



BREDFIELD NEIGHBOURHOOD PLAN

CONSULTATION STATEMENT

BREDFIELD PARISH COUNCIL

Submission

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1 INTRODUCTION

1.1 Requirement

This document has been prepared to fulfil the legal obligations of Section 15(2) Part 5 of the 2012 Neighbourhood Planning Regulations and provides a detailed record of the activities undertaken during the creation of the Bredfield Neighbourhood Plan in chronological order in consideration of the following:

- Details of who was consulted and for how long;
- Explanation of how they were consulted;
- A summary of the main issues and concerns raised by the people consulted; and
- Description of how these issues and concerns have been considered and where relevant addressed in the proposed Neighbourhood Development Plan.

1.2 Aims

The aims of Bredfield Neighbourhood Plan consultation process were:

- To involve as much of the community as possible throughout all stages of the Plan development so that the Plan was informed by the views of local people from the start of the Neighbourhood Planning process
- To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques
- To ensure that results of consultation were fed back to local people and available to read (in both hard copy and via the Parish Council's website) as soon as possible after the consultation events.

2 BACKGROUND

2.1 Previous Appraisals and Plans

2.1.1 Bredfield carried out Village Appraisals in 1978 and 1990 and a Parish Plan in 2006. The village was therefore experienced in conducting surveys and sampling opinion, and the results of the earlier surveys and plans provided useful points of comparison.

The 1978 Appraisal

2.1.2 The stated aim of this was to “establish a consensus view” on a range of topics, including housing, transport, local industry and education. It was achieved by issuing a questionnaire to every household in the village and achieved a 33% return rate. The subsequent report showed that slightly fewer people wanted new housing than those who did not, but any new housing should be limited in scale, either in-fill or small groups of five or less houses, aimed at “young married couples”. Small-

scale industry should be encouraged, whilst a village speed limit was wanted, with better signage of bends. Street lighting was not required, whilst parking facilities should be improved. Although more tree and hedge planting were to be encouraged there was little support for designating certain views around the village as special.

The 1990 Appraisal

2.1.3 The exercise was repeated in 1990, with a questionnaire issued to every household, and this time recorded a 52% return. The number of supporters for new housing had risen to over half (58%), but the favoured scale was still for in-fill or small groups and the type was for low-cost housing or for first time buyers. The question of where any new houses should be built was posed, but there was no consensus view, the various sites suggested all receiving equal votes. New business was to be supported, with 'craft-type', farming and light industry favoured. The questions on traffic identified the A.12, speeding vehicles and HGV traffic through the village as being the main transport problems.

The 2006 Parish Plan

2.1.4 During 2004-06 a much more ambitious survey was carried out by the Parish Council for the Parish Plan. Three different questionnaires were used, the main one being the Household questionnaire, which was issued to every residence and called for individual responses. This had a very good response rate, at 79%. The analysed results identified that again most people were in favour of new housing; that small family homes were the most popular and that small groups of houses were the favoured type of development. A substantial number showed they would not support extending the existing development boundary. Speeding vehicles were a problem and several 'danger-spots' on roads were identified, with the A.12 junction standing out as a major problem, along with the number of HGV's.¹

2.2 The Neighbourhood Development Plan: Initial Consultation with the Parish

2.2.1 In May 2014, there was a public meeting in Bredfield village hall, attended by fifty-one people, at which District Councillor Tony Fryatt outlined the purpose of Neighbourhood Development Plans, being able to influence the well-being, sustainability and long-term preservation of the parish community and there was overwhelming agreement that Bredfield should pursue this, in conjunction with the neighbouring settlements of Debach and Boulge, and several people volunteered to help with the process. Several meetings of the volunteers were subsequently held, to discuss the possibilities of producing a joint Plan, but after consultation with a senior planning officer at Suffolk Coastal District Council, by October 2014 it became clear that the smaller settlements would not benefit from a joint Plan, and it was recommended that Bredfield should proceed alone. The matter was discussed at a Parish Council meeting in November when it was agreed that as the situation had changed, we could not continue without further consultation with the Parish. During January 2015, a Public Meeting was held in the village hall, with 27 people present, at which it was unanimously agreed that the Parish

¹ <http://www.bredfield.org.uk/material/PCouncil/Report.pdf>

Council should proceed independently. At the same time attendees completed an ‘important topics’ form indicating their areas of concern and called for volunteers. At a subsequent meeting of the volunteers, a working party was formed, under the chairmanship of Sir Nicholas Young and a programme of consultation was agreed. In June 2015, an application was made to Suffolk Coastal District Council for the parish to be designated as a Neighbourhood Area and this was approved on 22 July 2015 after the statutory period of consultation.

2.2.2 During 2015 three meetings of the full working group were held during which terms of reference for the group were agreed and topics to be covered discussed. It was decided that the best method of ascertaining the views of the Parishioners would be through an individual questionnaire. It was realised that this would be one of the most important tasks facing the working group. The questions asked must reflect the concerns and needs of the residents, not those of the working group. Therefore, a pre-questionnaire consultation period was judged to be necessary to decide which issues should be addressed. The January 2015 public meeting had established four main topics of concern: housing – business – natural environment – historic environment. At the first meeting of the working group it was decided to add a fifth subject: roads and transport because of the concerns raised in the earlier appraisals and the Parish Plan. Different sub-groups were formed to investigate, consult and research the different areas. The group also reported back to the Parish Council at every PC meeting. This work was carried out during 2015 -16 and the response formed the background to the Individual Questionnaire of late-2016.

3 INITIAL CONSULTATION: CONTACT WITH THE COMMUNITY 2015 -16

3.1 Collection of Initial Baseline Opinion: Sub-Groups Work

3.1.1 The newly formed sub-groups carried out research either by contact with identified groups or individuals, or from survey sheets delivered to every house in the village. This initial work was to form a baseline of information from which a more comprehensive individual questionnaire could be compiled.

Initial housing survey

3.1.2 A full housing survey was carried out during 2011 by Suffolk ACRE on behalf of the Parish Council which established that there was no need for affordable housing from within the existing population. A check on the results of that survey was carried out during June 2015, when a total of 120 questionnaires were delivered to households, with 47 being returned, a response of 39.1% and representing 113 individuals or 33.2% of the total population of the village. This may be compared to the 2011 survey, which had a 31% return rate. This confirmed the findings by again showing that no one currently residing in the village needed affordable housing. Only ten respondents indicated that

they wished to move, and of those that gave a reason, six were because their current house was too big, and they wanted to downsize, whilst two required a larger house, because their current house was too small.

Initial transport and traffic survey

3.1.3 A transport and traffic survey was carried out during September 2015 with a questionnaire being issued to every house in the village with the intention of establishing concerns and issues. For this a total of 146 questionnaires were delivered, with 59 being returned, a response of 40.4% which is accepted as a valid return rate. The results showed that there were concerns over certain roads, signage and speeding. A high proportion of villager's use bicycles, although for most, this is either a 'secondary' means of transport or used for leisure.

Initial business survey

3.1.4 During 2016 eleven separate enterprises within the plan area were identified and contacted, all of which responded to a range of questions. The results showed that businesses were based in Bredfield because of the rural nature of the community and because of its accessibility to the A12. All of them would be happy to see more business in Bredfield but only if it were small and respected Bredfield's rural nature and was sensitive to the community. The drawbacks were the slow broadband speed and poor mobile phone connection. Businesses connected to the tourist industry would like to see better cycle routes to Woodbridge.

3.1.5 In addition to these personal contacts, E-mails and/or letters were sent to other companies which were either in neighbouring villages, are known to have customers in or impact on the village. None responded.

Local landowners

3.1.6 Three local landowners were interviewed and expressed interest in environmental protection and stewardship. Two of them were interested in allocating land for development and both expressed the view that only small-scale low-cost housing would be suitable. Dissatisfaction with broadband speed was indicated.

Initial environment survey

3.1.7 In January 2016, a questionnaire was distributed through the village, with 120 being issued. There was a low response rate (29), but it did result (from those who did reply) in showing there was interest in and concern about the environment in Bredfield. It established that there was some interest in identifying specific spaces, views, natural assets etc., in Bredfield that are particularly worthy of preservation. The conclusion was reached that we should consider a baseline survey of [some] key flora and fauna species and/or habitats, for future monitoring. As a direct result of this, the Parish Council instructed Suffolk Wildlife Trust to carry out an environmental survey of the parish.

Initial historic environment

3.1.8 Contact was made with local historians and county archaeologist and features of notable value to the village community were identified.

3.2 Refinement of opinion by individual questionnaire

3.2.1 The results of the work by the sub-groups led to the formulation of a questionnaire, which would be issued to every individual in the parish. In April 2016 access to the package compiled by Community Action Suffolk (CAS) was purchased which allowed both the construction of a tailored questionnaire and subsequent analysis. Between May and September 2016, the survey was formed, with numerous trial-runs carried out to refine the work.

3.2.2 During the week commencing 7 November 2016 members of the working group visited every house in the parish to explain the purpose of the survey and delivered questionnaires for every individual over 12 years. This was followed by a visit some days later to collect the questionnaires.

Validity

3.2.3 A total of 289 surveys were issued, and 212 were returned, representing a 73.3% return rate. This level of return, coupled with responses gathered from public meetings and the earlier topical questionnaires and personal contact, mean that the Working Group is satisfied that this is a sufficient return to make the findings authoritative. A copy of the questionnaire, with responses, may be found at Appendix Four. From this, several summary documents were produced, and together formed the basis of the Neighbourhood Plan. These were published on the Parish Council website² during January 2017.

The Individual Questionnaire – Issues Identified

3.3 HOUSEHOLD - Background

3.3.1 This section was devised to establish the background to the answers given in the questionnaire. These were to confirm their age and gender; the type of housing; length of residence and finally whether they intended to remain in the village.

3.3.2 The response to this section was good, with every question being completed by all 212 returned surveys. This revealed that:

- The majority of homes are owner occupied (93%) the remainder being rented.

² <http://bredfield.onesuffolk.net/news/bredfield-neighbourhood-plan/>

- The responses were equally balanced between sexes, with a slightly higher number of females (109/103) being represented
- When grouped by age, most responses came from the older age groups. The greatest proportion of responders (43%) were in the 51 – 70 range, whilst 21% were over 71years, with the lowest response from teenagers, who represented just 3% of the returns. Indeed, the wider 18-30 bracket represented just 4.7% of responses, but this reflects the make-up of the village rather than indifference.
- The population is stable, with more than half the village (55.6%) being resident for more than 11 years, with a quarter of the village having lived in the village for less than 5 years
- The overwhelming majority wish to stay in Bredfield, with only 7% indicating that they did not

3.3.3 The responses did not produce any surprises; the figures are in line with the 2011 Census and 2014 assessments of the make-up of the population from the ONS. The former recorded a population of 340 with 56 under-16s. The Census recorded the median age of the village at 51 years and balanced gender difference 171 males to 169 females.

3.3.4 A total of 138 households were identified in the Census, with 92.8% being owner-occupied, a figure very close to that identified in the survey.

This would suggest that the survey effectively represents the views of the village.

3.4 ENVIRONMENT - Natural and Historic: Issues identified

3.4.1 The section was devised to identify features that people especially valued in the village, whether a view, building, amenity or space; to prioritise those of value; and to gauge support for designating specific sites for protection. A total of 200 people answered this section (94.3%).

3.4.2 When asked what made Bredfield a special place, the overall figures (i.e. how many selected as either 1st, 2nd or 3rd choice), the most chosen were distinctive views and scenery (52.5%) - green spaces between houses (46.5%) – trees and hedgerows (41.56%) – accessible green space (38.5%) and lack of light pollution (37.5%). By first choice, then green space was the most popular, followed by lack of light pollution and the distinctive views.

3.4.3 A list of natural environment assets was provided, and people were asked to consider which might be subject to special protection and two overall choices stood out – footpaths and bridleways (72%) and verge and hedgerow maintenance (56.3%) with pond/ditch clearance, distinctive views and woodland also rated highly.

3.4.4 When asked about specific views that were valued, then that from the village hall towards the wooded area known as Ufford Thicks stood out (74.1%), but other views, westwards from the Church (48.9%), approaching the village along Ufford Road (48.3%), and the open spaces along Woodbridge Road (39.2%) were all rated highly.

3.4.5 A further question asked what measures could be taken to protect the characteristics that make the village special, and this provided two clear favourite choices: limiting the design, size and location of any new domestic building (79.4%) and preserving the character of existing buildings that

do not currently have listed status (53.85%). These also led the first-choice selections, with protection for archaeological sites and specific clusters of buildings also rating highly.

3.4.6 Whether any assets should be provided with special protection, then the Pump clearly stood out as the first choice (65.6% overall), but the playing field, village hall/shop, the Jubilee meadow and orchard and the war memorial all featured.

3.4.7 Green Spaces. A question was included inviting responders to identify suitable sites for designation as Green Spaces. The most popular was the playing field (76% overall), followed by the orchard. Byng Brook, the stream which runs through the village attracted support as did the Churchyard and village green. The latter two already have a degree of protection and the Brook would be difficult to designate as a Green Space as it meanders though the parish, with several landowners involved, and may be challenging to demonstrate that it was “...special to a local community” as required by the NPPF.

3.5 Conclusion

3.5.1 There are views that are important to preserve the character of the village that need to be properly described and listed in the Plan. That there is support for suitable areas to be designated as Green Spaces. Certain buildings and structures, not currently listed, but deemed to be of importance need to be identified and archaeological heritage should be respected. There was a desire to see public footpaths, verges and hedgerows be regularly maintained.

3.6 COMMUNITY: Issues identified

3.6.1 The opportunity was taken to ask a series of questions about the village facilities, to establish information about how Bredfield amenities are perceived and utilized

3.6.2 The Shop: attracted a high level of recognition – 205 responses. The most popular reason for using the shop was that the respondent wanted to actively support the local shopping facilities (140 responses, 69%), but social contact also figured highly (37%). Those who use the shop thought that it gave good value for money. The most significant user group of the shop by age range is 51 to 71, the majority female. Nearly all age groups, 31 to 71 and over, who used the shop thought it saved time. For those people that could not use the shop, the main reason was the limited opening times, it only being open when they were at work.

3.6.3 Village Hall: was reasonably well used, although a sizeable minority of 31% of the responders had never or rarely used it. The most significant age group of users being 31 to 50 followed by 51 to 70.

3.6.4 Other amenities: some had a very low level of use – 81% of people never/rarely used the Tennis courts and 90% of responders never used the Bowls club. The Playing Field, Play Area and Jubilee Meadow & Orchard had relatively high levels of use. Curiously, when asked about the Shop, only 17% of responses indicated that they never/rarely used the shop.

3.6.5 The Church: Although few supported it regularly, it was still regarded as being very important/important to the village.

3.6.6 Communication: When asked, most people gained their information on what was happening in the village from the Church newsletter, *The Lantern* (79%) or by word of mouth (71%). The written comments supporting the question revealed that at least two of the current communication channels are not universally known about. Namely that Bredfield has its own website, also a Mail Chimp service (e-mail newsletter people could register for).

3.7 Conclusion

3.7.1 These are village matters, that have little to do with planning regulations, but are still considered to be important. The Parish Council should demonstrate that it supports the various village amenities and encourage use of the website and e-mail service.

3.8 ECONOMY AND BUSINESS: Issues identified

3.8.1 The aim of the section was to discover what type of business activity would be supported or encouraged. Answered by 205 people (96.6%)

3.8.2 Two areas stood out in popularity, small scale manufacturing/workshops (63.37%) and farming/horticulture (61.85%). There was less support for tourism, which currently forms a large part of the existing local businesses. Several of the written comments mentioned the Castle Public House, which has recently (2016) closed.

3.9 Conclusion

3.9.1 That support should be given to farming and encouragement given to small scale businesses. The fact that only 26% of responses favoured tourism (with only 14 of these as a first choice) should be noted. A Policy Statement could perhaps give support towards the provision of a community facility i.e. Public House.

3.10 TRAFFIC AND TRANSPORT: Issues identified

3.10.1 This section was intended to identify areas that residents believed were problematic for drivers and pedestrians and what safety improvements they favoured. A total of 207 people provided answers to this section (97.6%)

3.10.2 When asked to identify the main traffic problem in the village there was a clear majority that selected speeding traffic – 74.8% of respondents chose this as one of their choices, with almost half (47.7%) placing as their first choice. A significant number (57.49%) also identified the number of Heavy Goods Vehicles that pass through the village as a problem. By first choices, speeding and HGV's again ranked highly, but other concerns were lack of pavements (31.8%), traffic on the wrong side of the road at bends (32.8%) and parked vehicles (29.4%).

3.10.3 When asked what improvements in safety could be explored, there was again a clear choice, with a large number (178) of people identifying access to the A.12 from Woodbridge Road. The alternative access road to the A.12 from the Ufford Road and the blind corners which exist at Potash Corner and the Pump, were both identified as being problem locations

3.10.4 Most responses (51.1%) indicated that they would welcome the wider provision of pavements and there was a good level of support for traffic calming measures. A sizeable minority (30.7%) would support better signage. There was less support for street lighting, only 17% of people choosing this as an option. Parking in the village was evidently a problem for some, with 29% indicating that it was a difficulty, fifteen people putting as their first choice.

3.10.5 Comments were also invited on measures that might improve travel in the village, which produced a range of suggestions, some more practical than others. It was noted that several suggested that cycle lanes could be introduced to improve safety.

3.10.6 Additional comments: In the freeform comments section, the highest number of remarks focused on two areas – access onto the A.12 and the problem of HGV's. For the latter, suggestions included widening the verges at problem corners and highlighted the damage to the road and verges by heavy vehicles. Other comments followed the views expressed in the main questionnaire, with concern on poor provision of pavements and lack of cycle lanes.

3.11 Conclusion

3.11.1 There was a clear view that improving the access onto the A.12 from the village must be pursued. Further measures to control or perhaps limit the number of Heavy Good Vehicles that pass through the village should be sought and traffic calming measures would be supported to reduce speeding. The provision of pavements and cycle lanes would be welcomed by many, likewise, measures to reduce on-road parking. The difficulty of negotiating the blind bends in the village is not easily tackled, but traffic calming measures may help.

3.12 HOUSING: Issues identified

3.12.1 This was to find out what people's attitudes were to new housing, what type, scale of development and where. The section was answered by 209 people (98.5% of total responses). The questionnaires were accompanied by a map of the village, which was divided into three areas; this

was to ascertain whether there was any bias in the responses, particularly in opinions on siting of new development.

- **Type:** The most popular choice of new housing was for small homes with 2 or 3 bedrooms, with 79.9% of responses choosing this as one of the choices, with 92 people (44%) putting this as their first choice. Also popular was small homes suitable for couples with 1 or 2 bedrooms (67.46%) and Starter homes (55.98%). There was not as much support for large homes, although 26% selected this as one of their options, only 15 people picked this as a first choice.

- **Scale:** When asked about the scale of development the most popular choice was for conversion of redundant buildings (61.24% in total) although the highest first choice was for infill within the existing Physical Limits Boundary (PLB). Small-scale (defined as less than 5 houses) inside the existing boundaries (58.85%) also rated highly. A total of 129 responses representing 61.7%, indicated that development outside the PLB on some scale would be acceptable.

- **Site:** 130 people responded to the question of where development greater than 5 houses might be situated. The question invited written suggestions or indicating on a map. Several suggested more than one site. A total of thirty maps were extracted from the returned questionnaires. Most responses identified a limited number of sites, these being, in order of popularity (written & map responses combined):

North of Village Hall – 38

Woodbridge Road, south of 'Oaklands' – 31 (*former poplar plantation*)

Woodbridge Road, opposite the Chapel – 30

Along Woodbridge Road to join PLBs – 28

Non-specific; extend beyond PLB - 20

Other sites – 29

NB: other sites included site south of 'Templars' in Woodbridge Road; along Ufford Road; including properties on the west side of Woodbridge Rd; Debach Road

3.12.2 Results from further analysis: To clarify and expand on the raw results, further analysis was carried out on some responses. These found that no one under the age of 30 selected 'Homes for the elderly' as a choice. There were only marginal differences between new and long-standing residents in their view of who any new housing should cater for i.e. 47.92% of new residents (less than 5 years) put small family homes as first choice compared to 53.85% of those who had lived in the village for more than 21 years. One of the notable differences with these groups was the choice of large, 4-bedroom houses: 52.38% of new residents made it their first choice, compared with only 15.38% of established villagers.

3.12.3 Where in the village people lived seemed to make little difference over possible expansion and siting. Residents in both the southern and centre parts of the village responding identically when selecting small scale housing outside the PLB as a first choice, with 38% in favour. There was a lower figure of 23.81% for those in the sparser populated northern end of the village.

3.12.4 There was a difference in the age of the responder when asked the same question, with 61.9% of those that selected the expansion of PLB with small scale housing as a first choice being in the 51 – 70 years' bracket, compared with just 28.57% of the 31 – 50 years' age group.

3.12.5 Additional Comments: Several people offered comments at the end of the survey. The opinions largely reflected the views expressed during the main question section, most supporting development, and suggesting a combination of infill and small-scale housing outside the PLB. Several comments intimated that there was little or no support for further holiday accommodation.

3.13 Conclusion

3.13.1 **Type:** When asked to select the type of houses that should be built in the village, there was a clear vote in favour of small homes with 2 or 3 bedrooms. That this was followed in popularity by selections of Starter homes or for couples with 1 or 2 bedrooms demonstrates a clear trend – the type of housing that most people wish to see built is for small houses, with the aim of encouraging younger families and first-time buyers. More than half of younger residents would favour larger homes.

3.13.2 **Scale:** With the scale of any new build, there is a similar theme which favours infill and small-scale developments. Conversion of existing, redundant buildings is also favoured. There was little support for large scale housing, only 13 people selecting this as a first choice.

3.13.3 **Site:** When asked to give their views, either in writing or visually, on where any development should be, several sites were identified on the edges of the existing development boundary. The most popular of these were on The Street, to the north of the village hall; in Woodbridge Road on the site of a former poplar plantation and opposite the Chapel. There was some support for extending development along the eastern side of the Woodbridge Road, north from the Chapel extending to join existing PLB houses. This last site is problematical, as the same area was identified by several in the questionnaire as being a ‘valued view’ and spaces between the houses are one of the characteristics of the village, which people also wished to preserve.

4: SITE ASSESSMENT

4.1 Identifying possible sites for development

4.1.1 The level of housing expected to be built during the period is set by the District Council Local Plan. The Plan adopted during 2013 indicated that over the expected life of that plan (2013-2027) Bredfield could provide ten (10) new houses. However, during 2016 – 18 a Review of the Local Plan took place and the expected figures were revised, initially being set at twenty, but in the Final Draft Local Plan, published in January 2019, the total contribution was set at thirty (30). This shift in the numbers of houses to be provided caused some delay in the production of the Neighbourhood Plan, as it became necessary to allow the District Council to settle on an agreed number and to identify the sites that could provide the numbers required.

4.1.2 In the period whilst the District Council were conducting research and background work into producing a new Local Plan, several planning applications were made for housing in Bredfield, but only one succeeded, on appeal. This was for up to ten houses in Woodbridge Road, opposite the Chapel, at the location later identified as Site 459. This had the unstated effect of fulfilling the 2013 Local Plan allocation. It was also one of the sites several respondents had identified as being suitable in the Individual Questionnaire.

4.1.3 During July 2018 the District Council produced the First Draft Local Plan which would cover the period 2018 – 2036 with the expected housing allocation for Bredfield of twenty (20) houses. It was unclear whether this was to be in addition to, or include, the allocation from the 2013 Plan already identified (Site 459). This was clarified in January 2019 when the Final Draft Local Plan was published, which confirmed that this was to be in addition to any previously allocated, meaning the total figure for Bredfield over the plan period would be thirty houses.

4.1.4 During April and again in September 2017 the Neighbourhood Plan Working Group (NPWG) published details on the Parish Council website of potential sites for development, based initially on the sites identified in the Suffolk Coastal District Council SHLAA (Strategic Housing Land Availability Assessment) as it related to Bredfield (March 2014). The second tranche was based on the results of a Call for Sites by SCDC between September and October 2016 and published in *Issues and Options for the Suffolk Local Plan Review* (August 2017).

4.1.5 Details of the sites were placed on the Parish Council website and the NPWG initially carried out its own assessments of the sites, which were posted on the website and comments invited from villagers. To ensure that any assessment would be sufficiently robust and able to withstand examination, in January 2018 Aecom Consulting agreed to carry out independent Site Assessments. Their report is part of the supporting evidence to this Plan.

4.1.6 In summary, the Aecom assessment found that the site identified as Site 459 (Land alongside Woodbridge Road) had already been granted outline planning permission for ten houses. The assessment noted that this was now a 'committed development' but submitted that the NPWG may choose to allocate this site to indicate support for housing in this location, should the planned

development not materialise³. A further seven sites were appraised as potentially suitable to meet the housing requirement identified in the existing (2013) and as contingency sites to meet any increase in requirement.

4.1.7 Of The seven sites that were deemed to be potentially suitable for housing, one site (251) was allocated to tourism and another (944) was withdrawn. leaving five sites (identified as Sites 367, 534, 694, 784 and 891) which were considered to have the capability of offering suitable sites for future development. The Site Assessment noted that two of these, Sites 367 and 784 have significant constraints, rendering them less favourable for allocation than other sites⁴.

4.1.8 When considering the options for choosing the sites for development, it was judged that Site 891, with very limited capacity offered too small a contribution for it to be considered and was therefore discounted. This left just four sites which have the capacity, in combination, to meet the revised housing need of 20 dwellings in the 2019 Local Plan period of 2018 – 2036.

4.1.9 Various combinations of the four sites were considered by the Working Group, and all would require a measure of mitigation, but Sites 534 and 694 presented the strongest case.

4.2 Conclusion

4.2.1 Assessment of the potential sites has shown that a combination of Sites 534 and 694 have the capacity to provide the number of dwellings required by the 2019 Local Plan. Both will require mitigation but performed most strongly overall in combination with each other when tested against the reasonable alternatives.

534 – The Street, between the Village Hall and Tudor Cottage. The setting is limited by the status of Tudor Cottage, a listed building, but by setting any development back from the main road, providing access at the southern end of the site and with sympathetic planting this should not have a significant effect on the setting of Tudor Cottage.

694 – The Forge. Currently in use as a business site. To change the use of this site from employment to residential would be resisted by the District Council, but the landowner has proposed extending the existing site, to create new facilities at the rear of the present buildings. This would have the effect of providing new, purpose-built business units, to which the current businesses could transfer, and also offer opportunities for new small enterprises. They could have their own dedicated parking and access, removing these latter problems from the present site, and would provide the small-scale manufacturing/workshops that the Individual Questionnaire had indicated would be favoured by many in the village. The redundant buildings could then be demolished, making the site clear for housing.

³ AECOM Site Assessment para 5.1

⁴ AECOM Site Assessment para 5.2

5 The Regulation 14 Pre-Submission Consultation Process

5.1 Pre-Submission Publicity

5.1.1 The statutory six-week Consultation period, which commenced on 20 July 2018 was preceded by publicity to ensure that everyone who may be affected by the plan was aware. A Public Meeting was held to publicise the Consultation, an item was carried in the Lantern newsletter which was circulated to every household; an e-mail circulated using the Mailchimp service, alerting people to the process, and notices were placed on boards. Various statutory bodies were advised either by letter or e-mail.

5.1.2 A copy of the Draft Plan was placed on the website, with the facility to submit comments via the website. In addition, an e-mail address was provided for direct contact. A box was placed in the Village Shop for any who wished to make written submissions. A printed copy of the Plan was placed in the Village Shop for all to read.

5.2 Regulation 14 consultees and responses

5.2.1 List of statutory consultees, including those defined in Schedule 1 of the Neighbourhood Planning (General) Regulations 2012 contacted and responses invited:

Suffolk County Council
 Suffolk Coastal District Council
 Ufford Parish Council
 Dallinghoo Parish Meeting
 Clopton Parish Council
 Melton Parish Council
 Homes England
 Natural England
 The Environment Agency
 The Historic Buildings and Monuments Commission
 The Highways Agency
 UK Power networks
 Anglian Water plc
 The Diocese of St Edmundsbury and Ipswich
 Bredfield Congregational Chapel

In addition, the following local landowners were advised

Mr Robin D’Arcy	The Old Rectory, Bredfield
Mr. Geoffrey Freeman	Poplar Farm, Bredfield <i>IP13 6BG</i>
Millcard Ltd	Base Business Park, 15 Britannia House, Rendlesham <i>IP12 2TWA</i>
Mr. Grahame Taylor	Ivy Lodge Farm, Bredfield
Suffolk Wildlife Trust	Foxburrow Farm, Melton
Lord Cranworth Farms	Wood Farm, Wood Farm Rd, Grundisburgh <i>IP13 6RP</i>

5.2.1 As a result of the publicity the Neighbourhood Plan Working Group (NPWG) received comments from twelve residents and one landowner in addition to seven responses from statutory consultees, which generated over ninety points to be considered. The summary of these comments from both statutory bodies and residents of Bredfield may be found at Appendix Six with NPWG responses.

5.2.2 Following these responses the Plan was redrafted and published on the Council's website during December 2018 – January 2019. A further round of publicity, through the Lantern newsletter, distributed to every household, the Parish Council website, Mailchimp e-mail alerts and public notices invited further responses. This generated a further twenty-five points from four respondents, which are detailed in Appendix Six .

6.1 CONCLUSIONS

6.1.1 The publicity, engagement and consultation throughout the production of the Bredfield Neighbourhood Development Plan has been open and transparent, with opportunities provided for both statutory consultees and those that live and work within the Neighbourhood Plan Area to feed into the process, make comment, and to raise issues, priorities and concerns for consideration.

6.1.2 All statutory requirements have been met and consultation, engagement and research have been completed. This report has been produced to document the consultation and engagement process and is considered to comply with Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012.



Pre-Submission Consultation Meeting

APPENDICES

Contents:

- Appendix 1: Census details
- Appendix 2: Time Line
- Appendix 3: Communication channels
- Appendix 4: The Individual Questionnaire
- Appendix 5: Site selection
- Appendix 6: Regulation-14 Consultation: summary of all comments received
- Appendix 7: Examples of posters, publicity items used
- Appendix 8: Determination and Decision notices

APPENDIX ONE

Bredfield Census Data

Information from 2011 Census

People:

Usual residents:	340	Motorcycle	1.3%
Male	171	Bus	0.6%
Female	169		
Median age	51		

Country of birth:

England	320	Average Household size:	2.5 people
Scotland	4		
Wales	3		
EU	2		
Rest of world	11		

Ethnicity: *Note: self-assessment of ethnicity*

White, British	98.2%
White, other	0.6%
Mixed	1.2%

Religion:

Christian	68.5%
No religion	22.9%
Buddhist	0.3%
Not stated	7.9%

Household composition:

All	138
% owned outright	55.8%
% owned mortgage	37%
Shared	0.7%
Rented	6.5%

Dwellings type:

Total	148
Detached	103
Semi-detached	40
Terraced	4
Flats, apartment	1

Mode of travel to work:

Car/van	67.7%
Home working	18.4%
Passenger in car	5.1%
Walk	3.8%
Bicycle	1.9%
Train	1.3%

Experian MOSAIC classification of Bredfield

Country Living: 93.3%

Country Living are well-off homeowners who live in the countryside often beyond easy commuting reach of major towns and cities. Some people are landowners or farmers, others run small businesses from home, some are retired, and others commute distances to professional jobs.

Rural reality: 6.7%

Rural Reality are people who live in rural communities and generally own their relatively low-cost homes. Their moderate incomes come mostly from employment with local firms or from running their own small business.

[source: <http://www.suffolkobservatory.info/> using information from Office of National Statistics 2014]

APPENDIX TWO

Timeline

Shown below are the key dates of the progress of the Plan

Date	Event
2013	
26 Nov	Bredfield Parish Council (BPC) agreed, after meeting with representatives from Debach, to investigate Neighbourhood Plans
2014	
24 Mar	BPC agreed to hold a public meeting to propose a NDP
23 May	Public Meeting: majority agreed to proceed
28 Jul	BPC agreed by vote to investigate completing a NDP with Debach and Boulge
24 Nov	BPC advised Debach and Boulge no longer wished to pursue
2015	
23 Feb	Public Meeting: unanimous agreement to proceed independently
30 Mar	BPC agreed to proceed alone: terms of reference and establishment of working group approved; agreed to apply to SCDC for permission
5 Jun	Application for NDP
Jun	Housing questionnaire issued
12 Aug	District Council approved NDP area
Jul - Aug	Business interviews carried out
Jul – Oct	Historic environment research
Sep	Traffic questionnaire issued to households
2016	
Jan	Environment questionnaire issued to households
Apr	First Individual questionnaire compiled
May – Aug	various versions of questionnaire trialled
Aug	Suffolk Wildlife Trust survey
Nov	Every house visited, and Individual questionnaires issued
Dec	Analysis of results
2017	
Jan	Initial work on writing the Plan
Jan – May	Several re-drafts
Apr - August	Initial Site Assessment published on website and comments invited
Aug	Final redrafts of Plan and Annex
Aug	Meetings with Suffolk Coastal Planning Officers to clarify Policies
Sep	Second tranche of Site Assessments published on website and comments invited
Sep	First Draft edition of plan circulated to all members of Neighbourhood Plan Working Group and Parish Council
25 Sep	Meeting of BPC approved the First Draft Plan
Sep	First Draft Plan submitted to SCDC Planning Policy for screening
Oct-Nov	SCDC consult with English Heritage and Environment Agency on draft plan

7 Dec	Screening Opinion issued to BPC: SEA required
Dec	Application to Locality for technical assistance
2018	
Jan	Locality confirmed that AECOM Consulting would provide two packages of assistance: Strategic Environmental Assessment and Site Assessment
14 Mar	Scoping Report for SEA issued by AECOM
14 May	Site Assessment and Options report issued by AECOM
May	Updated Draft Plan agreed by Working Group
	Liaising with District Council Planning Officers to agree Pre-Submission Consultation date
20 July	Public Meeting at which Plan, and consultation process explained
July – Sep	Regulation-14 Consultation
Oct/Nov	Plan modified in light of responses
Dec	Revised Plan published, and further comments invited from villagers
2019	
Jan	Final draft of Plan following further responses
28 Jan	Parish Council approve Final Draft Plan and agree to proceed to Submission
Mar	S E A completed by AECOM

APPENDIX THREE

Communication channels

Resource	Notes
Notice Board announcements	January 2015 March 2015 June 2015 February 2017 July 2018 December 2018
<i>Lantern</i> newsletter announcements/updates (also published on the Bredfield website)	February 2015 July 2015 April 2016 Nov 2016 February 2017 June 2018 July 2018 August 2018 September 2018 December 2018 January 2019
see: http://bredfield.onesuffolk.net/our-village/st-andrew-s-church/	
Parish Council meeting minutes	Report made every bi-monthly meeting
Bredfield One Suffolk website http://bredfield.onesuffolk.net/	Info, minutes and notes regularly updated
Mailchimp e-mail alerts	September 2016 October 2016 January 2017 July 2017 January 2018 March 2018 July 2018 August 2018 December 2018
Public Meetings	May 2015 July 2018
House visits (to explain NDP questionnaire)	November 2016

APPENDIX FOUR

The Individual Questionnaire

A breakdown of the results of the Questionnaire

HOUSEHOLD

Q.1	Where do you live:	responses: 212
	Area 1 (North of Ivy Lodge Farm/Village Hall)	34 (16%)
	Area 2 (Between Ivy Lodge and Byng Brook)	82 (38.8%)
	Area 3 (south of Byng Brook)	96 (45.2%)
Q.2	What type of housing do you live in:	responses: 212
	Owner occupied	199 (93.8%)
	Privately rented	10 (4.7%)
	Rented, Housing Assoc.	3 (1.4%)
Q.3	Gender:	responses: 212
	Male	103 (48.5%)
	Female	109 (51.4%)
Q.4	Age Group	responses: 212
	51 – 70	93 (43.8%)
	31 – 50	57 (26.8%)
	71 and over	45 (21.2%)
	18 – 30	10 (4.7%)
	12 – 17	7 (3.3%)
Q.5	How long resident in Bredfield?	responses: 212
	Over 21 years	76 (35.8%)
	Between 11 and 21 years	42 (19.8%)
	Between 6 and 10 years	41 (19.3%)
	Up to 5 years	53 (25%)
Q.6	Do you intend to stay?	Responses: 212
	Yes	151 (71.2%)
	No	15 (7%)
	Don't know	46 (21.7%)

HOUSING

Q.7 If new housing is to be built, who should it cater for? Responses: 209

Overall figures (i.e. how any selected as either 1, 2 or 3rd choice):

Small family homes with 2 or 3 bedrooms	167	(79.9%)
Couples with 1 or 2 bedrooms	141	(67.4%)
Starter homes	117	(55.9%)
The elderly	67	(32.0%)
Large family homes with 4 or more bedrooms	55	(26.3%)
Homes for people with disabilities	25	(11.9%)
Single people	22	(10.5%)
Other	11	(5.2%)

Figures by First choices: responses: 209

	No.
Small family homes 2/3 bedrooms	92
Starter homes	54
Couples with 1 or 2 bedrooms	25
Large family homes 4 or more	15
Elderly	12
Disabilities	5
Other	4
Single people	2

Other choices indicated:

- rented/housing association / [1st choice]
- Homes for people with local connection - no right to buy [3rd choice]
- Low impact/ECO homes [3rd choice]
- Homes for homeless people [1st choice]
- Shared ownership [3rd choice]
- mixed housing [1st choice]

Q.8 What type of development is acceptable? Responses: 209

Overall figures (i.e. how any selected as 1,2 or 3rd choice):

Conversion of redundant buildings	128	(61.2%)
Small scale housing (less than 5) inside the PLB	123	(58.8%)
Infill only - within the PLB	116	(55.5%)
Small scale (less than 5) outside the PLB	106	(50.7%)
Infill only - outside the PLB	75	(35.8%)
Large scale housing outside the PLB	23	(11%)
No new housing whatsoever	23	(11%)

Figures by First choices: Responses: 209

Infill only within PLB	63
------------------------	----

Small scale outside PLB	42
Convert redundant buildings	42
Small scale inside PLB	32
Large scale outside PLB	13
Infill only outside PLB	12
No new housing	6

Q.9 If PLB is to be extended, then where?

- Woodbridge Rd opposite Pump Close
- Pump area & North end of the Street
- Area 3. Thin rectangular area opposite Glebe Road. Plus field behind houses which run, on the same side of the road behind houses ending with Cote in their name.
- no extension of the PLB
- extend the PLB - the field to the North of the village hall is the obvious site; a small extension opposite the chapel also suitable
- Join up the two PLB areas
- join up the two PLBs or at least increase size of both towards each other
- PLB extended to included existing residential development i.e. Woodbridge rd., caters rd. - poss. infill. - Land N of village hall - 'poplar field' on double bends - not behind existing housing
- area 2 - south & east of PLB or north of the line into Area 1. I should also like to see area 3 developed, currently it is victimised by the road system and traffic
- outside the envelope
- the PLB should join areas 2 & 3 along Woodbridge Rd to unite the village
- field next to village hall (owned by Taylors)
- land between area 2 & 3
- between areas 2 & 3 or between 1 & 2
- area 3 on map - on land opposite side of road to existing housing
- boundary needs to be widened to enable building to take place in Area 3 in order to remove the divide in the village
- next to current boundary
- There is insufficient space for the required 7 - 10 new homes in any one of the choices in question 8. Sites are likely to be windfall sites, which are unpredictable. A slightly larger site outside the PLB will probably also be required. Any sites designated for development should be contiguous with the existing PLBs, Development in a small close preferable to ribbon development - to minimise parking on the highway - and should include affordable housing. Possible sites - 1) Woodbridge Road opposite Pump Close and Chapel - on street parking here is dangerous. 2) North of Village Hall - not extending as far as Tudor Cottage, due to effect on listed building. The former forge and associated buildings should be retained as an employment site for small scale workshops - not to be used for housing. Rural Exceptions Sites (for affordable housing) could be considered.
- It would be good to join the village a little more rather than having 2 separate parts
- Land with frontage onto existing roads linking 3 areas given on map
- Area 2 - outside the PLB to junction with Area 3
- area 1 - adjacent to the village hall
- Pump corner - the field opposite the deep right angle facing area 3 on map
- Area 3 - opposite Glebe Road/Pump Close
- No view on this
- area 3 near Pump
- Between area 3 PLB and nearest boundary of area 2, as shown on map
- Perhaps north of Caters Road
- Land north of village hall
- somewhere between both PLBs

- I don't understand this, as permission has recently been granted outside PLB (Ufford Rd)
- I hope PLB is not extended north of village hall as there is already too much traffic
- Land by the Brook former poplar plantation opposite the Chapel
- I don't much mind. The transport network, access to A12 and current drainage should determine these decisions
- Old poplar plantation (double bends) on land which is currently arable farmland (i.e. ploughed annually and of low wildlife value and with minimum impact on existing householders
- Where matchstick wood is
- Not bothered
- Field next to village hall car park in area 1 & paddock adjacent to main road in area 2
- area 1 would have least environmental impact & spread out the housing, rather than overcrowding current PLB. Buying houses in area 1 would be more desirable as not far from hall, playing field, shop
- Views don't seem important as permission has just been given for development of 13 chalets outside the PLB
- Possibly north of village hall within area 2
- Adjacent to the Village Hall on The Street. Opposite Bredfield Chapel extending to land opposite The Shingles to the bends. The PLB must be extended to include these areas.
- I do not want the PLB to be extended north of the village hall for a number of reasons, mainly the road is too narrow and there is already dangerous traffic congestion when there is a big event in the village hall and agricultural traffic from the farm
- I do not feel that any extension of the PLB is appropriate.
- Anywhere alongside the road between Area 2 & Area 3.
- Old Poplar Plantation or on current arable farmland - limited environmental impact.
- Area "B" should not be used for housing because it's boggy ground with risk of flooding.
- Where matchstick wood was
- ?Adjacent to Village Hall / play area / shop especially for family housing. Or opposite Chapel. - Possibly on main road to Boulge / Debach but difficult due to busy traffic? would need traffic measures.
- Area 3 - Eastern side of Woodbridge Road between Pump junction and double bend, but not including former plantation of poplars. The old plantation should be re-planted with broadleaf varieties.
- Area 1. Opposite Ivy Lodge Farm.
- Small area of land north of Village Shop/Hall
- There should be development, see attached map. It looks a very disjointed village so it would be nice to be more joined up.
- The areas on either side of the road linking the two PLBs (see map) areas 2 & 3, & the area - between the Village Hall & the first house in area 1. Thereby joining the village up.
- In areas which, though outside the PLB, are still within the perceived village core.
- Anywhere except onto current agricultural land.
- Any new development should have minimal impact on existing property. Therefore, any development, other than the renovation of existing buildings, should take place well away from existing PLB areas & be small scale only, 5 properties or less. No large-scale development should be allowed.
- All new houses are good. I don't particularly mind where they go in Bredfield. Possibly load of starter homes.
- Land opposite Bredfield Chapel along Woodbridge Road and land next to village hall. PLB should be extended to include these areas.
- No extension of Physical Limits Boundary
- There does not seem to be any capacity/space for development within the PLB. Suggested areas: D'Arcy's land, Taylor's land, Woods' land
- N of Village Hall. E of Pump Close behind "Elmcote" etc. W of Forge. Ufford Road behind Fairways.

- Opposite the Red House - or one house between Dewels Farmhouse and Pink Cottage
- Houses should be built close to public transport, within the village, not on the outskirts on agricultural land
- Both sides of the road in Area 1 up to the Green. West side of the road between the village centre and Pump Corner, excluding Jubilee Corner.
- Link the two existing PLBs with a corridor running along Woodbridge Road
- On industrial sites.
- Area 1 opposite Ivy Lodge Farm
- 1. In Area 3, between Hasketon Road and Debach Road. 2. In the field to SW of Pump. 3. Opposite Pump Close to the East of Woodbridge Road. 4. Behind far end of Glebe Road, on the North side of Debach Road.
- Site in Area 3
- would like to see included in the physical limits boundary infill sites which lie close to (i.e. within easy walking distance less than 800m) of the centre of the village and village services, e.g. village hall, shop, church. Infill sites which allow for generous green spaces including gardens, landscaping and off-road parking would integrate well with the character of the village, protect wildlife habitats and biodiversity and relate well to existing dwellings.
- Anywhere
- Field next to shop. Field on the double bends. Field behind Elmcote
- North of Village Hall into Area1. North East of Pump Corner
- Between southern PLB & Woodbridge Rd.
- On the bend where poplar trees have been removed
- Areas marked in red on map - a)in Area 3, two fields on eastern side of Woodbridge Road between Pump Corner and double bends; and b)in Area 2 land on WEST side of double bends behind beech hedge.
- Area 1 to Queen Bess
- Redundant and infill should suffice
- Between Area 2 and Area 3
- the area at the southern end of area 2 i.e. the old 'Bryant & May' copse on double bends
- in general around area2 which is where the majority of public buildings are and some of area 1 - bordering area 2
- as close as possible to existing PLBs - alternatively anywhere that doesn't have huge impact on village
- there should be development in area 1/2, near to village hall/shop. Alternatively, development could be done near the border of area 3 to join up the two ends of the village
- Question 8 answered on basis of current PLB. I consider that it would be appropriate to build 20 -25 additional houses in the village between 2016 & 2026 in order to ensure the vibrancy of the village and the survival of its amenities and their potential enhancement
- Area 2 Old Poplar field on the bends
- PLB should not need to be extended if redundant buildings/structures are converted/brought into use.
- Along the Main Street between the Pump and the Pub
- Behind the churchyard
- Do not feel qualified to comment as new to the village.
- PLB should extend to include existing housing on Caters Road and Ufford Road.
- Each development should be looked at on size and location
- Area 3 on land opposite side of road to existing housing
- Within Area 3
- map clearly shows a village split in two - the rational place for new housing is in the area between the two - development should not take place in the green area adjacent to the village hall and playing field

- include entire village, linking all houses from pump upwards
- small plots of up to 10 homes in all areas making 20-30 homes in total - the sites that recently has permission refused would be acceptable
- along east side of Woodbridge rd. in area 3
- from pump corner along the road toward Bredfield
- land to join area 2 and area 3
- where matchstick wood was
- lower end of area 2 - upper end area 3
- between areas 2 and 3
- the area of land behind the hedge, opposite Glebe Rd/Pump Close & Chapel - adjacent to Elmcote & Woodcote houses
- Extension of PLB area 2 with road frontage good access both through road and Ufford rd.; NE area alongside village hall ideal
- Area 3
- Adjacent to shop/village hall
- Area number 2. Ex poplar land by bend. Shown on map next to Gins.
- between the pump and the pub
- area 1 and 3 small scale housing; area 2 already densely packed
- No further down Ufford Road due to size of road, access on to A12 etc. hatched area on plan = acceptance.
- Adjacent to Old Rectory?
- On the bend on Woodbridge road, field next to village hall and field opposite Pump Close.
- area 1
- Along the Ufford Road shift the PLB southwards.

BUSINESS

Q.10 Which of the following type of business activity should be encouraged?

Overall figures (i.e. how any selected as either 1,2 or 3rd choice): *responses: 204*

Small scale manufacturing/ workshops	134	(65.3%)
Farming/horticulture	127	(61.9%)
Services based business	65	(31.7%)
Leisure	62	(30.2%)
Tourism	55	(26.8%)
No new business	50	(24.3%)
Renewable energy generation	45	(21.9%)
Storage units	11	(5.3%)
Other types of business (please specify)	18	(8.7%)

Figures by First choices: *responses: 204*

Farming/horticulture	80
Small scale manufacturing/ workshops	42

No new business	20
Service based	17
Tourism	14
Renewable energy	13
Leisure	9
Storage units	0
Other	9

Other business indicated:

- Home-office small businesses.
- Pub/Restaurant in The Castle [3rd choice]
- Pub [2nd choice]
- Pub [1st choice]
- PUB! [1st choice]
- Pub [2nd choice]
- Consultancy [2nd choice]
- Pub to gain community hub once again [3rd choice]
- Sad to see pub closed [3rd choice]
- Definitely no more tourism!!! [3rd choice]
- A shop that opens @ convenient times. I suggest that we offer it out to a franchise such as Premier [1st choice]
- Public house or farm cafe/licensed [1st choice]
- Pub/Restaurant in 'The Castle' listed building. [1st choice]
- Pub [1st choice]
- Pub [1st choice]
- Arts/crafts spaces/studios (2) [2nd choice]
- Re-open pub [1st choice]
- Arts crafts studios [2nd choice]
- Re-open pub. Cafe. Farm shop. [1st choice]

COMMUNITY

Q.11 What is your view of the Village Shop? Responses: 205

Overall figures (i.e. how any selected as either 1,2 or 3rd choice):

Like to support local shops	140	(68.2%)
Like the social contact	76	(37%)
Last minute items only	71	(34.6%)
It gives good value	69	(33.6%)
It saves transport costs	57	(27.8%)
It saves time	49	(23.9%)
Don't have transport to go elsewhere	5	(2.4%)
Opening hours not convenient	51	(24.8%)

Cheaper elsewhere	22	(10.7%)
Lines/prices should be better promoted	11	(5.3%)
Other	22	(10.7%)

Figures by First choices:

responses: 205

Like to support local shop	78
It gives good value	28
Last minute items only	25
Hours not convenient	24
Social contact	14
Saves transport	11
Saves time	6
Cheaper elsewhere	3
Don't have transport for elsewhere	2
Lines better promoted	1
Other	12

Other comments:

- Never used it [1st choice]
- never used it [1st choice]
- Good range of local produce [1st choice]
- Don't use the shop regularly as it's some distance from my house [2nd choice]
- I never use the shop as I am in Woodbridge most days. [1st choice]
- Never use it [1st choice]
- Do not use [3rd choice]
- Work commitment prevents use - maybe an afternoon or 1 evening could help [3rd choice]
- I've never used the shop [3rd choice]
- I love it but am hardly in the village at opening times. [3rd choice]
- Never use due to work [2nd choice]
- Sole outlet for Alvina King's marmalade & preserves. [1st choice]
- Never used Village Shop [1st choice]
- Haven't yet used it. [1st choice]
- My wife does all the shopping [1st choice]
- Unable to comment as new and have not yet visited - however do intend to use it. [1st choice]
- Never use it [1st choice]
- provides one of the few community enterprises in Bredfield [2nd choice]
- if were open later on Saturday that would be awesome [3rd choice]
- Working when shop is open and cannot offer an opinion [2nd choice]
- Those in area 3 need transport to visit shop so they tend to go to Woodbridge where a wider range of commodities are available. [1st choice]

Q12) How often do you use the following amenities in Bredfield?

Responses: 205

Village Hall:	weekly	6	(3%)
	Monthly	56	(28.2%)
	Annually	75	(37.6%)
	Never/rarely	62	(31.1%)

St Andrews Church:	weekly	16	(8.2%)
	Monthly	21	(10.8%)
	Annually	45	(23.2%)
	Never/rarely	112	(57.7%)
Bredfield Chapel:	annually	2	(1.1%)
	Never/rarely	174	(97.7%)
	Unaware of its existence	2	(1.1%)
Bowls Club	weekly	2	(1.1%)
	Monthly	7	(3.8%)
	Annually	8	(4.4%)
	Never/rarely	162	(90%)
	Unaware of its existence	1	(0.5%)
Tennis Courts	weekly	3	(1.6%)
	Monthly	8	(4.4%)
	Annually	21	(11.7%)
	Never/rarely	145	(81%)
	Unaware of its existence	2	(1.1%)
Playing Field	weekly	33	(18.2%)
	Monthly	49	(27%)
	Annually	40	(22.1%)
	Never/rarely used it	58	(32%)
	Unaware of its existence	1	(0.5%)
Play Area	weekly	16	(8.7%)
	Monthly	44	(24%)
	Annually	19	(10%)
	Never/rarely used	103	(56.2%)
	Unaware of its existence	1	(0.5%)
Jubilee Meadow/Orchard	Weekly	13	(6.9%)
	Monthly	43	(22.9%)
	Annually	27	(14.4%)
	Never/rarely	94	(50.2%)
	Unaware of its existence	10	(5.3%)
Village Shop	weekly	70	(34.6%)
	Monthly	68	(33.6%)
	Annually	28	(13.6%)
	Never/rarely	36	(17.8%)

Q.13 How do you usually get information about events taking place in Bredfield?

Responses: 208

Overall figures (i.e. how any selected as either 1,2 or 3rd choice):

Lantern	166	(77.8%)
Word of mouth	149	(71.6%)
Notice Boards	115	(55.2%)
Notice in Shop	69	(33.1%)
Bredfield website	42	(20.1%)
Mailchimp	32	(15.8%)

Figures by First choices:

responses: 208

Lantern	166
Word of mouth	50
Notice Boards	28
Notice in Shop	16
Mailchimp	16
Bredfield website	14

Q.14 How could the provision of information about what is going on in Bredfield could be improved?

- Could be expanded to include Bredfield and surrounding area, sell advertising space
- Link initiatives/activities with Village Shop promotions and communications.
- improve website - Facebook page?
- It's really rather good at present, a good balance between information and not being 'pushy'
- additional notice board near to the Pump - by the Chapel or orchard
- greater use of mailchimp - better promotion of website - broaden use/content of Lantern
- events are well publicized
- more notice boards
- Facebook page - a social place, like a Pub
- It feels good new, particularly when community members come and speak to you about local events and your involvement
- extend the Lantern to The Lantern & Bredfield Village News with the proviso that the editorship extended to more than one person and the printing costs are considered
- Keep notice boards up to date by removing old notices, use larger typeface for Parish Council notices - it is impossible to read them on the Church Notice Board behind the hedge. Make sure website is up to date - organisers should send material to Webmaster in good time. Same applies to the Lantern - editor can only publish what she is sent.
- Think it's good, I just need to be around to see the info. Lantern is good
- make Lantern a general village magazine with all information, not just church based
- Lot more use of mailchimp (or another mail exploder) - get more people signed up.
- For planning applications, get BPC to provide a service of keeping folks informed (not have them rely on notice boards)
- Village News Letter
- no improvement required
- used to get information from the pub
- not sure how it could be improved
- What goes on is limited now the pub is closed - existing methods satisfy what is actually going on!!
- My interests and social life are based on Woodbridge, so I have no views on this matter.
- Not sure anything can be done - it needs improvement but 1] notice boards are used 2] website is

convenient and 3] mailchimp available and can't be compulsory. Old BDCC newsletter used to be outlet but people can choose to use Lantern if they want

- Facebook site
- Village News Letter
- More prominent website
- More about village hall on flyers?
- Email
- e-mail notifications. Some meetings i.e. Parish Council mtngs not well publicised and we only hear by word of mouth
- I think current methods work well
- An electronic message display - with looping key info in the village shop i.e. attracting attention through movement of light & also helping those with visual / hearing disabilities
- mailchimp is great
- The main noticeboard could be next to the village shop
- Notice board @ JUBILEE MEADOW would be more easily accessible for residents at pump end of the village.
- I think there is very good information.
- Website
- One up to date community operated/owned village website. Would have to be maintained and updated - WordPress or similar? Should be easy to update + all events.
- CAN'T BE IMPROVED
- I think it is very good.
- More information put into the Parish Magazine otherwise it should be called a Church Magazine. A copy of the Diary of Events would be useful in the Parish News & on the Noticeboard outside.
- More information in The Lantern
- Updated website.
- e-mail newsletter people could register for?
- Put notices in the local establishments e.g. car garage, pub.
- Have a notice board in Area3 than can be easily reached on foot. Perhaps by the bus stop or corner of Glebe Road?
- No Comment
- Wider promotion of Parish Council web-site and extend membership of Mailchimp together with arrangements for forwarding information to those who don't use the internet.
- A Bredfield website would be helpful, as well as the Lantern
- The Lantern goes to every house, it does give more news than it used to. Maybe it could give more general news but of course it can only print the information it is provided with. A small yearly charge would help with expenses.
- Extension of The Lantern to a village magazine (with a separate section for Church business)
- Improved word of mouth through social contact at village hall and other events. Flyers or leaflets delivered by hand with clear wording and verbal communication at the door
- Clear notice boards of "timeless" and "out of date" material. Display ONLY large clear posters for current events which have not yet taken place. What is Mailchimp?
- There is plenty of info, I need to be more active
- Up-to-date website & promotion of site - I didn't know we had one!
- App to install on phones which would push information directly to people. This has a higher reach than websites and e-mail!
- Email list?
- Leaflet drop of road side signs for special events - works well for Fete and Brass Concert
- Leaflet drop
- Monthly information newsletter
- Don't think it can. Mailchimp good, just needs to be publicised more. Lantern could have more

- village news to make it friendlier to everyone i.e. welcoming new people to village etc., bus timetable etc.
- village newsletter (hard copy or virtual), not linked to church
 - Didn't know we had a Bredfield website - difficult to keep up to date? could have a Facebook group?
 - have a Newsletter - not mixed up with other things
 - info provision is sufficient. Know where to look if and when I need anything
 - Does not need to be improved
 - leaflet drops for upcoming events
 - monthly newsletter
 - it would be nice to have a list of events and activities going on in the village hall on the notice board, a timetable showing classes etc.
 - I think Bredfield provides first class information on what is going on in the village using a good range of means
 - Anne does a great job on the website
 - frequent information on the website & lantern
 - expand Lantern to Bredfield Lantern and Village News - including editorship with controlled outlines on what can be included
 - lantern - flyers - notices
 - It is good as it is
 - weekly/monthly email updates - as mailchimp but more frequent
 - I do not think that it requires changing - it is my responsibility to make use of the current provisions
 - Improved website and email communications
 - Further information in the Lantern about events and meetings taking place in addition to church activities.
 - A Bredfield newsletter monthly detailing upcoming events - could be available to download on the website.
 - Perhaps activities i.e. bat watching, as shown on website, could be communicated in other ways (- perhaps it was, but I missed it)
 - I also see posters around the village, but I don't know where the 'old rectory' is, and events seem to be held there?
 - website
 - I understand that everybody receives the Lantern so put events in this.

Q.15 How important is it to have working churches in Bredfield? Responses: 209

Very Important	67	(32%)
Important	86	(41.1%)
Slightly important	32	(15.3%)
Not important	24	(11.4%)

TRAFFIC

Q.16 What do you think are the main traffic problems in Bredfield? Responses: 207

Overall figures (i.e. how any selected as either 1,2 or 3rd choice):

Speeding	155	(74.8%)
H G V's	119	(57.4%)
Traffic on wrong side of road	68	(32.8%)
Lack of pavements	66	(31.8%)
Parking	61	(29.4%)
Volume of traffic	34	(16.4%)
Lack of street lights	25	(12%)
Poor signage	17	(8.2%)
Lack of cycle lanes	15	(7.2%)
Pollution	1	(0.4%)
Other	19	(42.6%)

Figures by First choices:

responses: 207

Speeding	74
H G V's	54
Lack of pavements	20
Traffic on wrong side	17
Parking	15
Lack of street lights	7
Volume	6
Lack of cycle lanes	3
Other	12
Poor signage	0
Pollution	0

Other: comments:

- no problems [1st choice]
- Potholes caused by HGVs. HGVs damage verges and pavements by going off road to pass.
- Parking problems near Forge & The Street and between Church and Ufford Road. [3rd choice]
- not much traffic [1st choice]
- NONE [1st choice]
- people walking on wrong side of road at bends esp. near Caters Rd [2nd choice]
- Getting on to A12 [1st choice]
- well maintained cycle lane or path needed to Woodbridge [3rd choice]
- Getting on to the A12 [1st choice]
- None in our location. [3rd choice]
- Traffic noise from A12 [3rd choice]
- Difficult dangerous exit to A12 South, central refuge needed. [1st choice]
- Do not require use of Bredfield roads [1st choice]
- Lorries in Scots Lane [1st choice]
- I don't think there are many problems [1st choice]
- None of the above, considerate driving only [1st choice]
- getting onto A12 [1st choice]
- I do not know of any evidence of traffic problems, plenty of worries voiced [1st choice]
- Use of Ufford Rd by Farmers [3rd choice]

Q.17 Where should safety improvements be explored and imposed if possible, on the approaches to or within Bredfield?
Answered by: 206 people

Overall figures (i.e. how any selected as either 1,2 or 3rd choice):

Junction Woodbridge Rd/A12	178	(86.4%)
Junction Ufford Rd/A12	90	(43.6%)
Blind corner at Potash	89	(43.2%)
Pump corner	51	(24.7%)
Ufford Rd	50	(24.2%)
Outside Forge	50	(24.2%)
Exit from village hall	17	(8.2%)
Double bends (ex-poplar plantation)	11	(5.3%)
Outside church	9	(4.3%)
Junction Caters rd./Street	9	(4.3%)
Junction Ufford/Woodbridge rd.	8	(3.8%)
Other	26	(12.6%)

Figures by First choices:

responses: 207

Junction Woodbridge rd./A12	146
Junction Ufford rd./A12	18
Blind corner at Potash	15
Ufford rd.	10
Pump corner	4
Outside Forge	3
Outside church	3
Double bends	1
Junction Ufford/Woodbridge rd.	2
Junction Caters rd./Street	0
Exit from village hall	0
Other	7

Other comments:

- pavement from Moat Barn to Shop/Hall [1st choice]
- blind bend north of Caters Rd [3rd choice]
- A12 junction needs refuge in centre of road - increasingly difficult to get out
- Ufford Road junction needs acceleration lane and passing places on the Ufford Road.
- Lorries on the wrong side of the road at Pump Corner and the Forge [3rd choice]
- Hardly use A12/Woodbridge Road Junction as is so dangerous and there is a lot of pressure from other drivers to pull out. I go through Hasketon which impacts that village. [3rd choice]
- Double bend between Caters Road and Moat Farm. [2nd choice]
- parking along The Street hinders traffic flow [3rd choice]
- Pathway from Pump to village centre [2nd choice]
- Moved here recently so don't know where these places are [1st choice]
- Outside Weeping Ash [2nd choice]
- Lorries use for Debach [3rd choice]
- Outside my house - I was nearly killed by speeding driver on wrong side of road [1st choice]
- *Written alongside Ufford Road itself:* Especially if we are to have to have a trailer park.

- Bend near Moat Barn [3rd choice]
- Footpath between A12 and village [2nd choice]
- Entire length of The Street [1st choice]
- Bends at north of village between Caters Road and Moat Barn [3rd choice]
- Widen path for cyclists (children) [3rd choice]
- Ban lorries in Scotts Lane [2nd choice]
- Between pump and double bends [3rd choice]
- Manor Farm pumping station corner [3rd choice]
- Pavements extended everywhere [1st choice]
- All the bends from Pump to A12 [3rd choice]
- Bends north of Caters Rd near Moat Barn [3rd choice]
- Narrow road by jubilee meadow [3rd choice]
- no evidence of traffic problems [1st choice]
- Entire length of The Street [1st choice]

Q.18 Does any part of Bredfield need: 182 responses

Pavement	93	(51.1%)
Traffic calming	87	(47.8%)
Better signage	56	(30,7%)
Street lights	31	(17%)

ENVIRONMENT

Q.19 What makes Bredfield a special place? Responses 200

Overall figures (i.e. how any selected as either 1,2 or 3rd choice):

Distinctive views/scenery	105	(52.5%)
Green space between houses	93	(46.5%)
Trees/hedgerows	83	(41.5%)
Accessible green space	77	(38.5%)
Lack of light pollution	75	(37.5%)
Tranquillity	67	(33.5%)
Lack of noise	51	(25.5%)
Biodiversity	24	(12%)
Other	8	(4%)

Figures by First choices:

Green space	42
Lack of light	37
Distinctive views/ scenery	37
Tranquillity	29
Accessible green space	21
Accessible green space	21

Biodiversity	6
Lack of noise	8
Trees/hedgerows	16
Other	5

Other:

- All too important [3rd choice]
- countryside living (mixture of all choices) [1st choice]
- Bredfield Fete. [1st choice]
- Lack of light pollution: When people turn off their outside lights. [3rd choice]
- Community [1st choice]
- Sociable residents (most!) [1st choice]
- Bredfield fete [2nd choice]
- easy access to road/rail network / Woodbridge/neighbours [1st choice]

Q.20 Which assets should be subject to protection? Responses: 204

Overall figures (i.e. how any selected as either 1,2 or 3rd choice):

Footpaths/bridleways	147	(72%)
Verge/hedgerow maintenance	115	(56.3%)
Pond/ditch clearance	91	(44.6%)
Views	73	(35.7%)
Woodland	78	(38.2%)
Historic tree protection	57	(27.9%)
Byng Brook	35	(17.1%)
Other	5	(2.4%)

Figures by First choices:

Footpaths	72
Pond/ditch clearance	34
Verge/hedgerow maintenance	32
Views	28
Woodland	16
Tree protection	10
Byng Brook	10
Other	2

Other:

- Boundary Oaks & Ancient hedgerows. [3rd choice]
- All very important [3rd choice]
- Our ecological community is an invaluable & irreplaceable part of our heritage [1st choice]
- None [1st choice]
- Not sure why hedgerow opposite chapel has been brutally chopped - isn't this under some sort of protection? [3rd choice]

Q.21 Views are important: which should be protected?

Responses: 186

Overall figures (i.e. how any selected as either 1,2 or 3rd choice):

VH towards Ufford Thicks	138	(74.1%)
From Church to Boulge	91	(48.9%)
Ufford Road	90	(48.3%)
Fields Woodbridge Rd	73	(39.2%)
Caters rd.	45	(24.1%)
Dallinghoo Rd	35	(18.8%)
Primrose cottages	28	(15%)
Other	20	(10.7%)

Figures by First choices:

Ufford Thicks	69
Ufford rd.	32
From church	26
Fields Woodbridge rd.	26
Caters rd.	15
Dallinghoo rd.	2
Primrose cottages	3
Other	14

Other:

- north of Potash corner [1st choice]
- Looking up The Street from pub towards Church. From old Forge towards A12 & Potash.
- From A12 towards village [3rd choice]
- From our house across fields and woods to A12 and Foxburrow Farm. [1st choice]
- None. All are lovely but not requiring special protection. [1st choice]
- Rear of St. Andrew & Tudor Cottage [1st choice]
- From village, north towards Tudor cottage [1st choice]
- None should have special protection [1st choice]
- None [1st choice]
- No idea [1st choice]
- From Village Hall towards Tudor Cottage [2nd choice]
- None [1st choice] Can't decide a 2 & 3, they're all worthy of special protection! [2nd choice]
- From village to Potash Corner [2nd choice]
- From Woodbridge Road to A12 (Pump Corner to A12 junction) [1st choice]
- View of Church & village FROM Boulge/Debach. View of Church (in winter) & village FROM Ufford Thicks. [3rd choice]
- From Ufford Thicks towards village and from Debach towards village [1st choice]
- Fields to rear of Church and to rear of playing fields [1st choice]
- To Village Hall from Ufford Thicks, To Church from Boulge & Debach.
- View from road at Pub northwards up The Street with Church as backdrop. [3rd choice]
- None [1st choice]
- Rear of St Andrew and Tudor Cottage. [1st choice]

Q.22 Which measures should feature to protect built environment? Responses 195

Overall figures (i.e. how any selected as either 1,2 or 3rd choice):

Limit design/size domestic	155	(79.4%)
Preserving bldgs. not listed	105	(53.8%)
Limit design/size agricultural	92	(47.1%)
Integrity of clusters	83	(42.5%)
Archaeological sites	81	(41.5%)
Limit design/size extension	56	(28.7%)

Figures by First choices:

Limit size domestic	94
Bldgs. not listed	46
Archaeological	23
Specific clusters	20
Limit size agricultural bldg.	12
Limit size extension	2

Q.23 Which assets should be given special protection? Responses: 201

Overall figures (i.e. how any selected as either 1,2 or 3rd choice):

Pump	132	(65.6%)
Playing field	106	(52.7%)
Hall and shop	86	(42.7%)
Jubilee meadow	62	(30.8%)
Sign	39	(19.4%)
Quaker ground	37	(18.4%)
Green	37	(18.4%)
Chapel	17	(8.4%)
War memorial	77	(38.3%)

Figures by First choices:

Pump	75
Playing field	43
Hall and shop	29
Jubilee meadow	18
War memorial	18
Sign	6
Quaker ground	7
Green	8
Chapel	0

Q.24 If you would like more information about natural environment, indicate your preferred method
 Answered by: 194 people

Overall figures (i.e. how any selected as either 1,2 or 3rd choice):

Noticeboard	95	(48.9%)
Website	83	(42.7%)
Leaflets	83	(42.7%)
Improved Signs	66	(34%)
Email	47	(24.2%)
Talks	37	(19%)
Satisfied	76	(39.1%)

Figures by First choices:

Satisfied	47
Website	32
Leaflets	30
Signs	28
Notices	26
Emails	22
Talks	7

Q.25 Green Space is a way to provide protection against development: which would merit this?

Answered by: 200 people

Overall figures (i.e. how any selected as either 1,2 or 3rd choice):

Playing Fields	152	(76%)
Jubilee Orchard	120	(60%)
Churchyard	107	(53.5%)
Village Green	75	(37.5%)
Course of Byng Brook	74	(37%)
Quaker ground	41	(20.5%)
Other	11	(5%)

Figures by First choices:

Village Green	14
Playing Field	69
Jubilee Orchard	48
Byng Brook	33
Churchyard	26
Quaker	3
Other	8

Comments

- Jubilee Woods [1st choice]
- Land between village hall and Tudor cottage [1st choice]
- Fields, hedgerows & trees that are ancient, never been ploughed [1st choice]
- Green space between Bredfield, Melton & Ufford [1st choice]
- The greenspace between Bredfield and Woodbridge/Melton/Ufford - no building between A12 & Bredfield [1st choice]
- The area north of Ufford Road between the Byng Brook and the Village [3rd choice]
- Land between Village Hall & Tudor Cottage [1st choice]
- Farmland [3rd choice]
- Farmland [3rd choice]
- Unable to comment as unfamiliar with sites [1st choice]
- Area north of village hall [1st choice]

Q.25: Pollinator Patch – would you be willing to host this?

Answered by: 193 people

Yes	104	(53.8%)
No	89	(46.1%)

APPENDIX FIVE

SITE SELECTION

Background: Public Consultation

1 Part of the 2016 public consultation by Individual Questionnaire for the Neighbourhood Plan, was to identify potential housing sites in the parish. Based on the responses, it was clear that there was support for limited development, and the majority wished for this to be small-scale (less than five), within the existing Physical Limit Boundary (PLB) – 58% of respondents selected this option as one of their choices, and it was the first choice for 63 people.

2 When asked where, if the PLB were to be extended, which site(s) would be acceptable, there was a substantial response. Just over 50% of responses indicated that expanding outside the PLB could be acceptable, with 42 respondents placing this as their first option. By allowing a modest expansion of the PLB, it would permit the scale of development envisaged by the Local Plan.

3 The question invited both written comments and indications on a map provided as to where any expansion could take place. The responses to the request for comments and map results were as follows (note: several people identified more than one site):

North of Village Hall (Site 534) = 38

Woodbridge Road, south of Oaklands (*former poplar plantation*) (Site 695) = 31

Woodbridge Road, opposite the Chapel (Site 459) = 30

Extend north along Woodbridge Rd to join PLBs – 28

Non-specific; extend beyond PLB - 20

Other sites – 29

Nb: other sites suggested included south of 'Templars' in Woodbridge Road; along Ufford Road; expansion of PLB to include properties on the west side of Woodbridge Rd; Debach Road

Background: The Setting

4 The setting of the village in the landscape must be recognized with any proposed site for development, indeed Planning Policy Guidance (*ID: 26-007-20140306*) and NPPF.17 require that development should promote the character of a townscape and landscape by respecting locally distinctive patterns of development and the character of the area.

5 Respondents to the Individual Questionnaire demonstrated that they set store by certain characteristics of the village with 46% of respondents indicating that they valued the green, open spaces between the houses and 52% selected the distinctive views from certain parts of the village. In addition, there is a variety in the street scene, with no one dominant style or period of dwellings. This diversity should be respected, to maintain the existing character of the village

Development in Bredfield 2013 - 2017

6 Despite the restrictions of the Physical Limit Boundary (PLB) some permissions have been granted since the Local Plan was adopted in July 2013, but these have been for single ‘in-fill’ houses within the PLB. Particularly notable was the application for ten houses outside the PLB which was granted on appeal during 2017⁵ with the Inspector noting the nascent Neighbourhood Plan but indicating that the decision to approve should not necessarily be regarded as fulfilling the allocation for the Local Plan (Appeal Decision para.22), although the approval had that effect.

7 During 2018 the District Council carried out a Review of the Local Plan, and the subsequent new Draft Plan (January 2019) indicated that to meet the housing need in the area the number of site allocations would rise, to meet a figure of 10,476 new houses. The District Council plan to exceed this total, allocating an extra 8.5%. The Draft Plan encourages development in rural settlements, although this will result in a higher level of growth than previously anticipated.

8 For this to be achieved, it is planned that some 12% of new housing would be in rural settlements, and Bredfield would be expected to contribute towards this. Under the 2013 Local Plan and the supporting Core Strategy, it was indicated that the expected housing requirement through Site Allocation for Bredfield would be ten (10) new houses. The move towards a higher level of growth in rural settlements outlined in the Local Plan (2019) has increased this anticipated number with an additional twenty (20) houses over the period of the plan, up to 2036, raising the total to thirty (30).

9 The 2017 decision to approve ten houses outside the PLB means it is already a committed development. Although it is not necessary in the Neighbourhood Plan, the allocation of this site is supported, and the Physical Limits Boundary should be amended to include this area and establish the site for housing, in alignment with the Local Plan.

Potential Sites

10 It is recommended that sites prepared by the local planning authority should be used as a starting point when identifying sites to allocate within a neighbourhood plan.⁶ The NPWG considered sites on the Suffolk Coastal District Council SHLAA (Strategic Housing Land Availability Assessment) as it related to Bredfield (March 2014) and the sites identified following a Call for Sites by SCDC between September and October 2016 and published in *Issues and Options for the Suffolk Local Plan Review* (August 2017)⁷.

11 Note on Site identification: The 2014 SHLAA identified sites with a four-figure number, but these were amended to a three-figure sequence in the 2017 Issues and Options review.

⁵ Appeal Decision APP/J3530/W/16/3165412

⁶ PPG: 004 Reference ID: 3-004-20140306

⁷ <http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/help-plan-the-future-of-the-district-issues-and-options/>

(Table extracted from Suffolk Coastal District Council Issues and Options Review – August 2017)

<i>Site No.</i>	<i>Location</i>	<i>Size</i>	<i>Use</i>	<i>Indicative number of homes</i>
060	Land opposite Little Orchard, Woodbridge Road	0.8ha	Housing	16
251	Land North of Ufford Road	2.9ha	Tourism	Nil
367	Land South of Chapel Farm, Woodbridge Road	0.6ha	Housing	12
449	Land between Woodbridge Road and Ufford Road	1.9ha	Housing	10
459	Land alongside Woodbridge Road	0.3ha	Housing	10
534	Land South of Tudor Cottage, The Street	0.6ha	Housing	10
694	Land West of Woodbridge Road	0.2ha	Housing	10
695	Land East of Woodbridge Road	0.9ha	Housing	15
696	Land East of Ufford Road	1.8ha	Housing	20
697	Land South of Woodbridge Road	1.3ha	Housing	20
736	Green Farm, Caters Road	0.5ha	Housing	10
737	Green Farm, Caters Road	0.3ha	Housing	7
782	Land opposite Bredfield Place, Dallinghoo Road	0.7ha	Housing	6
783	Land North of Ivy Lodge, The Street	0.2ha	Housing	4
784	Land between A12 and Woodbridge Road	0.8ha	Housing	12
891	Land between Scirocco and Ivy Lodge	0.2ha	Housing	3
894	Land West of May Tree Cottage, Caters Road	0.3h	Housing	5
944	Land South of Templars, Woodbridge Road	1.2ha	Housing	23

Results of Site Assessments

12 During April and again in September 2017 the Neighbourhood Plan Working Group (NPWG) published the potential sites from the *Issues and Options Review* on the parish website and invited responses. Site Assessments were also carried out, based on Suitability, Availability and Achievability by the NPWG, which decided that a fourth criterion should be used, that of Acceptability; the assessment must include consideration of the acceptability of the site to the local community based on consultation feedback.

13 To ensure that any assessment would be sufficiently robust and able to withstand examination, in January 2018 AECOM Consulting agreed to carry out independent Site Assessments. Their report is part of the supporting evidence to this Plan. A summary of their findings is outlined below.

Site Summaries from AECOM Site Assessment:

Identified as suitable for allocation for housing

14 The result of the Assessments by Aecom identified one site that was suitable for housing.

Site 459	<p>Land alongside Woodbridge Road, opposite the Chapel</p> <p>This site was the subject of a planning application, initially refused but granted on appeal during 2017. It is favourably sited regarding access to facilities. The Appeal Inspector commented that the site would appear as a natural extension of the built form of the village and the assessment also concluded that development would be in conformity with the landscape strategy for the area. Any environmental damage could be mitigated by the forms of additional compensatory planting</p>
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Sites judged to be unsuitable

15 Eight sites were found to be not appropriate for allocation for housing:

Site 449	<p>Land between Woodbridge Road and Ufford Road</p> <p>A large part of the site is at risk of surface water flooding; the eastern part has biodiversity interest; there is no easy access and with the lack of footpaths, this means a high risk of pedestrian/traffic clash. The alternative access route through Site 695 unlikely, as it is also unsuitable</p>
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Site 695	<p>Land east of Woodbridge Road</p> <p>At risk of surface water flooding, with impact on biodiversity. A planning application for this site was rejected on appeal on the basis that it would significantly harm the character and appearance of the area - there is a clear demarcation between built and rural landscape here and any development would have a significant impact on the street scene.</p>
Site 696	<p>Land east of Ufford Road</p> <p>The risk of surface flooding coupled with poor access and lack of pavements to provide safe pedestrian access to facilities with the resulting high risk of pedestrian/traffic clashes make it unsuitable</p>
Site 697	<p>Land south of Woodbridge Road</p> <p>Development here would mean the loss of high-grade agricultural land. The impact on the landscape coupled with difficulties with the existing road layout and lack of pavements and safe pedestrian access to facilities make it unsuitable</p>
Site 736	<p>Green Farm, Caters Road</p> <p>The loss of high-grade agricultural land, with the difficulty of access, lack of pavements and the difficulty of providing any safe pedestrian access to local facilities make it unsuitable</p>
Site 737	<p>Green Farm, Caters Road</p> <p>The loss of high-grade agricultural land coupled with the presence of high-voltage electricity cables do not make it an attractive site. Combined with the lack of pavements and difficulty of provision of safe pedestrian access to village facilities make it unsuitable</p>
Site 782	<p>Dallinghoo Road, opposite Bredfield Place</p> <p>The loss of high-grade agricultural land, lack of pavements and as it does not appear possible to provide safe pedestrian access to village facilities all make it unsuitable</p>
Site 893	<p>Caters Road, west of Maytree Cottage</p> <p>A small site, with very poor access and poorly related to the settlement. There is no pavement and no prospect of providing safe pedestrian access to village facilities</p>

Sites that have potential to be allocated for housing

16 The 2018 AECOM site assessment showed that nine sites were found to have some drawbacks, rendering them less sustainable, but do have some potential for allocation if certain issues can be resolved or constraints mitigated.

Site 060	<p>Woodbridge Road, opposite Little Orchard</p> <p>Site is potentially suitable, but a major constraint would be the impact on open countryside – development on an adjacent site (695) was rejected on appeal for this reason. Development would significantly alter the landscape and further, it could be viewed as encouraging ribbon development, connecting two nodes of the village, which is discouraged in the Suffolk Landscape Character Assessment. There is also a risk of flooding, albeit low. All these constraints make it less attractive than other sites and was therefore ruled out of possible options.</p>
Site 251	<p>Land north of Ufford Road</p> <p>Rejected at 2014 SHLAA as being unsuitable for housing as having poor access, poorly related to the settlement and lying in a flood risk area. Since then approval has been sought and granted for use as a site for tourism. This site is therefore no longer available for housing</p>
Site 367	<p>South of Chapel Farm</p> <p>This site was rejected during 2014 SHLAA assessments as being back land with very poor access. Development here would be a departure from the historic form of the village (i.e. linear with housing fronting the road) and the presence of a newly established orchard and wildlife area in an adjacent plot all count against it</p>
Site 534	<p>South of Tudor Cottage</p> <p>The site abuts the present Physical Limits Boundary, giving potential for it to be considered for small scale housing, in accordance with (2013) Strategic Policy SP.19. However, a previous planning application was dismissed at appeal because of the impact development could have on the adjacent Tudor Cottage, a listed building. Site Assessment recommended that the site could be allocated, recognising that there are constraints that would need to be resolved or mitigated i.e. the presence of a Listed Building, power lines at the northern and western edges of the site and provision of safe vehicular and pedestrian access</p>
Site 694	<p>Woodbridge Road (the Forge)</p> <p>This is a brownfield site, which makes it attractive and development here would have little impact on the landscape. However, the light industrial use of many years means that consideration of possible contamination would be needed.</p>

	<p>Further, this is a source of local employment, and Policy DM10 of the Core Strategy (2013) states that the change of use of employment to residential must meet certain specifications. The suggested expansion of the existing employment site with relocation of existing businesses would make this site a good potential option.</p>
Site 783	<p>The Street, north of Ivy Lodge</p> <p>The constraints would seem to outweigh the advantages - although a potential site, the small number of potential houses, the proximity of two Listed buildings (Lords Waste and Tudor Cottage), combined with the lack of pedestrian access and the potential conflict with traffic which would include farm vehicles from Ivy Lodge Farm, render it less acceptable than other sites and was therefore ruled out of possible options.</p>
Site 784	<p>Between A.12 and Woodbridge Road</p> <p>Rejected at 2014 SHLAA because of poor access and intrusion on open countryside. These difficulties remain, and the lack of safe pedestrian footways and the difficult road layout, with ninety-degree bends mean that safe development is not easy and although considered as a potential site, it is less suitable than other sites</p>
Site 891	<p>The Street, between Sirocco and Ivy Lodge</p> <p>A potential site, but for very limited development (3 houses at most), and a measure of mitigation would be required for the nearby Listed Building for this site to be viable. These points combined with the potential loss of existing ecology on site (a pond) and the presence of a listed building opposite would all indicate that it is less suitable than other sites</p>
Site 944	<p>The Street, south of Templars</p> <p>Development here on the scale proposed (23 houses) would materially change views of entering northern part of the village and is far in excess of the anticipated requirements and would mean a large and unwanted extension of the village. The presence of The Old Rectory listed building would have to be considered as would the impact on the streetscape aspect and the effect on a view chosen to be protected by the survey. However, with a smaller allocation of houses and suitable landscaping to lessen the visual impact then the site has the potential to act as a reserve/contingency site. Any development should have the number of houses restricted and be designed to minimise impact on the adjacent listed building.</p> <p>Subsequent to the Assessment, the landowner has withdrawn this site, making it unviable.</p>

Preferred Sites for Development

17 As outlined above, of the nine sites, two were judged to have too many constraints (060 and 783) and were therefore ruled out of any consideration. One (944) was withdrawn by the owner, rendering it unviable and another (251) was allocated for tourism, reducing the number to five. Site 891 offered a potential of very small number of dwellings, and with the other constraints led to it being ruled out.

18 To deliver the number of houses expected by the local plan, the four remaining sites – 367, 534, 694 and 784 – offered three options:

Option 1: Site 534 and Site 694

Option 2: Site 534 and Site 784

Option 3: Site 367 and Site 784

On weighing the drawbacks of the different sites with the advantages, the Option 1 performed the strongest when tested against the others. This option was considered to align best with the objectives of the plan and also aligned with the views expressed in the Individual Questionnaire.

19 Three sites were available to meet the contribution expected in the Local Plan:

Site Number	Site Location	Indicative Number of Houses
534	The Street, north of the Village Hall	10
694	Woodbridge Road, the Forge	10

In addition, one site with outline permission already granted

459	Woodbridge Road, opposite the Chapel	10
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Regulation-14 Consultation: summary of all comments received

From Statutory Consultees

	Consultee	Paragraph or Policy	Summary of comments	Response
1	Suffolk County Council	Sec.4	It is clear that significant consideration has been given to heritage issues, which is welcomed	Thank you
2		4.3.2	<p>It is unclear what is intended; it is assumed that development which has the potential to disturb below ground heritage must consider its potential impact and this must include an assessment of the potential for archaeological remains to be discovered, not just an assessment of what is already recorded. This approach is supported.</p> <p>The paragraph should be re-worded as follows: <i>There are several sites of archaeological interest (listed in Annex [C]) which we would particularly like to see protected, but we would like to go further and suggest that all relevant development proposals (not just those contained in the Historic Environment record) must demonstrate that the potential impact on archaeological deposits, including as yet undiscovered assets has been considered.</i></p>	Paragraph to be reworded to reflect comment
3		Policy BDP.6	Welcomed for the support given to protecting archaeological heritage. The following suggested amendment is provided to help the policy reflect practice:	Policy will be reworded as suggested

		<p>“...by submitting (before development takes place) evidence that the Historic Environment Record has been consulted and, an appropriate desk-based assessment of the archaeological potential of the site...”</p> <p>The Parish Council should also consider including supporting text, encouraging developers to contact the County Council Archaeological Service for advice early in the process of working up a proposal.</p> <p>The Parish Council might consider including policy encouragement for community outreach were anything of significance to be discovered; this could include open days during an excavation, interpretation boards – the probably scale of development in Bredfield makes it unlikely that it will be proportionate to require these measures of developers, hence it is appropriate to encourage this.</p>	
4	Annex B	The Parish Council may wish to note that the Ancient Field System is recorded as a pre-18 th Century Enclosure in the Historic Landscape Characterisation Map	Noted
5	Section 8	Reserve Sites 534 and 944 are not considered to require any specific policy requirement for archaeological assessment. If either of these sites were to come forward as planning applications, it is likely that the CC would propose that the DC require archaeological assessments.	Noted
6	7.2.2	The County Council recognises the concerns raised regarding accessing the A.12, albeit that no pattern of	Noted

		road collisions has been identified. Over the last five years no road collisions resulting in personal injury have been recorded at the A12/Ufford Road junction. Over the same period four collisions resulting in personal injury have been recorded at the southern Bredfield/A12 junction, two of which were as a result of a vehicle exiting the junction into the path of northbound traffic. The CC will continue to monitor road safety records and act to reduce collisions as part of the Suffolk Road Safety Partnership.	
7	Para 7.3	The CC supports the Plan’s commitment towards improved sustainable transport routes through the village as part of any new development.	Noted
8	7.3.4	The paragraph sets out that the Parish Council “...will oppose any development which would lead to a significant increase in traffic through the plan area”. NPPF.32 states that development should only be prevented or refused if there would be “an unacceptable impact on highway safety or the cumulative impacts on the road network would be severe”. A ‘significant increase’ in traffic may not result in a ‘severe’ impact on the highway.	Paragraph will be reworded to better reflect NPPF guidance
	Policy BDP.7	This policy is carried forward in the new NPPF (July 2018) as Paragraph 109. As such, whilst the Parish Council may oppose development proposals in vehicular movements, this will not necessarily constitute a justified reason for the County Council or Highways Authority to recommend refusal.	Policies will be reworded to reflect concerns raised
	Policy BDP.8	Given that they refer to ‘significant additional traffic’, Policies BDP.7 and BDP.8 should be reconsidered	

9		Policy BDP.9	The CC supports the requirement that development should adhere to the County Council guidance	Noted
10		Policy BDP.10	Although the intent of the policy (Transport Considerations in New Developments) is supported it not clear how it would be implemented. Traffic impacts are assessed through Transport Assessments and Transport Statements – for developments of less than 50 dwellings no Statement is required, and no Assessment is needed for those under 80 dwellings. As such, whilst reasonable for the Parish Council to set a requirement for these matters to be assessed, the level of application may not be significant, and developers might argue that it is inconsistent with National Policy	Policy will be amended as suggested
11		Para 8.4	Reserve Sites: Both Sites 534 and 944 are likely to be acceptable, providing a footway can be provided on the frontage.	Noted
12	Suffolk Coastal District Council	Section 8	The housing provision shown is based on the current plan. Due to timing that housing figure might change / increase as a result of SCDC new First Draft Local Plan	New Draft Local Plan now extant and housing figure has been adjusted: new paragraph(s) to be inserted to reflect emerging new Local Plan Noted: NPWG unaware and not indicated by landowner during consultation – matter to be discussed with landowner and SCDC Agreed: PLB to be adjusted to include all planned sites
13			Land south of Templars - we have been advised is not available.	
14			BDP.12	

			approach; However, there is no indication of updating the remainder of the PLB which goes back to 2001.	
15		BDP.4	AP28 site currently exists around the Church, but this may now be superseded by Policy BDP4; need to be specific on this	Paragraph and Policy to be reworded to reflect this
16		Overall	Suggest that Policies are re-examined in terms of policies in our First Draft Local Plan to see if issues raised are sufficiently covered by policies within those documents.	Noted; this will be done
17		Comment	Minor adjustments have been made through the neighbourhood plan to the settlement boundaries both north and south - remains a question of consistency between north and south and length of garden allowed for, particularly the extreme south. Further extension proposed map 3 but does not actually amend line to include it – just shows as blob. Also has reserve sites identified – will require further amendment down the line. Plan should include a Policies Map showing all the policies on a single map.	Noted – existing PLB line cuts through domestic gardens; boundary may be adjusted for new sites Noted: maps will be adjusted to make it clearer Noted
	Clopton Parish Council		<i>No response</i>	
	Dallinghoo Parish Meeting		<i>No response</i>	
18	Melton Parish Council		Acknowledged: no comments to make	

19	Ufford Parish Council		Acknowledged: no comments to make	
	Homes England		<i>No response</i>	
	Natural England		<i>No response</i>	
20	Environment Agency	BDP.16	<p>Conversion of Redundant Buildings allows for the conversion of redundant farms, business and commercial buildings.</p> <p>For land that may have been affected by contamination due to its previous use or that of the surrounding land, sufficient information should be provided with any planning application to satisfy the requirements of the NPPF for dealing with land contamination. This should take the form of a Preliminary Risk Assessment (including a desk study, conceptual model and initial assessment of risk), and provide assurance that the risk to the water environment is fully understood and can be addressed through appropriate measures. Bredfield lies over a source protection zone 3. For any planning application the prior use should be checked to ensure there is no risk of contamination from previous use. If the above steps are not taken, then the groundwater may potentially be contaminated.</p> <p>We would therefore look for this policy to be expanded to ensure that any planning application for such development satisfies the requirements of the NPPF.</p>	Agreed: Policy will be reworded to reflect the points made
21		BDP.4	<p>We are pleased to see policy BDP 4: Green Spaces looks to protect Designated Local Green Spaces' from being developed on, however we believe that this could be developed to not only protect them but also to enhance</p>	

			green spaces. Development management will guide the provision of green infrastructure which should be delivered in a collaborative approach between developers, councillors and the local community. SuDS are often part of building green infrastructure into design and should be incorporated in to any proposed development.	Agreed: Supporting paragraph and Policy will be reworded to reflect this
22	Historic England		We welcome the production of this neighbourhood plan and are pleased to see that it considers the built and historic environments of Bredfield. However, we regret that we are unable to provide detailed comments at this time. We would refer you to our detailed guidance on successfully incorporating historic environment considerations into your neighbourhood plan	Noted
	Highways Agency		<i>No response</i>	
23	UK Power Networks		National Grid appointed Wood Environment & Infrastructure Solutions to review and respond to consultation: High voltage electricity: Two high-voltage overhead power lines within the area – neither interacts with any of the planned development sites Gas distribution: no implications for National Grid Gas Distribution’s Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites.	Noted
	Anglian Water		<i>No response</i>	
	Diocese of St Edmundsbury		<i>No response</i>	

	Bredfield Congregational Church		<i>No response</i>	
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From local landowners:

	Consultee	Policy or Para.	Summary of comments	Response
	Lord Cranworth Farms		<i>No response</i>	
	Mr Robin D’Arcy		<i>No response</i>	
1	Mr. Geoffrey Freeman	Annex B - Page 51	Field System – the land is a result of my decisions and commitment; I am asking that this be removed: this will introduce complications	Agreed: noting the field system is not a crucial part of the Plan and as owner objects it will be deleted
	Millcard Ltd		<i>No response</i>	
	Mr. Graham Taylor		<i>No response</i>	
	Suffolk Wildlife Trust		<i>No response</i>	

From local residents:

	Respondent	Para. Or Policy	Summary of comments	Response
1	Stewart Bellfield	2.1.1	The phrase ‘predominantly agricultural’ is either incorrect or redundant. It could be omitted; the word ‘rural’ would suffice (and would make the vision statement sentence less cumbersome).	Agreed: wording will be simplified as suggested
2		3.1.2	There is additional evidence to illustrate the importance of the Jubilee Meadow and Orchard as an area of rich biodiversity, and to support the case for it being a village asset. Suggest adding: “Recent surveys have revealed the extensive biodiversity in the Jubilee Meadow and Orchard, with 96 species of flora identified” (followed by citations)	Agreed: paragraph will be amended
3		5.2.3	The comment in 5.2.3 regarding the Pub is opinion, not evidence and lacks validity and would appear to be unduly generous. It should be omitted.	Not agreed; Statistics on Pub closures from CAMRA indicate evidence not opinion; citation from CAMRA will be inserted
4		8.4.4	Use of the phrase “the highest number of people” is misleading - data from the questionnaire should be used, rather than including adjectives that could	Agreed: will be re-worded

5		Section 8.4	mislead (and which also have a potential for being misquoted and misused). The section on Housing contains two (typing) errors	Noted
6		Other	The Neighbourhood Plan appears to lack any mention of, or recommendation for, the maintenance of a school bus service from Bredfield to Woodbridge (Currently, this service exists), but its maintenance is tentatively contingent upon local authority budgets. Include a statement in the report about the importance of maintaining a school transport service between Bredfield and Woodbridge.	Noted: subject not covered in Individual Questionnaire, but importance noted. Suitable paragraph to be inserted and included in Statement of Intent rather than Policy
7		Comment	Congratulations on a thorough and well-written report. The amount of work that has gone into this is fully appreciated.	Thankyou
8	Fiona Burnham	Comment	May I compliment the committee on the very detailed and comprehensive development plan. Thank you for all your time and hard work in its preparation.	Thankyou
9	Clive Coles	3.2 & 3.3.1 Policy BDP.1	The criteria used for defining distinctive views is flawed as it skewed to favour those within the village rather than those on the periphery who value the openness of views across cultivated farmland as you approach the village. There were not enough of us on the periphery of the Village to influence the statistical evidence.	Not agreed; of the four views specified only one is within the village, the other three are all at the peripheries, 'across cultivated farmland'. Choices were made anonymously, there is no evidence to suggest a bias
10		Overall	I believe the plan should have more robust provisions to resist urban sprawl. I don't believe it does.	Not agreed. Bredfield is a rural, not urban area, classified as a Small Village in settlement hierarchy.

11		Supporting Site Assessment Document	<p>AECOM Site Assessment contain inaccuracies which provide loopholes which potential planning applicants can exploit. I would contend that sites 784 & 697 should have similar assessments (namely Red = unsuitable). Had I been invited to comment before the report was accepted, I would have identified inconsistencies - According to records one site has Brown Hares the other does not. This is rubbish - site 784 certainly has Hares. I believe the lack of consultation makes the process undertaken to be flawed.</p>	<p>The potential areas identified for development in the plan also restricts growth elsewhere</p> <p>This is a supporting document to the Plan provided by a professional independent outside contractor and is not subject to consultation. They work on published available information rather than local anecdotal evidence.</p>
12		Supporting Site Assessment Document	<p>Particularly concerned over Sites 784 and 697 which are adjacent fields separated only by the C309 itself. If either site was developed it would significantly compromise the view as you approach the village. Neither site is a preferred or reserve site within the plan ~ that gives me some reassurance that these sites have some protection from development. But it only needs a developer to submit a planning application and the whole matter will be reassessed.</p>	<p>Not agreed. They have not been selected for development and remain outside the development boundaries</p>
13		Supporting Site Assessment Document	<p>I am unhappy that the AECOM Site Assessment report be submitted in its current form along with the Plan - I believe it should be withdrawn, subjected to a proper public consultation and then reviewed.</p>	<p>Not agreed – see above; it is a supporting document provided by independent source and not subject to public consultation</p>

14	Angela & Keith Derham	2.1	Overall Vision statement doesn't read right. Should it be "...with freedom from light pollution <u>and</u> with a vibrant..." etc.?	Agreed: statement will be amended
15		2.1.3	Shouldn't we aim for the chapel to be well-supported as well as the church?	Agreed: paragraph to be reworded
16		5.1.3	When the BDDC newsletter ceased, there was an arrangement that Bredfield would have a section in the Grundisburgh News, so it is still a source of Bredfield information.	Noted – paragraph will be amended to include this
17		6.2.2	We still think that our lack of support for tourism is disappointing. It's a sector which can genuinely generate new employment. That can't be said for agriculture. We seem to be reluctant to share our lovely village with visitors.	Comment noted; paragraph states the results of the Individual Questionnaire
18		7	Should we show some intent to encourage the use of environmentally friendly vehicles?	Noted – but new Draft Local Plan includes policy to encourage and support the use of low-emission vehicles and associated infrastructure
19		8.4.4	We are somewhat uncertain by what process site 944 was decreased in size compared with the AECOM site assessment and then designated as one of two reserve/contingency sites.	Original proposal by landowner was for over 20 houses, NPWG recommended reduction to align with requirement for Bredfield. Full details of process contained in Consultation Document

20		8.5.6	What is the significance of the picture of houses in Glebe Road within a section on conversion of redundant buildings?	None – a more appropriate photograph will be inserted
21		Overall	We were surprised at the number of additional site assessments compared with the original draft.	Noted
22			Maintenance of ditches is important beyond environmental factors. Dewell's Farmhouse was flooded a few years ago because of poor maintenance of Byng Brook	Comment noted
23			The terms "Streetscape" and "Street Scene" are used within the report?	Noted: this will be standardised
24			Obstruction of pavements by overgrown hedges and unremoved bins inhibit free movement quite often. Should we make provision to deal with wires trailing across the pavements from homes to electric cars in the future?	New Draft Local Plan from DC will include provision of recharging facilities in new developments; we can cite the LP reference
25		Comment	We think that you have done really well with this and we will vote "yes" in the referendum.	Thankyou
26	Malcolm Dick	8.4.4	Regarding the reserve site 534. I note that to appease Tudor Cottage occupants the suggested entrance to the site would be at the south side. This is a wholly unsafe place for an entrance as it would be close, I assume, to the village hall entrance. The Street narrows at this point and vehicles have to give-way. You will recall the bad feeling at a Parish Council	Entrance site not to appease anyone but in mitigation following comments by Planning Inspectorate and the AECOM Site Assessment Any proposed development on the site would be subject to normal planning procedures, during

27			meeting that residents vented at not being aware of the public meeting and so villagers from the rest of the village were free to steam-roller the move to place additional houses away from themselves to our end of the village.	which the details such as entrance siting would be subject to scrutiny
28		Overall	<p>I feel very strongly that it is socially wrong to only build low cost properties in such a development... wherever it goes to. Mixing the social groups would bring a sense of harmony to any development and may be beneficial in keeping a balance to an aging community.</p> <p>I would like to congratulate the Parish Council for everything else in the Plan, which addresses all the issues that my family would like to see included and addressed in a sympathetic way to our own aspirations</p>	<p>Low cost housing recommended to expand the mix of people in the village, which currently has an imbalance in favour of large detached houses. The sentiments expressed are agreed</p> <p>Thankyou</p>
29	Alison Freeman	Annex B - Page 51	Land identified already classified under Land Character Assessment – this would present a complication so that we would not have parity with other land of same type; It was not referenced in the individual Questionnaire responses; it is not clear what this would add in terms of protection not already covered in land management under LCA	Noted: identifying the fields as a Local Asset is not crucial to the plan and the points made are agreed; fields will be deleted
30	Fiona Freeman	Annex B - Page 51	Fields are already protected as part of the Landscape Character Assessment (LCA) – why is this further addition necessary? It is a real concern that by adding this piecemeal change specific only to these small	Noted: as above

			fields it presents a layer of complication for the landowners; The Plan also references intention to support local farms and businesses; NP Steering Group failed to consider the impact of the change or discussed with the landowners; it should be removed	
31	David Harker	Overall	The Plan refers to the period to 2036. The allocation of 10 homes over this period is small. Although there is no requirement to review or update a Neighbourhood Plan, I would hope that the Parish Council will monitor progress in developing additional homes and encourage early development within the tenure of the planning permission. Does the Parish Council have any recommendation on when the Plan should be reviewed? and, if so, can this be included in the Final Plan?	The allocation of homes derived from SCDC Local Plan. The current review of this plan, due to complete during 2019 will show an increase Progress will be reviewed and monitored, as outlined in Section 9 of the Plan
32			Village Hall or village hall - The document has mixed use of capitals for the Village Hall – should this be standardised to use the same throughout?	Noted; it will be standardised without capitals
33		Supporting Site Assessment Document	The AECOM report dated May 2018 analyses 18 sites from the 'Call for Sites' process that includes sites previously identified in the Suffolk Coastal District Council's 'Strategic Housing Land Availability Assessment, March 2014' (SHLAA). Of the 18 sites 4 (60, 459, 534, & 944) are identified as having: "Anglian Water advice that there is no waste water treatment works capacity" and "Waste water treatment works capacity may affect timescales for development". I understand clarification was sought at the time of the Neighbourhood Plan Site Assessment in April 2017 on the nature of the constraint, which is actually	Noted: the AECOM Site Assessments noted the 2014 SHLAA comments and we understand that in practice the Anglian Water advice would no longer apply, but individual developments would be assessed

			<p>a limitation in the Discharge Consent on the volume of treated effluent that can be discharged during a period of dry weather. Clearly this was not a constraint to the granting of permission for site 459, or the larger developments in Wood Lane, Melton.</p> <p>The 2 reserve sites 534 and 944 both have the comment from the SHLA against them the AECOM report. It should be recognised that this is not an issue / constraint, in order to avoid confusion in considering any planning applications for these sites.</p>	
34	Lindsay Marriott	7.3.6	<p>Parking: relieving obstructive parking should be looked into further. Two specific problems:</p> <p>1: The Street: one stretch in line with Primrose Cottages is of particular concern; pavement is narrow & impassable for pushchairs/wheelchairs. Possible solution: allocate car parking for 1,3,4 Primrose in VH car park</p> <p>2: Woodbridge Rd, nr junction with Ufford Rd: a blind bend but cars regularly parked despite having off road parking causing significant obstruction hazard Possible solution: parking restrictions</p>	<p>Noted; Parish Council will bear these comments mind, but allocating parking assessed as beyond the scope of this Plan and road parking restrictions are not within the power of the Parish Council</p>
35		8.2.1	<p>There is little evidence that older people would downsize to live in the village - older people tend to move out when unable to drive/medical requirements. It would be socially responsible to provide low cost housing that is disabled friendly for all age groups</p>	<p>Comment noted: provision of low-cost housing would hopefully attract all age groups; we cannot specify that they should be for specific groups</p>
36		8.2.2	<p>Most responders to questionnaire were in favour of small family homes rather than starter homes. This perhaps indicates that the village wants to encourage</p>	<p>Noted: the Plan cannot cover the future intentions of homeowners</p>

37	8.2.6	<p>family home owners to stay, rather than starter homes with high turnover potential</p> <p>Nominal allocation of ten houses for Bredfield: understands that previously Anglian Water and BT have indicated infrastructure capacity would limit any development and other utilities would struggle to support future housing. Site 459 should fulfil the allotment of new houses, based on the real infrastructure limitations</p>	<p>Comment refers to 2014 SHLAA Sites and DC Local Plan does not envisage any difficulties: utility companies did not offer any objections to projected sites</p>
38	8.4.4	<p>Potential development sites: did the questionnaire only ask for the zones suitable for development and not specific plots? The resident numbers quoted in support of various sites cannot be seen as wholly reflective of all residents' views</p>	<p>No: the questionnaire did divide the Parish into zones, but this was for analysis purposes. The question on where development may happen was an open question</p>
39	8.5.1	<p>New housing to prioritise small homes to attract younger people/those downsizing. The key word is 'small' – in recent years home owners have been granted permission to increase original sizing. New housing should be restricted to remain its original footprint – else low-cost will become high-cost, defeating the intent to create diversity</p>	<p>The Plan cannot restrict future planning applications</p>
40	8.5.2	<p>Choice of sites: the PLB to be expanded It is concerning that the PLB is set to expand; not only at Site 459 but nominating Sites 534 and 944, none of which in the 2-centre village PLB. Ultimately it could result in the merging and all-encompassing PLB losing valuable open spaces</p>	<p>At present the existing PLB will not allow the development demanded by the Local Plan, so must expand to meet demand over the next 20 years. This plan is not considered to threaten the 2-centre village</p>

41	8.5.3	Scale of housing: emphasis placed on impact on surrounding village environment. If expansion could be achieved sensitively it could enhance the ecological potential of the surroundings and add value to the breaking up of the street line. If people wish to live in tight, crowded, identical housing they do not live in a rural village.	Noted, and comments agreed
42	8.5.4	<p>Choice of Site 534: in qualifying this site for future housing, it would mean contravening the intention of the Plan to protect 'open spaces between houses'</p> <p>The entrance to this site must not be detrimental to neighbouring properties; no more than six houses maximum; not exceed the height of neighbouring property; fears that the hedgerow would be lost in the construction of a pavement</p> <p>Suggests that housing on the site should be for older people/physical disabilities because of close proximity to facilities</p>	<p>Not agreed; demand requires further expansion of the village, which will result in some loss of open land; alternative would be to spread into the open countryside</p> <p>Noted; details would be ascertained in any Planning Application; the Plan cannot specify who can occupy the houses</p>
43	8.5.4	Choice of Site 944: layout should afford spacious garden curtilage; it would warrant a pedestrian crossing to link to the existing pavement on the other side of the road	Noted but provision of pedestrian crossings beyond scope of the Plan
44	Supporting document: Character Assessment	<p>Suggest following be included: In Woodbridge / Byng Brook Area 3 – Ufford Road Holiday Cabin Park for tourism</p> <p>Area 5 Village Green: include Green Farm, Caters Road – seasonal camp site for tourism</p>	Agreed; amendment will be made

45	Ann Pilgrim	Comment	Congratulations on a very professional document: well written with clearly expressed Objectives and Policies: the comments that follow are largely proof-reading/grammar/layout	Thankyou
46		Policies	Some confusion over whether they should be BDP or BNP or BNDP; would suggest BDP is correct	Agreed
47		1.1.1	Distance: paragraph states 'four miles from Woodbridge' – village website states two miles. For school transport purposes, the majority of village lies within three miles of Farlingaye School. From Market Hill to the Church is just over three miles	Agreed: distance agreed at three miles
48		1.2.3	First sentence has no verb. Include "...has been prepared"	Agreed
49		1.6.2	Third sentence needs comma between 'shop' and 'with public transport'	Agreed
50		2.1.3	Our village community: should be a comma, not full stop, between 'village hall' and 'a well-supported church'; a comma after pub/restaurant would be better	Agreed
51		Page 9 Section 3.3	Heading and following paragraph would look better on a new page if there is not room for the Policy box; this could be done by inserting photo from p.13 here	Agreed
52		Page 11	In Policy box remove comma between 'demonstrate' and 'that'	Agreed

53	Page 12 Policy BDP.3	The last phrase “will be resisted” should be on a new line, to clarify the preceding statement, which is intended to apply to both bullet points of item 2	Agreed
54	4.3.2	The statement is too vague to be enforceable. The identified sites which we wish to protect need to be highlighted in Annex C or listed separately. The philosophy is good, and the Policy is well worded	Agreed: amended paragraph and Policy to be inserted in line with recommendations from County Council (see above)
55	5.2.2	Line 3 needs an apostrophe for <i>shop’s</i> role	Agreed
56	7.1.1	Better to say ‘located’ or ‘situated’ rather than ‘based’	Agreed
57	7.3.2	“traffic, pedestrians and cyclists” – technically these are all ‘traffic’ – the phrase ‘vehicular traffic’ would be clearer	Agreed
58	Page 24	In Statement of Intent “enforcing current restrictions” is grammatically more correct	Agreed
59	8.1.9	Wrongly numbered – should be 8.1.8	Noted
60	8.1.9	Second sentence grammar awry: “a check... was carried out during June 2015 <i>and</i> produced ...”	Agreed
61	8.3.6	No explanation of acronym AECOM here or the glossary	Will be included in glossary
62	8.4	Useful to include a map here to show sites mentioned?	Agreed
63	Page 29 BDP 11	Does not read well - I think it should be “one/two bed homes” not “house”	Agreed

64		Page 30	Should be Policy BDP 14 – word Policy needs to be added and full stop removed Site 534 – 2 nd bullet point should read “a new footpath link <u>is</u> created...” - a similar change to Site 944 also needed	Agreed
65		Page 34/35 Maps 4 & 5	Captions would be clearer is wording changed to “highlighting <i>reduced size</i> Site...”	Agreed
66		Page 41 Annex A	The Rest is now called Northside Farm	Noted
67		Page 44 Annex B	Aster Cottage has been substantially rebuilt and is not the best example of a Lord’s Waste house – Parnell or Devonia would be better examples	New photograph will be provided
68		Page 62 View 1	View 1: Ufford Thicks from the Village Hall – the viewpoint is shown incorrectly. It is correct on the previous page	Agreed: will be amended
69		Page 66 View 4b	Field of view is wrongly shown on plan – it should extend 25 degrees to the north, to encompass ‘Templars’	Agreed
70		Page 24	Although I recognise that NPs cannot include policies for traffic on trunk / major roads, I do think that our concerns about access to the A12 ought to be expressed more forcefully than they are in Section 7.2 and Statement of Intent 5. The Parish Council should campaign actively for safer access, as well as working with the District and County Councils.	Agreed
71	Diane & John Todd	Comment	Very well constructed and thorough	Thankyou

72		Site Selection	<p>There is no mention of the other potential sites, only two reserve sites are mentioned</p> <p>What happened to all the other locations for new building, and who made the decisions for or against?</p> <p>Which <u>seven sites</u> are considered for potential development?</p>	All sites are shown in the accompanying Site Assessment support document
73		8.4.4	<p>Now that the plan for building next to Tudor Cottage has been amended, we have no objections to this development, although we note that Anglian Water has said the site is unsuitable along with many other sites.</p> <p>If the Tudor Cottage site should ever be developed, we think it preferable for the houses to be no higher than Tudor Cottage, possibly bungalows?</p>	Noted; any future housing will be subject to Planning Application and details argued at that stage
74		7.2.4	<p>The speeding in the village is totally unacceptable. The existing speed signs are a waste of time. Why is Bredfield the only village in the area which is unable to control speeding?</p>	Comment noted, but beyond scope of Plan. Following the installation of the speed indicating devices the evidence is that speeds have decreased.
75		7.3.2	<p>There is a lot of talk about 'pedestrian access' in the Parish Plan, but the houses near Tudor Cottage have had no 'pedestrian access' for centuries</p>	Noted
76	Jerry & Sue Walker	Page 6 2-4 (?)	<p>There is heavy traffic coming round Potash Corner, often at high speeds and there have been many accidents – we have no pedestrian pavements so impossible to walk into village. Our pond which takes rainwater from the road and the proposed site has</p>	Site mentioned not identified, but is presumably Site 697 near Potash Corner, which is not being considered for development, having been ruled unsuitable by Site Assessment

			<p>overflowed and flooded our garden; the ditches cannot cope; we cannot see how the site could possibly be suitable for development. The sharp bends and heavy traffic would make access very dangerous</p>	<p><i>Note:</i> cited reference not understood – perhaps refers to a supporting document but not so far identified.</p>
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Regulation-14 Consultation – further comments received following published revisions

From local residents:

	Consultee	Paragraph or Policy	Submitted comments	Response
1	Clive Coles	8.4.5 BDP.15	New Site at the Forge is a better option for residential use, as it is a Brownfield site; only reservation is the density of development. I would suggest no more than 4 houses	Noted: for capacity we are guided by the District Council's Issues and Options. The number will be determined by any future application
2		BDP.9	The creation of a small business park behind the original Forge site is a significant change of use. I can see the attraction, but the suggested footprint seems to be far larger than the existing site, and I would question such an enlargement.	Noted. The intention is to provide modern units to replace old, with provision of enough parking space for workers and visitors, which demands space
3		Map.3 & Map 5	I am concerned over the proposals to extend limits in the southern footprint. The present physical limit boundary provides some protection from back land	Agreed: the maps failed to accurately follow the Settlement Boundaries and mistakenly included some gardens: it will be amended

			development, and I would object to the adjustments suggested.	
4	Alison Freeman	General	Welcomes the changes made, and for making amendments as requested earlier	Thank you
5		Supporting document	Still concerned over the wording in a supporting document, the Character Assessment; would like to see the references to the Ancient Field System be revised before any submission	Noted; suitable revision to be made
6	Ann Pilgrim	6.2.3	Unhappy with the wording, which is unclear; perhaps what you mean is: “...economic growth should be <u>achieved whilst at the same time</u> preserving the inherent character” OR “...economic growth <u>should not be achieved at the expense of preserving</u> the inherent character”	Agreed; wording will be changed
7		6.2.4	What is meant by “...a frontage shared with domestic properties”? I would interpret ‘frontage’ as being the forecourt, whereas the ‘domestic properties’ are residential properties, and are either side of the Forge buildings, they do not share the forecourt.	Agree: wording was rather clumsy; to be changed
8		p.22 BDP.9	I am concerned that this policy is proposed without any explanation of where a ‘separate access road’ would be. I cannot see that either the existing access or from Hasketon Road would be acceptable.	Noted; ultimately this would be determined with any application. but to specify precisely where access would be may be too prescriptive. Wording will be amended to remove road, and insert ‘provision of separate access should be considered’

9	7.3.1	New statement is a useful addition	Thankyou
10	7.3.4	There is a change of tense in the 2 nd sentence, Perhaps better worded as: 'The Parish Council will resist any development which may result in an unacceptable impact on road safety, or <u>where</u> the residential cumulative impacts on the road network <u>are</u> judged to be severe.	Agreed; wording will be changed
11	8.5.2 BDP.13	It would be better to say 'The Settlement Boundary will be <u>extended</u> ...' rather than <u>amended</u> .	Agreed; wording will be changed
12	p.36-37 Maps 4 / 5	I like the new base maps, but are they intended to be printed right up to the edge of the page? no margin for binding?	Noted: maps to be adjusted to allow space for margins
13	p.38 Map 6	Title should read '...highlighting the reduced sized site'	Noted: caption to be amended
14	p.39 Map 7	Title should be BNDP not NDP. It is also shown to the edge of the page. It could also usefully show any proposed access to the site. They should be cross-referenced to the relevant parts in Sections 6 & 8	Noted and agreed; map to be adjusted for the page and cross references to be shown
15	p.46	Incomplete box posted around the table; attribution for photo would look better under the picture	Agreed; will be amended
16	p.49	Sentence struck through – should it have been removed?	Yes: it is for removal; strike line indicates intention
17	p.66	New Map 8 is useful and the caption (indirectly) now provides the explanation for all the numbers across the map	Notes

18		p.67 – 74	The new extended descriptions of landscape content are a good addition and potentially an aid to planning decision making	Thank you
20		p.71 View 4A	Photo is taken from the entrance to the Jubilee Meadow, you get a very different view from ‘...houses clustered around the Pump’	Noted; captions to be amended
21		p.73 View 4B	Caption incorrect – it should be ‘looking South’ or ‘looking from the North if travelling from the Pump’	Agreed; captions to be amended
22		General	There are inconsistencies in the attribution to the photographs; it should be standardised	Agreed; it will be standardised
23			The document would look better if the positions for attribution were to be consistent throughout – some are above, some below, some wide-spaced, others neatly placed. It spoils the overall presentation.	Agreed: it will be standardised
24			My compliments to the working party who have produced such a professional document	Thank you
25	Paul and Lynne Wiggins	8.3.9	<p>The wording of the paragraph states that is the ‘wish’ of the Parish Council, rather than being unavoidable, due to the commitments of the Local Plan. May I suggest that the paragraph be modified to make this clear? e.g.:</p> <p>‘Following the Planning Inspectorate’s ruling to approve outline planning permission for this site, it has been included in the District Council’s Local Plan as Site 459, being available for future housing with outline permission for up to ten houses. A condition of the Neighbourhood Plan is that it must not contravene the Local Plan. Therefore, the Parish</p>	Noted and agreed; paragraph will be amended to suitably clarify the situation with Site 459

			Council has decided that the Physical Limits Boundary should be amended to be included in this area and establish the site for housing'	
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Examples of posters and publicity material

JANUARY 2015 NOTICE BOARD POSTER

Important

Important

Village Meeting

to discuss

Neighbourhood Plan

7.30 – 8.30

23rd February

in

Village Hall

Please check February Lantern

for further information

NOTICEBOARD and LANTERN MARCH 2015



**Neighbourhood Plan
Meeting
Wednesday 18th March
@
7.30pm
in
Bredfield Castle Inn
The next step –
Check website for agenda
<http://bredfield.onesuffolk.net>**

POSTER JUNE 2015

NEIGHBOURHOOD PLAN

The Neighbourhood Plan Working Group has now applied to SCDC for approval of the Parish Boundary limits to be designated a Neighbourhood Development Area. SCDC will now publicise this proposal on its website. This publicity /consultation phase will last from 24 June to 22 July 2015. This is to allow anyone to make representations about the proposal to SCDC which they will have to consider and respond to. On completion of this phase, SCDC will make a decision on whether to approve or reject the proposal. If they are happy that there are no reasons to refuse, then a Neighbourhood Development Area will be approved and we are formally underway

NOTICE BOARD PUBLIC NOTICE

BREDFIELD NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, Bredfield Parish Council is undertaking Pre-Submission Consultation on the Bredfield Draft Neighbourhood Development Plan (NDP).

We are seeking your views on the Draft NDP. The plan can be viewed here:

<http://bredfield.onesuffolk.net/assets/NPWG/Bredfield-NDP2.pdf>

A hard copy is available at the Village Shop.

The pre-submission consultation commenced on the 20th July and the closing date for representations is the 7th September at 23.59.

Representations should be made on the Comments Form available from the village website or the Village Shop and returned to David Hepper

APPENDIX EIGHT

Decision and Determination Notices

Suffolk Coastal District Council

Melton Hill, Woodbridge, Suffolk IP12 1AU

Tel: (01394) 383789

Fax: (01394) 385100

Minicom: (01394) 444211

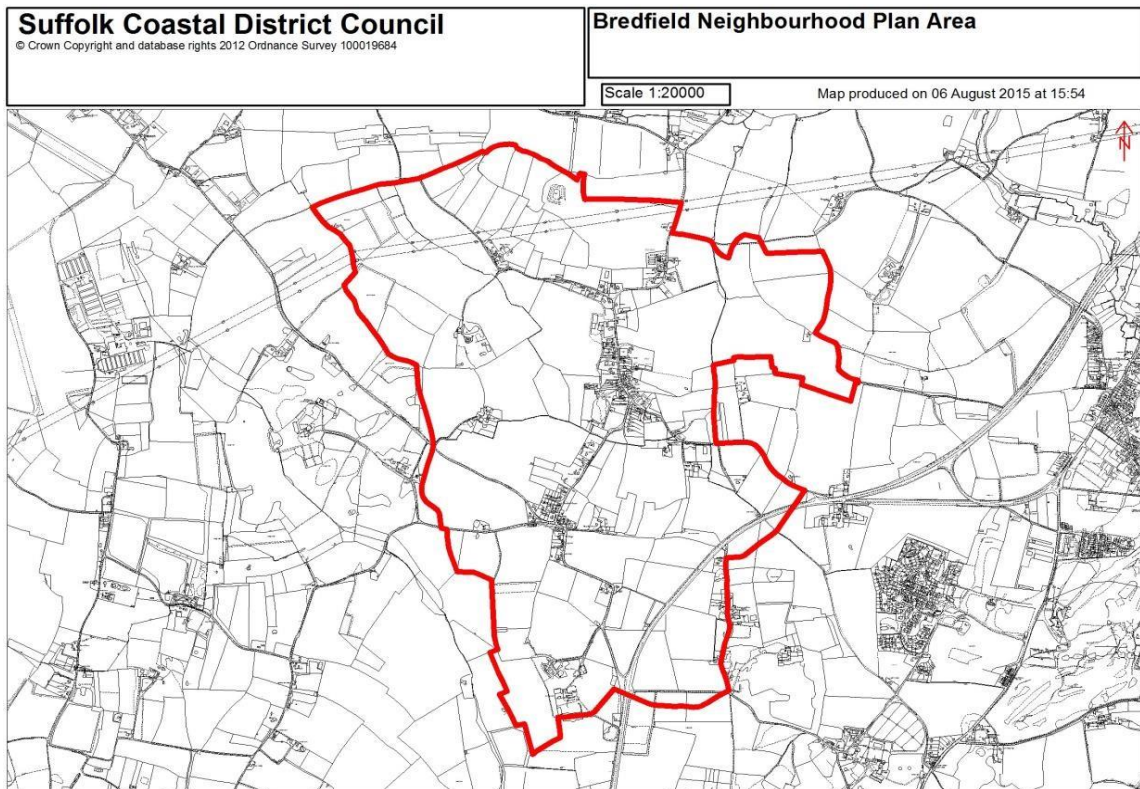
DX: Woodbridge 41400

Website: www.suffolkcoastal.gov.uk



Neighbourhood Area Determination and Decision

Name of neighbourhood area	Bredfield
Parish /Town Council	Bredfield Parish Council



The procedures governing the production of Neighbourhood Plans are set out in the [Neighbourhood Planning \(General\) Regulations 2012](#) (as amended). The first formal stage in the Neighbourhood Plan process is the application by the “relevant body” to the Local Planning Authority for neighbourhood area designation. (Part 2, paragraph 5).

The Local Planning Authority is required to publicise the application (Part 2, paragraph 6) to determine the application following consideration of representations received and to publicise its decision.

In determining an application, the LPA must have regard to

*“the desirability of designating the whole of the area of a parish council as a neighbourhood area; and
The desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas”*

There is no requirement at this stage in the process for the applicant to state what issues it is intended that the Neighbourhood Plan would cover it is purely the geographic area to which Neighbourhood Plan policies would apply.

DETERMINATION

1. Has the applicant fulfilled all the necessary requirements?

Yes. The Neighbourhood Area designation application has been submitted by Bredfield Parish Council who are the “relevant body” for the purposes of section 61G of the 1990 Town and Country Planning Act.

The application was accompanied by a map and statement identifying Bredfield Parish as the area proposed to be designated and the reasons for that.

2. Has the application been properly advertised?

A copy of the application was placed on the Council’s website. Information provided included a copy of the application, details of how to make representations and the date by which representations should be received.

To bring the application to the wider attention of the people who live, work or carry on business in the area to which the application relates, consultation posters were placed on the parish notice boards, the consultation was publicised on the village website and information was included in the parish newsletter. This wider notification was undertaken by the parish council.

Individual letters of notification were also sent to the local district and county council members; to neighbouring parish /town councils including Suffolk County Council and to statutory consultees.

Comments were invited over a four-week period (**Wednesday 24th June to Wednesday 22nd July 2015**).

3. What comments have been received?

A total of three comments were received and are available for viewing on the Council’s website.

The comments were from Natural England, Historic England and Suffolk County Council. There were no objections received. Within their responses Natural England and Historic England both provide some initial advice on the natural and historic environment respectively.

Suffolk County Council raise no objection to the neighbourhood area as proposed but confirm that they would welcome the opportunity to discuss the plan as it progresses should it impact on any matters for which they have specific responsibility. These matters, such as education and highways are listed.

4. Are there any reasons why the application should not be permitted as submitted?

As noted above, the matters that the Council is required to take into consideration at this time are:-

“the desirability of designating the whole of the area of a parish council as a neighbourhood area; and

The desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas”

There are no other existing boundaries of areas already designated as neighbourhood areas.

Bredfield is identified in the Suffolk Coastal District Local Plan Core Strategy and Development Management Policies (2013) as a Local Service Centre. As such it will be expected to accommodate some limited development over the plan period (2010 – 2027). Whilst development is likely to be concentrated around the main settlement of Bredfield, there are no obvious reasons at this stage why the neighbourhood area should not incorporate the whole parish as requested.

Conclusion:

There are no valid planning reasons why Suffolk Coastal District Council should not designate the proposed neighbourhood area for Bredfield parish as submitted.

DECISION UNDER REGULATION 7 OF THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012

The application for the designation of Bredfield parish is

APPROVED.



Clr Tony Fryatt
Portfolio Holder with responsibility for Planning

Date: 12/08/2015

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