Jane Rossin.pdf</a></p>	mitigate potential floodrisk . However this can be added to Policy List	

	<b>Para/ Policy Number</b>	<b>Respondent</b>	<b>Comment</b>	<b>Steering Group Suggested Response</b>	<b>Action</b>
237	ACT8: Drainage and surface water flooding	Individual 28	How can any development have run-off rates lower than greenfield areas? Any new development involves building on land which would otherwise absorb or hold floodwater. Surely a better way to manage this would be to require new buildings to be raised above ground level (eg on stilts) to allow for maximum water absorption at ground level.	See representations from Suffolk County Council, Anglian Water and Environment Agency	No change
238	Chapter 9: Heritage, Design and Tourism	Individual 3	The heritage, vistas and views encourages tourism, which aids the economy of the area. However the overdevelopment of Thorpeness coastal areas is a concern.	Noted. There is a delicate balance between tourism and the environment	No change
239	Chapter 9: Heritage, Design and Tourism	East Suffolk Council	Para 9.3 - Minor typo missing full stop at end of paragraph. Para 9.6-9.10 - Reference should be made to East Suffolk's criteria for the identification of Non Designated Heritage Assets and ideally there should be a reference to the criteria each NDHA is considered to meet (should meet a minimum of two to be identified as an NDHA). Non-designated heritage assets » East Suffolk Council. There may be benefits to including this information as part of an appendix with a photo of the building (for clarity/to avoid confusion) a sentence or two about the history of the building/structure and the criteria that it meets.	Noted	Amend accordingly
240	Chapter 9: Heritage, Design and Tourism	Individual 6	Some of this is unknown to me and I need to explore	Noted	No change
241	Chapter 9:	Individual 10	Tourism will be badly affected by the energy projects are all on shore – they should be offshore.	Noted. The location of the	No change

	<b>Para/ Policy Number</b>	<b>Respondent</b>	<b>Comment</b>	<b>Steering Group Suggested Response</b>	<b>Action</b>
	Heritage, Design and Tourism			energy projects lies outside of the remit f the NP	
242	Chapter 9: Heritage, Design and Tourism	Individual 17	Tourism is no doubt important but it has to be managed. I would like to see less dependency on cars/vehicles and encourage walking/cycling and public transport.	Support noted	No change
243	Chapter 9: Heritage, Design and Tourism	Individual 21	Agree that the character and appeal of the parish must be protected and enhanced.	Support noted	No change
244	Chapter 9: Heritage, Design and Tourism	Individual 22	The Village Store had been a valuable community asset . Even being open just during the season was better than nothing.	Noted.	No change
245	Chapter 9: Heritage, Design and Tourism	Individual 27	Re: para 9.4  1) Correction needed: para 94 appears twice on page 71 and again on page 72  2) Re the second para 9.4 on page 72, I suggest consideration of a minor revision as follows:	Comments noted. The Church was built with a tower which collapsed and was not reinstated	Amend accordingly <input checked="" type="checkbox"/>

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<i>The oldest building in the parish is St Andrew's Church, Aldringham and unusually without a tower. A major northern extension was constructed in 2003.</i>		
246	ACT9: Heritage Centre (Thorpen ess)	Individual 3	The heritage centre at Thorpeness is a wonderful new asset	Support noted	No change
247	ACT9: Heritage Centre (Thorpen ess)	Individual 12	If sufficient voluntary help is available	Noted	No change
248	ACT9: Heritage Centre (Thorpen ess)	Individual 13	The heritage centre is an important resource and if developed it could become an important educational resource for local school as well as visitors.	Noted. The policy provides support for improved or enhanced facility here .	No change
249	ACT9: Heritage Centre (Thorpen ess)	Individual 22	If only their more ambitious plans could be realised.	Noted. The policy provides support for improved or enhanced facility here .	No change
250	ACT9: Heritage Centre (Thorpen ess)	Individual 28	Heritage centre development is desirable, but please retain the green spaces of the car park to reduce its visual impact.	Noted. It is acknowledged the setting is important	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
251	ACT10: Heritage Protectio n and Enhance ment	Individual 3	The development of Thorpeness pavilion is a good idea. There needs to be an additional car park in Thorpeness to stop cars being parked in dangerous places	Support noted. The NP supports the provision of an appropriate new car park	No change
252	ACT10: Heritage Protectio n and Enhance ment	East Suffolk Council	Should include reference to the registered park and garden. Point 1 of this policy this goes further than the NPPF where harm is weighed against public benefits. The first paragraph says: 'will only be supported where they...' Consideration should be given to adding a caveat here at point 1 or remove 'only' from initial text. Point 3 refers to 'buildings and spaces, the loss of which would cause harm to the character or appearance of the surrounding area'. It isn't clear which buildings this refers to. If they are identified in the Conservation Area Appraisal then that should be stated here, or if they are identified elsewhere then should be explained.	Noted	Amend accordingly ☑
253	ACT10: Heritage Protectio n and Enhance ment	Suffolk County Council (Archaeology)	<i>Paragraph 9.10</i> It is welcome to see that the neighbourhood plan group have used this opportunity to identify non designated heritage assets (NDHA). <i>Policy ACT10 – Heritage Protection and Non Designated Heritage Assets</i> SCC welcomes that archaeological assets have been included in this policy. With regard to criterion 4 of this policy, it would be beneficial to add that any proposals to convert historic farm buildings, such as barns, be accompanied by a heritage statement. The SCC Archaeological Service have recently reviewed historic Farmsteads throughout Suffolk, as part of a project funded by Historic England. The neighbourhood plan group may wish to consider whether the information from the Suffolk Farmsteads Project; would add any details or information to the Non-	Support noted. Agree suggestions and review text for improvements	Amend text accordingly ☑

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			Designated Heritage Assets within the area. Entries from the project can be seen via the Suffolk Heritage Explorer <sup>2</sup> . With regard to the last paragraph of this policy addressing NDHAs, SCC would also recommend adding here that proposals involving any of these sites should be accompanied by a heritage statement. Also, the following amendment is recommended: 'Development proposals affecting these Non-designated Heritage Assets will be <del>judged</del> <i>determined with</i> having regard [...]'		
254	ACT10: Heritage Protectio n and Enhance ment	Individual 8	Non Designated – first line – assets misspelled.	Noted	Amend accordingly <input checked="" type="checkbox"/>
255	ACT10: Heritage Protectio n and Enhance ment	Individual 11	So important in our area	Support noted.	No change
256	ACT10: Heritage Protectio n and Enhance ment	Individual 13	Yes – ACT10 – follows the principles of NPPF16 (2023) . I agree with the NDHA designations which will give added protection to these non-listed structures.	Support noted	No change
257	ACT10: Heritage Protectio n and	Individual 17	More cycle path, footpaths, and encouragement to use public transport.	Noted	No change

	<b>Para/ Policy Number</b>	<b>Respondent</b>	<b>Comment</b>	<b>Steering Group Suggested Response</b>	<b>Action</b>
	Enhance ment				
258	ACT10: Heritage Protectio n and Enhance ment	Individual 21	What redress can be made if the proposals to preserve the character and ambience of the area are ignored?	Noted. The policies in the plan will have a statutory weighting once the plan is 'made'	No change
259	ACT10: Heritage Protectio n and Enhance ment	Individual 22	All original estate holiday village buildings should be listed and protected.	Noted. A number of these already fall within the Conservation Area and therefore have some protection	No change
260	ACT10: Heritage Protectio n and Enhance ment	Individual 21	Support for the non-designated heritage assets	Support noted	Non change
261	ACT10: Heritage Protectio n and Enhance ment	Individual 24	Map shows Haven House but list refers to Heaven House.	Noted. Error to be corrected	Amend list accordingly <input checked="" type="checkbox"/>
262	ACT10: Heritage Protectio	Individual 28	New or replacement buildings should be designed to fit into the heritage environment. 1970s or later styles of architecture are not appropriate in a heritage village.	Noted . The Design Code and Policy ACT 11 give	No change



	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
	n and Enhance ment			guidance for new buildings	
263	ACT10: Heritage Protectio n and Enhance ment	Individual 30	Hello, This is an email to confirm my approval for my property – The Old Post Office to be included in the Neighbourhood Plan and a non designated heritage asset.	Support welcomed	No change
264	ACT10: Heritage Protectio n and Enhance ment	Individual 31	Provided this does not adversely affect those living in the dwellings	Noted. The identification of non-designated heritage assets seeks to ensure that the heritage significance of the property is recognised. There are no additional restrictions or consents required.	No change
265	ACT 11: New design	Individual 3	The new design of Thorpeness pavilion looks good	Support noted	No change
266	ACT 11: New design	East Suffolk Council	Criteria (g) while we agree that parking should be accommodated on plot, frontage car parking can be unattractive and result in car dominated development (and in case of existing buildings can result in the loss of front gardens). Consideration should be given as to whether this should be specifically encouraged.	Noted. Some flexibility has been applied to criterion g)	Amend accordingly ☑

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			Criteria (h) should be amended to better align with the NPPF: 'to avoid harming <u>the significance of listed and landmark buildings and their setting</u> '	Amend accordingly	
267	Para 10.4	East Suffolk	The text here seems to have merged together. Suggest an additional return between the final bullet and the text that starts 'When taken....'	Noted	Amend accordingly <input checked="" type="checkbox"/>
268	ACT 11: New design	Individual 7	New designs should be in sympathy with what already exists	Noted. The policy seeks to achieve this.	No change
269	ACT 11: New design	Individual 8	Thorpeness Item k) why is this allowed? It will serve to encourage taller buildings – I would just remove this entirely.	Noted. There are already some notable landmarks in Thorpeness which are of a height greater than 2-3 storeys – these would need to be exceptional	No change
270	ACT 11: New design	Individual 13	New 'modernist' designs need to be carefully sited to return to the distinctive character of Thorpeness. The Dune House is a good example of a well-designed new building, unique in the immediate context, but materials and form sympathetic to the setting.	Noted. The policy seeks to achieve this	No change
271	ACT 11: New design	Individual 17	Perhaps stricter and enforceable restrictions on new buildings. It seems that some buildings start off with modest designs and then finish with monstrous features not in keeping with the area.	Noted. This will be as a design is refined.	No change
272	ACT 11: New design	Individual 19	This should apply to extensions – especially to upward extensions which block the views of other houses and are too big for the area.	Noted. The policy does apply to extensions and	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
				this would include upward extensions	
273	ACT 11: New design	Individual 20	More green spaces between houses; developers to tend planting until sufficient growth has been established.	Noted. Landscaping is an important element in new development	No change
274	ACT 11: New design	Individual 22	All very well but the scale of the development of the previously attractive one storey Windmill cottage with the new building impacting on neighbouring Windmill House and obscuring in part those views of the windmill shows tighter regulations are required.	Noted. The Design Code may assist with such proposals in the future	No change
275	ACT 11: New design	Individual 23	Not sure about g) parking on the plot at the front as it detracts from the rural feel of larger developments	Noted. This is an attempt to ensure that new development does not result in on street parking which has been highlighted as a problem in Thorpeness.	No change
276	ACT 11: New design	Individual 26	Aldringham: a) Developments must preserve a sense of rural and a lower density feel.....Question: Do you know what you mean by a lower density feel? Can you quantify that? This is EXACTLY the issue that has caused so much angst for those involved in the Neighbourhood Plan for Langford in Bedfordshire. Can I recommend you include a housing density number, e.g XX dwellings per hectare nett, where the nett area	Noted. The detail behind the policy is in the Design Codes document.	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>removes all boundary areas, on-site woodland &amp; scrub land and attenuation ponds etc?</p> <p>Point g: Parking must be on plot and on side or front to avoid cluttering the narrow lanes with vehicles. Comment: My experience elsewhere suggests that you should tighten this clause. Points to consider include the number of parking places per style and size of the dwelling, whether garages (where provided) are actually big enough to store a car AND allow the driver enough room to exit the vehicle (yes, really !!), the provision of pavement / verge posts to prevent on pavement / verge parking or partial on-pavement parking. What about visitor vehicle parking, its location and the number of such spaces?</p>		
277	ACT 11: New design	Individual 28	New design must link to surrounding architectural themes	Noted. The character of the surrounding area is considered to be an important element of the policy	No change
278	Chapter 10: Access, Community and Recreation	SCC PROW	<p>Paragraph 10.4</p> <p>SCC welcomes paragraph 10.4, and the recommendations stated from East Suffolk Walking and Cycling Strategy. However, SCC would request that any new PROW's or any proposed works to existing PROW's are designed in accordance with current SCC guidance and standards. SCC also notes that it is not clear if it is expected for SCC PROW to action and implement the above points.</p>	Noted. Wording can be added	Amend text accordingly <input checked="" type="checkbox"/>
279	Chapter 10: Access, Community	Individual 2	Cyclepath – Aldringham-Thorpeness? Pedestrian	Noted. This is a route that has been requested	No change

	<b>Para/ Policy Number</b>	<b>Respondent</b>	<b>Comment</b>	<b>Steering Group Suggested Response</b>	<b>Action</b>
	ity and Recreatio n			through consultation	
280	Chapter 10: Access, Commun ity and Recreatio n	Individual 3	Pavements need to be created to allow for safe walking in the area. Cycle routes need to be created too.	Noted. Appropriate levels f pavements and footpaths and cycle ways will be supported – surfaces win the sensitive environment will be important.	No change
281	Chapter 10: Access, Commun ity and Recreatio n	Individual 4	Avoid gravel	Noted. The Design Code provides guidance	No change
282	Chapter 10: Access, Commun ity and Recreatio n	Individual 8	In figure 56 you appear to be putting a cycle or footpath alongside the Thorpeness/Aldeburgh Road? It would be safer to continue the tarmac of the footpath on the beach.	Noted. Given the environmental sensitivities of the area, tarmac may not be the most appropriate surface to use. The continuation of the footpath would be	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
				supported in principle	
283	Chapter 10: Access, Community and Recreation	Individual 15	Facilities for young children very limited a playground at Thorpeness village hall would be good. The use of the village hall is very limited, better use of it will help the community.	Support noted	No change
284	Chapter 10: Access, Community and Recreation	Individual 17	Yes more cycle paths especially a cycle path – especially a cycle path between Aldringham and Thorpeness . Drop speed limits to 30mph on Aldringham/Thorpeness road.	Noted. This is a well requested route	No change
285	Chapter 10: Access, Community and Recreation	Individual 19	A better footpath/cycletrack from the Parrot to Thorpeness. Reduction in speed limits.	Noted. This is an aspiration in the Plan. Speed limits are not a NP issue	No change
286	Chapter 10: Access, Community and Recreation	Individual 19	Definite cycle path from Thorpeness to Aldringham	Support noted	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
287	Chapter 10: Access, Communit y and Recreatio n	Individual 21	Endorse the aim to have connectivity and movement in the parish - especially reviving the railway track between Leiston and Aldeburgh . walking and cycling paths to be created Aldringham to Thorpeness and Thorpeness to Aldeburgh	Support noted	No change
288	Chapter 10: Access, Communit y and Recreatio n	Individual 22	It would be good to have a network of cycleways . I regret the departure of Thorpeness Rugby club from the sports ground. It needs to be used more.	Support noted	No change
289	Chapter 10: Access, Communit y and Recreatio n	Individual 23	Add tourist safety	Noted. Policy ACT12 refers to safety (and includes all users irrespective of use)	No change
290	Chapter 10: Access, Communit y and Recreatio n	Individual 24	Para 10.1 second sentence delete 'an' before comma. Would welcome a safe walking route/path from Aldeburgh to Thorpeness with good access for wheel chairs etc	Error to be corrected.	Amend wording and include reference to all users☑
291	Chapter 10:	Individual 26	10.2:..... . New cycling and pedestrian routes should be safe, secure and attractive, minimise the scope for conflict between pedestrians and	Noted. East Suffolk has a	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
	Access, Communi- ty and Recreation		cyclists, and respond to the character of the area and any relevant design standards. Comment: As per my comment on objective 8 of the Vision (Chapter 5), experience suggests that assurances should be sought of East Suffolk Council that any new footpaths & cycle paths etc will be maintained and that they have budgeted for this work on an ongoing basis. Without these assurances such new rights of way can rapidly become overgrown and unusable.	Cycling and walking Strategy which includes an assessment of infrastructure and costs required for the routes. <a href="https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/east-suffolk-cycling-and-walking-strategy/#:~:text=The%20East%20Suffolk%20">https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/east-suffolk-cycling-and-walking-strategy/#:~:text=The%20East%20Suffolk%</a>	
292	Chapter 10: Access, Communi- ty and Recreation	Individual 31	Cycle ways needed. Power companies should contribute to the costs as they destroy footpaths.	Noted. See 291 above	No change
293	Chapter 10: Access, Communi- ty and	Individual 31	10.4 slower speed limits will only work with cameras in place 10.9 says 'Therese include' should be 'These include'? 10.12 no full stop after 10.12 10.15 two full stops end para, remove one	Amend errors	Amend accordingly <input checked="" type="checkbox"/>



	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
	Recreation				
294	Chapter 10: Access, Community and Recreation	SCC Transport	<p>Transport</p> <p>SCC, as the Local Highway Authority, has a duty to ensure that roads are maintained and safe as well as providing and managing flood risk for highway drainage and roadside ditches.</p> <p>Objective 10 and Policy ACT13</p> <p>New development SCC as Highway Authority supports safe and suitable access and the provision of parking spaces meeting adopted standards. This adopted standard could be referenced as Suffolk Guidance for Parking (2023 or current version)10.</p> <p>Cycle parking</p> <p>Cycle storage in accordance with Suffolk Guidance for Parking (2023 or current version). New cycling and pedestrian routes</p> <p>SCC suggests to reference the Suffolk Design: Streets Guide (2022)11, and to also be in accordance with guidance for Cycle Infrastructure Design (LTN 1/20)12.</p> <p>Car parking</p> <p>Car parking in accordance with Suffolk Guidance for Parking (2023 or current version). SCC notes that cycle storage and EV charging included in requirements.</p>	Noted. References to be added as requested	Amend accordingly <input checked="" type="checkbox"/>
295	ACT12: Accessibility and Connectivity	SCC PROW	<p>Policy ACT12: Accessibility and Connectivity</p> <p>SCC welcomes this policy, however, would request any new PROW's or any proposed works to existing PROW's are designed to current SCC guidance and standards and the correct license is applied for.</p> <p>SCC welcomes that there is reference to Suffolk County Council's Green Access Strategy (2020- 2030)9. This strategy sets out the council's commitment to enhance public rights of way, including new linkages and upgrading routes where there is a need. The strategy also seeks to</p>	<p>Comments noted.</p> <p>The development of promotional material lies outside of the remit of the Neighbourhood Plan remit</p>	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>improve access for all and to support healthy and sustainable access between communities and services through development funding and partnership working.</p> <p>It is suggested that the plan could be further developed by including the development of promotional material that raises awareness of rights of way and circular walks, the history and heritage of the parish, and biodiversity to raise awareness, understanding and appreciation of these aspects.</p> <p>It is suggested that Policy ACT12 could state specifically that all new housing developments should have, where reasonably possible, new footpath and/or bridleway connections created, linking to the existing right of way network surrounding the village.</p>		
296	ACT12: Accessibi lity and Connecti vity	Individual 28	<p>Proposal does not include improvements for pedestrians and cyclists between Thorpeness and Aldringham / Leiston. Current routes are on rights of way that are not well-maintained. One of the footpaths from Aldringham ends on the B1353 west of the golf course crossing, and there is no continuation of the path – which forces walkers and cyclists onto a main road which has no footpath.</p> <p>More needs to be done to encourage people to travel between these locations without using cars.</p>	Noted. The maintenance of existing PROW is not a Neighbourhood Plan issue. The Plan identifies some potential new routes	No change
297	ACT12: Accessibi lity and Connecti vity	Individual 29	<p>Strongly support the development of footpaths to connect the different parts of the Neighbourhood Area and to provide links to other areas. In particular, a footpath between Aldringham and Thorpeness. The road is too dangerous to walk along. The existing footpaths can be boggy in winter, preventing access. Such a footpath would also provide a pedestrian link between the centre of the village and the Aldringham Tea Rooms to the benefit of both.</p>	There is currently a formal route to Knodishall; there is a wide verge to the road and a tarmac footpath	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			The footpath between Aldringham and Knodishall is not mentioned in the plan. It is a valuable path but is too narrow despite lying within a broad band of land. It is a well used path but is only one person wide.		
298	ACT13: Public car parking	Individual 3	There needs to be a larger public car park in Thorpeness to avoid cars and motorbikes form parking in dangerous places.	Noted. The NP seeks to address this issue	No change
299	ACT13: Public car parking	Individual 4	Where would a new car park go? Avoid a gravel surface for any new car park. Surface needs to be permeable but accessible in style	Noted.	No change
300	ACT13: Public car parking	Individual 7	Car parking in Thorpeness in the busy tourist season is a major problem that needs further measures	Noted. The NP seeks to address this issue	No change
301	ACT13: Public car parking	Individual 8	ACT 13 does not suggest improving the existing facilities why build new? only	Noted. Improvements to the existing car park would be supported	No change
302	ACT13: Public car parking	Individual 12	Car parks should be well screened	Noted	No change
303	ACT13: Public car parking	Individual 13	Agree with car parking proposals – more is needed, given the increased number of all year round visitors. A 20mph speed limit combined with preventing parking alongside The Meare would enhance the centre of Thorpeness.	Noted. Speed limits are not a NP issue	No change

	<b>Para/ Policy Number</b>	<b>Respondent</b>	<b>Comment</b>	<b>Steering Group Suggested Response</b>	<b>Action</b>
304	ACT13: Public car parking	Individual 14	It must be made in keeping and would not impose on existing homes. It would help with congestion of surrounding roads and homes. It must not take over the village.	Noted.	No change
305	ACT13: Public car parking	Individual 15	The present car park is big enough, and any more car parks will adversely affect the nature of Thorpeness.	Noted. See other representations relating to car parking capacity on Thorpeness	No change
306	ACT13: Public car parking	Individual 17	As a radical experiment ban cars from being driven from Thorpeness on certain weekends except for essential journeys . Too many car parks lead to too many cars.	Noted. This is a traffic management issue not a planning issue	No change
307	ACT13: Public car parking	Individual 21	Car parks are needed but must be placed discreetly and near to facilities . Off street parking is essential. Agree with all measures proposed .	Support noted	No change
308	ACT13: Public car parking	Individual 23	Should we add maintenance standard	Noted. Maintenance is not an NP issue	No change
309	ACT13: Public car parking	Individual 28	Not sure where any significant new car park in Thorpeness could be located, other than at the Pavilion or golf club practice ground. Even in those cases, it is hard to see how all 12 criteria could be met. In particular, the requirement for safe and secure lighting would cause light pollution that would be likely to affect neighbouring properties unless it was set at a low height off the ground. It would also require pedestrians to walk on a street with inadequate footpaths that is unlit at night, and in	Noted. There is potential for a picnic area and car park at the Pavilion close to the main road.	No change

	<b>Para/ Policy Number</b>	<b>Respondent</b>	<b>Comment</b>	<b>Steering Group Suggested Response</b>	<b>Action</b>
			the case of the golf club practice ground, cross the road on or near a blind bend.		
310	ACT13: Public car parking	Individual 31	If charging, do not rely on phone apps. Coins or cards or free for locals	Noted. The operation of car parking is not a NP issue	No change
311	ACT14: Leisure and Recreatio nal Facilities	Individual 28	As for ACT13 above, it is hard to see where such facilities could be located, even though they would occupy less space than a car park. Possibilities include in front of the Meare café / boathouse, or behind the emporium and heritage hut buildings	Noted	No change
312	ACT15: Commun ity Facilities	Individual 3	The community facilities of the Parrot and the children's play area in Aldringham are good. The community facilities in Thorpeness are good.	Noted	No change
313	ACT15: Commun ity Facilities	Individual 7	The pavilion needs to be brought into the village some how	Noted. Connecting it via footpath and cycleway would help in this regard.	No change
314	ACT15: Commun ity Facilities	Individual 8	Why no mention of Ogilvie pavilion and improvements?	Noted. The planning permission for the improvements had been granted when the consultation began. Chapter 2	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
				makes reference to it	
315	ACT15: Commun ity Facilities	Individual 12	Strongly agree	Support noted	No change
316	ACT15: Commun ity Facilities	Individual 13	At present the recreation ground and the extended pavilion (when built) will provide adequate facilities. Future facilities should respond to need (i.e. if the resident/visitor demographic rebalances in age.	Support noted.	No change
317	ACT15: Commun ity Facilities	Individual 21	Support if they can be paid for.	Noted	No change
318	ACT15: Commun ity Facilities	Suffolk County Council (Health and Wellbeing)	Policy ACT15 – Community Facilities This policy is welcomed as protection and enhancement of community facilities. It is recommended that the community facilities that are being protected are listed more clearly within the policy to provide clarity. It would also be helpful for the policy to be supported with a diagram/map displaying these facilities within the wider context of the parish and the community they serve.	Noted. The map and list can be reviewed	Amend accordingly <input checked="" type="checkbox"/>
319	ACT15: Commun ity Facilities	Individual 23	Supported in principle ‘maybe’	Noted	No change
320	ACT15: Commun ity Facilities	Individual 24	Second sentence ‘there are’ repeated.	Noted.	Typo to be corrected <input checked="" type="checkbox"/>

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
321	ACT15: Commun ity Facilities	Individual 28	Agree – loss of such facilities should be prevented unless they are no longer viable.	Noted	No change
322	ACT15: Commun ity Facilities	Individual 26	Are the Parrott & Punchbowl and the Dolphin registered as Assets of Community Value ?? They certainly are central to the 2 communities and if not registered this should be considered with some urgency.	Noted. This lies outside of the NP remit and they are not currently under threat.	No change
323	ACT15: Commun ity Facilities	Individual 32	Box says ‘spots grounds’ should be ‘sports grounds’	Noted	Typo to be corrected <input checked="" type="checkbox"/>
324	ACT15: Commun ity Facilities	East Suffolk Council	Minor typo ‘spots ground’ should read ‘sports ground’.	Noted	Amend accordingly <input checked="" type="checkbox"/>
325	ACT15: Commun ity Facilities	East Suffolk Council	Update reference to NPPF. Should refer to para 108 of the 2024 NPPF.	Noted	Amend accordingly <input checked="" type="checkbox"/>
326	ACT16: Local Green Spaces	Individual 3	The protection of local green spaces is vital to stop the urbanisation of the local area	Support noted	No change
327	ACT16: Local	East Suffolk Council	We support the approach to identifying Local Green Spaces and the inclusion of inset maps in Appendix B. To provide further clarity it would	Noted	Amend accordingly <input checked="" type="checkbox"/>

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
	Green Spaces		also be beneficial to include a parish wide map alongside policy ACT16 to show the LGSs in context.		
328	ACT16: Local Green Spaces	SCC Natural Environment	<p>Policy ACT16 Local Green Spaces</p> <p>SCC welcomes, in principle, the 17 designated Local Green Spaces in Policy ACT16, as this supports the ongoing work to make Suffolk the Greenest County6.</p> <p>It is strongly recommended to include an image/map displaying all of the Local Green Spaces of the Parish within the wider context of their setting. SCC would suggest amending the policy wording to be more in line with NPPF paragraph 107. SCC recommends the following amendment:</p> <p>‘The following are identified as Local Green Spaces, and are displayed on Map X <del>will be treated as though they are green belt, where any proposals will be judged against the requirements which rule out development unless there are very special circumstances.</del> Development will be managed in a way that is consistent with development policies within green belts.’</p> <p>Appendix B</p> <p>This contains the assessment for the Local Green Spaces (LGS), and as noted mentioned above it is noted that there is no figure showing all LGS in context with each other and the parish and not all entries have photographs.</p> <p>SCC recommends revising the boundary lines as they are currently inaccurate and unclear.</p> <p>SCC finds that for many of the sites, there does not appear to be very detailed justifications as to how the site is demonstrably special, as per the criteria of the NPPF paragraph 106, part b, which is as follows: “beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife”. It is therefore recommended</p>	<p>Noted. Wider map to be investigated</p> <p>Appendix would benefit from more detail and each space to be reviewed for compliance with the NPPF criteria</p>	<p>Amend accordingly ✓</p> <p>Remove LGS 6 and 7 ✓</p>



	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>that the sites are expanded to provide further detail as to which of these criteria the sites meet.</p> <p>SCC notes that Areas 5 and 6 are already designated as part of the wider Leiston Aldeburgh SSSI7 and may not need an additional designation. It is no clear which one is Space 7, and which is Space 8, the dawn boundary for each site doesn't make clear differentiation.</p> <p>From a brief desk-based assessment it appears that some of Space 7 may be a private garden, i.e. a trampoline can be seen from Google Street view.</p> <p>Generally, the drawings of site boundaries are unclear and inaccurate, SCC recommends they are revised and redrawn.</p> <p>Generally, it is unclear how many of the spaces meet criteria of NPPF paragraph 106, part b as demonstrable special.</p> <p>Space 11 to 17 do not include the site size. Whilst it is believed that the sites are likely not an extensive tract of land, inclusion of the site sizes would clarify this and support their justification in accordance with NPPF paragraph 106, part c.</p> <p>SCC notes that allotments are listed in Policy ACT15, and duplicated as Space 13. SCC queries the need for double designation.</p> <p>From the photograph provided for Space 15 it appears to be a sparsely vegetated area used as parking. SCC is unsure that this meets the criteria of being demonstrably special.</p>	<p>Agree to remove LGS 6 due to 'double designation'. L:GS 5 is outside of the SSSI boundary.</p> <p>LGS 7 has been reviewed against the criteria and is to be removed</p>	
329	ACT16: Local Green Spaces	Anglian Water	<p>POLICY ACT16: Local Green Spaces</p> <p>Comment:</p> <p>The policy designates areas of Local Green Spaces (LGS). Anglian Water does have assets forming part of our water recycling network (e.g. rising mains and sewer pipes) located in or in the vicinity of these areas. For example, there are underground assets within are proposed LGS spaces 1, 2, 3, 4, 7, 8, 9, 11, 13 and 16.</p>	Noted. The policy does not intend to prevent access to water infrastructure for maintenance is not prevented.	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			It is helpful that the neighbourhood plan clarifies that the planning policy for managing development relates to national policy on the Green Belt as set out in para. 107 of the NPPF (2023); we do not consider that any operational works or enhancements to our assets should be prevented. For information, maps of Anglian Water's assets detailing the location of our water and water recycling infrastructure are available at: <a href="http://www.utilities.digdat.co.uk">www.utilities.digdat.co.uk</a>		
330	ACT16: Local Green Spaces	Individual 7	Very important that green spaces around the village are properly protected	Support noted	No change
331	ACT16: Local Green Spaces	Individual 8	Have you considered the garden at the front of the Ogilvie Hall and the triangle in front of the Dolphin?	Noted. These have been reviewed against the NPPF criteria and the green in front of the Dolphin is already protected as common	No change
332	ACT16: Local Green Spaces	Individual 9	I would like the triangle of land behind 3 Westgate to be allocated as a green space protected from planning as it would totally change the atmosphere of the village and would impact at the lanes bordering this land, if built on and access would be dangerous.	Land suggested has been assessed and found not to meet the criteria. It is already a common.	No change
333	ACT16: Local Green Spaces	Individual 11	Important to protect these	Support noted	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
334	ACT16: Local Green Spaces	Individual 13	Agree with green spaces documented but the common opposite Westgate, adjacent to The Uplands is worthy of designation.	Noted . See 332 above	No change
335	ACT16: Local Green Spaces	Individual 14	These must be kept at all costs where already existing . But careful consideration given to new spaces. Extend the use of land at the pavilion.	Noted.	No change
336	ACT16: Local Green Spaces	Individual 19	I would include woodland and common land north of the golf course.	Noted. These would not mee the NPPF criteria .	No change
337	ACT16: Local Green Spaces	Individual 20	Reinstate old SLA plan. Separate policy item, for River Hundred basin. Most important issue for Aldringham is a green heart to the village.	Noted. The former SLA area would not meet the criteria for LGS designation and has been protected by other policies	No change
338	ACT16: Local Green Spaces	Individual 21	Green spaces are essential to well-being – all of the examples proposed must be protected.	Support noted	No change
339	ACT16: Local Green Spaces	Individual 23	Green areas at Oak Drive/Acorn Close	Noted	Typo to be corrected <input checked="" type="checkbox"/>
340	ACT16: Local	Individual 28	Need to add the Thorpeness common area between Uplands Road and the golf club practice ground. This has historically been built on, but now	Noted. The common is	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
	Green Spaces		forms an important walking area, wildlife habitat and place of natural beauty.	protected under separate legislation and would not meet the criteria for LGS designation due to its size.	
341	ACT16: Local Green Spaces	Individual 24	Please add fields surround the farm opposite the Parrot, and its buildings in Aldringham .	Noted. Agricultural fields do not mee the NPPF criteria.	No change
342	ACT16: Local Green Spaces	Individual 29	My wife and I own Local Green Space 16 at Chandlers Way. While we agree that it is an important space which should never be developed, we would like reassurance that there will not be excessive restrictions imposed as a result of its inclusion in the Plan.	Noted. The designation prevents development from taking place but does not place any management restrictions. All LGS will be reviewed against the criteria.	No change
343	ACT16: Local Green Spaces	Individual 32	Suggest adding golf practice ground to list of green spaces	Noted. Although this would not meet the LGS NPPF criteria by virtue of its size	No change
344	ACT17: Business and	Individual 3	The protection of existing business and employment is good without industrialising the area	Support noted	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
	Employment				
345	ACT17: Business and Employment	Individual 4	Applicable to application last year.	Noted	No change
346	ACT17: Business and Employment	Individual 6	Don't want to lose heritage	Noted	No change
347	ACT17: Business and Employment	East Suffolk Council	For clarity the final sentence of the policy would be more accurate if it were reworded to state ' <u>...subject to compliance with the other policies in this Plan.</u> '	Noted	Amend accordingly <input checked="" type="checkbox"/>
348	ACT17: Business and Employment	Individual 13	No more cafes, restaurants – danger of saturation.	Noted	No change
349	ACT17: Business and Employment	Individual 17	As Thorpeness is a unique place free wifi over the whole village would encourage small business.	Noted. This is not a NP issue	No change
350	ACT17: Business and	Individual 21	Excellent proposal for business and employment	Support noted	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
	Employment				
<b>351</b>	ACT17: Business and Employment	Individual 26	..... that result in the reuse of redundant, <b>underused</b> or unused buildings	Noted. Agree underused can be added	Amend accordingly
<b>352</b>	ACT17: Business and Employment	Individual 32	The existing plan does not acknowledge enough the business and employment provided by the holiday rental businesses in Thorpeness. Keep in forefront that Thorpeness was designed as a holiday village and work to ensure its success as such – this will bring greater revenues to dependent local businesses from the hotel/pub/cafes to local property workers	Noted. It is acknowledged that this can be better represented in this section	Amend wording as appropriate <input checked="" type="checkbox"/>
<b>353</b>	Implementation and Monitoring	Individual 24	At 12.2 include Leiston surgery – last bullet point – a much needed service in the area.	Noted. Although this is outside the Neighbourhood Area	No change
<b>354</b>	Implementation and Monitoring	Individual 26	Re: 12.2 & 12.4. 12.2 refers to S106 funds and 12.4 refers to CIL monies. As I understand it councils opt for either S106 or CIL but not both. They tend to prefer S106 as A) it's a behind-closed-doors agreement between them and the developer and the beneficiaries are not known until publication. Beneficiaries may be distant from the development site in question, which then causes significant indignation amongst the residents who thought they would be sole and / or prime beneficiaries; B) S106 cannot be challenged after its signature by both parties; C) S106 tends to be preferred as the council can ask for lower sums than CIL, which I gather is fixed at 15%. This seems to make developer negotiations easier !!	Noted . The rules for CIL and S106 are set out in legislation. This is not a matter for the NP. Once made the NP will trigger a 25% CIL for the Parish Council.	No change

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
355	Appendix B	Individual 24	Space 17 – Not all of the land that is maintained (the residents pay for maintenance) has been included. All of the maintained area should be included.	Noted.	Amend map accordingly
356	Appendix C	East Suffolk Council	Update reference to NPPE.	Noted	References to be updated <input checked="" type="checkbox"/>
357	Design Guidance and Codes	Individual 14	Agree with this document	Support noted	No change
358	Design Guidance and Codes	Suffolk County Council (Flooding)	<p>4.3.5 Sustainable Drainage</p> <p>SCC welcomes the proposed features for new dwellings to have green roofs, sustainable water use and flood resiliency measures.</p> <p>This section suggests that release to a sewer is preferable if infiltration is not available. This is not the case. The following drainage hierarchy should be followed at all times:</p> <ol style="list-style-type: none"> <li>1. Rainwater Harvesting/Re-Use Onsite.</li> <li>2. Shallow infiltration (circa 2.0m, see section on infiltration systems).</li> <li>3. Gravity discharge to a watercourse.</li> <li>4. Gravity discharge to a surface water sewer/highway drain.</li> <li>5. Gravity discharge to a combined sewer.</li> </ol> <p>Surface water runoff should be managed via a method as high up on the above SuDS hierarchy as reasonably possible, with more sustainable options ruled out only where sufficient evidence can be provided to support the decision. SCC suggests the following amended wording: ‘The second is attenuation and controlled release, <i>as to follow the drainage hierarchy as specified by SCC LLFA (Suffolk Flood Risk Management Strategy, Appendix A3)</i>. This holds back the water and</p>	Ask AECOM to review the Design Code accordingly	Design Code to be amended

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>slowly releases it into the <del>sewer network</del> environment. The overall volume <del>entering the sewer system</del> leaving the site is the same, however the peak flow is reduced which reduces the risk of the <del>sewers</del> overflowing downstream flood risk. Attenuation and controlled release options are suitable when either infiltration is not possible or where infiltration could be polluting.'</p> <p>SCC also suggests a new paragraph to be inserted above the last paragraph:  <i>'New SuDS systems should, in the first instance, meet all four pillars of SuDS (Quality, Quantity, Biodiversity, Amenity) being green and open. This includes raingardens, downpipe planted attenuation, swales, basins, rills, and other naturalised features.'</i></p> <p>The most effective SuDs [...]'</p> <p>SCC suggests the addition of the following footnote:          '[...] Maintenance can alleviate issues within the system.  <i>Further advice on specific sites can be sought from SCC LLFA.'</i></p> <p>SCC welcomes Figure 62.</p>		
359	Design Guidance and Codes	Anglian Water	<p>Design Guidelines</p> <p>It is noted the design guidance and codes were produced in 2022. The following comments are suggested to ensure improvements/ better linkages with the neighbourhood plan and reflect the policies which are currently being consulted on and refined.</p> <p>Water efficiency</p> <p>Figure 57 (p.49) – This diagram illustrates different measures for low-carbon homes or both existing and new homes. This can be achieved by a fixtures and fittings approach, including through rainwater/ storm water, harvesting and reuse, and greywater recycling. Under point 6 this should state "highly water-efficient devices" rather than "highly waste-efficient devices". An updated version should be sought from AECOM as</p>	It has not been possible to update the Design Code at this stage. It may be possible to do this at Examination stage.	No change



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			<p>this anomaly in the diagram has been corrected for other neighbourhood plans.</p> <p>It is not considered that Figure 57 is sufficient as the text within the code EN.02 does not refer specifically to water efficiency. It should be made more explicit about promoting water efficiency and management, with such positive features as water efficient fixtures and fittings, and through rainwater/storm water harvesting and reuse, and greywater recycling.</p> <p>Checklist</p> <p>To ensure that the checklist is comprehensive, the following amendments are recommended:</p> <ul style="list-style-type: none"> <li>• Include reference to water efficiency as well as energy efficiency within the checklist to reflect the need for this to be a key consideration in design proposals i.e. 1. General considerations for new development and 8. Household extensions.</li> <li>• Specify within the checklist the need to consider permeable surfaces i.e. under 9. Building materials &amp; surface treatment and 10. Car parking to link with corresponding codes.</li> </ul> <p>We hope that these comments are helpful and wish the neighbourhood plan group every success in taking the plan forward to the next stage. If you have any questions about this response or wish to discuss anything I have raised, please do not hesitate to get in touch.</p>		
360	Minor General Comments	Suffolk County Council	<p>General</p> <p>SCC notes that paragraph 8.4 includes incorrect text at the beginning of its second sentence, "Figure X", and believes this should refer to Figure 37 as below.</p> <p>Similarly, paragraph 8.5 incorrectly refers to "Figure 32 below", however, the council believes that this should also refer to Figure 37.</p> <p>Paragraph 8.26 also refer to "Figure X below" which SCC believe should instead refer to Figure 40.</p>	Minor comments to be corrected	Amend accordingly <input checked="" type="checkbox"/>

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>SCC recommends the following amendment to both the heading on page 54 and beginning of paragraph 8.11:            ‘Aldringham &amp; <del>Freston</del> <u>Friston</u> Sandlands Character Area K3’            Removal of a coma for the following sentence in Policy ACT6 is suggested:            ‘Otherwise, acceptable development proposals, [...]’            SCC suggests amending text label on Figure 42:            ‘Due to the effects of costal erosion, the NP will discourage the <del>demotish</del> <u>demolition and rebuilding of</u> [...]’            Policy ACT7 refers to “the Coastal Zone defied in Figure 37”, SCC believes this should refer to Figure 42            The following correction is recommended for Policy ACT14:            ‘Such provisions should be [...]’            The following correction is recommended for Policy ACT15:            ‘[...] the Ogilvie Pavilion and associated <del>spots</del> <u>sports grounds</u> will not be supported [...]’            In Appendix B, suggests that Space 11 may be inaccurately labelled as follows:            ‘Green area and play area at Mill <del>Green</del> <u>Hill</u>, Aldringham’</p> <p>There is a typo error in Policy ACT11:            ‘e) Walking and cycling routes should be promoted where possible, existing f) Public Rights of Way should be carefully incorporated into any future Developments            f) g) Parking must be on plot and on side or front to avoid cluttering the narrow lanes with vehicles.’            Generally, many of the figures are pixelated images which are difficult to view and understand.            Policies Map</p>		

	Para/ Policy Number	Respondent	Comment	Steering Group Suggested Response	Action
			<p>The neighbourhood plan does not have a Policies Map. Whilst figure 27 and 28 do display some of the relevant components of a policy map, it is not sufficiently detailed to be classified as the Policy Map for the plan. It is recommended that the plan creates a Policies Map, which clearly displays the important features mentioned within the plan policies in once clear and consolidated image with a key.</p> <p>This map should display the following: parish boundary, settlement boundary, Listed buildings and/or heritage assets, designated Local Green Spaces, important views, Public Rights of Way, energy projects (NSIPs), and any other important features or facilities of the parish. Inset maps may be used to show closer detailed parts of the parish, where identified features would be lost and/or hard to read on the overall Policies Map.</p>		