



# Saxmundham Neighbourhood Plan

## Decision Statement

**(The Neighbourhood Planning (General) Regulations 2012 – Regulation 18)**

**Date of Publication: 9<sup>th</sup> May 2023**

### **1. Summary**

- 1.1 Following an independent examination, East Suffolk Council now confirms that the Saxmundham Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum subject to the modifications set out in section 3.

### **2. Background**

- 2.1 Saxmundham Town Council, as the Qualifying Body, successfully applied for Saxmundham to be designated as a Neighbourhood Area under The Neighbourhood Planning (General) Regulations 2012. The Neighbourhood Area was designated by (former) Suffolk Coastal District Council on 29<sup>th</sup> August 2017.
- 2.2 The Saxmundham Neighbourhood Plan was published by Saxmundham Town Council for pre-submission consultation (Regulation 14) between 5<sup>th</sup> November and 22<sup>nd</sup> December 2021.
- 2.3 Following the submission of the Saxmundham Neighbourhood Plan (submission version) to East Suffolk Council the Plan was publicised and comments invited over a six-week period which closed on 2<sup>nd</sup> September 2022.
- 2.4 East Suffolk Council, with the agreement of Saxmundham Town Council, appointed an independent examiner, John Slater to review the Plan and to consider whether it met the Basic Conditions required by legislation and whether it should proceed to Referendum.
- 2.5 The Examiner's Report received 16<sup>th</sup> March 2023 concluded that subject to modifications identified in the Report, the Neighbourhood Plan meets the basic conditions.
- 2.6 The Examiner recommends that subject to the modifications listed in the Report, the Saxmundham Neighbourhood Plan should proceed to referendum. He further

recommends that the referendum area should be the same as the designated neighbourhood area, there being no substantive evidence to demonstrate that this is not the case. The referendum area is contiguous with the administrative boundary for Saxmundham as it was prior to the 2023 boundary review changes which came into effect on 1<sup>st</sup> April 2023.

- 2.7 Following receipt of the Examiner's Report, legislation requires that East Suffolk Council consider each of the modifications recommended, the reasons for them, and decide what action to take. This is set out in the table below. Ahead of this consideration, the Report and its findings have been subject to discussion between the Council and Saxmundham Town Council.

### **3. Decision and Reasons**

- 3.1 East Suffolk Council, under powers delegated to the Head of Planning and Coastal Management, has considered each of the modifications recommended. The Council concurs with the reasoning and modifications provided by the Examiner in his Report dated 16<sup>th</sup> March 2023.
- 3.2 With the Examiner's recommended modifications East Suffolk Council has decided that the Saxmundham Neighbourhood Plan meets the Basic Conditions mentioned in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, is compatible with the Convention rights and complies with provision made by or under Section 38A and 38B of the Planning and Compulsory Purchase Act 2004. As a consequence, the submission version of the Saxmundham Neighbourhood Plan will be modified as recommended for it then to proceed to referendum.
- 3.3 The Council has considered the referendum area as recommended by the Examiner and has decided there is no reason to extend the Neighbourhood Area for the purposes of referendum. The Referendum area will be the same as the designated Neighbourhood Area for the Saxmundham Neighbourhood Plan.
- 3.4 The list of modifications and actions required are set out in the following tables. As a consequence of these changes the Saxmundham Neighbourhood Plan will be re-published and titled the Saxmundham Neighbourhood Plan (Referendum Version).

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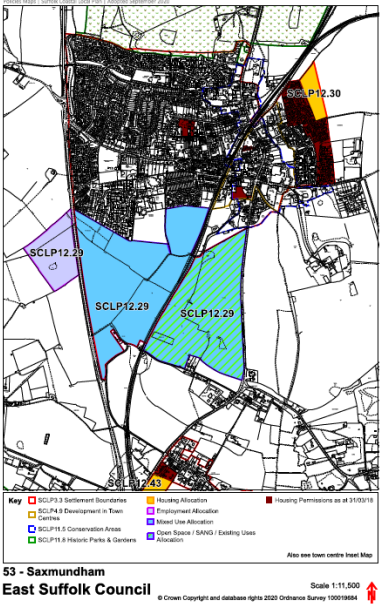
Head of Planning and Coastal Management

Dated: 17/05/2023

Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p>1.11 The Neighbourhood Plan provides clarity, through its policies, on what will be expected from development proposals in the parish, <del>including those in the South Saxmundham Garden Neighbourhood</del>, and ensures that the impact of development is anticipated and planned for in Saxmundham. A Neighbourhood Plan is a significant document and will carry legal weight so that developers have to take note when considering future developments in the parish. Policy SCLP12.1 (Neighbourhood Plans) of the Local Plan sets the framework for housing growth in Neighbourhood Plan areas within the District.</p>	<p>To reflect the deletion of policies relating to South Saxmundham Garden Neighbourhood to ensure that the Neighbourhood Plan is not addressing land that is beyond the Neighbourhood Plan boundary.</p>	<p>Agree. Paragraph amended as recommended.</p>
<p>1.12 The Neighbourhood Plan <a href="#">Area</a> includes the relevant areas (within Saxmundham) of the South Saxmundham Garden Neighbourhood site which is defined and allocated in the Local Plan (policy SCLP 12.29, and see below), and is to be delivered through a masterplan approach brought forward “through landowner collaboration and community engagement”. Though an important part of the site presently falls within the parish of Benhall, the whole development adjoins the existing urban settlement and will have a major relationship with and impact on Saxmundham in its roles as “market town, employment and service centre” (see SCLP 12.28). To ensure that the Plan promotes the achievement of sustainable development, in all of its dimensions, it is vital that the new community is well integrated into and linked with the existing community, and that its development is coherent with the overall (physical and social) fabric and development of the town. The Neighbourhood Plan’s policies supplement, within its area, the strategic policies in the Local Plan, <del>including the Garden Neighbourhood</del>, but are (and are required to be) consistent with them.</p>	<p>To reflect the deletion of policies relating to South Saxmundham Garden Neighbourhood to ensure that the Neighbourhood Plan is not addressing land that is beyond the Neighbourhood Plan boundary.</p>	<p>Agree. Paragraph amended as recommended.</p>
<p><del>12.3</del> <a href="#">1.13 Local Plan Policy SCLP12.29 provides the overarching allocation for the Garden Neighbourhood and sets out the key issues that will need to be addressed in order for the development to be brought forward successfully.</a></p>	<p>Former supporting text from the (now deleted) South Saxmundham Garden</p>	<p>Agree. Paragraph retained and moved as recommended.</p>

Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p><u>The Local Plan places considerable emphasis on the need for the development to be delivered through a masterplan approach brought forward and informed by landowner collaboration and community engagement. Saxmundham Town Council believe that such a masterplan, produced with both the input of the landowners and through meaningful engagement with the community is essential to the ensuring that the development of the Garden Neighbourhood is a success, in its own right and for the town as a whole. The Neighbourhood Plan policies (consistent with the Local Plan's policies) seek to influence and shape proposals that come forward for the development of the Garden Neighbourhood through the collaborative masterplan process outlined in the Local Plan.</u></p>	<p>Neighbourhood chapter. This text has been retained as it relates to the Town Council's own ambition and vision for the garden neighbourhood, rather than being a statement of planning policy.</p>	
<p><u><del>12.6</del> 1.14 Critical to the success of the Garden Neighbourhood will be its successful integration with the existing community of Saxmundham (and Benhall). In order to create a full sustainable Garden Neighbourhood consistent with the objectives of the NPPF, this integration needs to be:</u></p> <ul style="list-style-type: none"> <li><u>Physical – in terms of the relationship between the new development and the existing built-up area of the town, high quality connections – pedestrian and cycle – to promote easy, safe and quick access between the town and the development and also the development and the facilities of the town e.g., the town centre and the railway station.</u></li> <li><u>Environmental – in terms of high- quality green infrastructure connections and links between the Garden Neighbourhood and the town; design and layout of the Garden Neighbourhood to reflect local character.</u></li> <li><u>Social – A strong connection and interaction between the Garden Neighbourhood and the rest of the town, services to meet the needs of local people, provision of primary school and early years facilities,</u></li> </ul>	<p>Former supporting text from the (now deleted) South Saxmundham Garden Neighbourhood chapter. This text has been retained as it relates to the Town Council's own ambition and vision for the garden neighbourhood, rather than being a statement of planning policy.</p>	<p>Agree. Paragraphs retained and moved as recommended.</p>

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<p><u>housing that provides for a mixed and balanced community and ensure integration and cohesion between new and existing communities.</u></p> <p><del>12.7</del> <u>1.15 Saxmundham Town Council believes that any future development in the Garden Neighbourhood site should take the name of the site literally and aim to create a rural countryside feeling for the area.</u></p> <p><del>12.8</del> <u>1.16 Thus, the vision for the site is to create a high quality, well designed, distinctive new development in line with 'Garden City' principles which is valued by its residents and recognised as an asset to the Town. The green infrastructure would contribute to this vision in the form of informal green spaces, parks, public squares, sports pitches, community gardens, large street trees, hedgerows and so on. There will be a strong connection and interaction with the existing settlement to the north.</u></p>		
<p>1.15 In addition, the following two supporting documents, which have provided technical input in developing some of the Neighbourhood Plan's policies, are <u>included as Appendices, their guidance</u> <del>submitted</del> to be drawn upon as <u>set out in the relevant policies. These relate to the</u> <del>appropriate in the future master-planning of the South Saxmundham Garden Neighbourhood and High Street/Town Centre, and in</del> design of future development, <u>throughout the parish both within the Garden Neighbourhood and some specific guidance for the</u> <del>in the</del> town <u>centre</u> <del>and Neighbourhood Plan area as a whole:</del></p> <ul style="list-style-type: none"> <li>• <b>Saxmundham Design Guidelines and Code for the <del>Garden Neighbourhood site and the</del> Neighbourhood Plan Area</b> – undertaken by consultants AECOM in July 2021. A focus on design elements to</li> </ul>	<p>To reflect the deletion of policies relating to South Saxmundham Garden Neighbourhood to ensure that the Neighbourhood Plan is not addressing land that is beyond the Neighbourhood Plan boundary.</p>	<p>Agree. Paragraph amended as recommended.</p>

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<p>inform policy making and application determination across the Neighbourhood Area.</p> <ul style="list-style-type: none"> <li>• <b>Saxmundham Concept Masterplans for the High Street and Garden Neighbourhood</b> – undertaken by consultants AECOM in July 2021. Notional masterplans used to inform discussions and policy development in relation to the <del>Garden Neighbourhood and the</del> Town Centre.</li> </ul>		
 <p>Figure 4: Saxmundham policies map, Suffolk Coastal Local Plan (adopted 2020).</p>	<p>New figure 4 to replace corrupted map from submission version. No changes to map layers</p>	<p>Agree. Image replaced as recommended.</p>

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<u>Objective 4SSGN2: To successfully integrate - physically, environmentally, and socially - the new neighbourhood with the existing town and community of Saxmundham.</u>	Modification to reflect deletion of policies relating to the Saxmundham Garden Neighbourhood. This objective has been retained as it relates to the Town Council's own ambition and vision for the garden neighbourhood.	Agree. Objective retained and moved as recommended, objectives 3-5 renumbered throughout Plan.
6.10 The Town Council commissioned consultants AECOM to produce Design Guidelines and Codes <del>not only</del> for the <u>Neighbourhood Plan Area</u> . <del>Garden Neighbourhood but also for the rest of the parish.</del> This work was completed in July 2021 and <u>is contained in Appendix E of this a supporting document to inform the</u> Neighbourhood Plan <del>(see paragraph 1.15 above).</del> The Design Code reflected a detailed analysis of the local character of the parish, developed some strategic design guidelines and identified a palette of materials which should influence the design of future development. The Code's principles have informed and are reflected in Policy SAX1, and its more detailed guidance should be drawn upon as appropriate in the design of future development, <del>both within the Garden Neighbourhood and</del> in the Neighbourhood Plan area as a whole. In addition, the report provided specific guidance to be used by the Town Council when assessing and responding to consultation in future planning applications for new development.	Modification to reflect deletion of policies relating to the Saxmundham Garden Neighbourhood.	Agree. Paragraph amended as recommended.
Figure 16: Design Guidelines and Codes for the <del>Garden Neighbourhood site and the</del> Neighbourhood Plan area.	Modification to reflect the amended scope of the Design Guidelines and Codes which no longer includes detail related to the Garden Neighbourhood.	Agree. Label amended as recommended.

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<p>6.12 Given the increasing importance that both local people and national Government are placing on design, it is considered that achieving well designed places and promoting high quality design should also be fundamental to this Neighbourhood Plan and go to its heart. The Plan therefore sets out its key design principles at the beginning of the policies section, recognising that good design should be a theme that flows throughout the plan, and sets the tone for other policies to follow in terms of its importance for all new development of any scale, form or use. <b>Policy SAX1</b> below applies throughout the Neighbourhood Area. <del>including within the Garden Neighbourhood (in so far as parts of it fall within the Neighbourhood Area).</del></p>	<p>Modification to reflect deletion of policies relating to the Saxmundham Garden Neighbourhood.</p>	<p>Agree. Paragraph amended as recommended.</p>
<p>6.13 Suffolk County Council has also produced a range of guidance which may be helpful to prospective applicants when designing their proposals, These include:</p> <ul style="list-style-type: none"> <li>• The <del>draft</del> Suffolk Design Streets Guide.</li> <li>• Suffolk Guidance for Parking.</li> <li>• The Suffolk Flood Risk Management Strategy, particularly Appendix A.</li> </ul>	<p>Minor change to reflect that the Suffolk Design Streets Guide is no longer draft.</p>	<p>Agree. Reference updated as recommended.</p>
<p>6.14 The criteria in the policy below are informed by the <b>Saxmundham Design Guidelines and Codes for the <del>Garden Neighbourhood Site and the Neighbourhood Plan Area</del></b> (July 2021). It is important that new development is not viewed in isolation and consideration of design and layout should be informed by the wider context, considering not only the buildings immediately adjacent but also the townscape and landscape of the wider locality all of which will contribute to the character of the area. The pattern of streets, spaces, building styles and types, materials and the natural environment will all help to shape the character and identity of a development, of any scale. Proposals for new development should take full account of the local context and innovative, eco- friendly and contemporary designs that add interest and embody the general 'sense of place' are encouraged.</p>	<p>Modification to reflect the amended scope of the Design Guidelines and Codes which no longer includes detail related to the Garden Neighbourhood.</p>	<p>Agree. Paragraph amended as recommended.</p>



Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p><b>SAX1: General design principles</b></p> <p>The design of all new development in Saxmundham should reflect the town's local distinctiveness and character and seek to enhance its quality.</p> <p><a href="#"><u>Proposals should have regard to the advice contained within the Design Guidelines and Codes for the Neighbourhood Plan area as set out in Appendix E.</u></a></p> <p>Proposals that incorporate eco-friendly, innovative or contemporary designs whilst respecting the architectural heritage and character of the area will be supported</p> <p>Proposals for new development should accord with the following criteria, as appropriate:</p> <ul style="list-style-type: none"> <li>a. Respect the existing settlement pattern in order to preserve its character.</li> <li>b. Retain existing connections and ensure new connections integrate with existing paths, streets, circulation networks, as well as natural features such as tree groups, hedgerows, and public rights of way.</li> <li>c. Reinforce the established character of streets, greens, and spaces, where this provides a positive impact.</li> <li>d. Harmonise and enhance the existing settlement in terms of physical form and architecture.</li> <li>e. Retain existing natural and historic features within the new development.</li> <li>f. Respect surrounding buildings in terms of scale, height, form and massing.</li> <li>g. Adopt contextually appropriate materials and details.</li> <li>h. Incorporate necessary services and drainage without causing harm to retained features.</li> </ul>	<p>Modification to reflect inclusion of the Design Guidelines and Codes as an appendix to the Neighbourhood Plan.</p>	<p>Agree. Design Guidelines and Codes included as new appendices to the Neighbourhood Plan and policy amended as recommended.</p>

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<p>i. Ensure all component elements of a development, e.g., buildings, landscapes and access routes, parking, open space, are well related to each other.</p> <p>j. Enable and support healthy lifestyles, especially where this would address health and well-being needs</p> <p>Consideration should be given to the specific guidance contained in the policies for the relevant Opportunity Zones. See also Policy SAX101 which relate to the Conservation Area.</p>		
<p><b>SAX2: Expansion of existing businesses</b></p> <p>Proposals for the expansion or intensification of existing businesses (including otherwise acceptable changes of use) <u>especially those which retain or increase the number of jobs, and provide skills development particularly those for young people</u> will be permitted where:</p> <ul style="list-style-type: none"> <li>a. They strengthen the economy of the town <del>by retaining or increasing the number of jobs within the town</del>, particularly the town centre and station area, <u>and</u></li> <li><del>b. They enhance the viability and vitality of the town,</del></li> <li><del>c. They provide sustainable jobs and skills development particularly for young people, and</del></li> <li><u>b.</u> They do not have a significant adverse impact upon the character of the area or the amenity of local residents, for example, through their design, impact upon amenity or highway safety issues caused by traffic generated.</li> </ul>	<p>To ensure consistency with the approach set out in Policy SCLP 4.1 of the Local Plan.</p>	<p>Agree. Policy amended as recommended.</p>
<p><b>SAX3: New businesses</b></p> <p>Development proposals which enable the establishment and growth <del>of the following types</del> of new businesses including small and medium sized enterprises <u>particularly those within the following types</u>, will be supported:</p> <ul style="list-style-type: none"> <li>a. Retail and hospitality.</li> </ul>	<p>To ensure consistency with approach advocated in Policy SCLP 12.28 of the Local Plan and ensure all new businesses are supported.</p>	<p>Agree. Policy amended as recommended.</p>

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<ul style="list-style-type: none"> <li>b. Traditional service industries.</li> <li>c. The energy sector (renewable energy, green energy, and carbon neutral energy) and those businesses associated with supporting those sectors.</li> <li>d. Creative and cultural industries including those that combine modern technology and the arts.</li> <li>e. Digital industries.</li> <li>f. Health, social care, and community support services.</li> </ul> <p>Wherever possible, development proposals for business or mixed uses within the parish should be located in the town centre, the station area, or Street Farm Road (see <b>Opportunity Zone policies</b>).</p>		
<p><del>8.6 Policy SAX4 below seeks to safeguard existing facilities where their loss would be detrimental. However such a policy should not be used to 'prop-up' an existing facility or service that is either no longer viable or no longer meets the needs of the local community. The policy also allows for the development of sites that are currently occupied by a community facility, where the development of that site would facilitate the provision of an improved or equivalent facility on another site to the benefit of the town. See also (Policy SCLP8.1 from the Local Plan)</del></p> <p><del><b>SAX4: Protecting valued local community facilities and amenities. Proposals for change of use, involving the potential loss of a community facility or amenity of local value, will only be permitted where an improved or equivalent facility can be located elsewhere in the town in an equally or more convenient, safe and accessible location, including in particular by pedestrians and cyclists. Such facilities include the primary and secondary schools, the doctors' surgery, Saxmundham Library, dentists, the Post Office,</b></del></p>	<p>To avoid duplication of Local Plan Policy SCLP 8.1. Unnecessary duplication of planning policy covering, is contrary to paragraph 16 f) of the NPPF.</p>	<p>Agree. Policy deleted.</p>

Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<del>local shops, banks, garage, pubs, community meeting venues, places of worship, day care facilities, and play areas.</del>		
<p><u>Community Facilities</u></p> <p><del>12.19</del> 8.14 A range of community facilities are highlighted in the Local Plan policy as needing to be delivered to support the growth of the Garden Neighbourhood. The Local Plan provides an indicative draft masterplan layout. The proposed community hub (or local centre) is shown within Benhall parish but close to the parish boundary. It should however relate well to and be easily accessible from the rest of the entire development if it is to function successfully as a hub. The local centre could be located next to the main entrance to the site welcoming visitors and residents. It will need to offer a variety of shops, open spaces and visitor's parking attracting people from the new and existing community as well as from the employment area. In such a location it can be easily seen from the main road (A12) also attracting drivers passing by. It would also seem to offer advantages for the local hub/centre to be located close to the schools.</p> <p><del>12.22</del> 8.15 Community consultation undertaken as part of the Neighbourhood Plan process revealed that indoor sports provision was the key priority for a facility thought currently to be lacking in the town and therefore the development of the Garden Neighbourhood should consider opportunities to provide such facilities where they can easily serve the new and existing communities. (See also Policy SAX4<del>5</del> below).</p>	Former supporting text from the (now deleted) South Saxmundham Garden Neighbourhood chapter. This text has been retained as it relates to the Town Council's own ambition and vision for the garden neighbourhood, rather than being a statement of planning policy.	Agree. Paragraphs moved as recommended and amended to reflect new location. Sub heading moved to before paragraph 8.12.
<p>SAX4<del>5</del>: New community facilities</p> <p>Development proposals for new or improved community facilities will be supported. This includes:</p> <p><del>Essential Infrastructure</del></p>	The approach to essential and desirable infrastructure is the same (both are supported) therefore it is not necessary to	Agree. Policy amended as recommended.

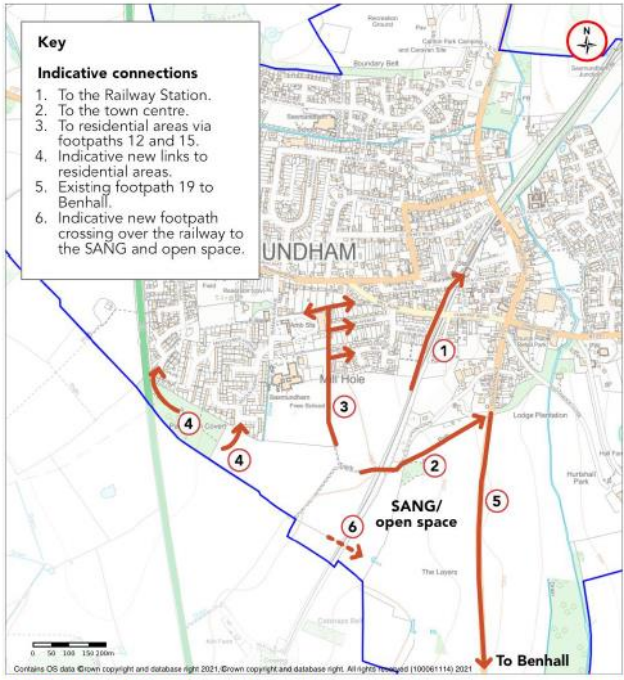
Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<ul style="list-style-type: none"> <li>i. Fully functioning indoor sport and leisure provision within the town <del>(including the Garden Neighbourhood). See also <b>SAXGN3</b></del></li> <li>ii. A fuller range of local health services, for example, new or expanded health and social care facilities.</li> </ul> <p><del>Desirable Infrastructure</del></p> <ul style="list-style-type: none"> <li>iii. Entertainment and cultural facilities.</li> <li>iv. Improved social provision, particularly for the young and the socially isolated.</li> </ul> <p>Proposals should:</p> <ul style="list-style-type: none"> <li>a. Be accessible by high quality walking and cycling links.</li> <li>b. Avoid or mitigate significant impacts on the amenity of surrounding residents.</li> <li>c. Enhance the local natural environment and avoid or mitigate significant detrimental impacts upon the local natural environment.</li> <li>d. Avoid severe impact to highway function or safety and mitigate any significant impacts to highway function or safety.</li> </ul> <p>(See also <b>Policy SAX145</b> relating to community gardens and allotments <del>and <b>Policy SAXGN3</b> for community facilities for the Garden Neighbourhood</del>).</p>	<p>distinguish between the two. Other amendments reflect the deletion of policies relating to the Saxmundham Garden Neighbourhood.</p>	
<p>9.11 Such networks should be comprehensive and provide not only for recreational routes but also for meaningful routes that can realistically be used for commuting to work or school. In addition, new routes should connect to the existing network and be suitable for use by people with disabilities and reduced mobility. New cycling and pedestrian routes should be safe, secure, and attractive, maximise the scope for pedestrians and cyclists and respond to the character of the area and any relevant design standards. See also <del><b>Policy SAXGN1</b> for more detail on connecting the Garden Neighbourhood and <b>Policy SAXTC1</b> for <a href="#">more detail on</a> the town centre/High Street.</del></p>	<p>Modification to reflect deletion of policies relating to the Saxmundham Garden Neighbourhood.</p>	<p>Agree. Paragraph amended as recommended</p>

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<p><u>Objective 4SSGN2: To successfully integrate - physically, environmentally, and socially - the new neighbourhood with the existing town and community of Saxmundham.</u></p> <p><u>Connecting the Garden Neighbourhood to the existing town and community</u></p> <p><u><del>12.11</del> 9.13 Since the only vehicular access route to and from the Garden Neighbourhood to the existing town is indirect, via the A12, direct, well sign-posted pedestrian and cycle connections to the town (including town centre, station, residential areas) must be provided that are sufficient in number and of high quality. Such links will also serve to further other aims, including promoting health and well-being.</u></p> <p><u><del>12.12</del> 9.14 Fundamental to the success of the development of the Garden Neighbourhood is to ensure that the local community can access existing town-based services and facilities as well as those which will be created over the plan period, e.g. the new primary school. At least three new and/or upgraded connections are <del>required</del> supported (see Policy SAX6)– to the Station, the town centre, and the existing residential area to the north-west of the neighbourhood site. The development of the Garden Neighbourhood should facilitate access to public transport. <del>through a layout that maximises the catchment for bus or other public transport – rail travel in particular.</del></u></p>	<p>Former supporting text from the (now deleted) South Saxmundham Garden Neighbourhood chapter. The text has been amended and retained as it relates to the Town Council's own ambition and vision for the garden neighbourhood, rather than being a statement of planning policy.</p>	<p>Agree. Objective and paragraphs moved and amended as recommended.</p>
<p><b>SAX5<del>6</del>: Improving connectivity</b></p> <p>Over the Plan period, opportunities will be sought to make the town safer and more accessible, and to contribute to the health and well-being of residents, through the provision of safe and attractive pedestrian and cycle routes, public rights of way and crossings, suitable for all users, in particular</p>	<p>Text retained from (now deleted) SAXGN1 has been added in SAX5. Amendments to the retained text clarify that the requirements are not specific to the garden neighbourhood and provide</p>	<p>Agree. Policy amended as recommended.</p>

Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p>linking <a href="#">new and existing</a> housing areas to the town centre and station. Development should maximise walking and cycling through its location and design.</p> <p><a href="#">New provision should be in the form of well-designed, attractive and safe to use routes (including appropriate lighting), and the enhancement of existing routes including making new connections and links where appropriate. New cycle linkages should be built to the standards set out in LTN1/20 Cycle Infrastructure Design.</a></p> <p>Development that will improve connectivity for pedestrians, cyclists, and users with a mobility impairment, both within Saxmundham, and in and out of Saxmundham to neighbouring towns and villages will be supported <a href="#">in so far as it relates to works within the plan area</a>.</p> <p>New routes, including new public rights of way, should form a cohesive network for users and allow for access both within the town and also to the wider countryside, where opportunities should be taken to create green corridors <a href="#">capable of</a> connecting with neighbouring villages. New developments will be supported where they provide, or contribute to safe, convenient, and pleasant pedestrian and cycle routes to the town centre, to community facilities (schools, library etc) and also to the wider countryside.</p> <p>Proposals that would improve connectivity between the town and the river frontage, including those that would provide for a comprehensive riverside walk, will be supported.</p>	<p>consistency Local Plan requirements.</p>	

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<p><u>Where major new development is to take place to the south of the town, support is given for the following new 'indicative' pedestrian and cycle connections within the plan area as shown in Figure 18 below:</u></p> <ul style="list-style-type: none"> <li>i. <u><b>Between new development and the railway station.</b> To be achieved through a new cycle and pedestrian route from the development via the cemetery along the west side of the railway, or other route offering similar direct linkage acknowledging that a segregated cycle path may not be achievable within highway land beyond the cemetery</u></li> <li>ii. <u><b>Between new development and the town centre (including supermarket area).</b> To be achieved through an improved cycle and pedestrian route via the existing bridge over the railway to South Entrance to provide easy and swift access to and from shops and facilities.</u></li> <li>iii. <u><b>Between new development and the surrounding residential areas and schools.</b> To be achieved via:</u> <ul style="list-style-type: none"> <li>a. <u>the existing footpath to the east of the school playing field (footpaths 12 and 15 Saxmundham), upgraded appropriately, and leading to and from Seaman Avenue and Mill Road, and</u></li> <li>b. <u>a new cycle and pedestrian route to the west of the school playing field to forge a strong connection with the existing residential communities to the south and west of the Memorial Field (Montagu Drive, Gilbert Road, Franklin Road, Drake Close, Mayflower Avenue and Lincoln Avenue) together with access to and from other residential areas beyond.</u></li> </ul> </li> <li>iv) <u>Upgrading of the existing public footpath (Saxmundham 19) between Benhall and Saxmundham, (where it runs along the B1121)</u></li> </ul>		



Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p><u>to provide a safe cycle and pedestrian route between the settlements</u></p> <p>v) <u>Consider opportunities to explore indicative new footpath rail crossing over the railway to provide a safe and accessible connection for residents of all ages to the SANG and open space on the east of the railway and to Benhall.</u></p> <p>See also <b>Policy SAXGN1</b>, Saxmundham Design Guidelines and Code for the <b>Garden Neighbourhood and the Neighbourhood Plan Area</b>.</p>		
 <p><b>Key</b></p> <p><b>Indicative connections</b></p> <ol style="list-style-type: none"> <li>1. To the Railway Station.</li> <li>2. To the town centre.</li> <li>3. To residential areas via footpaths 12 and 15.</li> <li>4. Indicative new links to residential areas.</li> <li>5. Existing footpath 19 to Benhall.</li> <li>6. Indicative new footpath crossing over the railway to the SANG and open space.</li> </ol> <p>UNDHAM</p> <p>SANG/ open space</p> <p>To Benhall</p> <p>Contains OS data © Crown copyright and database right 2021. © Crown copyright and database right. All rights reserved. 100061114 2021</p>	<p>Figure amended and relocated to reflect changes to policy SAX6 (SAX5 in referendum version) and the deletion of policies relating to the Saxmundham Garden Neighbourhood.</p>	<p>Agree. Figure amended and relocated as recommended.</p>

Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p><a href="#">Figure 18: Indicative Connections (source: Parish Online with own annotations). Blue line denotes Neighbourhood Plan Area boundary</a></p>		
<p><b>SAX67: Public Rights of Way</b></p> <p>Existing Public Rights of Way, including bridleways and footpaths, should be protected and enhanced <a href="#">to promote walking and cycling</a>. Enhancement can take the form of new routes, connections, improved surfaces and/or signage increasing access to the countryside and connectivity between parts of the town.</p> <p><a href="#">Where new routes are to be provided and existing routes enhanced, careful consideration should be given to ensure their safety and attractiveness, for all users and for adjacent occupiers. Proposals should seek to minimise light pollution whilst remaining safe and attractive to users.</a></p> <p>Public Rights of Way should be retained, except where it can be demonstrated that there is strong community support for it to be re-routed. Where Public Rights of Way are to be unavoidably impacted or lost, appropriate diversions or new routes will be provided that are safe and convenient for users.</p> <p><del>See also Policy SAXGN1.</del></p>	<p>To improve the clarity and utility of the policy and to better reflect national guidance.</p>	<p>Agree. Policy amended as recommended.</p>
<p><b>SAX78: Parking provision</b></p> <p>Parking provision (including cycle parking) for all new development in the Neighbourhood Plan area shall be in accordance with the adopted parking standards of <del>East</del> Suffolk <a href="#">County</a> Council.</p>	<p>Modifications to:</p> <ul style="list-style-type: none"> <li>- correct a factual error in relation to who has responsibility for parking standards,</li> <li>- ensure consistency with Local Plan policy SCLP7.2,</li> </ul>	<p>Agree. Policy amended as recommended.</p>

Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p><b>Residential parking</b></p> <p>Parking in new housing developments should be located to be discreet, accessible, and appropriate to both the character of the proposed development and the character of the existing area. <del>Where possible, n</del> New parking surfaces <del>should</del> <u>will be expected to</u> use permeable materials to minimise the occurrence of flooding.</p> <p>Taking into account the proposal and its location, individual parking provision should include adequate off-street parking for the size of the dwelling. Where garages are proposed they should be <del>of a size</del> <u>a minimum of 4.95m in length with a width of at least 2.9m in order</u> to accommodate and provide easy access to and from a range of modern vehicles.</p> <p>Where parking areas are proposed they should:</p> <ul style="list-style-type: none"> <li>i. Be located to promote natural surveillance and security</li> <li>ii. Where appropriate, make specific provision for layby parking and visitor parking.</li> <li>iii. Be well designed, including landscaping between parking bays.</li> <li>iv. Safe and convenient for users, including appropriate lighting.</li> </ul> <p><b>Non-residential parking</b></p> <p>Non-residential development including, commercial, retail and leisure development should provide adequate parking for the intended users of that development, including staff and customers to avoid creating parking problems such as parking on pavements and verges.</p>	<ul style="list-style-type: none"> <li>- provide clarity as to the precise expectations of the policy, and</li> <li>- reflect requirements of Part S of the Building Regulations.</li> </ul>	

Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p><del>Electric charging points</del>  <del>New housing developments and new public parking will be required to provide electric charging points for both bicycles and cars.</del></p> <p>See also <b>Saxmundham Design Guidelines and Code for the <del>Garden Neighbourhood and the</del> Neighbourhood Plan area July 2021.</b></p>		
<p><b>SAX<del>8</del>9: Windfall and infill development</b>  <del>Proposals for windfall or infill development (of whatever scale, including individual dwellings or small groups of houses) will be subject to the criteria in Policy SAX1.</del></p> <p><del>Additionally,</del> <del>p</del>Proposals for windfall and infill development should:</p> <ol style="list-style-type: none"> <li>be located within the defined settlement boundary <u>and</u></li> <li>not have an adverse impact upon the historic or natural environment or highway safety <u>and</u></li> <li>have a close functional relationship with the existing built-up area of the town and the existing pattern of development <u>and</u></li> <li>be self-contained with logical, natural boundaries <u>and</u></li> <li>be appropriate in size and scale to the site, its setting, and the town. <u>and</u></li> <li>not have an adverse impact upon the amenity of adjoining occupiers</li> </ol> <p>Proposals for back land, tandem or the development of gardens will only be supported where they meet all of the above criteria, and where they would not result in a cramped form of development or a density of development</p>	<p>To avoid unnecessary repetition of Policy SAX1.</p>	<p>Agree. Policy amended as recommended.</p>

Examiner's recommended modification	Reason for change (summarised)	Action by ESC
that would detract from the overall character of the area. Both the existing and proposed dwellings should have sufficient outdoor amenity space.		
<p><b>SAX9: <del>Tenure blind Housing Development</del>10: Housing mix</b></p> <p><del>Proposals for new housing should provide for a range and mix of housing, which, creates a balanced and inclusive community, and which meets both current and future local needs.</del></p> <p><del>The mix of new housing in the parish will be provided in accordance with the latest evidence of need. Particular support will be given to the provision of:</del></p> <ul style="list-style-type: none"> <li><del>a. Smaller 1-2 bedroomed properties suitable for first time buyers or those wishing to downsize (across all tenures)</del></li> <li><del>b. Housing suitable for older people, such as bungalows</del></li> <li><del>c. Housing that provides accommodation suitable for vulnerable people or those with special needs</del></li> <li><del>d. Affordable Housing</del></li> </ul> <p>Where affordable housing is to be provided it should be indistinguishable from other tenures in external form, quality, and character. In order to encourage both physical and social integration, affordable housing should be spread throughout any new development.</p>	Removal of housing mix requirements as these were not supported by adequate evidence.	Agree. Policy amended as recommended.
<p><b>SAX101: Historic town centre and Conservation Area</b></p> <p>The special character of Saxmundham Conservation Area and its setting will be <del>protected</del> <u>preserved</u> and enhanced. This will be achieved by:</p>	A minor wording change to help clarify the main aim of the policy and some additional wording to ensure cross reference to the proposals in the High Street	Agree. Policy amended as recommended.

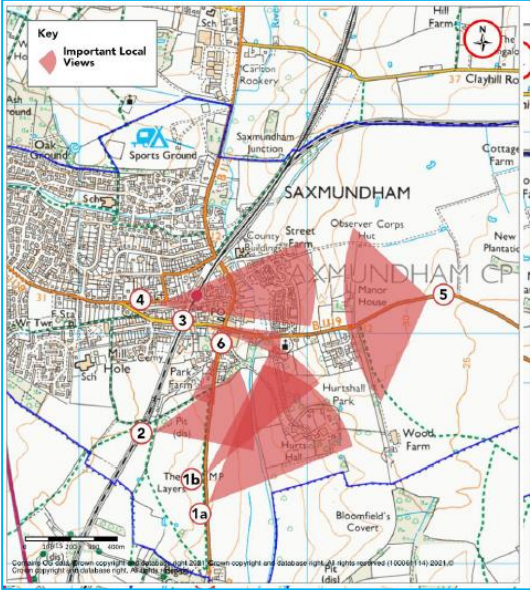
Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<ul style="list-style-type: none"> <li>a. Encouraging the retention and maintenance of traditional buildings and shopfronts which contribute to the overall character of the Conservation Area, whether listed or not.</li> <li>b. Ensuring that new development is sympathetic to the special qualities, character and appearance of the Conservation Area and takes account of its historic significance.</li> <li>c. Protecting the setting of the Conservation Area from development which adversely affects views into or out of the Conservation Area</li> <li>d. Ensuring that new development complements the built form and layout of the settlement itself and the attractive relationship which exists between the older buildings and the spaces between and around them.</li> <li>e. Encouraging the maintenance and enhancement of features and details which contribute to the area's local distinctiveness e.g., shopfronts, important landscape features such as trees and shrubs, walls, and railings.</li> <li>f. Requiring the use of high-quality traditional building materials and detailing, including but not limited to: <ul style="list-style-type: none"> <li>i. Local Suffolk bricks, e.g., soft reds largely on the rear elevations and hard whites on the front facades).</li> <li>ii. Lime render.</li> <li>iii. Pantile roofs.</li> <li>iv. Decorative details such as pargeting, or ashlar scored lines/stone blocks.</li> </ul> </li> </ul>	<p>masterplan as well as the guidance in the Design Guidelines and Code for the Neighbourhood Area.</p>	

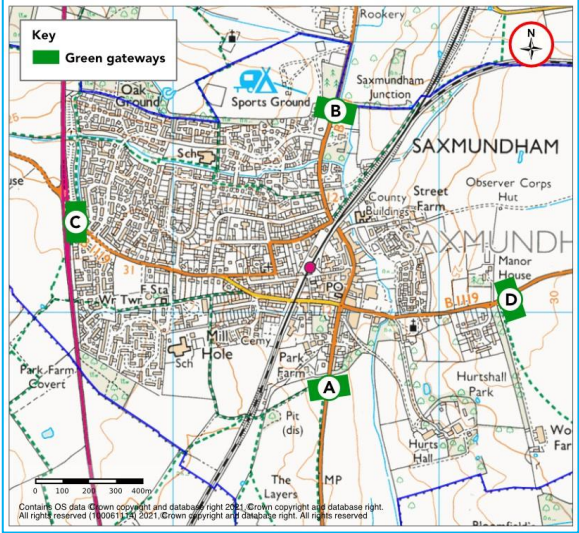
Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p>The use of non-traditional materials such as concrete tiles, artificial slates, plastic and aluminium windows and doors, cement render and modern bricks, should be avoided.</p> <p><a href="#">All proposals should have regard to the advice contained within the Design Guidelines and Codes for the Neighbourhood Plan Area as set out in Appendix E and where relevant the Concept Masterplan for the High Street (Appendix F).</a></p> <p><b>Signage and shopfronts</b> Where the need for new or reconfigured advertising signage (including shopfronts, highways and directional signage) has been established, consideration must be given to its size, design, and siting to ensure that it enhances the character and appearance of the Conservation Area. Proposals that seek to rationalise or reduce the amount of signage within the Conservation Area will be supported.</p> <p><b>Street furniture</b> Proposals seeking to enhance the streetscape and public spaces through appropriate use of street furniture and where practicable results in the provision of wider pavements which preserves and enhances the area will be supported.</p> <p><del>See also Policy SAXTC1 and Saxmundham Design Guidelines and Code for the Garden Neighbourhood July 2021.</del></p>		

Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p><b>SAX112: Non-designated Heritage Assets</b></p> <p>The following historic buildings and features (figure 21<del>0</del> and 22<del>1</del>) are identified as Non-Designated Heritage Assets due to their locally important character and historic features:</p> <ol style="list-style-type: none"> <li>1. The United Reformed Church, Chapel Road, <a href="#">including its graveyard</a>.</li> <li>2. The Old Fire Station, Rendham Road.</li> <li>3. Toll Gate Cottage, North Entrance.</li> <li>4. The Layers.</li> <li>5. Milestone on the B1121.</li> <li>6. The pillbox in the Memorial Field.</li> <li>7. The War Memorial in Fromus Square.</li> <li>8. The Town Pump.</li> <li>9. The Gannon Rooms.</li> <li>10. The Water Tower, Rendham Road.</li> <li>11. The Telephone Exchange, High Street.</li> <li>12. Victorian Post Box at the Railway Station.</li> <li>13. Saxmundham Goods Shed.</li> <li>14. Victorian Post Box at South Entrance</li> <li>15. George V Post Box at North Entrance</li> </ol> <p><a href="#">Development proposals affecting these non-designated heritage assets will be judged having regard to the scale of any harm or loss to their significance which may include its setting and relationship to its immediate surroundings and the contribution it makes to the character of the local area.</a></p>	<p>To ensure consistency with the Suffolk Monuments Record for the United Reformed Church, Chapel Road and further amendments to bring the policy in line with paragraph 197 of the NPPF which requires that the scale of any harm or loss should be weighed against the significance of the non-designated heritage assets.</p>	<p>Agree. Policy amended as recommended and figure 21 amended to reflect change.</p>



Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p><del>Development proposals should avoid harm to these heritage assets having regard to their character, important features, setting and relationship with surrounding buildings or uses.</del></p> <p><del>Proposals should demonstrate that consideration has been given to retaining:</del></p> <ul style="list-style-type: none"> <li><del>i. — The important asset or historic feature itself.</del></li> <li><del>ii. — Its most distinctive and important features.</del></li> <li><del>iii. — The positive elements of its setting and its relationship to its immediate surroundings.</del></li> <li><del>iv. — The contribution that the building or historic feature and its setting makes to the character of the local area.</del></li> </ul>		
<p>Para 11.31</p> <p><del>6. View from Clay Hill Road looking down on the town. Looking south west from Clay Hill Road over the town. This view is across open countryside and the railway and gives glimpses of the roofscape of the town nestling below, and longer views to the water tower which is a significant landmark.</del></p>	Proposed modification to delete view 6 as it includes land outside the Saxmundham Neighbourhood Plan area.	Agree. Paragraph deleted as recommended.
<p><b>Figure 232: Important Local Views</b></p>	Amended Figure to reflect the recommendation to delete view 6.	Agree. Figure amended as recommended.

Examiner's recommended modification	Reason for change (summarised)	Action by ESC
		
<p><b>Figure 243: Green gateways</b></p>	<p>New Figure to show all 4 green gateways as gateway B was not visible in the version included in the submission version of the Plan.</p>	<p>Agree. Figure amended as recommended.</p>

Examiner's recommended modification	Reason for change (summarised)	Action by ESC
		
<p><b>SAX123: Gateways, views and the landscape setting of Saxmundham</b></p> <p>The visual scenic value of the landscape and countryside in the parish outside of the defined settlement boundary will be protected from development that may adversely affect this character. The existing clear landscape break that physically separates different settlements shall be maintained in order to prevent coalescence and loss of individual settlement distinctiveness and identity.</p> <p>Development proposals within or which would affect an <del>important public local view</del> the following important local views should take account of the view concerned. Developments, which would have an unacceptable adverse</p>	<p>Series of wording modifications to clarify the six viewpoints which have public support and hence protection.</p> <p>Additional modification to delete view 6 as it includes land outside the Saxmundham Neighbourhood Plan area.</p>	<p>Agree. Policy amended as recommended.</p>

Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p>impact on the landscape or character of the view concerned, will not be supported.</p> <p><b>Important Local Views</b></p> <p><del>The following views/vistas (figure 22) are identified as important local views which shall be conserved and enhanced.</del></p> <ol style="list-style-type: none"> <li>1. View from the B1121 looking across to Hurts Hall and St John's Church.</li> <li>2. View from the high point of The Layers looking across the River Fromus to Hurts Hall.</li> <li>3. View along Chantry Road towards St John's Church.</li> <li>4. View from Albion Street across the town to Church Hill.</li> <li>5. View towards the town from the B1119 (Leiston Road).</li> <li><del>6. View from Clay Hill Road looking down on the town.</del></li> <li><del>7.</del> <u>6.</u> View to towards the open countryside from South Entrance.</li> </ol> <p><b>Green Gateways</b></p> <p>Proposals that would enhance the visual appearance of an entrance or 'gateway' to the town will be supported however where 'green' gateways or substantially undeveloped entrances currently exist, these should be maintained as 'soft' entrances to assist with the urban to rural transition.</p> <p>The following are identified as important Green Gateways (figure 24<del>3</del>):</p> <ol style="list-style-type: none"> <li>A. Southern entrance to be maintained as a green gateway to the town with the provision of accessible natural green space suitable for recreation.</li> </ol>		

Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p>B. Northern entrance (on Main Road), proposals that would enhance the existing gateway feature adjacent to Tollgate Cottage will be supported in principle, subject to other criteria in this policy.</p> <p>C. Western entrance at Rendham Road. The existing landscape buffer north of this entrance between the built-up edge of the town and the A12 shall be retained and enhanced.</p> <p>D. Eastern entrance at Leiston Road. The existing landscape buffer and tree line at this entrance shall be retained.</p> <p>Where gateway enhancements are proposed, schemes should be designed to ensure that gateway enhancements do not detract from highway safety and visual amenity and should minimise the need for non-essential lighting.</p> <p>Opportunities to improve the public realm at entrances to the town, through the use of appropriate hard or soft landscaping measures will also be supported where they include the use of vernacular materials and native planting.</p>		
<p><b>SAX14<del>5</del>: Community gardens and allotments</b></p> <p>The existing community garden at the former Fromus Centre site within Saxmundham will be protected (see <b>Policy SAX16</b>).</p> <p>All new <del>large scale major</del> residential developments <del>within or partly within Saxmundham</del> should <u>be strongly encouraged to</u> make provision for a proportionate area of land for a community garden or allotments to allow for the opportunity for residents to grow their own food, Such spaces and any</p>	<p>Amended wording to remove ambiguity from, and clarify the intentions of, the policy.</p>	<p>Agree. Policy amended as recommended.</p>

Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p>associated facilities (benches, paths) should be accessible to those with limited mobility in order to reduce the isolation of vulnerable groups.</p> <p>Where land becomes available, the provision of allotments will, in principle, be supported.</p>		
<p><b>SAX156: Green Spaces</b></p> <p><b>Local Green Spaces</b></p> <p>The following are identified as Local Green Spaces (figure 254) <u>where any proposals will be judged against the requirements which rule out development unless there are very special circumstances:</u></p> <ol style="list-style-type: none"> <li>1. The Memorial Field.</li> <li>2. Carlton Park sports and recreation ground.</li> <li>3. Seaman Avenue Playground.</li> <li>4. Chantry Road Playground.</li> <li>5. Thurlow Close Playground and adjacent green area.</li> <li>6. The Community Garden at the Fromus Centre off Seaman Avenue.</li> <li>7. Garden of Sax 'cess House.</li> <li>8. The Gull Path.</li> <li>9. Saxon Road Allotments.</li> <li>10. Fromus Green and play area.</li> </ol> <p><b>Suitable Alternative Natural Greenspace (SANG)</b></p>	<p>To clarify the implications of Local Green Space designation and bring the policy in line with Local Plan Policy SCLP 12.29.</p>	<p>Agree. Policy amended as recommended and key of figure 25 amended to reflect change.</p>


Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p>Land east of the Railway line and to the south of Saxmundham, including land known as The Layers is identified as an area of <a href="#">open space and SANG</a>, in connection with the South Saxmundham Garden Neighbourhood which will serve to meet the informal day to day recreational needs of both the new Garden Neighbourhood and the existing community <a href="#">whilst allowing for the retention of the existing uses of the land where it complements the delivery of the open space and SANG</a>. The location, design and access of the proposed SANG should take into account the purpose of the SANG, the need for easy and safe access to it together with potential impacts on landscape, nature conservation and heritage.</p>		
<p><del><b>12. Site specific: South Saxmundham Garden Neighbourhood</b></del></p> <p><del><b>South Saxmundham Garden Neighbourhood</b></del></p> <p><del><b>Objective SSGN1: To create a high quality, well designed, distinctive new development in line with 'Garden City' principles which is valued by its residents and recognised as an asset to the Town.</b></del></p> <p><del><b>12.1 Policy SCLP12.29</b> in the Adopted Suffolk Coastal Local Plan (SCLP) 2020, allocates 66.6 hectares of land as the South Saxmundham Garden Neighbourhood, the development of which is expected to provide an education led scheme of 800 dwellings, community facilities and employment land. The Garden Neighbourhood is envisaged to be an extension to the existing built-up area of Saxmundham; however, part of the allocation also extends into Benhall Parish to the south of Saxmundham.</del></p> <p><del><b>12.2</b> The Saxmundham Neighbourhood Plan area covers the parish of Saxmundham only and therefore the following policies are applicable only to</del></p>	<p>To ensure that the Neighbourhood Plan is not addressing land that is beyond the Neighbourhood Plan boundary.</p> <p>Where text in this section relates to the Town Council's own ambition and vision for the garden neighbourhood, rather than being a statement of planning policy, and where this is consistent with the provisions in the Local Plan, this text has been moved to sit with the relevant topic-based policy elsewhere in the Neighbourhood Plan.</p>	<p>Agree. Paragraphs, policies, objectives and figures deleted or moved as recommended.</p>

Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p><del>that part of the Garden Neighbourhood that falls within the Neighbourhood Plan area. The following policies seek to guide development of the Garden Neighbourhood within the parish of Saxmundham and their content has been informed in part by the AECOM Master Plan and the Design Guidelines and Codes for the Garden Neighbourhood (see also relevant area wide policies). As stated earlier, the AECOM Masterplan is a notional masterplan used as the basis for evaluating the impact the development may have on the town and the policies needed to mitigate the problems raised and to strengthen the advantages.</del></p> <p><del>12.3 Local Plan Policy <b>SCLP12.29</b> provides the overarching allocation for the Garden Neighbourhood and sets out the key issues that will need to be addressed in order for the development to be brought forward successfully. The Local Plan places considerable emphasis on the need for the development to be delivered through a masterplan approach brought forward and informed by landowner collaboration and community engagement. Saxmundham Town Council believe that such a masterplan, produced with both the input of the landowners and through meaningful engagement with the community is essential to the ensuring that the development of the Garden Neighbourhood is a success, in its own right and for the town as a whole. The Neighbourhood Plan policies (consistent with the Local Plan's policies) seek to influence and shape proposals that come forward for the development of the Garden Neighbourhood through the collaborative masterplan process outlined in the Local Plan.</del></p> <p><del>12.4 The Local Plan provides an indicative concept draft masterplan diagram that gives a broad indication of where various elements of the Garden</del></p>	<p>Where text has been retained and relocated to elsewhere in the Plan this is detailed elsewhere in this schedule, but for the avoidance of doubt :</p> <ul style="list-style-type: none"> <li>- objective SSGN1 is to be deleted,</li> <li>-paragraphs 12.1, 12.2, 12.4, 12.5, 12.9, 12.10, 12.13, 12.14 are to be deleted,</li> <li>-paragraphs 12.3, 12.6, 12.7 and 12.8 are to be inserted after paragraph 1.12,</li> <li>- paragraphs 12.11 and 12.12 to moved to sit with Policy SAX 6 after paragraph 9.12, and</li> <li>- paragraphs 12. 19 and 12.22 to be included with Policy SAX5.</li> <li>- Objective SSGN 2 to be moved to Chapter 9.</li> </ul>	



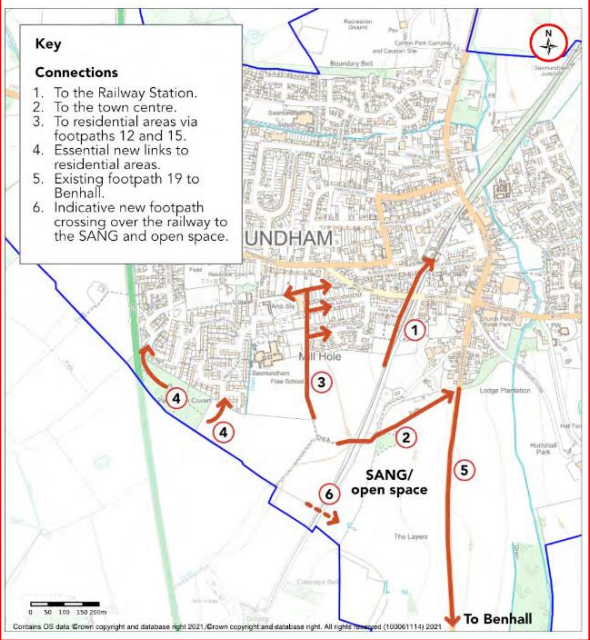
Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p><del>Neighbourhood may be located. Within the parish boundary of Saxmundham, it is envisaged that there will be at least three areas of residential/mixed use development, areas of woodland, informal and formal open space, existing mature hedgerows, and tree belts and at least 3 pedestrian and cycle accesses from the town into the Garden Neighbourhood. The proposed community hub and employment areas together with additional residential and mixed-use areas would be located within Benhall parish. The indicative masterplan in the Local Plan assumes that the new primary school will be located within the residential/mixed use areas but does not give a specific parish location. However, apart from the allocation of the employment site to the west of the A12, and land to the east of the railway for green space/SANG purposes (and not for built development), the siting and layout of the new development is left for the collaborative masterplanning process outlined above.</del></p> <p><del>12.5 This section of the Neighbourhood Plan aims to provide more detail to the Local Plan policy, provide input into the collaborative masterplan and identify specific land use requirements that will need to take place to enable the Garden Neighbourhood to come forward. This details in this section have been informed by community consultation undertaken as part of the development of the Neighbourhood Plan as well as the AECOM work in the 'notional' Masterplan and the Design Guidelines and Code.</del></p> <p><del>12.6 Critical to the success of the Garden Neighbourhood will be its successful integration with the existing community of Saxmundham (and Benhall). In order to create a full sustainable Garden Neighbourhood consistent with the objectives of the NPPF, this integration needs to be:</del></p>		

Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<ul style="list-style-type: none"> <li>• <del>Physical — in terms of the relationship between the new development and the existing built-up area of the town, high quality connections — pedestrian and cycle — to — promote easy, safe and quick access between the town and the development and also the development and the facilities of the town e.g., the town centre and the railway station.</del></li> <li>• <del>Environmental — in terms of high — quality green infrastructure connections and links between the Garden Neighbourhood and the town; design and layout of the Garden Neighbourhood to reflect local character.</del></li> <li>• <del>Social — A strong connection and interaction between the Garden Neighbourhood and the rest of the town, services to meet the needs of local people, provision of primary school and early years facilities, housing that provides for a mixed and balanced community and ensure integration and cohesion between new and existing communities.</del></li> </ul> <p><del>12.7 Saxmundham Town Council believes that any future development in the Garden Neighbourhood site should take the name of the site literally and aim to create a rural countryside feeling for the area.</del></p> <p><del>12.8 Thus, the vision for the site is to create a high quality, well designed, distinctive new development in line with 'Garden City' principles which is valued by its residents and recognised as an asset to the Town. The green infrastructure would contribute to this vision in the form of informal green spaces, parks, public squares, sports pitches, community gardens, large street</del></p>		

Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p><del>trees, hedgerows and so on. There will be a strong connection and interaction with the existing settlement to the north.</del></p> <p><del>12.9 This will be achieved through the adoption and implementation of the following key development principles for the area:</del>  <del>a.the creation of a rural/countryside feel for the area where pedestrian and cycle movement are prioritised over vehicular movement.</del>  <del>b.the provision of a wide range of green infrastructure including informal green spaces, parks, public squares, sports pitches, allotments or community gardens, the use of large trees and hedgerows.</del>  <del>c.strong connections and access to and from the north of the area with the existing settlement of Saxmundham.</del></p>  <p><del>Figure 25: South Saxmundham Garden Neighbourhood, indicative draft masterplan from the Local Plan.</del>  <del>Note: indicative draft masterplan assumes new primary school within the residential/mixed-use areas</del>  <del>(source: Area-Specific Strategies, Suffolk Coastal Local Plan, Adopted September 2020).</del></p>		

Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p><b><del>Connecting the Garden Neighbourhood</del></b></p> <p><b><del>Objective SSGN2: To successfully integrate — physically, environmentally, and socially — the new neighbourhood with the existing town and community of Saxmundham.</del></b></p> <p><del>12.10 The success of the Garden Neighbourhood, for its residents and for the town of Saxmundham, depends to a large degree on (a) how well it is physically accessible to and integrated with the town, offering seamless, easy to navigate routes, and (b) how well it provides for excellent connections and movement within the Neighbourhood. The development proposals for the Garden Neighbourhood (to be master planned with full community engagement) are required to ensure that excellent connectivity is provided: (a) between the existing Town and the Garden Neighbourhood, and (b) within the Garden Neighbourhood itself.</del></p> <p><del>12.11 Since the only vehicular access route to and from the Garden Neighbourhood to the existing town is indirect, via the A12, direct, well sign-posted pedestrian and cycle connections to the town (including town centre, station, residential areas) must be provided that are sufficient in number and of high quality. Such links will also serve to further other aims, including promoting health and well-being.</del></p> <p><b><del>Connecting the Garden Neighbourhood to the existing town and community</del></b></p> <p><del>12.12 Fundamental to the success of the development of the Garden Neighbourhood is to ensure that the local community can access existing town-based services and facilities as well as those which will be created over the plan period, e.g. the new primary school. At least three new and/or</del></p>		

Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p><del>upgraded connections are required — to the Station, the town centre, and the existing residential area to the north-west of the neighbourhood site. The development of the Garden Neighbourhood should facilitate access to public transport, through a layout that maximises the catchment for bus or other public transport — rail travel in particular.</del></p> <p><del><b>Connections and movement within the Garden Neighbourhood</b></del></p> <p><del>12.13 The creation of the Garden Neighbourhood provides the opportunity to encourage and facilitate use of sustainable transport, in particular walking and cycling, and so to promote exercise for health and well-being. Connections both within and into and out of the Garden Neighbourhood should create places that are safe, secure and attractive to users, in terms of their visual quality and which minimise the scope for conflicts between pedestrians, cyclists and vehicles and avoid unnecessary street clutter and respond to local character and design standards.</del></p> <p><del>12.14 Policy SAXGN1 below has been developed to take account of these issues.</del></p>		

Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p><b>Key</b></p> <p><b>Connections</b></p> <ol style="list-style-type: none"> <li>1. To the Railway Station.</li> <li>2. To the town centre.</li> <li>3. To residential areas via footpaths 12 and 15.</li> <li>4. Essential new links to residential areas.</li> <li>5. Existing footpath 19 to Benhall.</li> <li>6. Indicative new footpath crossing over the railway to the SANG and open space.</li> </ol>  <p>Figure 26: Connections (source: Parish Online with own annotations). Blue line denotes parish boundary</p> <p><b>SAXGN1: Connecting the Garden Neighbourhood</b></p> <p>Development proposals for the Garden Neighbourhood will be expected to ensure that excellent connectivity, both between the existing town and the Garden Neighbourhood and within the Garden Neighbourhood itself, is provided for all users, including those with a mobility impairment.</p> <p>Pedestrian and cycle movement between the Garden Neighbourhood and the existing town is prioritised over vehicular movement through the</p>		

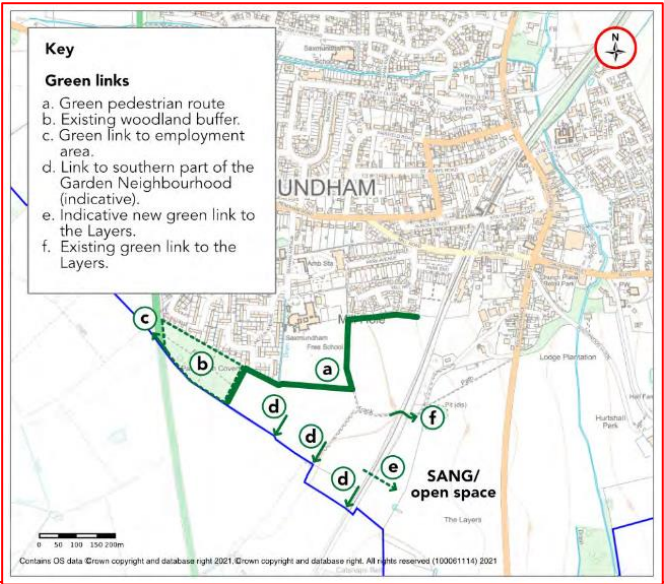
Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p><del>provision of connections, sufficient in number and of the highest quality. They must be convenient and direct in order to avoid use of the single vehicular access to the Garden Neighbourhood via the A12.</del></p> <p><del>This provision will be in the form of well designed, attractive and safe to use (including appropriate lighting), new pedestrian and cycle linkages and the enhancement of existing routes including making new connections and links where appropriate. New cycle linkages to be built to the standards set in LTN 1/20 Cycle Infrastructure Design Such links will be implemented at the outset of the development (Phase 1) prior to the occupation of new dwellings.</del></p> <p><del>Connecting the Garden Neighbourhood to the existing town and community</del></p> <p><del>New and enhanced pedestrian and cycle connections will include:</del></p> <ul style="list-style-type: none"> <li><del>i. ——— Connection between the Garden Neighbourhood and the railway station. This will be achieved through a new cycle and pedestrian route from the development via the cemetery along the west side of the railway, or other route offering similar direct linkage</del></li> <li><del>ii. ——— Connections between the Garden Neighbourhood and the town centre (including supermarket area). This will be achieved through an improved cycle and pedestrian route via the existing bridge over the railway to South Entrance to provide easy and swift access to and from shops and facilities.</del></li> <li><del>iii. ——— Connections to the surrounding residential areas and schools. These will be achieved via:</del></li> </ul>		

Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p><del>a.the existing footpath to the east of the school playing field (footpaths 12 and 15 Saxmundham), upgraded appropriately, and leading to and from Seaman Avenue and Mill Road, and</del></p> <p><del>b.a new cycle and pedestrian route to the west of the school playing field which is necessary to forge a strong connection with the existing residential communities to the south and west of the Memorial Field (Montagu Drive, Gilbert Road, Franklin Road, Drake Close, Mayflower Avenue and Lincoln Avenue) together with access to and from other residential areas beyond.</del></p> <p><b>Public Transport</b></p> <p><del>iv. The site access will need to be able to accommodate buses to easily serve the site including bus linkages to the town centre and supermarket area. New bus stops should be provided within easily accessible locations.</del></p> <p><b>Connections and movement within the Garden Neighbourhood</b></p> <p><del>New development within the Garden Neighbourhood, is expected to come forward through a master planning process involving landowner collaboration and community engagement as identified in the Local Plan. Proposals must promote the use of sustainable transport modes, as appropriate, including for exercise for health and well-being, as set out below:</del></p> <p><del>v. The street layout should integrate existing public rights of way with new green links to encourage walking and cycling within the</del></p>		



Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p><del>area, thereby reducing the reliance on cars within the Garden Neighbourhood.</del></p> <p><del>vi. A central cycle avenue running through the site, would help to filter traffic and vehicular movement</del></p> <p><del>vii. In addition to other cycleways referred to above, the provision of a circular green route is encouraged around the site as defined in the Local Plan, for use by cyclists and walkers.</del></p> <p><del>viii. Good quality walking and cycling links to and from Benhall, utilising existing Public Rights of Way shall be created or improved.</del></p> <p><del>ix. The existing public footpath (Saxmundham 19) between Benhall and Saxmundham, (where it runs along the B1121 within the hedgerow along the eastern boundary of the Garden Neighbourhood site), shall be upgraded to provide a safe cycle and pedestrian route between the settlements (also forming part of the circular green route at (vii) above).</del></p> <p><del>x. The existing rail crossing bridge shall be retained and upgraded for safe cycle and pedestrian use.</del></p> <p><del>xi. A further suitable rail crossing point (bridge) should be considered to the south of the site to provide a safe and accessible connection for residents of all ages to the SANG on the east of the railway and to Benhall (this could be sited within the Neighbourhood Plan Area).</del></p> <p><del>xii. Existing public rights of way to be preserved and enhanced to promote walking and cycling.</del></p>		

Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p><del>Where new routes are to be provided and existing routes enhanced, careful consideration should be given to ensure their safety and attractiveness, for all users and for adjacent occupiers. Proposals should seek to minimise light pollution whilst ensuring that routes are safely lit and attractive to users.</del></p> <p><del>Note: this policy only applies to the parts of the South Saxmundham Garden Neighbourhood that fall within the Saxmundham Neighbourhood Plan area. See also Policy SAX6 Improving Connectivity.</del></p> <p><b>Physical Infrastructure</b></p> <p><del>12.15 It should be noted that off-site infrastructure requirements including health provision and police facilities, will be required through developer contributions. Confirmation of foul sewerage and water capacity will also be required. This is referred to in the Local Plan (<b>Policy SCLP12:29</b>).</del></p> <p><b>Green infrastructure</b></p> <p><del>12.16 The successful integration of the Garden Neighbourhood into the wider area and its acceptance by the wider community will no doubt be influenced by how well it is considered to live up to its name e.g. 'Garden' and also how engaged the community has been in the collaborative masterplanning process. A key indicator of this will be the quality and quantity of green infrastructure that is provided both within and at the edge of the Garden Neighbourhood development.</del></p> <p><del>12.17 New Green links will be required along the edges of the site to create a green buffer, mitigate any noise disturbance and connect with surrounding assets (countryside, SANG, existing settlement, High Street). The Local Plan</del></p>		

Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p><del>proposes that the entire area east of the railway is for 'open space' and Suitable Alternative Natural Greenspace (SANG) (possibly with some part in existing agricultural use) in order to have a positive impact on the environment. Footpaths and signage within the SANG will facilitate movement and attract people. Any new green links will need to be located to encourage walking and cycling around the area reducing the reliance on cars.</del></p>  <p><del>Figure 27: Green links (source: Parish Online with own annotations). Blue line denotes parish boundary.</del></p> <p><del>12.18 A range of green spaces will need to be provided including formal parks, play areas, sports fields, public square, informal greens. All will create a system of different types of green spaces that meet the needs of a wide</del></p>		

Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p><del>range of people; shelters, public toilets and other facilities may need to be investigated in some specific green spaces; and a circular green route around the site would enhance the rural countryside 'feel' and promote walking and cycling.</del></p> <p><b>SAXGN2: Green infrastructure links</b></p> <p><del>The provision of high quality, well designed and accessible green links, spaces and green infrastructure shall be provided in order to achieve a sustainable and integrated new neighbourhood.</del></p> <p><del>New development within the Garden Neighbourhood is expected to come forward through a master planning process involving landowner collaboration and community engagement as identified in the Local Plan. Development proposals which meet the following criteria will be supported:</del></p> <ul style="list-style-type: none"> <li><del>i. Green infrastructure links which connect to the wider countryside, to the west to the employment area, east to the Layers and to the wider countryside.</del></li> <li><del>ii. A well landscaped 'green zone' to be created along the northern boundary of the Garden Neighbourhood between the existing and new communities and to safeguard amenity between existing and new properties.</del></li> <li><del>iii. The area east of the railway line including The Layers is identified for the provision of open space and an appropriate area of well-designed Suitable Alternative Natural Greenspace (SANG), to mitigate the potential impacts of recreational disturbance on the</del></li> </ul>		

Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p><del>Special Protection Areas (see Policy SAX16). The land east of the railway, defined for these purposes, should be delivered as an integral part of the garden neighbourhood. The retention of existing uses on a part of the land to the east of the railway is supported, within this framework, where it is compatible with and complements the delivery of open space and SANG.</del></p> <p><del>iv. All existing trees, hedges, and hedgerows to be retained and incorporated into the design and layout of proposals, in so far as is reasonably practicable.</del></p> <p><del>v. Provision of significant landscaped area along the western boundary of the site, adjacent to the A12, to provide a soft landscaped edge to the development and the opportunity for recreational pedestrian routes and noise mitigation.</del></p> <p><del>vi. New allotments and/or community gardens should be provided within the new neighbourhood.</del></p> <p><del>vii. The inclusion of 'green corridors' to allow the passage of wildlife through and within the neighbourhood.</del></p> <p><del>Note: this policy only applies to the parts of the South Saxmundham Garden Neighbourhood that fall within the Saxmundham Neighbourhood Plan area.</del></p> <p><del>Community facilities</del></p> <p><del>12.19 A range of community facilities are highlighted in the Local Plan policy as needing to be delivered to support the growth of the Garden Neighbourhood. The Local Plan provides an indicative draft masterplan layout. The proposed community hub (or local centre) is shown within</del></p>		

Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p><del>Benhall parish but close to the parish boundary. It should however relate well to and be easily accessible from the rest of the entire development if it is to function successfully as a hub. The local centre could be located next to the main entrance to the site welcoming visitors and residents. It will need to offer a variety of shops, open spaces and visitor's parking attracting people from the new and existing community as well as from the employment area. In such a location it can be easily seen from the main road (A12) also attracting drivers passing by. It would also seem to offer advantages for the local hub/centre to be located close to the schools.</del></p> <p><del>12.20 There is no specific location for the new primary school indicated in the Local Plan. However the existing secondary school is located immediately north of the proposed Garden Neighbourhood and there is some logic that would support locating the primary school close to the secondary school where opportunities for shared facilities and ease for parents at pick up and drop off can be realised, and the extent of motor vehicle journeys within the Neighbourhood minimised.</del></p> <p><del>12.21 Locating the primary school to the north of the development would enable the school grounds along with the existing woodland to the west and the secondary school to the north to form a good amount of green buffer between the existing and new settlement, while also offering opportunities for pedestrian and cycle routes. The proximity of the school grounds to the woodland area also gives the opportunity for outdoor school classes during spring and summer periods. The location of the primary school in this area would mean it is within easy walking</del></p>		

Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p><del>distance from the existing and the new communities respecting the needs of both sides</del></p> <p><del>12.22 Community consultation undertaken as part of the Neighbourhood Plan process revealed that indoor sports provision was the key priority for a facility thought currently to be lacking in the town and therefore the development of the Garden Neighbourhood should consider opportunities to provide such facilities where they can easily serve the new and existing communities. (See also Policy SAX5).</del></p> <p><b>SAXGN3: Community facilities</b></p> <p><del>The creation of the new Garden Neighbourhood will be supported by the provision of the following key pieces of community infrastructure.</del></p> <p><del>Primary school and associated early years setting: consideration to be given to it being located to the north of the site, within the Neighbourhood Plan area to allow for physical and social connectivity with the existing community and secondary school and affording opportunities to enhance the proposed northern landscape buffer (see Policy SAXGN2 ii) above). Both facilities to be accessible by high quality walking and cycling facilities.</del></p> <p><del>Second Early Years Setting (of approximately 0.1 hectares): To be suitably located to ensure good coverage of childcare across the Garden Neighbourhood and to ensure that both early years settings can be sustainable in the long term; and to be accessible by high quality walking and cycling facilities.</del></p>		

Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p><del>Local centre/community hub: to be located where it can best meet the needs of residents of the neighbourhood and the communities beyond, preferably in close proximity to the Primary School with easy access from all parts of the new neighbourhood, including the employment area. This would also allow for existing and proposed green links to come through the local centre creating a well-connected walking network.</del></p> <p><del>Proposed housing areas: should create a well-connected neighbourhood where all housing types and tenures are equally distributed and are well located in relation to the green spaces, green links in order to maximise accessibility and to provide natural surveillance, as well as the location of the primary school and the local centre.</del></p> <p><del>Proposals for additional indoor sports provision within the Garden Neighbourhood will be strongly encouraged. This could be co-located with the school(s) or the Local Centre/Community Hub and should be easily accessible from the town. (See also Policy SAX5)</del></p> <p><del>Note: this policy only applies to the parts of the South Saxmundham Garden Neighbourhood that fall within the Saxmundham Neighbourhood Plan area.</del></p>		
<p><b>SAXTC1: Town centre overarching strategy</b></p> <p>Proposals will be supported that contribute to achieving a vibrant and bustling town centre comprising a healthy mix of retail, service sector, business, entertainment, cultural and residential uses.</p>	<p>To ensure specific reference to the High Street Concept Masterplan is embedded in policy.</p>	<p>Agree. Policy amended as recommended.</p>



Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p><a href="#"><u>Proposals should have regard to the advice contained within the Concept Masterplan for the High Street as set out in Appendix F.</u></a></p> <p>Development proposals in and around the High Street will be supported where (if otherwise appropriate) they contribute to the following aims, as appropriate:</p> <ul style="list-style-type: none"> <li>a. Reinforce the area's distinctiveness and attractive character as a location where pedestrian activity is prioritised and users have a high sense of safety and belonging.</li> <li>b. Ensure the impact of vehicular traffic is relatively low and frontage servicing is minimised.</li> <li>c. Support good connectivity between the different areas of the town centre by creating a pedestrian friendly environment.</li> <li>d. Enhance the focal point around the Market Hall and The Bell Hotel as a desirable meeting place.</li> <li>e. Enhance of the appearance of the frontage of the Market Hall as an important landmark building, which contributes to the character of the town centre.</li> </ul> <p>Development proposals that improve accessibility and safety for pedestrians, cyclists and other town centre users will be supported that:</p> <ul style="list-style-type: none"> <li>f. Provide for parking within easy walking distance from the town centre to encourage walking.</li> <li>g. Improve provision for cyclists both in terms of access and for cycle parking.</li> </ul>		

Examiner's recommended modification	Reason for change (summarised)	Action by ESC
<p>h. Enhance the visual appearance of the High Street through the use of an increased number of 'Street trees.'</p> <p>Proposals will not be supported where they would be detrimental to these aims.</p> <p>See also Policy <b>SAX101: Historic Town Centre and Conservation Area.</b></p>		
<p><b>SAXSFR1: Street Farm Road Opportunity Zone</b></p> <p>Two areas are identified in Street Farm Road as having the potential to provide for development and environmental enhancement which would improve the visual appearance and character of the area (figure <b>2830</b>):</p> <ul style="list-style-type: none"> <li>• <b>Site Zone 1:</b> the site of the former Bus Garage, currently used as a hand car wash, is identified for development consisting predominantly of the provision of public car parking (including provision for electrical car charging) to serve the town centre at the front of the site, with commercial and employment uses to the rear.</li> <li>• <b>Site Zone 2:</b> the site opposite the library and currently used as a material store and informal car parking, is identified for a flexible community open space with links to the riverside walk providing environmental and visual enhancements.</li> </ul>	References updated for consistency with figure 28 which refers to 'sites'.	Agree. Policy amended as recommended.

#### Council's further modifications

Under section 12(6)(a) of Schedule 4B of the Town and Country Planning Act 1990, the Council considers that the following modifications are also needed in order that the Plan meets the basic conditions or for the correction of errors.

Further Actions	Reason for change	Action by ESC
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<p>1.2 The Neighbourhood Plan Area covers the entire Parish of Saxmundham <a href="#">(as it was at the time of Neighbourhood area designation)</a><sup>1</sup> and was formally designated by East Suffolk Council on 29th August 2017.</p> <p><a href="#">1. In this Plan, references to the parish of Saxmundham and its boundaries are to the parish and its boundaries prior to 1st April 2023; changes in boundary which took effect on that date are not relevant to the Plan or its policies</a></p>	<p>Additional wording to clarify the Neighbourhood Plan Area boundary following amendment of the Saxmundham Parish Boundary in April 2023.</p>	<p>Agreed. Paragraph 1.2 has been amended and a footnote added.</p>
<p>1.5 The Plan looks <del>14 years</del> ahead to 2036, which is consistent with the Local Plan. It recognises that the town had changed significantly in recent years and will continue to do so. It also recognises, however, that as an ancient market town with a strategic location, it is important to maintain those features of its heritage which continue to make it an attractive place as well as a functional place in which to live and to visit. The key issues facing the town, which have been highlighted through public participation, include concerns about the long-term viability of the town centre, about the quality of the town centre environment and facilities, about poor provision for pedestrians and cyclists, inadequate long-term parking, a lack of green public open spaces and the need to protect and enhance the natural environment. People wish to see the town centre performing social and cultural roles in addition to being a retail and business centre for the local district.</p>	<p>To clarify the end date of the plan.</p>	<p>Agreed. Paragraph 1.5 has been amended.</p>
<p>1.9 The Neighbourhood Plan has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012 (as amended). Figure 2 outlines the stages the Steering Group has <del>gone through-completed-and the future work programme.</del></p>	<p>Modification to reflect the completion of the Steering Group's work programme.</p>	<p>Agreed. Wording updated to reflect current stage.</p>

<p>1.17<del>3</del> This is the <del>Submission</del> <u>Referendum</u> version of the Saxmundham Neighbourhood Plan, <del>prepared for submission to East Suffolk Council</del>. This follows pre-submission consultation which took place during the seven-week period from 5th November to 22nd December 2021 <u>and Independent Examination between November 2022 and February 2023</u>. <del>Local residents, businesses, and statutory agencies had the opportunity to comment on the draft Plan. 91 responses were received from individuals together with the statutory consultees. All comments have been collated and considered.</del> The Plan has been amended <del>for submission to East Suffolk Council in April 2022 following the Examination in accordance with the Examiner's recommendations.</del></p> <p>1.18<del>4</del> When the Saxmundham Neighbourhood Plan <u>was</u> <del>is</del> submitted for independent examination, it <u>was</u> <del>will also be</del> accompanied by the following documents:</p> <ul style="list-style-type: none"> <li>• Basic Conditions Statement – outlines how the statutory basic conditions have been met.</li> <li>• Consultation Statement – outlines how and when the public have been consulted on the content of the Plan.</li> <li>• Strategic Environmental Assessment Screening Report – to determine whether the Neighbourhood Plan requires a full Strategic Environmental Assessment.</li> <li>• Habitat Regulation Screening Report – identifies any potential impacts on protected species or habitats.</li> </ul>	<p>Factual updates for clarification to reflect the current stage that the Neighbourhood Plan is at.</p>	<p>Agreed. Wording updated to reflect current stage.</p>
<p>1.20<del>16</del> <del>After submission, East Suffolk Council will undertake a checking process and further consultation. The Neighbourhood Plan will then go through</del> <u>was subject to an</u> independent examination <u>which concluded that</u> <del>Subject to the Examiner's report,</del> the Neighbourhood Plan should <del>then</del> proceed to referendum.</p>	<p>Factual updates for clarification to reflect the current stage that the Neighbourhood Plan is at.</p>	<p>Agreed. Wording updated to reflect current stage.</p>

<p>Stage 5: Submission, examination, referendum and adoption (January 2022 to <del>March</del> Summer 202<del>3</del><sup>2</sup>)</p> <ul style="list-style-type: none"> <li>• Modifications have been made to the Neighbourhood Plan following pre-submission consultation.</li> <li>• Submission of the Neighbourhood Plan to East Suffolk Council with supporting documents, Spring 2022.</li> <li>• Examination, <del>Summer</del> <u>Autumn 2022 to February 202<del>3</del><sup>2</sup></u>.</li> <li>• Referendum and adoption, <del>Autumn</del> <u>Summer 202<del>3</del><sup>2</sup></u>.</li> </ul>	<p>Factual updates for clarification to reflect the current stage that the Neighbourhood Plan is at.</p>	<p>Agreed. Wording updated to reflect current stage.</p>
<p>3.5 The various stages of consultation resulted in a rich harvest of views and information. For full details please see website and the summaries of the individual consultation events <a href="http://www.saxplan.org/news">www.saxplan.org/news</a>. The points expressed in the consultation meetings have been relatively consistent and were reinforced by the household survey and the Regulation 14 responses. Full details are included in the Consultation Statement <del>which accompanies this plan for submission</del> .</p>	<p>Factual update for clarification to reflect the current stage that the Neighbourhood Plan is at.</p>	<p>Agreed. Wording updated to reflect current stage.</p>
<p>4. Vision and Objectives A vision for Saxmundham (to 203<del>6</del><sup>7</sup>)</p>	<p>Typographical error. Correction needed for consistency with the text in paragraph 4.1 and elsewhere in the plan which states the end date of the plan is 2036.</p>	<p>Agreed. Correction made.</p>
<p><del>4.5 It should be noted that the objectives and policies that relate to the Garden Neighbourhood e.g. SSGN1 and SSGN2; SAXGN1-3 are applicable within the part of the Garden Neighbourhood that falls within the Neighbourhood Plan Area only.</del></p>	<p>Consequential change to reflect the deletion of the policies relating to South Saxmundham Garden Neighbourhood.</p>	<p>Agreed. Paragraph deleted.</p>
<p>5.1 The vision and objectives have provided the framework to develop the policies in the Neighbourhood Plan. Each policy relates to a particular objective under the following five area wide themes: the local economy; community, social and recreation provision; transport and movement; housing and heritage; and the natural environment. In addition, there are zonal policies for the identified Opportunity Zones, <del>for the South</del></p>	<p>Consequential change to reflect the deletion of the policies relating to South Saxmundham Garden Neighbourhood.</p>	<p>Agreed. Wording amended.</p>

<del>Saxmundham Garden Neighbourhood</del> , with <del>for</del> the town centre, station area, Street Farm Road, Fromus Square and the former Fromus Centre. The Opportunity Zones are not intended to be site specific allocations but indicative areas within which specific proposals and actions will be encouraged.		
9.22 <del>9</del> Whilst it is recognised that the use of cars for personal mobility will continue and therefore provision for parking is necessary, the principles of high-quality design and the creation of a safe, attractive and liveable environment is still paramount. Detailed consideration should be given to the provision of new parking, which should aim to be discreet and not dominate the design of development. The <b>Saxmundham Design Guidelines and Code for the <del>Garden Neighbourhood and the</del> Neighbourhood Plan area July 2021</b> provides useful guidance on the design of parking areas which the proposers of development are encouraged to follow.	Modification to reflect the amended scope of the Design Guidelines and Codes which no longer includes detail related to the Garden Neighbourhood.	Agreed. Wording amended.
10.11 Therefore the Neighbourhood Plan should encourage for all sizes of home to be provided in Saxmundham in future years. In particular, encouragement is given for additional provision of accommodation suitable for vulnerable people or those with special needs. Housing provision in the parish should be part of a dwelling size mix that is balanced overall and which meets the needs of a growing older population as well as those currently priced out of the market. <del>It is important that consideration is given in policy to qualitative evidence from the household survey, about the needs of local people and the community's wider priorities. The following Policy SAX10 has therefore drawn on evidence from the results of the household survey.</del>	Consequential change to reflect Examiners recommendation to delete the first two paragraphs of policy SAX10 (SAX9 in referendum version). References no longer relevant.	Agreed. Wording amended.
Figure 2 <del>68</del> - Issues and constraints around the High Street, Saxmundham (source: Concept masterplan for the High Street <del> and Garden Neighbourhood</del> , AECOM).	Modification to reflect the amended scope of the Design Guidelines and Codes which no longer includes detail related to the Garden Neighbourhood.	Agreed. Wording amended.

<b>Appendix B: Justification for Non-designated Heritage Assets</b> <b>1. The United Reformed Church, Chapel Road and its graveyard</b>	Consequential change to reflect the earlier recommendation against policy SAX12 (SAX11 in referendum version).	Agreed. Wording amended.
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