

Saxmundham Neighbourhood Plan Consultation Statement

To accompany the Saxmundham Neighbourhood Plan
submission version, for examination

April 2022
(updated May 2022)

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1. Introduction

1.1 Background and consultation requirements

- 1.1.1 Saxmundham Neighbourhood Plan is a community-led framework to shape the town's development, regeneration and conservation. It sets out a shared 'vision' and planning policies for the future of Saxmundham. It is the first of its kind for Saxmundham and a part of the Government's current approach to planning. It has been undertaken with extensive community engagement, consultation and communication.
- 1.1.2 The Consultation Statement is designed to meet the requirements set out in the Neighbourhood Planning (General) Regulations 2012 for Consultation Statements. This document sets out the consultation process employed in the production of the Saxmundham Neighbourhood Plan. It also demonstrates how the requirements of Regulations 14 and 15 of the Neighbourhood Planning (General) Regulations 2012 have been satisfied.
- 1.1.3 The Neighbourhood Plan Steering Group have endeavoured to ensure that the Plan reflects the desires of the local community and key stakeholders, which have been engaged with from the outset of developing the Plan.
- 1.1.4 Part 5, Section 15(2) of the Regulations sets out that a Consultation Statement should:
- a. Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - b. Explain how they were consulted;
 - c. Summarise the main issues and concerns raised by the persons consulted; and
 - d. Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

1.2 Designation as a Neighbourhood Area

- 1.2.1 Saxmundham Town Council made an application for designation as a Neighbourhood Area on 21st May 2017 (see Appendix 1). Suffolk Coastal District Council (now part of East Suffolk Council) approved the area on 29th August 2017.

2. Community engagement stages

2.1 The recruitment of a Steering Group

- 2.1.1 During summer 2017, Saxmundham Town Council agreed to undertake a Neighbourhood Plan and that a Steering Group of interested residents should be formed to guide and produce the Plan. See Appendix 2 for Steering Group members.
- 2.1.2 During October 2020, the Steering Group held three introductory meetings on Zoom for members of the group. The Steering Group developed Terms of Reference, see Appendix 3. All Steering Group members completed a Declaration of Interest form.

2.2 Community engagement

- 2.2.1 There are four stages in which residents of Saxmundham and key stakeholders were engaged. This section gives an outline of each stage. Full details can be found in the appendices. The names of individual respondents have been removed.
- 2.2.2 **Stage 1: Initial work and key issues consultation** (Autumn/Winter 2017 to April 2018). See Appendix 4.
- **Initial meeting** (4th September 2017): 30 local community representatives in Market Hall to discuss 20-year future of Saxmundham and what should go in Neighbourhood Plan.
 - **Open meeting** (4th November 2017): Held at Saxmundham Free School, the Neighbourhood Plan process and purpose was explained, and attendees were then asked to work in small groups to answer the following questions: (a) What are the main issues and challenges facing Saxmundham, present and future? (b) What needs to be done to create the necessary changes? The session was written up and key issues were identified. The results of the meeting were published in April 2018.
- 2.2.3 **Stage 2: Further consultation on themes** (June, July and September 2018, and January 2019). See Appendix 5.
- **A series of themed public meetings** (June, July and September 2018): Held at the Market Hall, meetings to build upon the key issues already identified and seek feedback from the public – Housing (27th June 2018), general drop-in information morning (14th July 2018), Town Centre and

Local Economy (19th September 2018). The results of each meeting were written up and posted on the Neighbourhood Plan website.

- **Student engagement:** A visit to the Free School by Steering Group Members to receive a presentation from the students on the results of their survey filled in by 135 students. 'The Future of Saxmundham - A Students' Eye View'.

2.2.4 **Stage 3: Household survey** (June 2019). See Appendix 6.

- **Household survey** (June 2019): devised by the Neighbourhood Plan Steering Group members. Approximately 2200 surveys were hand delivered to every household in the town, each with a pre-paid envelope. The form allowed for up to 4 members of the household to respond. 550 forms were completed by close to 1000 residents. This represented a return rate of approximately 25 per cent. The survey contained a series of questions covering issues such as the location and type of new housing, new community facilities, environmental issues for new housing, town centre and high street, the market, the station area, transport and mobility. The survey also recorded where in the town those that responded to the survey lived, their gender, their employment status and general information about their household. *Note: due to the Covid-19 pandemic the results of the survey were not reported back to the community until July 2020, when they were published on the website in full and also a useful summary of the key findings.*

2.2.5 **Stage 4: Consultation on the draft Neighbourhood Plan (Autumn 2021).** See Appendix 7.

- **Pre-submission draft Neighbourhood Plan:** issued for consultation (5th November to 22nd December 2021). Sent to statutory agencies and available for residents to comment.
- **Consultation launched** with an exhibition on 5th November (6pm-9pm) and 6th November 2021 (10am-4pm) at the Market Hall.
- All documents were available on the Neighbourhood Plan website and in the Saxmundham Library and the Town Council offices.
- Sent to the following statutory agencies:
 - East Suffolk Council
 - Neighbouring Parish Councils: Benhall and Sternfield Parish Council; Kelsale-cum- Carlton Parish Council; Knodishall Parish Council; Theberton and Eastbridge Parish Council; Rendham Parish Council
 - Suffolk County Council
 - Natural England
 - Environment Agency

- Historic England
- NHS
- Ipswich and East Suffolk Clinical Commissioning Group
- Suffolk Preservation Society
- Homes England
- Network Rail
- Highways Agency
- Anglian Water
- Essex and Suffolk Water
- UK Power Networks

2.2.6 Stage 4: Submission, examination, referendum and adoption (Spring 2022)

- **Modifications** made to the Neighbourhood Plan following pre-submission consultation.
- **Submission** of the Neighbourhood Plan to East Suffolk Council with supporting documents, April 2022.
- **Examination**, Summer 2022 (estimated timings).
- **Referendum and adoption**, Summer 2022 (estimated timings).

2.3 Environmental assessments

2.3.1 A Strategic Environmental Assessment (SEA) Screening, and a Habitats Regulations Assessment (HRA) Screening were undertaken in early 2022. Following consultation, the reports were updated to include the responses received from Natural England and Historic England which can be seen in the Appendix of the reports (May 2022).

3. Communication approach

- 3.1 Good communication has been key to residents and businesses feeling informed and involved in the production of the Saxmundham Neighbourhood Plan.
- 3.2 Central to the Neighbourhood Plan process was the Neighbourhood Plan website, www.saxplan.org. It contained information about the Neighbourhood Plan, consultation details, subgroup work, news, events, specific issues relating to young people, contact details and useful links.
- 3.3 To spread news of the emerging Neighbourhood Plan, the Steering Group used:
 - The Neighbourhood Plan website.
 - Posters displayed around the parish.
 - Articles in the Saxmundham News (town magazine).
 - Interviews on the community radio station.
 - Press releases.
 - Facebook.
- 3.4 Prior to the Referendum, the Steering Group intend to write a short summary of the Neighbourhood Plan to feature in the Saxmundham News.

4. Conclusion

- 4.1 The programme of community engagement and communications carried out during the production of the Saxmundham Neighbourhood Plan was extensive and varied. It reached a wide range of the local population and provided opportunities for many parts of the local community and businesses to input and comment on the emerging policies.
- 4.2 The comments received throughout and specifically in response to the consultation on 'Pre-submission draft of the Saxmundham Neighbourhood Plan' have been addressed, in so far as they are practical, and in conformity with the National Planning Policy Framework and the Easy Suffolk Council – Suffolk Coastal Local Plan (September 2020).

Appendices

APPENDIX 1: Designation of the Neighbourhood Plan Area

APPENDIX 1(a): Application for designation as a Neighbourhood Area

Application to designate a Neighbourhood Area

Town and Country Planning Act 1990 Neighbourhood Planning (General) Regulations 2012

The designation of a Neighbourhood Area is the first formal stage in preparing a Neighbourhood Development Plan, Neighbourhood Development Order or Community Right to Build Order. Please read the accompanying guidance notes before completing this form. Further information can be found online at www.eastsuffolk.gov.uk/neighbourhoodplanning

Please return **Suffolk Coastal** applications to Suffolk Coastal District Council, Planning Policy and Delivery, Melton Hill, Woodbridge, Suffolk IP12 1AU. If you have any questions regarding neighbourhood planning, please email suffolkcoastallocalplan@eastsuffolk.gov.uk or call 01394 444761 / 01394 444558.

Please return **Waveney** applications to Waveney District Council, Planning Policy and Delivery, Riverside, 4 Canning Road, Lowestoft, Suffolk NR33 0EG. If you have any questions regarding neighbourhood planning, please email waveneylocalplan@eastsuffolk.gov.uk or call 01502 523082.

Name of Neighbourhood Area
Please give the name by which your neighbourhood area will be formally known:

Applicant details	Additional contact (if applicable)
Title: <input type="text" value="MIS"/>	Title: <input type="text"/>
First Name: <input type="text" value="MADDIE"/>	First Name: <input type="text"/>
Surname: <input type="text" value="GALLOP"/>	Surname: <input type="text"/>
Address: <input type="text" value="SAXMUNDHAM TOWN COUNCIL"/>	Address: <input type="text"/>
<input type="text" value="THE WEBSTER ROOM"/>	<input type="text"/>
<input type="text" value="STATION APPROACH"/>	<input type="text"/>
<input type="text" value="SAXMUNDHAM"/>	<input type="text"/>
Postcode: <input type="text" value="IP11 1PF"/>	Postcode: <input type="text"/>
Email: <input type="text" value="Townclerk@saxmundham.suffolk.gov.uk"/>	Email: <input type="text"/>

Relevant body
Please confirm that you are the relevant body to undertake neighbourhood planning in your area in accordance with section 61G of the 1990 Act and section 5C of the 2012 Regulations.

Yes: Name of Parish / Town Council or Neighbourhood Forum:

No:

 in partnership

Extent of the area
Please indicate below and attach an Ordnance Survey plan showing the intended extent of the area.

Whole parish / ward boundary area

Part of the parish or ward

Joint neighbouring parish

Please describe below why you consider the extent of the neighbourhood area is appropriate.

Intention of neighbourhood area
Please indicate which of the following you intend to undertake within your neighbourhood area.

Neighbourhood Development Plan

Neighbourhood Development Order

Community Right to Build Order

Additional joint parish details
If you are applying with an adjoining parish or parishes please give the clerk's details for each parish.

Declaration
I/we hereby apply to designate a neighbourhood area as described on this form and the accompanying plan.
In the case of joint parish applications, names from each parish would be required.

Name(s) Date:

Date:

Data Protection Statement: The information you have supplied may be processed by computer or form the basis of manual records. Suffolk Coastal District Council and Waveney District Council will use the data for purposes relevant to the Neighbourhood Planning (General) Regulations 2012 and for no other purpose. Please note: this form will be published online in its entirety.

APPENDIX 1(b): Application consultation poster



Suffolk Coastal District Council

Neighbourhood Development Plan

Area Application Publication

Name of proposed Neighbourhood Area:

Saxmundham Neighbourhood Area

The subject matter:

Saxmundham Town Council as a 'relevant body' has submitted proposals to prepare a Neighbourhood Development Plan for Saxmundham.

The proposed plan area includes the whole parish of Saxmundham as indicated on the map below. You can view the details of the area proposed, the supporting statement and application by visiting the Council website at the following link: <http://www.eastsuffolk.gov.uk/planning/neighbourhood-planning/neighbourhood-plans-in-the-area/>

The Neighbourhood Development Plan is a way for the Town Council to help shape how their community develops over the coming years. This is not formal consultation on the content of the Neighbourhood Development Plan, merely the process for the identification of the potential Neighbourhood Area.

How to respond:

Comments are invited between **Monday 26th June 2017 to Tuesday 8th August 2017**. This is your opportunity to comment on the suitability of the proposed area.

When commenting please ensure you provide your name and contact details and a heading Saxmundham Neighbourhood Plan. All responses should be returned to the Customer Service Team by one of the following methods:

- **Post:** Attn Customer Service Team, Suffolk Coastal District Council Customer Service Centre, Woodbridge library, New Street, Woodbridge, IP12 1DT
- **Email:** suffolkcoastallocalplan@eastsuffolk.gov.uk

Proposed Neighbourhood Area:

SAXMUNDHAM NEIGHBOURHOOD AREA



Saxmundham Neighbourhood Area Designation
Suffolk Coastal District Council

Scale 1:20000
For reference purposes only. No further copies may be made.

APPENDIX 1(c): Decision notice



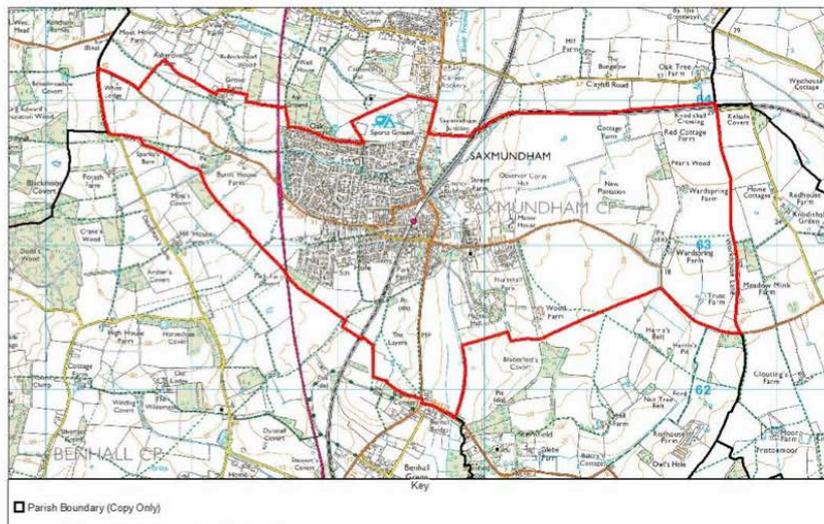
eastsuffolk.gov.uk

NEIGHBOURHOOD PLANNING NOTICE

The Neighbourhood Planning (General) Regulations 2012 (Article 7)

In accordance with the above Regulations, notice is hereby given that Suffolk Coastal District Council has **APPROVED** the following neighbourhood area:-

The neighbourhood area is identified on the map below.



Saxmundham Neighbourhood Area Designation
Suffolk Coastal District Council

Scale 1:20000
For reference purposes only. No further copies may be made.

Name of neighbourhood area **SAXMUNDHAM**
Name of "relevant body" **SAXMUNDHAM TOWN COUNCIL**

Signed

Date: 29th August 2017

Suffolk Coastal District Council East Suffolk House, Riduna Park, Station Road, Melton, Woodbridge, IP12 1RT
Tel: 01394 383789 DX 41400 Woodbridge

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Clr Tony Fryatt
Cabinet member with responsibility for Planning

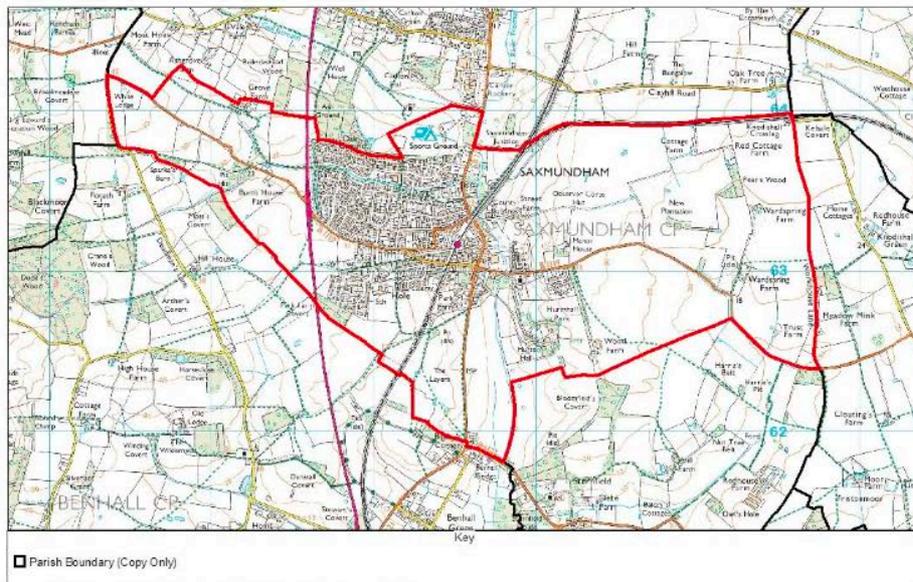
APPENDIX 1(c): Determination and decision



eastsuffolk.gov.uk

Neighbourhood Area Determination and Decision

Name of neighbourhood area	Saxmundham
Parish /Town Council	Saxmundham Toun Council



Saxmundham Neighbourhood Area Designation
Suffolk Coastal District Council

Scale 1:20000
For reference purposes only. No further copies may be made.

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

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

The following could be considerations when deciding the boundaries of a neighbourhood area:

- village or settlement boundaries, which could reflect areas of planned expansion;

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Tel: 01394 383789 DX 41400 Woodbridge

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- the catchment area for walking to local services such as shops, primary schools, doctors' surgery, parks or other facilities;
- the area where formal or informal networks of community based groups operate;
- the physical appearance or characteristics of the neighbourhood, for example buildings may be of a consistent scale or style;
- whether the area forms all or part of a coherent estate either for businesses or residents
- whether the area is wholly or predominantly a business area;
- whether infrastructure or physical features define a natural boundary, for example a major road or railway line or waterway;
- the natural setting or features in an area; and
- size of the population (living and working) in the area.

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

DETERMINATION

1. Has the applicant fulfilled all the necessary requirements?

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

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

2. Has the application been properly advertised?

To bring the application to the wider attention of the people who live, work or carry on business in the area to which the application relates, a copy of the neighbourhood area application was placed on the District Council's website. Information provided included a copy of the application, details of how to make representations and the date by which representations should be received.

The neighbourhood area consultation was placed on the Saxmundham Town Council website. Emails were circulated to adjacent parishes, councillors and statutory consultees.

Representations were invited during the period Monday 26th June to Tuesday 8th August 2017.

3. What comments have been received?

During the consultation period, representations were received from the following organisations:

- Natural England – raised no objections to the designation of the Neighbourhood Plan area and outlined the role of Natural England in respect of plan making.
- Historic England – raised no objections to the designation of the Neighbourhood Plan area and provided policy advice in respect of designated heritage assets.
- Kelsale Cum Carlton Parish Council - A comment was received that queried the proposed boundary, suggesting land North of Saxmundham at the camping ground was within Kelsale Cum Carlton parish. However, this issue has since been resolved.
- Mr N Thomas – Mr Thomas raised no objections to the neighbourhood area boundary. He highlighted the need to make the neighbourhood plan using the most up to date information, specifically for housing numbers in the parish.

Copies of the comments received are available for viewing on the Council's website.

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

The Area Application consultation was run between 26th June to 8th August 2017. No objections were received following the consultation period. As such there are no reasons why the application should not be permitted as submitted, which would result in the neighbourhood area being the Saxmundham parish boundary.

The Council received an Application for Designation of Saxmundham Neighbourhood Plan on the 31st May 2017.

The Council received the requisite area application documents in accordance with regulation 5 of the Neighbourhood Planning (General) Regulations 2012 (as amended)

<http://www.legislation.gov.uk/ukxi/2012/637/regulation/5/made>. These being:

- o a map which identifies the area to which the area application relates;
- o a statement explaining why this area is considered appropriate to be designated as a neighbourhood area; and
- o a statement that the organisation or body making the area application is a relevant body for the purposes of section 61G of the 1990 Act.

Regulation 6A of the Neighbourhood Planning (General) Regulations 2012 (as amended)

<http://www.legislation.gov.uk/ukxi/2012/637/regulation/5/made> states that a Local Authority in receipt of an application from a relevant body must determine the application.

The Neighbourhood Plan boundary for the Saxmundham Neighbourhood Plan Area, is to be approved no later than the 25th September 2017.

CONCLUSION

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

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

The application for the designation of Saxmundham neighbourhood plan area is **APPROVED**.



Clr Tony Fryatt
Cabinet Member with responsibility for Planning

Date: 29th August 2017

APPENDIX 2: Neighbourhood Plan Steering Group members

The Saxmundham Neighbourhood Plan Steering Group included the following members:

- **Christine Buttery (vice-chair)**, Local resident
- **Diana Eastman**, Town Councillor
- **John Findlay (vice-chair)**, Town Councillor
- **Lyn Jardine**, Local resident
- **Tim Lock**, Town Councillor
- **Stephen Palmer**, Local resident
- **Jeremy Smith (chair)**, Town Councillor

Observer

- **John Fisher**, District and Town Councillor

Supported by

- **Roz Barnett**, Town Clerk
- **Jennifer Morcom**, Assistant Town Clerk

Independent Consultants

- **Andrea Long**, Compasspoint Planning
- **Rachel Leggett**, Rachel Leggett & Associates

Thanks also to the following who have served as Members of the Steering Group:
Peter Ewart, Roger Plant and Emma Ratzer.

APPENDIX 3: Terms of Reference for Saxmundham Neighbourhood Plan Steering Group

Saxmundham Neighbourhood Plan Steering Group

Background

Saxmundham Town Council has determined that it intends to produce a Neighbourhood Plan and has established a Neighbourhood Plan Steering Group to oversee the process.

1. Purpose and Mission Statement

The purpose of the Neighbourhood Plan Steering Group (“the NPSG”) is to design and oversee a process that will result in the preparation of a draft Neighbourhood Plan for Saxmundham.

The process will be:

Inclusive – offering everyone who lives or works in Saxmundham opportunities to participate fully in the plan;

Comprehensive - identifying all the important aspects of life in Saxmundham for which we need to plan for the future via our Neighbourhood Plan;

Positive – bringing forward proposals which will improve the quality of life in Saxmundham;

Supported – where there is a need for professional support to complete the process.

2. Tasks

The NPSG, along with its technical advisers, where appropriate, will coordinate the process of developing the Neighbourhood Plan, and undertake the following tasks:

1. Prepare an outline process for producing the Neighbourhood Plan.
2. Promote the process of preparing the Neighbourhood Plan to encourage participation and the submission of views and ideas.
3. Organise meetings and surveys to gather views and consult on ideas.

4. Assess existing evidence about the needs and aspirations of the Town/Parish and consider commissioning or obtaining further evidence if necessary.
5. Liaise with relevant businesses and organisations to secure their input in the process.
6. Ensure that the views of the full range and diversity of our community and the respective interest groups are sought through the process, as far as this is reasonably possible.
7. Co-ordinate, oversee and support the work of working groups
8. Analyse the views, ideas and proposals received during the planning process and use them in preparation of the draft Plan.
9. Keep the Town Council fully informed of progress and, where appropriate, present NPSG Meeting Minutes for acceptance and subsequent adoption.
10. With the Communications working group, ensure effective use of the NP website and relevant social and other media to inform and promote awareness of the Plan at each stage.

3. Membership of the Neighbourhood Planning Team and Quorum

Membership of the NPSG shall comprise no less than six members. Additional members can be co-opted if required, in particular to enhance the Group's capacity and representativity.

The Group shall review its membership from time to time.

The Group will contain at least 3 Town/Parish Council representatives.

Where appropriate, officers from East Suffolk Council (ESC) and other key stakeholders will be invited to attend Meetings in an advisory capacity, and representatives from neighbouring parishes may be invited as active observers.

The NPSG shall be quorate when 4 members are present, of whom at least one must be an elected Town/Parish Council representative.

The technical advisers and observers will not have voting rights.

4. Chair of the Neighbourhood Planning Team

The Group shall elect a Chair and Vice Chair(s) from their number.

If the Chair is not present, the/a Vice Chair shall take the Meeting. If neither/none is present, members shall elect a Chair for the meeting from amongst their number.

Elections shall take place at the beginning of each year, or if a casual vacancy occurs.

5. Frequency, Timing and Procedure of Meetings for the Neighbourhood Plan Steering Group

The NPSG shall meet not less than once every quarter. In the initial period, up to the completion and analysis of the household survey, it will aim to meet at least monthly, or more frequently if needed.

Any changes to NPSG Terms of Reference will require Town/Parish Council approval.

6. Secretarial Arrangements

Each meeting shall nominate a Secretary/note taker, who may be a member of the Group or a person (e.g. town council officer) invited to attend for that purpose. Meeting Notes or Minutes must be provided to the Town Council, normally in electronic form, and will be a matter of public record. They will be posted on the website for the Neighbourhood Plan.

7. Budget

The Town Council may allocate to the Steering Group a small budget for necessary reasonable expenses in relation to the work of the Steering Group, which shall keep all appropriate records and report regularly on use of the budget.

APPENDIX 4: Stage 1 – Initial work and key issues consultation

4(a) Key points arising from meeting of community activists held in Market Hall on 4th September 2017

Extract from earlier note:

What sort of Saxmundham do we envisage in 20 years' time? What are the main subjects or themes to consider for the NP?

Everyone present gave their ideas – here is my attempt to summarise some of the points (apologies for any errors!), in sequence as made, not necessarily listed by importance!:

- High St is dying
- Being “pro-growth” can lead to under-planned piecemeal development
- Is Saxmundham finished?
- Want to create positive place (Arts Station)– how to connect into the town from the station
- Issue of High Street and need for BoSS (Businesses of Saxmundham) – need to attract inward investment
- Housing – need to have affordable housing for permanent residents
- We need more community facilities, a good pub, more sport..
- Doctors are stretched; role of the library; market is no longer really a market; we need more togetherness, partnership with business
- Key issues - housing, inward investment
- We need things to do, young people need a lot more; need a paid worker
- Need a paid officer to work with community; youth provision is poor; why not work together with Leiston which has NP & now a paid worker
- We need more community facilities, and decent community centre
- We need a purpose-built community centre
- “Fobbed off” Saxmundham, the poor relation of SCDC’s market towns; we need much better communication with community; parents and kids not yet engaged; transport problems; sports provision
- Facilities are no different to 40 years ago; more housing ok if the infrastructure is put in place first; need a community centre, a go-to place; sports centre
- For business – how to get people to High St, we should look again at pedestrianizing High St
- Old Saxmundham was based on control by a small group, things passed Sax by; problem of social cohesion

- Community centre
 - Green spaces needed and wildlife protected and encouraged
 - We need spatial plan; we have set of projects, Market Hall, Fromus Centre, Art Station; we should decide how big we want Sax to be
 - Education is key; schools doing well but need support; shops act as social hub; there is no support for retail; impact of e-commerce, and how to use it ourselves;
 - We need and lack good communications; should use social media effectively; think about crowd-funding for local projects
 - Problems of our roads and pavements, parking, impact of supermarkets
 - Focus on young people – where are we going to live?; we have higher than average percentage of older people, need to consider their needs and wishes
 - Increase quantity and quality of commerce; make High St more user-friendly
-

4(b) Neighbourhood Plan Open Meeting, 4th November 2017, at Saxmundham Free School.

Introduction:

Jeremy Smith, Chair of Saxmundham Neighbourhood Planning initiative, opened the meeting with an overview of the long-term objectives and milestones to be adopted within the Neighbourhood planning process.

He underlined that that a Neighbourhood Plan is not a local Council initiative; it is, and needs to be, a community initiative, not a top-down exercise. However the process does require the Local Council to set it in motion and to timetable events. We need as many residents as possible to participate, including in the initial formation of (a) an overall Steering Group, and (b) specific Working Groups, as the process evolves.

Phillip Dunnett, Chairman of Saxmundham Town Council, reinforced Jeremy's overview, and emphasized how important it is to make positive gestures about infrastructure, building the long-term future of Saxmundham. We must take care not to be negative; long-term it has to work. The Neighbourhood Plan needs to develop in parallel with the SCDC Local Plan; we need to work together to achieve a successful town and community.

Gillian Benjamin, from Suffolk Coastal District Council (SCDC), explained the obligations of SCDC to support parishes embarking on Neighbourhood Planning exercises; and that the process is eligible for grant funding.

The Neighbourhood Plan should not duplicate the SCDC Local Plan, but must reflect the wishes of the local community; it will culminate in a referendum with the Plan coming into effect if Saxmundham residents vote 51% in favour.

Therese Coffey, Suffolk Coastal MP, briefly explained that a successful Neighbourhood Plan increases the Community Infrastructure Levy, from new developments, from 15% to 25%. This to be used to fund community projects.

Following the presentations Jeremy Smith invited participants to work together in smaller groups to cover the following questions:

- What are the main issues and challenges facing Saxmundham, present and future?
- What needs to be done to create the necessary changes?

Key points from group discussions, by theme:

Each group reported on the main points arising from its members' discussions, and these have been grouped into specific themes, to help in analysing them. The groups had also been invited – if wished - to note points on large yellow sheets, and at the end of this note, we have transcribed these (as best we can!) for information.

General points on Plan

- A Neighbourhood Plan can only be a good thing.
- SCDC Local Plan will take precedence until Saxmundham NP is complete.
- The developed Plan needs to be Long-term not Short fix.
- Look at a holistic infrastructure, education, roads, activities.

Improving communication

- Contact from the centre lacking (Saxmundham Town Council and SCDC).
- Saxmundham needs more joined-up communications and coordination.
- Too much misinformation, the town needs to be better informed from the centre.

Key points for Saxmundham's future

- Turn Saxmundham into a destination town.
- Saxmundham needs new business and employment.
- Young people - the next generation need to be provided for.
- There isn't enough employment - decide dormitory town or working community.
- Is Saxmundham a dormitory town, a local community with employment opportunities or a heritage town which is attractive to visitors
- Think about the impact of Sizewell C.

- The railway station is a blot on the landscape and a very poor introduction to Saxmundham [point made before station building burnt!]

Town Centre issues

- The Town Centre needs to change.
- No through traffic in High street will be beneficial and make a difference.
- Parking is a massive issue in Saxmundham.
- Shops need to be open longer - tax incentives to do so.
- The White Hart opening is key to a vibrant high street.
- The developed Plan needs to be Long-term not Short fix.
- Pedestrianisation of the high street.
- Derelict buildings needs to be addressed - particularly the White Hart.
- Introduction of sustainable businesses - not so at present.
- How to go about town centre regeneration.

Housing & infrastructure

- More affordable housing for local people needs to be provided.
- Use developers as leverage to build community structures.
- The infrastructure doesn't and won't support increased housing.
- Why doesn't Saxmundham attract more CIL than it does currently given the additional houses already built.
- Traffic congestion, too much housing, no services.

Public and community services, leisure & recreation

- Doctors and Dentists at maximum capacity.
- Primary education is at maximum capacity.
- Youth Facilities still inadequate.
- Saxmundham needs a central Community Centre.
- Sports Club is run by a Trust not the community and this needs to change.
- Saxmundham needs a sports hall to encourage good health for the whole community
- Carlton Sports club is run by a trust and the town does not have much input to what is offered
- Develop a Memorial field long-term plan.
- There are no social facilities or open spaces.
- To spend 2 million pounds on the Market Hall isn't worth it, there are greater priorities for Saxmundham.
- Saxmundham needs a sports hall to encourage good health for the whole community

Environment

- The town requires Cycleways.

- Saxmundham suffers from Wildlife decline - more green space needed.

Transport & mobility (often overlaps with Town Centre)

- Public Transport, particularly buses requires coordination.
- Bus services are inadequate.
- Parking is a massive issue in Saxmundham.
- More cycle ways and walkways needed.
- Traffic lights are inadequate, as is parking.
- Traffic management is severely lacking as is parking.
- New roads - by pass required.
- Parking.
- Highways always say no to increasing road infrastructure.
- The three junctions onto the A12 are cheap and shoddy solutions

Public safety

- Traffic speed in town is unacceptable.
 - Has anyone addressed emergency evacuation in the event of accidental release of radioactive waste?
-

APPENDIX 5: Stage 2 – Further consultation on themes

5(a) Future of Town Centre & Local Economy – Public Meeting Note of points raised – held in Market Hall, Saxmundham, 7 p.m. Thursday 1st November 2018

THEME 1 - THE OFFER

1. What sort of shops, services, community facilities etc. would you like to see in the town centre and the High Street?
 2. Lots of people use the supermarkets; how do we attract them to use the High Street too?
 3. What would make the town centre more attractive, for the local community, businesses, and for visitors?
- Not many shops have access to pavements, so pavement cafes would be difficult.
 - We need different types of shops such as:
 - Antiqueshop
 - Attractive and popular restaurants such as Pizza Express and Prezzo
 - Some shops/services aren't open at weekends making things difficult for people who are
 - working or children in school. We have old fashioned opening times.
 - What about the derelict shops? – Who is responsible for the shop opposite Fishers?
 - What about the ruined buildings down the alley way?

 - We would like to have;
 - A major hardware/DIY store NB with all the new housing being built.
 - A better pharmacy with more extensive stock.
 - A mummies and buggies café
 - A bistro.
 - Longstayparking

 - The High Street shouldn't try to compete with the supermarkets but should complement them.
 - Take advantage of booming population to attract national chains.
 - Don't rely on retail
 - We need a decent pub that young people want to go to.
 - A café

- Cocktail bar
- Antique shop
- The old bank has a garden- could it be developed as a café and a gym
- We need a gym
- We need performance spaces and somewhere to watch and support young bands.
- The crux is to attract entrepreneurs. They need to be persuaded that Saxmundham is attractive and accessible.
- The Town Centre must be fit for purpose
- Pop up events
- Business rates are low – we need to let potential small businesses know about this as this is attractive!
- We need to flag up that parking is free from 10-12 on market day.
- We need somewhere to buy children's clothes and shoes.
- We ought to block off the High Street one day per week for the market like we do at Christmas.
- Should reimburse parking fees for local customers.
- Loyalty cards from stores
- Ages of Saxmundham residents – who is the High Street aimed at?
- The White Hart looks better now its been painted. It needs to be occupied with something useful like B and Q, hotel, restaurant, theatre or cinema
- More car parking
- Independent shops cannot compete due to high overheads.
- New hall renovated and renewed facilities. Market Hall, Street Farm and Gannon Rooms all need renovation.
- Outdoor culture – there's nowhere to sit outside other than Costa, the Bell and Waitrose. Could there be tables and chairs outside the Market Hall.
- The station is not being utilised at all it could be a great community facility.
- If entrepreneurs are to invest you need to minimise their personal risk – or get something back.
- Sax has businesses but there needs to be something that is community led. Renovating the Market Hall would generate a buzz
- Yoga
- Small artisan shops an delis
- Pub
- Farmers market
- Free parking on market days needs flagging up
- Café in the Gannon rooms or police station.
- Use empty shops to advertise e.g. for RSPB to maintain an aura of life in the High Street.
- Coffee shop in the middle of the High Street.
- Good restaurant

- Boots
- Cinema
- Do something with all the derelict shops

THEME 2 - THE STREET SCENE

4. Should the High Street and/or other streets be pedestrianised? Or made one-way with wider pavements? Or...?
5. What should be done with the station, and the area around it, to make it a more attractive entrance to the town? Are there other key sites or areas for development or improvement?
6. What should we do about access and transport to and from town centre for all? Can we improve cycle and walkways?

- Saxmundham Station is the gateway to an AONB, but it is derelict and unwelcoming.
- We are concerned about congestion on the High St. and the free-for-all with regard to parking. Could deliveries to shops be scheduled for particular times?
- Pedestrianisation would make the High Street more attractive but there are also negatives.
- The car wash site could be better used.
- The Gannon Rooms are depressing.
- We are the entry point for Snape and Aldeburgh but the walk down from the station is depressing and station Approach needs improvement all round.
- Pedestrians should have priority on the High Street.
- There should be WCs for people waiting for trains.
- What about the empty and derelict buildings
- The High Street is dangerous and uncomfortable to walk along.
- Make it a pedestrian priority zone
- Vehicles above a certain tonnage not allowed.
- Can't restrict delivery times – it won't work.
- Station, Gannon Rooms, Market Place and High Street should form a Golden Triangle.
- The community should be involved in getting it going
- Examples from Holland and Germany of prioritising pedestrians.
- Saxmundham looks lovely when the hanging baskets are out – then it goes drab and there's a grey feeling.
- The area around the station needs improving.
- The police station car park should be for the public.
- We need cycle paths from Benhall to Saxmundham (noted these are in the 1st draft local plan)
- We need cycle paths from Kelsale to Saxmundham, too!

- All the pavements on the roads leading down to the High Street are narrow and often only on one side of the road. It is difficult and dangerous to walk or cycle into the town.
- More priority for people on foot or cycling.
- The renovation of the White Hart might improve things.
- Pedestrianise the High Street then do up the smaller roads leading to it.
- Station needs to be rebuilt to be more welcoming.
- People who fill up the parking spaces are people working in the town rather than residents.
- The narrow road between Flicks and The Store needs to be controlled by traffic lights and single alternate line working. This would allow the footpath to be widened. It's dangerous as it is.
- Spring colour from hanging baskets needs replicating out of season. More colour needed in the town
- If the High Street is pedestrianised you need a ring road.
- The police station could be a car parking site
- Widen pavements
- Signs – to the high Street etc.
- Pedestrian priority
- Need an attractive street scene
- Don't allow large HGVs
- Slow down traffic with wider pavements and parking bays – Halesworth has a good set up.

THEME 3 - THE POTENTIAL

- 7. What's the scope (and actions) for developing tourism in the town?**
- 8. What can we do generally to promote business and enterprise in the town, plus access to employment?**
- 9. Other proposals to make a successful town centre?**

- We should engage an urban designer and employ a town centre manager
- We need to promote the High Street. Maybe schools and supermarkets could help.
- High Street signage could be better.
- Bring in an urbanisation expert to look at how to slow traffic down rather than stop it.
- Saxmundham needs to look attractive.
- Advertise Saxmundham
- The website needs improvement.
- Saxmundham News ought to go to Benhall.
- Better sign posting
- New residents should get an information pack.

- We need a 3D tourist information board.
- Cycle lanes and wider paths as far as surrounding villages.
- Advertise Saxmundham more
- How much money is available from SCDC for businesses.
- Development of Carlton Park
- A12 three villages bypass and a north east road would help access and congestion problems.
- Better publicity for events on boards and website
- B1121 Sax to Benhall needs wider pavement and cycle way.
- Review parking throughout town
- Improve links between new developments and town centre,
- Update sign posting; there are still bus station signs
- Business rates are too high
- Better transport
- Urban designer
- Friends of Saxmundham
- Revamp the website
- Circulate special map of the High Street highlighting the different shops.
- Get people to use the High Street – educate them
- Don't do it all at once – stage it
- Create things for younger people and involve them

5(b) Saxmundham Neighbourhood Plan Public Meeting on Housing

Meeting held on 27 June 2018 in Saxmundham Market Hall: Commenced 7.00pm

Note of Key points

1. Attendance: Approximately 70 people.
2. Introduction:
 - General introduction to purpose of meeting by Jeremy Smith (chair of NP Steering Group)
 - Overview of government housing policy and consultative NP process for Saxmundham NP by J. Findlay (vice-chair). The process to cover housing development over a 20 year period to 2036 including type and scale of building.
3. Response via rapporteurs from groups of public by table, following discussion at each table:
 - Table 1:
 - What guarantees are there for infrastructure on development of 800 houses.

- Church Hill option: Access to be sorted prior to beginning development.
 - Types of employment to be encouraged and developed.
 - Will there be sufficient funding for infrastructure.
- Table 2:
 - Against any new housing without guarantee for additional infrastructure.
 - Willing to consider 1,200 houses in N.E corner of Saxmundham with appropriate infrastructure.
 - Use CIL [Community Infrastructure Levy] to invest in High Street to have it pedestrianized.
 - The roads in and around Saxmundham are inadequate. People will journey elsewhere to shop.
 - Previous developments did not bring much if any infrastructure. Very little investment since Brook Farm Estate development.
- Table 3:
 - Need an indication of how many houses could be built in the Saxmundham area.
 - No reference to how much the town has already increased in size.
 - Facilities offered in the High Tree have halved in recent years.
 - Infrastructure: The GP surgery is stretched in terms of capacity.
 - Traffic problems around the town will not go away without additional road development.
 - Housing development: Starting point 300 to 600 houses.
 - Do not develop close to the A12 as too far away from the town centre.
 - Type of housing: Need to be affordable in order to retain young families in the town. Starter homes barely exist.
- Table 4:
 - Does the review of the Local Development Plan [LDP] by SCDC take into account the number of planning permissions already granted in the period?
 - Saxmundham railway station: Currently a poor experience for visitors and residents. Gateway into area of significant housing development. There are options for significant improvements at this site.
 - Parking options in town not adequate: J. Smith response: Future meeting on Saxmundham Town Centre planned as part of NP consultation.
- Table 5:

- Parameters [ranges] for housing development to be used with the Planning Team: 300 to 600, 600 to 800 and 800 to 1200.
 - NP decisions are running behind the LDP review. Suggest closer liaison with SCDC planning team.
 - Conservation: Do something about design of affordable, social housing to allow it to blend with the existing buildings.
- Table 6:
 - Would accept development of 300 to 600 houses. This being conditional on provision of an east/west bypass for the town
 - Preferred area for development: Between A12 and the railway line.
 - Infrastructure: Saxmundham serves the whole postal area of IP17. Each surrounding village can agree own level of development which directly impact on Saxmundham's services and infrastructure. We should receive funding to cover this.
- Table 7:
 - Accept the importance of having more housing development as we need more people in the town.
 - Will we actually receive the CIL on delivery of the target housing development?
 - High Street: Look at Halesworth for vision of good town centre development.
 - Infrastructure: the local primary school is already at full capacity. The GP Surgery is also at capacity.
 - Need more recreational facilities.
- Table 8:
 - Promises about infrastructure proven are not always met by the relevant authorities.
 - Choosing a specific option for the amount of future housing development is difficult. Need more specific information.
 - We should include opinions from younger people and families. [J. Smith: we have heard from Access Community Trust who have discussed with young people from the Free School and other organisations. to be included on the NP website.]
 - Main concern is future infrastructure provision particularly regarding the town centre and the railway station.

- Table 9:
 - Making a choice of between the development of 300 to 800 new houses is very difficult.
 - Type of development needs to be defined.
 - No faith in infrastructure promises from either the County or District councils.

4. Questions from the floor:

- J. Smith: There is a clear message that the meeting attendees do not have confidence in obtaining the necessary infrastructure to accompany housing development. We need to obtain and provide further details on CIL. Also require details of approximate number of dwellings per each identified site for potential development. May contact the local schools directly for input to the NP. We would also appreciate additional help with preparation of the NP. Request for e-mail addresses from participants if you wish to receive further NP information. saxmundhamplan@gmail.com
- R. Plant (STC): Everyone should note that development of new roads and bridges (infrastructure) is the responsibility of central government in conjunction with the County Council.
- Member of public: There is a water supply and sewerage disposal problem in the Saxmundham area. The borehole for extraction of water is now directed to a holding tank and piped out to Thorpeness and Aldeburgh, Where will the supply come from for future housing development? J. Smith: we need to obtain external technical support to cover this potential problem.

Those present were warmly thanked for their participation.

Meeting closed: 9.00pm

5(c) Notes taken at Neighbourhood Plan Drop-in session – Saturday 14th July

The following points were noted from what residents told us or wrote down:

From Town Centre table:

1. [Resides Chantry Rd]

The Layers – natural break at present.

Oppose development there. If go ahead, then housing should be put at the back so as not to be visible.

Green ribbon

Infrastructure before housing.

Traffic congestion

2. [Resides Benhall]

Bit concerned at massive plan
Benhall will cease to be separate village
Layers – skylarks, cuckoos
It's the scale that's the problem
Want cycle path.

3. [Resides Warren Ave]

Opposed to development on The Layers
Links to Benhall
Traffic in town centre – 20 mph limit
Open-minded on which is better solution between one way / pedestrianisation
Traffic needs to keep using High St

4. [Church Hill]

Bought on edge of town, access to countryside
Worry Sax be dormitory town
Should not merge villages
Idea of 100s up Church Hill makes me cry
Grow by up to 800, but not all in one place –
Hopkins well-planned
Town centre- Dutch style – people have priority
Has to become 'destination' in own right. To suit interest of all sections of
community. See e.g. Pump House [Aldeburgh]
Concern over station and Old Police Station

5. [Mayflower]

Traffic
Pedestrianisation / one-way not feasible. More parking. E.g. Old Police Station
Appalling state of station
Reflects state of dilapidation in town centre
Rather spend the £ in my pocket locally
20 mph zone – possibly mixed with pedestrians and traffic
'Sax in Bloom' needs enhancement
Memorial Field ditto
I'm for Skate Park, huts on Field – but the Memorial Field sign is bad
Redolent of apathy
I weeded War Memorial last week. Lack of respect

6. [Hopkins 2 – Beech Rd]

Would like pedestrianisation
Need shops
Boutiques. Boots ?
Place to charge electric cars

7. [Hopkins]

Love it – wish a bit more going on.

Talking to a lot of people.

Shops close early

Need more to do on evenings and weekends

Walkways and cycleways

Make more use of station

We have to take fair share [of more homes] - Bring more people into towns

More shops, restaurants

[S.Sax development] Can't be [mere] satellite

8. [Brook Farm]

Station needs sorting out.

Clear up High Street – empty shops

Consider CPOs. White Hart – why not

Get empty shops occupied

Sports Centre – indoor and outdoor pool

Expand Kelsale business park – encourage commercial / corporate occupiers

If people want the level of housing then ok to develop the Layers

I would build on left hand side of the Layers [Hurts Hall side]

Possibly mixed pedestrian / traffic use [High St]

Notes written on yellow sheets – community services table?:

1. IP17 1BH Chapel Rd

6th Form @Sax would be important

Health facilities – doctors at limit. Opticians?

Allotments?

Community update – are people interested?

Lighting at junctions to A12 bypass.

2. Health services are stretched to their fullest now – we will need more /larger surgeries, doctors, nurses etc.

3. IP17 1GG [Hopkins?]

If substantial house building is to take place, necessary medical facilities and extra schooling should be put in place BEFORE housing is occupied.

Too many unfulfilled promises!

4. IP17 1ED [Saxon Rd?]

We need at least one more doctor's surgery as waiting times for appointments is 2-3 weeks

Still only one dentist which is not taking NHS patients

People who have moved to the area but are not using local pubs or shops

Bigger schools will be needed. Who will fund this.

5. Community facilities -

Modernise them all – currently they feel outdated and sad.

I'd like an arts centre with cinema, theatre facilities, etc. Multipurpose space. I'd love to experience cultural events without having to get in my car.

Sport etc. –

Top 3 priorities – walking, swimming, more walking

Health –

Bigger health centre offering more services

Ipswich hospital is a long way away.

Education –

Better spaces for adult ed. Classes. The best space round here is the URC Hall (it's warm) but no parking.

6. IP17 1JE [Benhall]

If 800 houses are to be built then we are talking about 2,000 more people. The doc[tor]s need more space.

School space is needed and road traffic. The town's personality will dissipate.

7. IP17 1FP [not recognized]

Infrastructure Infrastructure + Infrastructure

How do we catch up with infrastructure we need to accommodate the new people who have moved into Saxmundham?

8. IP17 1EZ [Brook Farm]

Re health, if the Layers or indeed further housing arrive, a separate, additional surgery will be needed

9. IP17 1AH [centre]

Community Facility e.g. multi-use / youth centre at West end of Rendham Road area near A12.

Outdoors – improving upkeep of footpaths

Health – definitely need a bigger or more GPs and/or clinic wit lots of parking, maybe in the west of Sax

10. IP17 1FP [St Johns Rd?]

Additional Housing

Transport provision

Rail – develop Saxmundham train station – more trains

Buses – improvement in services, more buses

Roads – reduce congestion; traffic lights / crossroads can't cope now; Alternative route to Leiston

High Street – encourage new businesses; utilise derelict properties community uses

Avoid Saxmundham becoming a dormitory town – provide employment opportunities

Paper from "A.S" [St John's Rd]

Close Saxmundham "Seax" Vaparium as a matter of some urgency [health and safety..]

Request preservation order for existing trees to protect from tree cutters, e.g. beeches at North Entrance... There are other fine trees in South Entrance and there

is planned and mature tree screening in Church St and Fromus Walk. These trees enhance our environment and should not be damaged.

Action to prevent vandalism of empty or rented properties – should be securely closed..

A new railway station and platforms, with covered waiting areas for passengers.

Proper asphalt parking area for rail users. See: Melton Station, Beccles Rail Station.

Could the Town Council liaise with Greater Anglia Abellio, to make progress with this needed transport amenity?

[Additional points noted:]

Want to preserve The Layers

Overload infrastructure

Pensioner walk area with benches.

5(d) The Future of Saxmundham – a Student’s Eye View

The Future of Saxmundham – a Student’s Eye View

With thanks to the students of Saxmundham Free School who worked on it, based on their survey of 135 of their colleagues.

January 2019

The Future of Saxmundham

- Local government is planning to build 800 new homes in Saxmundham over the next ten years.
- The local council wants to know the opinions of the young people of Saxmundham, as the future is yours.
- Please help by answering the following questions.

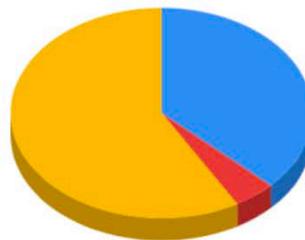


Would you like to see Saxmundham get bigger?

Over 50% of students would like to see Saxmundham stay the same size which could be why some want to leave as Saxmundham loses its village feeling

Would you like to see Saxmundham get bigger?

- Bigger
- Smaller
- Stay the same



Where do you think they should build more houses in Saxmundham?

- A: South of SFS
- B: The Layers
- C: North East Fields
- D: West of the A12 Fields

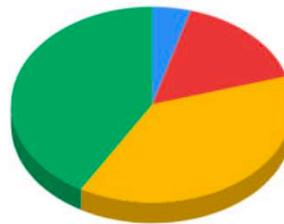


Where do you think we should build more houses in Saxmundham?

The largest percentage (40%) believed that building the new development west of the A12 would be optimal for Saxmundham.

Where do you think building should take place in Saxmundham?

- The Layers
- South of SFS
- North East Fields
- West of A12 Fields

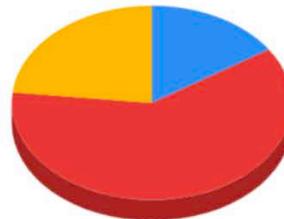


Are these pupils going to stay in Saxmundham in the future?

Over 60% of the average 135 students surveyed would not like to remain in the Suffolk/Saxmundham area.

Do you see yourself living in or around Saxmundham in the future?

- Yes
- No
- I don't know



There are many things wanted in the future in saxmundham yet these are some of the most important and most wanted facilities.

- A lot of people want fast food restaurants as they are easy and cheap and this also appeals greatly to teenagers e.g MacDonalDs or KFC
- Also a lot of people want proper restaurants as they are a nice thing for families and they are also appealing to tourists.
- People also want more leisure places with things such as sports halls, swimming pools and gyms as this could be appealing for tourists and also is a nice thing for families and friends.



Building 800 new homes in Saxmundham.

Advantages:

- Better for the economy
- Bigger school
- Better infrastructure
- More Places to live
- Cheaper and more affordable
- Attracts more industry

Disadvantages:

- More people could lead to crime
- Less countryside to walk in
- Tesco's will be too small
- Congestion
- Change Village dynamic
- Change community spirit
- Crammed area
- Traffic jams
- More noise pollution
- More emergencies

The points we thought were the best.

Some points we thought were the most key is that on the advantages was that building 800 houses is that it's better for the economy, on the disadvantages is that there would be more emergencies so therefore more stresses on police and ambulances.



APPENDIX 6: Stage 3 – Household survey

6(a) Household survey results

The future of Saxmundham – the voice of our residents

Report on the results of the town household survey 2019

“Living in Saxmundham for the years I have seen changes many shops long gone, people’s faces you come to know, sadly died. It is the people who make Saxmundham, without them no town would exist!”

“I love living in Sax. It is a great town. However, the station and high st are a little run down at present and with plans for expanding population this is the perfect opportunity for the local plan and community to embrace serious positive environmental changes to improve town and community”.

Introduction

By Jeremy Smith, Chair of the Saxmundham Neighbourhood Plan Steering Group, June 2020

In June 2019, the Saxmundham Neighbourhood Plan Steering Group organised a Household Survey questionnaire, to find out the views of the residents of Saxmundham on a number of issues that are important for our town’s future.

A team of volunteers hand-delivered the survey forms to every dwelling in town (to the best of our ability). In total, we delivered around 2,200 forms, each with a paid-for return envelope. Each form allowed for up to 4 residents to answer.

Over the following month, we received back around 550 forms, which had been completed by almost exactly 1,000 residents. (Not everyone answered all questions, of course). This represents a return of almost exactly 25%, which we feel is a good level for this type of town-wide initiative.

On behalf of the Steering Group, I would like to thank everyone who completed the questionnaire for their time and interest. Your answers have indeed helped to highlight the views of our residents on many different themes. And these views will strongly help us to shape the policies and proposals that will go into the Saxmundham Neighbourhood Plan. These cover issues like the future of housing in the town, the community facilities Saxmundham needs, transport and movement, our local economy, and the future of the town centre.

A Neighbourhood Plan can set very local planning policies, provided these do not clash with those set by other levels of government (central government, and the District Council’s Local Plan).

A Neighbourhood Plan can only come into operation if approved by a majority voting in a local referendum. Once approved, it also means that our town can benefit from a higher share of the Community Infrastructure Levy (CIL) paid by

developers for future housing development within our boundaries. This 'levy' is used to provide new physical or social infrastructure for our community.

So once again, our thanks to all of you who completed the questionnaire and gave us your views on all these issues. You have truly helped us in our task of shaping policies that will help make – and continue to make - Saxmundham a successful and attractive place for us all.

Finally, I need to apologize for our delay in publishing this report. We had so many answers to read and analyse that it took a lot of work to put together. It was close to completion in early March, but during the coronavirus lockdown, further work on it stopped. However, I am confident the results remain largely valid, as our town comes back to life once more, and together we look to the future.

Summary of some key results

Those who responded

990 local residents returned the completed questionnaire, a response rate of 25%. The gender and age balance of those responding reflected the population quite well, with a slight over-representation of older residents.

Future housing growth

Asked how much Saxmundham should grow over the coming 18 years, looking at future needs for housing, 950 people responded as follows:

- 13% supported an increase of 800 or more new homes,
- 16% supported 500-600,
- 34% favoured 200-300,
- while 33% wanted no increase in housing.

New housing – where to be located?

If the District Council's Local Plan proposal for 800+ new dwellings is to go ahead:

- just 8% of respondents agreed with the District Council's original proposal to site the new housing to the South of the town including on The Layers, i.e. on both sides of the railway,
- 18% supported the plan to build all to the South of the town, but only on the west side of the railway (up to the A12 by-pass).
- 35% thought all new housing development should be to the East (up Church Hill),
- 20% supported a division of new housing between East and South (to west of railway)

What types of new housing?

53% thought the share of affordable housing (for rent or ownership) should be in the range 10 to 25%, 47% thought the 'affordable' share should be over 25%.

73% of respondents supported owner-occupied houses as a priority, with 41% for social housing. Shared ownership homes and sheltered housing each had the support of around one third.

New Community facilities

Asked which types they favoured, the top priority specified was

- new medical facilities (824 respondents), followed by
- children's play areas (399),
- indoor sports centre (395),
- swimming pool (382),
- entertainment / performance centre (355),
- gym (320),
- cinema (269), and
- allotments (267).

Environmental issues for new housing developments:

The top environmental priorities identified were:

- Adequate off-road parking (backed by 806)
- Good quality cycle and pedestrian access to town (627)
- Eco-friendly and efficient design & construction (616)

Town Centre & High Street

Asked whether the High Street would benefit from a set of changes (up to 3 to be chosen), 1,836 answers were given by 915 respondents. The preferences expressed were:

- Additional parking facilities in/near town centre (cited by 461)
- Reduce speed limit (310)
- Pedestrianisation (306)
- Widening footways (278)
- Priority for pedestrians (233)
- Traffic control of narrowest part of High Street (141)
- None of these (101)

Saxmundham Market

Asked how the market might be made more successful, 857 respondents gave 1,700 preferences. The favoured options were as follows:

- Change the nature of the market, e.g. farmer's market, flea market (393)
- Improve publicity & marketing (366)
- Change market day to Fri, Sat or Sunday (353)
- Change venue e.g. to Fromus Square (331)

The wider Town Centre and Station area

Asked if the wider Town Centre and Station area would be improved by any of five options, 844 respondents expressed 1,731 preferences:

- Development of area round the station, including new business and employment opportunities (707)
- Improvements to Station Approach for cyclists & pedestrians (404)
- Improvements to cycle and pedestrian links to town centre (340)
- Designed signage at key points to direct to facilities & points of interest (280)

Transport and mobility in and around Saxmundham

405 respondents said they regularly use train services to and from Saxmundham (486 did not). 130 said they regularly use bus services (671 did not)

Of the train users, 66% said they were mainly satisfied with the local East Suffolk service, 34% that they were not. The main reasons for dissatisfaction were: frequency and timing; cost; lack of dependability.

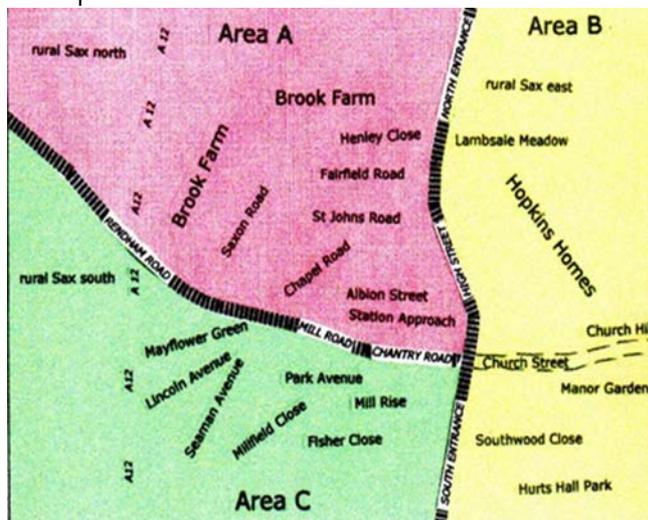
Of bus users, 44% were mainly satisfied, 56% not. The main reasons for dissatisfaction were:

frequency and timing; it doesn't get me where I want to go.

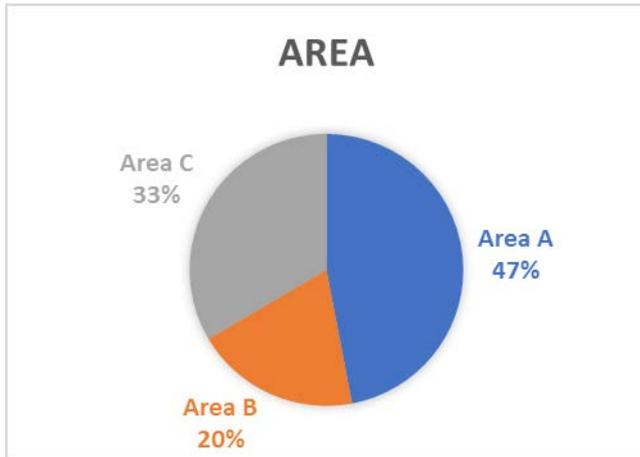
PART A – Who completed the questionnaire

Where people live

We asked people to say in which part of the town they lived, to help ensure we got a reasonable balance of the different bits of our town. For this purpose, we showed a map with 3 areas:



Of the 990 respondents, almost half (472) came from Area A (broadly, the Brook Farm Estate and nearby), one fifth (196) from Area B to the east (mainly, the Hopkins Homes area), and the final third (336) from Area C to the south of the Rendham Road.



We consider that this represents a reasonable 'spread' across the main residential areas.

Gender of respondents

957 people answered this question. 428 (45%) were Male, 528 Female (55%), and one 'non-binary'. This is very close to the actual gender balance within the Saxmundham area population.

Age of respondents

978 people responded to this question. Of these,

- 117 (or 12%) were under 26 years,
- 158 (16%) were between 26 and 45,
- 346 (35%) were 46 to 64, and
- 357 (37%) were 66 years or more.

By way of comparison, the official 2018 population figures for the Saxmundham ward for the District Council (which included Benhall and Kelsale as well as Saxmundham) for those over 15 years show:

- 10% for the 15-24 age group
- 23% for the 25-44 age group,
- 33% for the 45-64 age group, and
- 32% for the 65+ age group.

(Source: Office for National Statistics [via Suffolk Observatory website](#))

Work and education status of respondents

990 people responded to this question. Of these, 434 (44%) were employed or self-employed, 89 (9%) in education or training, and 427 (43%) were retired or not seeking work.

Employed	Self employed	In education or training	Unemployed	Not seeking paid work	Retired	Other	Total responses
342	92	89	14	19	408	26	990
35%	9%	9%	1%	2%	41%	3%	100%

Housing of respondents

980 answered this question. Of these 800 (82%) lived in owner-occupied private housing.

Owner occupied	Privately rented	Rented from a housing association or local authority	Other	Total responses
800	71	98	11	980
82%	7%	10%	1%	100%

Households with children aged 16 years or under

985 people answered this question. Around one quarter (237) of respondents were from a household with children. 748 (76%) were in households with no children.

Of those households with children, 90% had one or two children.

1 child	2 children	3 children	4 or more children	Total responses
111	105	19	6	241
46%	44%	8%	2%	100%

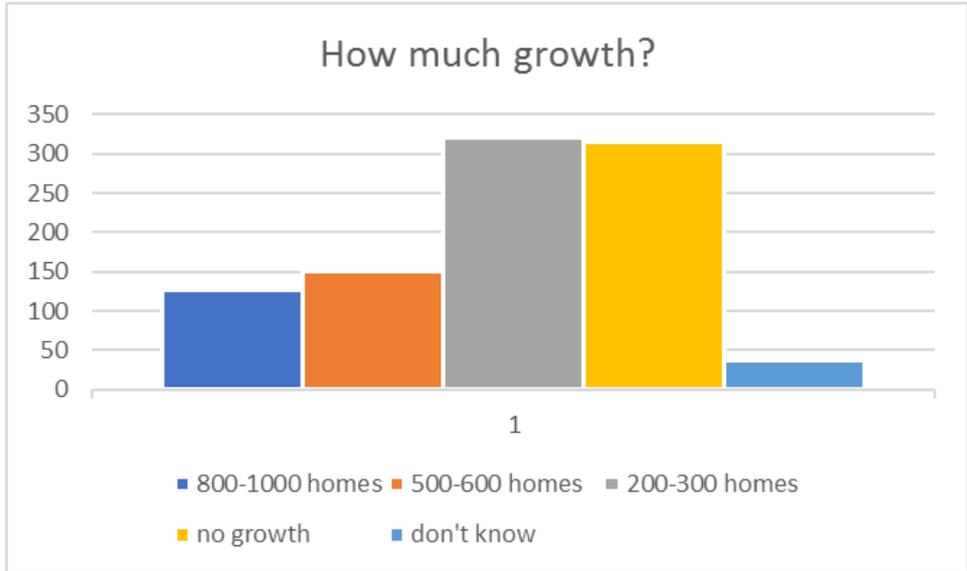


PART B – Future housing development in and around Saxmundham.

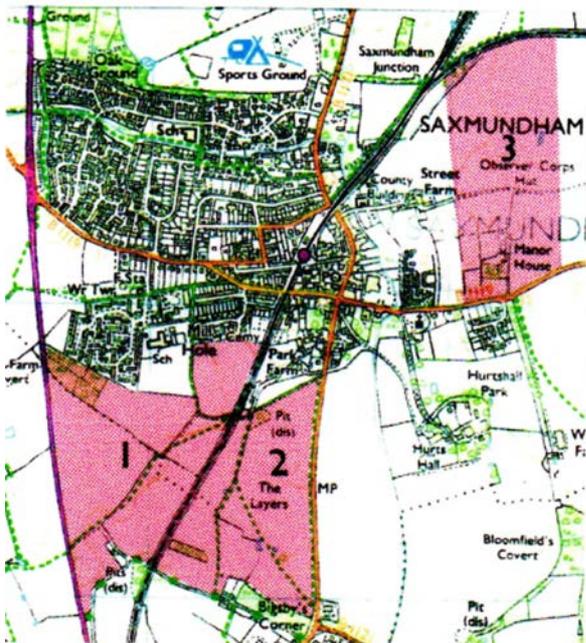
B1: In general terms, looking at future local and east Suffolk needs for housing, by how much – if at all – do you think Saxmundham should grow?

950 people answered this question. In general terms, about one third want the town to grow no further over the coming 18 years, one third think the town should grow 'just a little' (around 200-300), and just under one third (13% + 16%) support growth of 500 homes or more. Only 13% support the scale of growth of new housing proposed in the draft Local Plan (800+).

	800-1000 homes	500-600 homes	200-300 homes	No growth	Don't know	Total responses
Number	126	151	321	314	38	950
Percentage	13	16	34	33	4	100



B2. If the current proposal that Saxmundham should grow by over 800 new dwellings goes ahead, where do you think they should mainly be located? 895 people answered this question. Three numbered sites on a map were offered as choices:

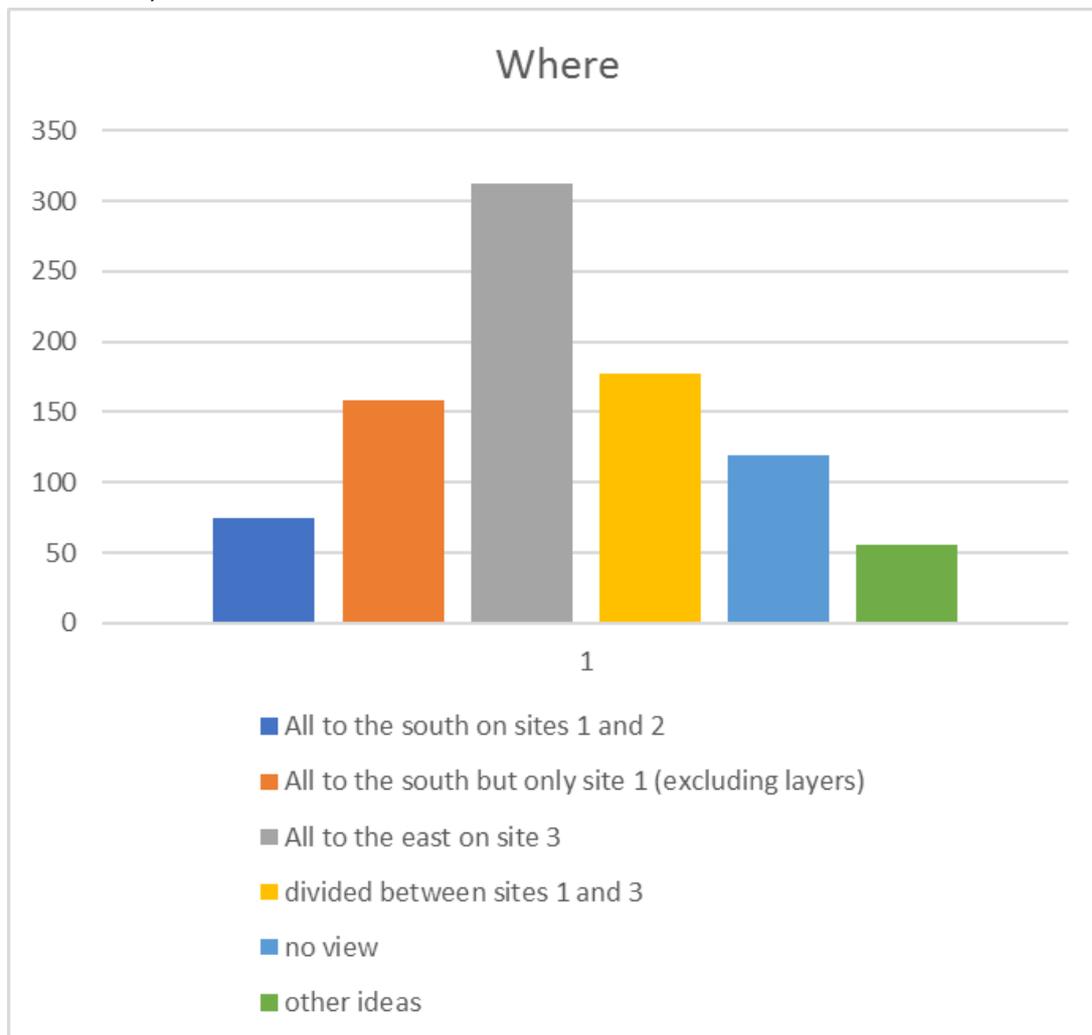


Broadly speaking, sites 1 and 2 form the location of the new South Saxmundham Garden Neighbourhood proposed by the District Council.

The location with most (but not overall majority) support (35%) is site 3 was to the east, up Church Hill, and a further 20% think that at least part of the housing should be there, as well as part on site 1 (between the railway and bypass A12). It is to be noted – since this has been a live local issue - that only 8% favour including the site to the south of town (and east of the railway) which includes The Layers.

	All to the south on sites 1 and 2	All to the south but only site 1 (excluding layers)	All to the east on site 3	Divided between sites 1 and 3	No view	Other ideas	Total responses
Number	74	158	312	177	119	55	895
Percentage	8%	18%	35%	20%	13%	6%	100%

As a chart, this becomes:



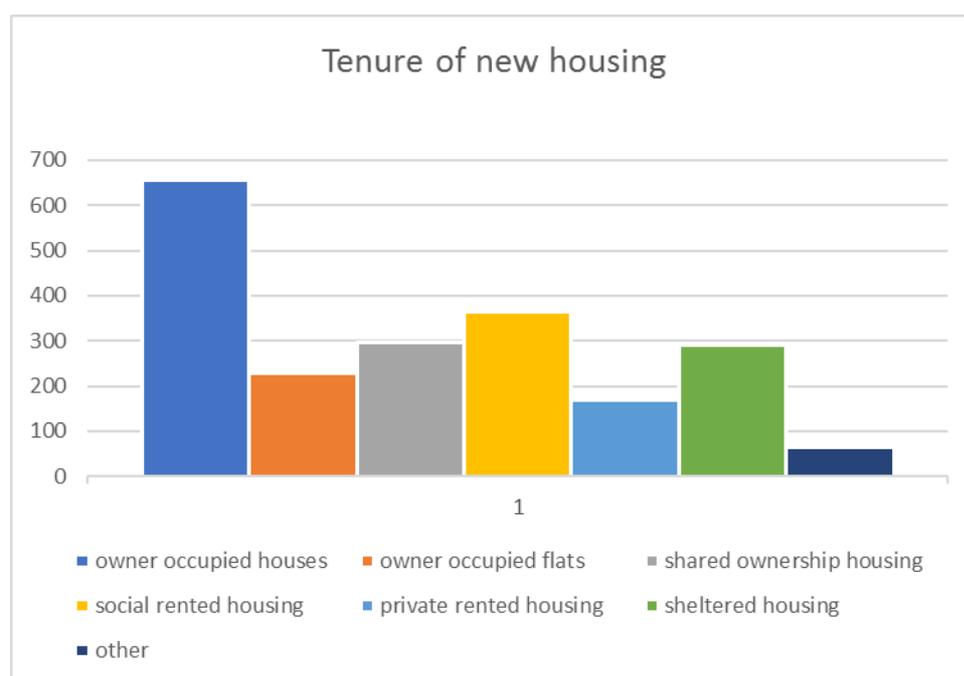
B3. Other comments on location

Respondents were asked if they had any other comments about the location of new housing. This garnered over 100 responses (see Appendix for all responses). Many expressed opposition to further development on grounds that the town lacks the necessary (physical and social) infrastructure and services to meet existing needs. The impact on the road network and especially the traffic light cross-roads at Chantry Road were also mentioned in numerous responses.

B4: Which types of new housing development in Saxmundham do you consider the most important to meet housing needs?

896 people answered this question. Respondents were invited to tick up to three options, and 2070 preferences were expressed.

Of these, 656 respondents (73%) support owner-occupied houses as a priority, followed by 354 (41%) for social housing. Shared ownership homes (297) and sheltered housing (290) each have the support of around one third of respondents. Of those (approx. 60) who ticked "other", several want a mix of all different types, and several called for bungalows to be part of the mix (see Appendix for details).



B5. What size for new housing? Future housing is likely to be built to a mixture of sizes, which do you think is most needed for Saxmundham?

870 people answered this question. Respondents were asked to tick up to two options, and 1451 preferences were expressed. Of these, 1160 (80%) were for 2 or 3 bedroom homes.

1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms	Total preferences expressed
Number				

152	548	612	139	1451
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B6. If Saxmundham’s future 800 homes major development goes ahead do you think the share of affordable housing (for rent or ownership) should be...

886 people answered this question. Just over half (53%) think the share of affordable housing should be in the range 10 to 25%, 47% think the ‘affordable’ share should be over 25%.

10-25%	25-50%	over 50%	Total number of responses
467	274	145	886
53%	31%	16%	100%

Question B7: For all major parts of future large-scale housing developments in and around the town, please tick any of the following design elements you consider important. (6 options offered)

889 people answered this question and 2107 preferences were expressed. The most supported concepts are “highly energy efficient” (79% of respondents) and “landscaping of high visual and ecological quality” (57%). In relation to house building style, 43% express support for “Traditional Suffolk”, 18% for “Innovative design”

Highly energy efficient	Traditional Suffolk	Innovative	Dementia friendly	Landscaping of high visual and eco quality	Other	Total preferences expressed
Number						
706	384	164	255	509	89	2107

PART C – Community facilities for Saxmundham



C1. If Saxmundham’s future 800-1,000 homes development goes ahead, do you think that the town needs additional community facilities, to be funded in whole or in part by the developers?

934 people answered this question, and (perhaps not surprisingly!) 917, or 98%, agree.

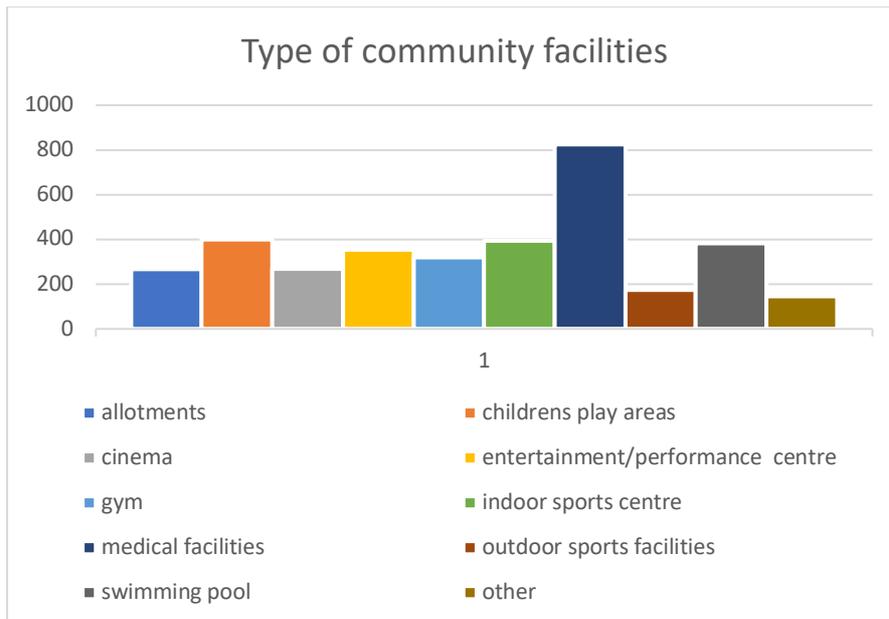
C2. Please indicate which facilities you think are the most important ones for Saxmundham.

931 people answered this question. Respondents were asked to tick up to four options, and 3,528 preferences were expressed.

Allotments	Children’s play areas	Cinema	Entertainment Performance centre	Gym	Indoor sports centre	Medical facilities	Outdoor sports facilities	Swimming pool	Other	Total preferences
Numbers										
267	399	269	353	320	395	824	175	382	144	3,528

While 89% of respondents ticked the box for “medical facilities”, the other suggested facilities were rather more evenly supported, save perhaps for “outdoor sports facilities” (175) – almost certainly because the town does have the Sports and Recreational Club at Carlton Park.

Of those who ticked “other”, around 30 support provision of a (family-friendly) pub/bar/restaurant. Apart from this, a wide range of proposed facilities (public and private sector) were suggested (see Appendix).



Part D – Environmental issues for new developments.

D1: Which of the following environmental factors are important for you when considering any additional major housing development in Saxmundham?

Respondents were asked to “tick all [choices] you consider important”.

920 people answered this question and 4,261 preferences were expressed.

“Adequate off-road parking” gained the highest support (88% of respondents), followed by “good quality cycle and pedestrian access to town” (68%) and “eco-friendly / efficient design & construction” (67%). In fact, all of the offered options received majority support.

Eco friendly/ efficient design and construction	Natural, biodiverse open space nearby	Recreational open space	Adequate off-road parking	Nearby services/facilities to limit need for car use	Good quality cycle and pedestrian access to town	Local on-site recycling facilities	Other	Total preferences
Numbers								
616	477	551	806	589	627	534	61	4,261

Among the “other” were a wide range of issues – solar panels, electric car charging points, better public transport, better roads, allotments, better provision for wildlife and ‘wilding’ areas, town centre pedestrianisation, high speed internet... full list available in Appendix.



PART E – Saxmundham Town Centre

E1. On average, how often do you visit Saxmundham Town Centre?

940 people answered this question. 95% said they visited the town centre either most days, or once or twice a week.

Most days	Once or twice per week	Once or twice per month	Rarely	Never	Total responses
486	402	27	22	3	940
52%	43%	3%	2%	0%	100%

E2. How do you normally get to the Town Centre?

There were 1130 responses to this question. 57% said they came on foot, 38% by private motor vehicle. Only 4% said they came by bicycle, and 1% by public transport.

E3. What is/are the main reason(s) for your visits to the Town Centre?

941 people answered, giving 2,483 responses. An overwhelming 93% said they visit the supermarkets, and 74% local shops and services.

Going to supermarkets	Visiting local shops and services	Visiting café, restaurant or pub	Shopping at the weekly market	Visiting library or other public services	Social/community purposes e.g. Market Hall or Museum activities	Other	Total reasons
Numbers							
883	698	333	120	226	135	88	2,483
94%	74%	35%	13%	24%	14%	9%	Of voters

E4. Do you think that Saxmundham High Street would benefit from any of the following changes?

Respondents were asked to tick up to three options. There were 1,836 responses from 915 people.

The largest single issue supported, by 50% of respondents, was for additional (near to) town centre parking facilities.

However, there is a high level of support shown for different options for the future of the High Street' traffic management and use. 34% favour reducing the speed limit, 33% want pedestrianization, 30% want to widen the footways (pavements) in the street, and 25% favour giving more priority to pedestrians over vehicles.

Against this, 107 respondents (12%) voted for "none of the above".

Pedestrianisation	Priority for pedestrians	Widening footways	Reduce the speed limit	Traffic control of narrowest part of the High Street	Additional parking facilities in or near Town Centre	None of the above	Total preferences expressed
Numbers							
306	233	278	310	141	461	107	1,836
Percentages							

33%	25%	30%	34%	15%	50%	12%	Of voters
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E5. Do you have other proposals for improving the way the High Street looks and works?

We confess that we had not expected a very large number of answers to this “write in” section. But as it turned out, many residents did indeed have views they wanted to express – and that is true for other “write in” questions, further on. In relation to the High Street, we received about 450 comments, ideas and suggestions. All are contained in the Appendix.

Many of these ideas can be grouped under a few general headings:

1. **Too many empty shops, too many charity shops** and the need to attract more good quality shops – with many ideas of what people would like (mainly, a wider variety of shops), or how to provide incentives e.g. through business rate incentive systems.
2. **Improving the street environment**, through a variety of suggested means – better signage, more flowers and trees in the centre, pedestrianisation and pavement-widening, repainting business exteriors, pull down or renew derelict buildings...
3. **Enforcing parking rules and restrictions** – a large number of comments expressed frustration at the lack of enforcement especially in and around the High Street and Market Place.
4. **Better traffic management** – here, suggestions relate largely to Church St and especially the cross-roads / traffic light junction at Chantry Road, but also many ideas to control and change traffic in the High Street. This could be by introducing a one-way system, or full or part pedestrianisation etc.
5. **More and better pubs and restaurants** – many feel that the town lacks sufficient good quality, family-friendly places to eat and drink.

E6. The market - how might we make the town’s market (held on Wednesdays in the Market Place) more successful?

857 people replied, giving 1,700 preferences – all options could be ticked. Though no single option received a majority, there appears to be a wide ‘constituency’ in the town to change or add to the present market. Over 300 preferences were expressed to change the nature of the market, to change the day from Wednesday to weekend, and/or change the venue (e.g. to Fromus Square).

Change market day from Wed to Fri, Sat or Sunday	Change the venue e.g. to Fromus Square	Move to Market Hall	Improve publicity/marketing	Change the nature of the market e.g.	Other	None of the above	Total preferences
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				farmers market or flea market			
Number							
353	331	76	366	393	103	78	1700

E7. Do you think that the wider Town Centre and Station area would be improved by the following?

844 people replied and 1,731 preferences were expressed by them (all options could be ticked).

There is very strong support for the concept of redeveloping the area around the railway station (707 or 84% of respondents). There were also substantial 'votes' for improving cycle and pedestrian links to the town centre, for improvements to Station Approach (the road from the High Street to the station) and for designed signage.

Improvements to cycle and pedestrian links to the town centre	Designed signage at key points to direct to facilities and points of interest	Improvements to Station Approach in particular for cyclists and pedestrians	Development of the area around the station, including new business and employment opportunities	Total preferences
Number				
340	280	404	707	1731
Percentages				
40%	33%	48%	84%	Of voters

Finally, in the section on the Town Centre, we asked if people had "other ideas for improving the Town Centre". Once again, they certainly did! We received over 300 comments. Many were along similar lines to the comments on improving the High Street, (e.g. deal with empty shops, improve range of shops, improve attractiveness of street environment, enforce parking, better traffic management, new pub/ bar/restaurants) but other issues were also highlighted:

- Tackle anti-social behaviour, more police needed, CCTV
- Repair the station building and area and bring the station building into use
- New through road from Kelsale to Church Road and/or from Benhall to Leiston Road
- More leisure and entertainment facilities in the centre, and community events, festivals

- Town centre looking tired and needing attention
- Make the town more pedestrian friendly



PART F – Transport and mobility, in and around Saxmundham.

F1. Do you regularly use public transport to travel to and from Saxmundham?

There were 1,692 responses. There were 1,692 responses. 891 people answered about use of trains, 801 about use of buses.

Of those answering about trains, 45% said they used the train service. Of those answering about buses, only 16% said they used bus services.

Train yes	Train no	Bus yes	Bus no	Total responses
405	486	130	671	1692

Train service

F2a. If you regularly use the train, are you mainly satisfied with the local East Suffolk train service?

441 people responded. Of these 289 (66%) said they were mainly satisfied, 152 (34%) were mainly dissatisfied.

F2b. If you are NOT mainly satisfied with the local train service, what are your main reasons for this? (Five options)

285 people made 499 responses. The two principal reasons cited were "cost" and "frequency and timing", followed by "lack of dependability."

Frequency and timing	Lack of dependability	Cost	It doesn't get me where I want to go	Other reason	Total
135	101	163	41	59	499
47%	35%	57%	14%	21%	

F2c. What would be your 'top' improvements in the local train service that you would like to see?

The questionnaire invited respondents to specify one or two improvements. Around 400 people answered this question, of which nearly half (just under 200) gave two. That gave us around 600 answers to this. From the different answers, we have summarised the key improvements sought as follows*:

Improvement	No. of respondents
Saxmundham Station (deal with very poor state, need for services & amenities)	147
Frequency & longer hours service (more often than hourly, later trains, more trains at weekends including earlier start)	97
Rolling stock (state of stock, small size of many trains)	54
London train connection (need for more direct trains)	52
Fares (should be reduced)	41
Parking	14
Norwich train service (needs good connection)	7

(*The number of respondents for each type of improvement in the above table is approximate, based on our assessment of the very differently phrased responses)

F4. When waiting or arriving at Saxmundham Station, are there any physical improvements or new customer facilities you would like to see put in place?

Almost 500 people answered this question, and offered around 750 proposals. The main themes that emerge are set out in the following table:

(Again, the number of respondents for each type of improvement in the above table is approximate, based on our assessment of the very differently phrased responses)

Improvement	No. of respondents
Renovate/reinstate Station building	145
Refreshments : Café, shop, buffet, vending machines	143

Waiting area/seating	129
Provide toilets	78
Better parking	34
Public information/local map/signage	18

Bus service

F3a. If you regularly use the Bus, are you mainly satisfied with the local service?

There were 179 responses (n.b. this is a higher number than those who had answered the earlier question on regular use of bus). 78 (44%) were satisfied with the service, 101 (56%) dissatisfied

F3b. If you are NOT mainly satisfied with the local bus service, what is the main reason or reasons for not being satisfied?"

There were 305 responses from 171 people. Two main reasons given for dissatisfaction were "frequency and timing" (cited by 73%), and "it doesn't get me where I want to go" (45%).

Frequency and timing	Lack of dependability	Cost	It doesn't get me where I want to go	Other reason	Total
125	48	32	77	23	305
73%	28%	19%	45%	13%	

F3c. Do you have any top improvements in the local Bus service that you would like to see carried out?

Just over 150 people answered this question, putting forward a total of around 210 proposals for improvements. The main themes raised were:

- Increase frequency of the services
- Run later services, and Sunday services
- Introduce new services, including more direct services. Destinations specified by respondents include Ipswich (especially the hospital) – the present service takes too long; Norwich; Framlingham.
- New or better buses – including smaller buses, electric buses etc.
- Better rail / bus coordination
- Better information including timetables, electronic signage

The first three (frequency, timing, new or more direct/faster routes) were the dominant issues raised.

F5. When waiting for buses in or around Saxmundham, are there any physical improvements or new customer facilities you would like to see put in place?

Around 120 people answered this question, offering around 160 proposals for improvements. By far the largest number of proposals related to the provision of **more shelters and seating at bus stops** (over 100 responses). Improved **signage and information**, including digital timing displays at bus stops, and timetable information, were the main other themes.

Cyclists and pedestrians

F6. Do you have any top improvements to encourage and help pedestrians and cyclists which you would like to see in Saxmundham?

Almost 300 people responded to this question, offering over 400 proposals. Many proposals relate to specific sites or areas of the town, but the main points from the responses include, with approximate numbers raising each:

- Cycle lanes and paths (over 70 proposals)
- Pedestrianisation (mainly of High Street) (30)
- Wider pavements and footpaths (25)
- Lower speed limits / traffic calming (25)
- Cycle parks and racks in town (25)
- Parking law enforcement (25)
- Better lighting (10)
- More pedestrian crossings of busy roads (10)

Respondents also raised the need for better upkeep/repair of roads and of pavements generally, and for footways between newer housing estates and the centre.

Motorists

F7. Do you have any top improvements in relation to private motor vehicle use, which you would like to see put in place in Saxmundham?

Around 450 people answered this question, putting forward over 600 points or proposals. The main themes that were raised concerned much stronger enforcement of parking restrictions, especially in the High Street, and the operation of the traffic light junction close to the two supermarkets, linked to the exits from the supermarkets. A variety of proposals were made for controlling traffic in the town centre and other areas, as well as specific areas such as Brook Farm Road, or North and south Entrance. Here is a table listing some key issues with the approximate number raising each issue:

Issue for improvement	Approx. number of respondents
Need for better functioning of traffic lights and supermarket access/exit	110

Enforcement of parking regulations, especially in High Street	100
More parking	50
Pedestrianisation, especially of High St	15
One-way system around High St	15
One-way system – other areas	10
Other High Street traffic control measures	15
Speed restrictions (e.g. 20 mph)	15
Traffic calming measures	15
New/bypass road to avoid lights	15
Brook Farm Road issues	15
Rendham Road / A12 junction	10

People with impaired mobility

F8. Do you have any other top improvements to make transport and movement easier or safer for those with impaired mobility?

Around 270 people responded to this question, making around 350 points or proposals. Again, many are site specific, but in general terms, the number one issue raised is the need for wider pavements and paths, at various points in the town and especially in the town centre. The need for more or longer-phased pedestrian crossing points also featured strongly, also the need to stop parking on pavements.

Here is a table listing some key issues with the approximate number raising each issue:

Issue for improvement	Approx. number of respondents
Wider pavements, especially in town centre	60
More or longer-phased pedestrian crossings	30
Stop parking on pavements, enforce parking restrictions	30
Repair and maintain pavements and paths, including shrubs etc	20
Speed limit reductions / enforcement	15
Better street / public area lighting in some areas	15
Pedestrianisation, one-way, traffic restricted High Street	15
Local bus services e.g. shuttle bus, serving housing estates & near villages	10
More disabled parking	10
Better disability access to shops and services	10



PART G – your additional comments or points

G1. Do you have any other comments or points about the future of Saxmundham which you want us to take into account?

When we drew up this questionnaire, we decided to add this question to ensure that residents had a chance to raise any issues of concern for the future of our town. To be honest, we expected some but not a huge number. In the event, the residents of Saxmundham used this opportunity in large numbers – we received over 450 comments and ideas, ranging from the general to the specific, some very short and to the point, others at some length... Many respondents reaffirmed their view that they do not want the town to grow, or at least not to grow as much as proposed by the District Council. Many others state that future growth of any scale absolutely requires improved services and infrastructure – which many feel has not been the case with developments in recent decades.

It has not been practicable to add all of the comments up by 'category' or theme, but we can summarise some key points made with frequency:

- Future growth must be linked to a proper provision of services and infrastructure
- The need for a larger, better provided medical centre and related services
- The road structure is inadequate already, and too busy, especially by the Chantry Road traffic lights and supermarkets, while the High Street traffic is also an issue
- The town centre needs improving and regenerating, with a particular need for family-type restaurants and pubs, community services and activities, and for evening entertainment for all age groups
- Generally, the town lacks recreational and leisure facilities
- There is a perceived problem of increased misbehaviour and crime, with insufficient police presence, which needs tackling

- We need to offer more for young people to do in the town
- We should pay attention to environmental and ecological issues

The full set of comments will be available on the Neighbourhood Plan website, and are well worth a read, to see the wide range of views expressed.

But to give a 'taster', we have copied and pasted a selection of the comments made, which covers a wide spectrum but is not a representative sample as such. But we think they reflect much of the diversity of opinion that exists in the town. And we feel they provide a fascinating read in their own right!

Extracts from the 'additional comments' section

I am pleased to see that Saxmundham has an exciting time ahead for growth and potential to thrive. My concern mainly surrounds local existing facilities being unable to keep up with demand as Sax grows. (doctors, schooling, supermarkets) I don't think that 800 new homes in Saxmundham is manageable. The increases should be gradual only up to 300 homes to enable new schools, doctors, road infrastructure and leisure facilities to grow at the same time. The natural habitat should not be disrupted and lost to new homes; it will be lost forever.

A growing town is a good thing but planning 1000 new homes must bring extra facilities. The doctors are already too small, the primary school was too small before the estate that built it was finished and the traffic Thursday evenings onwards summertime around Tesco's is bedlam, 40 minutes to get out of the car park! Keep some of the money out of Hopkins pocket for local improvements.

More facilities to draw people into town centre. New people = new demands on leisure etc. Community police to tackle increase in youth anti-social behaviour.

We need more recreational/club/social areas for young adults. 18-30.

I have worked in Saxmundham for 20 years and lived here for the past 6 years. It is a great town that deserves every support and input possible.

I was born and brought up in Sax. We've grown as a town enormously since I was a child. I no longer shop locally for myself unless I can go on foot as the high street and parking is diabolical and more houses will make this even worse. Personally, I think Sax has reached breaking point.

Saxmundham is reaching saturation point. You need to upgrade facilities e.g. medical, schools before expanding any further. Roads are inadequate for the volume of traffic. This will only get worse once Sizewell C starts.

We really, really need to do something to regenerate the high street.

Pedestrianize market square. Trinity's could have outside seating etc.

Additional houses mean more cars and more pressure on the infrastructure of the town. Saxmundham facilities are already at breaking point, more houses will only make things worse. In my experience since moving here, houses are built but infrastructure is not improved. It's not sustainable.

The town centre needs to become the focus point of Saxmundham. It should consist of areas/buildings for leisure, dining, entertainment and some housing. It is no longer possible for it to rely purely on retail outlets.

A new entrance and exit road into the new Hopkins estate, eg Street Farm road.

Police or warden presence to enforce existing or future rules and regs.

Saxmundham surgery has become woefully inadequate for its increased population.

This needs to be sorted out before more building work happens.

Medical facilities need improvement. Pedestrianise high st. Improve look of high st with landscaping and market. Stop speeding traffic at top of Brook Farm road.

Improve leisure facilities.

My concerns about further housing are - Doctors surgery being big enough, chemist able to cope with more patients, parking issues and even if the supermarkets can cope.

The traffic to supermarkets. Warnings were raised when the supermarkets were given permission that traffic would be a problem, and it is getting worse.

Improvement to social facilities within the town such as family friendly eateries and bars might mean Saxmundham was less of a dormitory town. It might encourage residents to stay in Sax for social activities rather than getting on a train to Woodbridge and Beccles.

Do not allow the only lovely pub to be changed into a charity shop! A disgrace.

I have lived in many, many towns and villages throughout the UK. It appears to me the town lacks a central point of interest. Making the town centre more pedestrian friendly would be a start. Please get rid of the signage that isn't required. Speeding car and children crossing the road at north entrance is a big concern, especially with new estates and further is walk to school.

The infrastructure needs improvement before any more houses are built as its struggling now.

I know it's on the plan but bigger, better doctors' surgery. Ban on households parking on pavement. Enforced.

I seriously think that cctv operated in streets and public places would help with safety but also security against theft and vandalism which unfortunately is a growing problem in town.

Desperate for a family pub which does food, children's play area, sports etc.

The future of the town could be improved if the council was proactive. There appears to be a lack of interest from the council with regards to the needs of the people. I think they have mostly been ignored for many many years!

Shoppers from out of town need encouragement to go beyond the supermarkets to the high street, which does not benefit from the large numbers of people who only come here for Waitrose or Tesco.

With the ever-increasing number of cars using the traffic lights, please try and sort out the amount of time it takes to get in and out of the supermarket carparks up to

and away from the traffic light crossroads. On weekends the whole road grinds to a halt for ages!!

We need to love our town centre and make it easy to get to, park and wander around the shops - it has some great stuff but so many just drive through to out of town shopping.

Saxmundham is a lovely Suffolk market town. To restore it to its old glory in conjunction with modern needs is difficult with older world narrow streets needing to accommodate modern high vehicles and people's expectations of what the council should supply. This requires community spirit and private investment and support.

Permit parking on roads around train station. Make the station and high street more desirable.

A town centre to be proud of and one that I would be pleased to visit with a good variety of shops, pubs to attract people from local area and far off.

Town centre needs redesigning and we need town centre managed.

I have lived in Saxmundham for 27 years, enjoy the town and its facilities, shops and clubs, would appreciate a community centre or drop in for us elderly, some are alone and need company and chat like myself weekdays, and Sundays can be a problem.

To stop into social behaviour in evenings, more community policing, get the infrastructure sorted before any more building starts.

I love living in Sax. It is a great town. However, the station and high st are a little run down at present and with plans for expanding population this is the perfect opportunity for the local plan and community to embrace serious positive environmental changes to improve town and community. Nothing should be done without considering carbon emission, impact on wildlife and biodiversity, and minimising negative effects on these.

Saxmundham is the town at the centre of Suffolk's coastal region yet has almost no tourist attractions such as an indoor pool or sports complex, theatre or family restaurants. It does not make the most of its position.

Saxmundham dies at night as no pubs or leisure activities. The Bell is good but is a hotel so no atmosphere. Something like Halesworth Cut would be ideal - venue for shows, concerts, cinema plus café and classes with venue run by volunteers. I have to drive out of Sax for evening entertainment.

Perhaps gather locals who have grown up in Saxmundham to discuss and bring back things that we had in Saxmundham as children. Take the town back to tradition as a historical town with a modern element. DO not expand the town anymore, it will kill it!

Saxmundham will grow but need to be a living town. Too many holiday/second homes put additional demands on local infrastructure and facilities but do not contribute to the life of the town. Inevitably Saxmundham will be largely a dormitory

town as even local employment is outside the town but needs to function as a community of all ages.

Need to encourage more employment within town so that it can be a place where people live and work.

There needs to be somewhere where the teenagers can go eg cinema, community club or something as there continues to be a social problem and antisocial behaviour that has been clearly demonstrated recently.

Encourage more local shops to remain such as our butchers. They are invaluable!

Improve the appearance of vacant shops in town centre eg large adverts placed on shop front advertising the local market etc. Shop fronts boarded and painted by school children as a project.

Keeping the town clean and tidy.

Any more estate development will be detrimental to the environment and the present inhabitants of Saxmundham. There has to be a limit. There is a climate and ecological crisis - more and more building is part of the problem.

More cultural/arts activities in the community. A pub/restaurant. More activity for young people.

A cinema. A vibrant retail and business community - more varied.

Look to other local towns to gain knowledge of how to improve things. For example: Woodbridge/Framlingham. Top of Brook Farm road, cars park way too close to the junction, there is going to be an accident there soon! Needs to be looked at.

Lovely place to live. Would benefit from more community wide events and improved medical facilities.

More spaces for teenagers - outside spaces. Less demonising of young adults in the town and more empowering them, ask what they want, this will know they are heard and valued resulting in less antisocial behaviour.

Saxmundham has more than many small towns, but it is let down by local and county authorities in policing, parking, rubbish and a lack of the local council doing more for residents and fighting for the town.

The whole town needs a makeover! North entrance - signs and posts need a good clean, tubs need planting, remove old "Anglia in Bloom" signs with the spelling mistake!! Fromus Square - planting area badly needs weeding, notice board needs updating regularly. Old post office - shrubs and bushes need trimming away from pavement. Flower tub outside "The Store" needs planting. Memorial field needs landscaping. Market Hall could be turned into a craft arcade.

With more people being encouraged to take up running through weekly parkrun and great run local events, it would be good to see the town host an annual 10K race with closed roads. This happens in Framlingham and Woodbridge and is an excellent platform for promoting the town, businesses and all that is on offer.

Saxmundham is an inherently beautiful town with fascinating history, sadly run down and it needs to attract more independent shops/alternative health shop/maybe

encourage artists/artisans to work and revitalise some of the empty, sad buildings. More sociable areas for young people. The old pub now houses another charity shop, it's a missed opportunity for providing a community cafe/pub. There is no point providing more homes without revitalising the town centre. Nobody will be encouraged. The town needs a heart and soul, which is currently lacking.

I like the thought of Saxmundham growing, providing facilities are built/improved to accommodate the extra people.

For any more housing to work a new school and doctors will need to be put in as the current ones are already inadequate. Also, a youth club is desperately needed for the kids.

It is a lovely town but need support and new facilities as it grows.

Regulation of speed of vehicles on entering high st, preferably from Kelsale outwards.

Whenever I see or read about leisure and recreation in Saxmundham it is always in regard to young people. What about the rest of us? Do we not count? Saxmundham needs facilities for mums, dads, grandmas and grandads as well in the town including a night life.

Definitely friendly family pubs or restaurants. New GP surgery/Health facilities.

Larger library. More parks for children.

Housing only for local people as it was in the olden days.

Saxmundham needs to attract a major high street restaurant to the town which cater for family get-togethers. Prezzo, Café Rouge etc.

Almost total lack of leisure facilities will drive me out of this town. Access to nature is great...if you can afford a car. Otherwise with no leisure centre or gym or swimming pool or community centre...

Don't build any houses just improve the town.

Swimming pool. Indoor gym. Street cafes and banks. Pedestrianise high st. Better, wider pavements on both sides of rd. Meter all parking except supermarkets.

In general, all shops, facilities and flow of traffic needs to improve if we are going to have no choice and grow in size.

Litter is a serious issue. It may help if school children as well as adults could be organised to litter pick or not drop litter so that they all take pride in their surroundings. Himalayan

My main concern is the danger when coming off A12 onto Rendham road. There are so many accidents here because at night you approach completely blind.

We must not lose the great things about Sax, but we must find a way to integrate newcomers - annual event to welcome them?

More dog poo bins around Sax

Improvements to GP surgery necessary with more housing. There needs to be more activities and access for young people to discourage anti-social behaviour.

Improve junctions at entrance/exit to supermarkets

Lighting required in open space/park area

More areas to socialise outside in the town centre. More varied shops and a greengrocer

High streets increasingly have to adapt to modern shopping trends. To increase footfall and future use they need to have social community space and active events calendar for all ages and abilities so the community can connect with its town centre.

The Neighbourhood Plan Steering Group would like to express warm appreciation to Jennifer Morcom, the Assistant Town Clerk, and Lee Wickiewicz for all their work in inputting data from the survey, and in transcribing the vast volume of answers to the many open-ended questions in the survey.

APPENDIX 7: Stage 4 – Pre-submission consultation on the draft Neighbourhood Plan

7(a) Poster for the pre-submission consultation exhibition and consultation period

**HAVE YOUR SAY
ON OUR TOWN**

**Comment on the
Saxmundham draft
Neighbourhood Plan**

Drop-in to the Market Hall
Friday, 5th November, 6-9pm, or
Saturday, 6th November, 10am-4pm

Or read a copy at the Library,
the Town Council, or comment
online **www.saxplan.org**

Consultation closes on
22nd December 2021

7(b) Advertisement in the Saxmundham News



HAVE YOUR SAY ON OUR TOWN
Neighbourhood Plan consultation exhibition

Drop-in to the Market Hall
Friday, 5th November, 6-9pm, or
Saturday, 6th November, 10am-4pm
Or comment online (from 5th Nov): www.saxplan.org



7(c) Banners

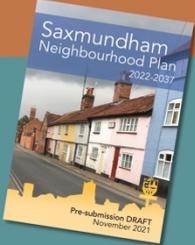


Saxmundham
Neighbourhood Plan
HAVE YOUR SAY

HAVE YOUR SAY ON OUR TOWN
Neighbourhood Plan consultation exhibition

Drop-in to the Market Hall
Friday, 5th November, 6-9pm, or
Saturday, 6th November, 10am-4pm

Or comment online (until 22nd Dec): www.saxplan.org



7(d) Consultation Response form (also online)

SAXMUNDHAM draft Neighbourhood Plan

CONSULTATION RESPONSE FORM

Consultation period: 5th November to 22nd December 2021.

The Saxmundham Neighbourhood Plan is a community-led document for guiding the future development of the parish. It is the first of its kind for the area and a part of the Government's current approach to planning.

Please use this form to comment on the draft Neighbourhood Plan, or comment online www.saxplan.org, so we can make amendments before submitting it for examination.

PLEASE NOTE: This is a formal stage of consultation on the Neighbourhood Plan before it is submitted to East Suffolk Council. Comments received will be reported in a Consultation Statement which will be submitted alongside the Plan, and which will include your organisation (if applicable) and comments. The Consultation Statement will be publicly available online.

On submission of the Neighbourhood Plan, Saxmundham Town Council is required to share personal details (name and email address if available) of those that have commented on the document to East Suffolk Council so that they can discharge their legal duties in relation to publicising the submission of the Plan, in accordance with the Neighbourhood Planning (General) Regulations. By submitting a consultation response at this stage, you authorise Saxmundham Town Council to legally collect and share your data in this manner. You can view the Town Council's Privacy Policy on the website.

PLEASE COMMENT ON POLICIES IN THE NEIGHBOURHOOD PLAN.

Return this form to Saxmundham Town Council (Station Approach), complete it online at www.saxplan.org, OR EMAIL saxplan1@gmail.com BY 22nd DECEMBER 2021.

Name	
Email address (or postal address)	
Organisation name (if appropriate)	

Parish wide: Design principles	
SAX1: General design principles	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree

Comments

Parish wide: Local economy				
SAX2: Expansion of existing businesses	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
SAX3: New businesses	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
Comments				

Parish wide: Community, social and recreation provision				
SAX4: Protecting valued local community facilities and amenities	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
SAX5: New community facilities	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
Comments				

Parish wide: Transport and movement				
SAX6: Improving connectivity	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
SAX7: Footpaths and rights of way	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
SAX8: Parking provision	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
Comments				

Parish wide: Housing				
SAX9: Windfall and infill development	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
SAX10: Housing mix	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree

Comments

Parish wide: Heritage and natural environment

SAX11: Historic town centre and Conservation Area	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
SAX12: Non-designated Heritage Assets	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
SAX13: Gateways, views and landscape setting of Saxmundham	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
SAX14: Protection and enhancement of natural assets	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
SAX15: Community gardens and allotments	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
SAX16: Protection of existing Local Green Spaces	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree

Comments

Site specific: South Saxmundham Garden Neighbourhood

SAXGN1: Connecting the Garden Neighbourhood	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
SAXGN2: Green infrastructure links	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
SAXGN3: Community facilities	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree

Comments

Site specific: Saxmundham town centre

SAXTC1: Town centre overarching strategy	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
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7(d) Log of all comments and responses to Pre-submission Consultation (Regulation 14)

91 responses from individuals. Also responses from:

- Benhall Parish Council
- East Suffolk Council
- Historic England
- National Highways
- Natural England
- Owners of 3 x Non-designated Heritage Assets
- Pigeon
- Suffolk County Council
- Suffolk Preservation Society
- William Notcutt

Introductory chapters/other non-policy chapters

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
East Suffolk Council	Chapter 1: Introduction	Chapter 1. Introduction Para 1.6 refers to the 'Suffolk Coastal Local Plan'. The full title of the relevant Local Plan is 'East Suffolk Council- Suffolk Coastal Local Plan' and this is suggested as a more appropriate title to refer to in this context.	Noted	Amend references <input checked="" type="checkbox"/>

		<p>We welcome acknowledgement in paragraph 1.11 of the requirement for neighbourhood plans to plan positively for growth. For clarity you may want to include specific reference to Policy SCLP12.1 (Neighbourhood Plans) of the Local Plan which sets the framework for housing growth in Neighbourhood Plan areas.</p> <p>Paragraph 1.11 makes reference to the South Saxmundham Garden Neighbourhood. As currently worded, it is not clear that this is a Local Plan site allocation, or that it falls outside the Neighbourhood Plan area (although this is explained later in the Neighbourhood Plan). Suggest expanding this paragraph to include cross reference to Local Plan Policy SCLP12.29 and further explanation of the relationship between the Neighbourhood Plan and the South Saxmundham Garden Neighbourhood. In light of comments provided later in this response it may be more appropriate to state that the “Neighbourhood Plan seeks to provide influence on the future masterplanning and design of the South Saxmundham Garden Neighbourhood” rather than “provides clarity on what will be expected”.</p>	<p>Suggest include this reference</p> <p>It is agreed to clarify here that the Garden Neighbourhood is a Local Plan allocation, but it is not correct to say that “it falls outside the NP area” since a very large part of the allocated site is within the NP area, and the new GN in all its aspects will have a major impact on the whole town and community. The statement that the NP “provides clarity on what will be expected..” is a general one not limited to the Garden Neighbourhood. Insofar as this applies to the GN developments within the NP area, this approach (via the NP’s policies) does not conflict with the Local Plan strategic policies but</p>	<p>Include reference to SCLP12.1 <input checked="" type="checkbox"/></p> <p>Amend para 1.11 and add reference to Local Plan Policy SCLP12.29. Suggest amend para 1.11 to clarify that part of the SGN falls outside of the Neighbourhood Area and that it is a Local Plan allocation. <input checked="" type="checkbox"/></p> <p>Wording to be amended</p>
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		<p>Linked to the point above, the documents listed at paragraph 1.13 include reference to the South Saxmundham Garden Neighbourhood. Wording within the plan should clearly explain the status of the proposed masterplan and design code with regard to the South Saxmundham Garden Neighbourhood, given that the site falls outside the Neighbourhood Plan area. As has been discussed, the Masterplan covering The Garden Neighbourhood produced for the Neighbourhood Plan cannot afford formal masterplan weight in the delivery of the site when considered against Local Plan policy SCLP12.29. It may present a vision of what the Neighbourhood Plan would prefer but it is academic in nature and therefore it instead guides the relevant key principles established in Neighbourhood Plan policies. A similar situation applies to the Design Guidelines and Code where they relate to the Garden Neighbourhood.</p>	<p>supplements them to take account of local circumstances.</p> <p>Again, it is incorrect to say that the Garden Neighbourhood site “falls outside the Neighbourhood Plan area”. See our comment on 1.11 above. However, it is agreed that the Saxmundham Design Guidelines and Code for the GN, and the Saxmundham Concept Masterplan for the High Street and Garden Neighbourhood (both prepared by AECOM for the NP Steering Group) have a different role and status in relation to the Neighbourhood Plan from the other accompanying documents, which should be reflected in 1.13. These documents are submitted to be drawn upon as appropriate in future masterplanning through</p>	<input checked="" type="checkbox"/>
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		<p>Paragraph 1.23 refers to the Local Plan allocation at Street Farm. For clarity, this should refer to the latest policy title (SCLP12.30: Land North-East of Street Farm, Saxmundham), and reference to the Site Allocations and Area specific Policies Development Plan Document should be removed.</p> <p>Paragraph 1.24 states that the Neighbourhood Plan is not allocating any significant further specific sites for development, however later in the paragraph reference is made to specific sites being 'identified as offering future potential for a range of types of development...'. As currently worded it is ambiguous as to whether these constitute site allocations. If these are not intended as site allocations, then careful consideration should be given to how these are referenced throughout the plan. Wording such as 'opportunity areas' or, 'potential areas for change' may be more appropriate, but it will be for the neighbourhood plan steering group to consider wording which reflects their intentions. Once agreed references throughout the plan will need to be updated. See also comments under section 13 & 14.</p>	<p>community engagement, and design of the GN and High Street area</p> <p>Amend para 1.23 – to refer to correct allocation title and remove incorrect references</p> <p>Amend the site- specific references to make it clear that they are not allocations but are in fact 'Opportunity Zones'.</p>	<p>Amend 1.23 Accordingly <input checked="" type="checkbox"/></p> <p>Amend site specific references accordingly <input checked="" type="checkbox"/></p>
Pigeon Investment Management	General	This response is provided in the interests of collaboration between Pigeon and Saxmundham Town Council/NP Steering Group with the objective of delivering a high-quality sustainable design-led mixed use scheme which makes a positive contribution to the town. Within this context we wish to draw	The shared interest from Pigeon for a collaboration with the objective of delivering a high-quality sustainable design-led mixed	References to the AECOM masterplan to be amended to ensure that its

	<p>attention to the limitations of the NP as regards South Saxmundham Garden Neighbourhood (SSGN). Firstly, as acknowledged the NP administrative boundary includes only part of the allocation, and even less of the area designated for built form. With NP policies not applying to the bulk of the allocation, it is not possible for the NP to holistically consider the site, a prerequisite for delivering a high-quality scheme.</p> <p>Secondly, although the supporting documents seek to remedy the above through referencing land beyond the NP administrative boundary, the AECOM Concept Masterplan does not deliver a deliverable or justified Garden Neighbourhood. This Concept Masterplan has been prepared via a desk-based assessment which is not based on evidence, fails to consider a number of site-specific considerations (e.g. surface water drainage), and does not take into account views of key stakeholders such as the local highways authority. The NP under paragraph 1.11 seeks to ‘...provide clarity on what is expected from development proposals in the parish, including those in the South Saxmundham Garden Neighbourhood, and ensures that the impact of development is anticipated and planned for in Saxmundham’.</p> <p>However, the adopted Suffolk Coastal Local Plan anticipates a single Masterplan for the allocation. You are aware that we have undertaken a consultation on the Masterplan, which included a commitment to further consultation. Considerable specialist survey work has been commissioned which will provide the necessary evidence base underpinning the Masterplan, and we continue to liaise with consultees and reflect on the feedback to</p>	<p>use scheme which makes a positive contribution to the town is welcomed. It is agreed that the AECOM Concept Masterplan does not seek to “deliver” the Garden Neighbourhood, but to provide strong professional input to assist in the masterplanning through community engagement (which is not to be confused with simple consultation) of the whole Local Plan allocated site, including the large area within Saxmundham. The Neighbourhood Plan is to be amended to clarify the role and status of the AECOM documents in redrafted paragraph 1.13; they are submitted to be drawn upon as appropriate in future masterplanning through community engagement, and in design of the GN and High Street area.</p>	<p>supporting status is clarified.</p>
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		<p>the consultation. This approach will not only result in a high-quality Masterplan, but importantly ensure a deliverable Garden Neighbourhood comes forward in conformance with the Masterplan. Unfortunately, the Masterplan work undertaken by AECOM does not achieve this, but does include some positive aspects which will be considered.</p>	<p>It should be noted that the only consultation with Saxmundham Town Council and community to date (which did not amount to 'community engagement' in a meaningful sense) by Pigeon was over a year ago, and in relation to a site which was very different in crucial respects from the site and policy allocated in the Local Plan that was approved just two months earlier. The consultation at that time (a) included a large site not within the allocated site and for purposes unrelated to the GN policy, and (b) excluded a large area of land for SANG/open space within the Local Plan policy and allocation. By contrast, the AECOM Concept Masterplan relates specifically to the Local Plan allocated site and policy; it is not intended (no pun intended) to be set in concrete, but to assist in</p>	
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			getting a high quality, sustainable development, not just another drab housing development. We welcome the concession that it includes 'positive aspects'. The Masterplan for the GN should comply with the site allocation and policy in the Local Plan, as well as – for the NP area – the policies set out in the NP, which are consistent with the Local Plan policy. We are required to follow the Local Plan policy, not a policy that deviates from it. The NP policies are, we believe, consistent with the Local Plan, and a NP is entitled to supplement and complement Local Plan policies provided it is not inconsistent with them.	
East Suffolk Council	Chapter 2: Saxmundham Parish	This section provides a comprehensive overview of Saxmundham parish. Much of the information in this section is drawn from the 2011 Census. While this remains the most up-to-date census data, it is anticipated that publication of the first results from the 2021 Census will take place in late Spring 2022.	The NP will draw on the most up to date information available at the point of	Agreed to refer to cite and use the most up-to-date Town Profile <input checked="" type="checkbox"/>

		<p>You may wish to cite the Town Profile, which again may be updated in 2022 - https://www.eastsuffolk.gov.uk/assets/Planning/Neighbourhood-Planning/Town-and-village-profiles/Saxmundham-Town-Profile.pdf</p> <p>Paragraph 2.1 refers to East Suffolk District Council. The formal name of the Council is East Suffolk Council.</p> <p>Whilst we recognise that this section primarily relates to features within the parish, the significance of the surrounding natural environment should be reflected here. Paragraph 2.33 would benefit from making reference to the sensitivities of much of the natural environment that lies within close proximity of Saxmundham, as per the first sentence of paragraph 11.33.</p> <p>Figure 8. It is rather unfortunate to mask a large area of the town with the Key. It is suggested that the whole town is shown on this plan. This would also ensure that you are not missing off the Memorial Field and Skate Park which should be listed.</p>	<p>amending the plan for REG16.</p> <p>Para 2.1 refers to East Suffolk District not the Council.</p> <p>Amend para 2.33 natural environment and green spaces to refer to wider significance of the environment in the parish but ensure it is within the Neighbourhood Area</p> <p>Agreed. Amend map and key.</p>	<p>Amend the 'd' to lower case. <input checked="" type="checkbox"/></p> <p>Amend paragraph 2.33 accordingly <input checked="" type="checkbox"/></p> <p>Amend Fig 8. to make the key smaller and add Memorial Field and Skate Park</p>
East Suffolk Council	Chapter 3: How the Plan was prepared	See comment regarding the consultation statement.	The consultation statement will contain a more detailed account of the consultation undertaken to prepare the plan and therefore this section may be reduced in size	This chapter will be reduced in size although key points will be retained. Detail will be in the consultation statement. <input checked="" type="checkbox"/>

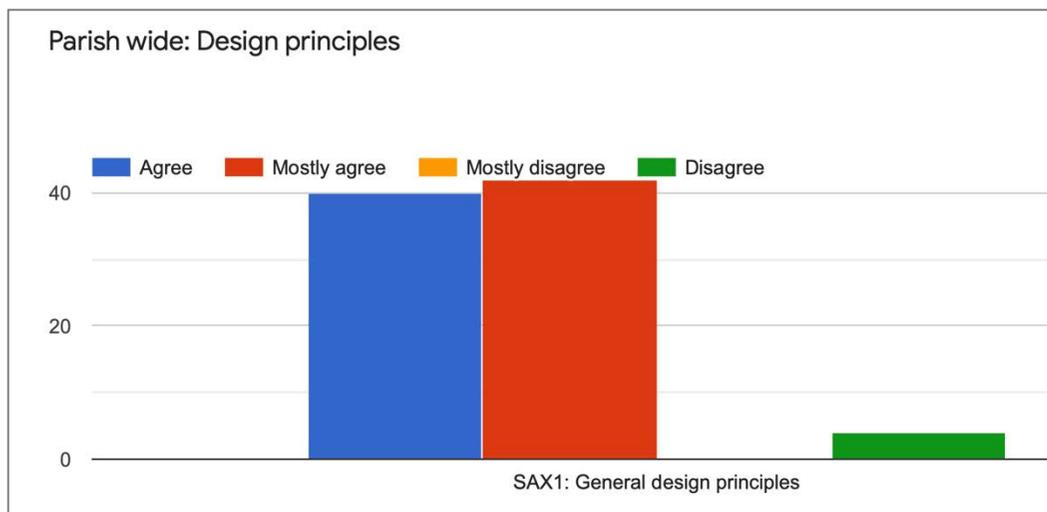
East Suffolk Council	Chapter 4: Vision and objectives	<p>Whilst the Vision and Objectives of the draft Neighbourhood Plan are broadly welcomed, the wording should be reconsidered in light of other comments relating to the status of the site-specific policies and the deliverability of policies relating to areas outside the Neighbourhood Plan area- this is particularly relevant to SSGN1.</p> <p>There should be added attention in this section to the role of the Masterplan document and Design Guide and Codes document. What status do they have? How have they been prepared? What weight might they carry? What importance do they have in informing policies? In particular, how might these influence the Masterplan which will need to be prepared by the developer in accordance with SCLP12.29? Finally how can these influence beyond the Neighbourhood Plan boundary and into Benhall Parish?</p>	Additional wording can be added to this section to ensure that it is clear that SSGN objectives only apply to the Neighbourhood Area. Reference can also be made to earlier sections where the status of the AECOM Masterplan will have been clarified rather than repeat it again here.	NP to be amended to ensure it is clear that the NP refers only to that area of the SSGN that is within the Neighbourhood Area. <input checked="" type="checkbox"/>
East Suffolk	Chapter 5: Planning policies	The Local Plan contains a number of policies which specifically identify a role for neighbourhood plans in setting local policies. The Council supports the approach taken by the draft Neighbourhood Plan in taking these specific opportunities.	Support noted	No change to Plan
East Suffolk Council	Chapter 16: Implementation and monitoring	Paragraph 16.4 refers to a Neighbourhood Plan period of 2020-2036, elsewhere in the Plan the end date is given as 2037. This needs to be clarified.	End date of Plan is 2036 in line with Local Plan and therefore all references need to be checked.	References to Plan period (1.3 and 1.5) need to be 2036. <input checked="" type="checkbox"/>
East Suffolk Council	Habitats Regulation Assessment and Strategic Environment	As you will be aware, in some circumstances a Neighbourhood Plan could have significant environmental effects and may fall within the scope of the Environmental Assessment of Plans and Programmes Regulations 2004 and so require Strategic Environmental Assessment (SEA). In order to determine if this is	A formal request for SEA and HRA Screening was made to the Council in October 2021. This has been actioned and a Screening Report has been	Awaiting the outcome of the Screening process.

	<p>al Assessment Requirements</p>	<p>the case for the Saxmundham Neighbourhood Plan we would suggest that you formally request SEA screening of the draft plan. This is something that East Suffolk Council can carry out on your behalf.</p> <p>In addition to the above SEA requirements, the Conservation of Habitats and Species Regulations (2017) (as amended) and regulation 32 schedule 2 of the Neighbourhood Planning Regulations 2012 (as amended) make it a requirement to undertake Habitats Regulation Assessment (HRA) of Neighbourhood Plans. The first stage in this process is determining whether a plan is likely to have a significant effect on a habitat site, taking account of the likely impacts in combination with other relevant plans and projects. Again, following receipt of a request from yourselves, this is something that East Suffolk Council can carry out on your behalf.</p>	<p>reprepared and is currently the subject of consultation with the environmental bodies.</p>	
<p>Suffolk County Council</p>	<p>Policies map</p>	<p>General: <i>Policies Map</i></p> <p>The Saxmundham neighbourhood plan does not have a Policies Map. A policy map should display the plan designations and policies spatially. Whilst figure 4 is helpful, it does not display the spatial policies of the neighbourhood plan, only the Suffolk Coastal Local Plan.</p> <p>It is recommended that the plan creates a Policies Map, which clearly displays the important features mentioned within the plan policies in once clear and consolidated image.</p>	<p>Policies Map to be produced to act as a visual reference for all NP policies.</p>	<p>Add policies map – RL to produce</p>

		<p>This map should display the following: parish boundary, all allocated housing sites, Listed buildings and/or heritage assets, designated Local Green Spaces, important views, public Rights of Way, and any other important features or facilities of the parish, with an unambiguous title of "Saxmundham Policies Map" and clearly labelled Key.</p> <p>Figure 4 can be used as a basis for the Policies Map, and inset maps may be used to show closer detailed parts of the parish, where identified features would be lost and/or hard to read on the overall Policies Map.</p>		
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Parish wide: Design principles

SAX1: General design principles



Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
East Suffolk Council	General	<p>The supporting text to policy SAX1 would benefit from further explanation of the relationship between the masterplan work that has been undertaken to support the Neighbourhood Plan and the wider policy context, in particular the Local Plan allocation policy.</p> <p>Consideration should also be given to the emerging Suffolk Design for Streets guide (draft available here: https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/suffolk-design-</p>	Supporting text to policy can be amended to clarify the role of the AECOM work. See also comments above.	References to the AECOM masterplan to be amended to ensure that its supporting status is clarified. (Specifically paragraphs 6.10, 6.11 and 6.14)

	<p>streets-guide/) and, where relevant, references to this guide could be added here. The Design Guidelines and Code identified street typologies, with design and dimension requirements. These will need to be considered and agreed upon with SCC as the Highways Authority.</p> <p>6.10 and 6.11 need to go further in explaining the role of the two documents and how much weight they can have in themselves as documents supporting the Neighbourhood Plan. The masterplan for the Garden Neighbourhood cannot have the same weight in decision making as a developer produced masterplan may have. It has not been informed by engagement with statutory consultees and key stakeholders and it does not have the substantial evidence base of site knowledge to inform its design and delivery. It therefore remains an interpretation produced in somewhat isolation by a consultant. It is acceptable for it to be seen as a Neighbourhood Plan 'vision' for the site and a highly illustrative example of how Neighbourhood Plan policies might be interpreted in achieving your design expectations, but it does not have the design and functional foundations expected of masterplans, nor the level of engagement required to produce such a detailed document.</p> <p>In respect of the Design Guidelines and Code, a locally led approach to this is to be applauded and there are many aspects to these we endorse. However, as with the masterplan, how can these be seen as suitable for a site which is not fully within the Neighbourhood Plan area?. How can they interact with a developer led masterplan? Importantly, how much do these conform or relate to the National Model Design Code?. In terms of what you desire to achieve from the</p>	<p>Both national and local guidance encourage Neighbourhood Plans to 'set out design policies which respond to their own local circumstances.</p>	<p>Clarity to be provided. <input checked="" type="checkbox"/></p>
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		<p>Neighbourhood Plan, it is of greater merit to focus on guidelines and codes which will have the greatest influence and which aren't duplicating national or other local guidance. Site specific codes about connectivity and Saxmundham edges could have the greatest merit and weight. Codes which require technical sign off from the Highway Authority or Lead Local Flood Authority may not be practical for a Neighbourhood Plan, particularly when first presented to those stakeholders at this stage.</p> <p>Importantly they should really be labelled as Draft, not Final Reports as they can only be final once informed by this current consultation. What scope is there for the two documents to be amended and improved as a result of responses received from this consultation. It is understood that Aecom's brief is complete and any further work would be a new instruction. They would not be sound influence on policies and future decisions if they remain fixed and unchangeable following this consultation stage.</p> <p>Although briefly referenced in paragraph 6.14, the supporting text to policy SAX1 should more clearly explain where the Design Guidelines and Code and the concept Masterplans apply and don't apply. There may be value in showing this on a map, however further text may suffice.</p>	<p>Design Codes for Neighbourhood Plans are actively encouraged by Government.</p> <p>Agree that clarity on the geographical areas where the Design Guidelines and Code and the AECOM Masterplan will apply e.g. within the Neighbourhood Area only can be reinforced.</p>	
East Suffolk Council	SAX1	<p>"Proposals for new development should accord with the principles laid out in the Saxmundham Design Guidelines and Codes for the Garden Neighbourhood Site and the Neighbourhood Plan Area (July 2021)."</p>	<p>Clarification of the status of the Masterplan and the Design Code is to be included within the NP as per earlier responses. It</p>	<p>Clarification on the status to be included in the NP as referred to above in paragraph 1.13.</p>

		<p>This statement needs to be reconsidered in light of the commentary above. It may be better to say that the criteria a. – i. are influenced by the content of the Design Guidelines and Codes for the Garden Neighbourhood Site and the Neighbourhood Plan Area document and new development should accord with the following criteria. The “character of streets, greens and spaces” as referenced in Criterion c) of policy SAX1 should be further explained in the supporting text with suitable references to the Design Guidelines and Code as appropriate. Providing a clearer link between policies and the supporting documents (e.g. Design Guidelines and Codes) will help to ensure the Design Guidelines and Code is properly considered.</p> <p>The intention behind Criterion d) of policy SAX1 is not clear. While it may be possible for a development to harmonise and enhance an area in terms of built form and architecture, it is not clear how an area could be harmonised and enhanced in terms of land use. Clearly, a large and noisy employment development may be inappropriate in close proximity to a residential use. However, policies within the Local Plan would manage this (primarily through policy SCLP11.2). What, therefore, is the intention and added value of including “land use” within this criterion?</p> <p>Criterion e) of policy SAX1 requires new developments to ‘retain and incorporate existing features’. As currently worded this requirement is</p>	<p>does not however need to be constantly repeated.</p> <p>The criteria can be reviewed for their application</p> <p>Noted</p> <p>Agree this wording can be reviewed for clarity.</p> <p>Agree, it would be features that provide a positive</p>	<p>Criteria a to l’ to be clarified and appropriate links to the supporting documents made. <input checked="" type="checkbox"/></p> <p>Amend criterion d) <input checked="" type="checkbox"/></p> <p>Amend criterion e) to define features <input checked="" type="checkbox"/></p>
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		<p>ambiguous. Presumably the intention here is to retain features which positively contribute, as opposed the retaining all features. The wording of e) should be amended to clarify this. The supporting text would also benefit from further explanation of what is meant by 'features'.</p> <p>Criterion g) of policy SAX1 The penultimate sentence of policy SAX1 supports development proposals that "aim for innovative design". It is possible to aim for innovative design but not achieve it. Therefore, consideration should be given to amending the wording to apply to proposals demonstrating innovative design. The final sentence of policy SAX1 should be amended to replace 'guidance' with 'requirements'. Also see earlier comments about use of the phrase 'site specific policies'.</p>	<p>contribution that would be covered by this criterion Features – natural or historic features</p> <p>Agree to strengthen "innovative design"</p> <p>Replace 'guidance with requirements'</p>	<p>Amend criterion g) for clarity <input checked="" type="checkbox"/></p> <p>Amend final sentence accordingly.<input checked="" type="checkbox"/></p>
Suffolk County Council	General	<p>Health and Wellbeing</p> <p>For planning to positively influence population health and wellbeing it is important to address the health needs of the local population. Lifestyles have a significant impact on health, and land use planning influences lifestyles, for example, through opportunities for walking and cycling, availability of fresh food etc. Lifestyle issues also need to be included when assessing the health impact within the Saxmundham Masterplan Place Based Needs Assessment for specific geography including Saxmundham and North East Suffolk has been</p>	Noted	No change to Plan

		<p>produced recently which focused on wider determinants of health in the localities including Saxmundham which can be found here: https://www.healthysuffolk.org.uk/uploads/Saxmundham_North_East_INT_PBNA_V2.pdf</p> <p><i>Dementia Friendly Design</i></p> <p>The Suffolk Coastal Local Plan has policies in place to support designing places that are friendly to people with dementia, including site allocation SCLP12.29. It is noted in paragraph 6.12 there was some preference given to dementia friendly design. As local policy is already in place for dementia friendly design inclusion in the plan is not necessary, however SCC would like to highlight that dementia friendly design is compatible with all the other preferences listed in 6.12, and can actually be helpful in placemaking. More information can be found in The Royal Town Planning Institute has guidance on Town Planning and Dementia². Further comment on dementia friendly design will be made in reference to the Design Code and Masterplan.</p>		
Individual 1	General	<p>The consultative team appear to have worked very hard to preserve the district character of Saxmundham. However, the influx of new residents will change the town. Lack of new youth venue?</p>	<p>Para 6.12 sets out the responses to the household survey. Agree to amend the supporting text to include this point.</p>	<p>Amend para 6.12 to refer to dementia friendly design. <input checked="" type="checkbox"/></p>
			<p>Comments noted. The issue of an indoor sports facility for young people can be explored through a section on Community Infrastructure priorities</p>	<p>Include reference to indoor sports facility for young people in the Community Infrastructure priorities section.</p>

Suffolk County Council	SAX1	<i>Policy SAX1: General Design Principles</i> This policy could make reference to designing for the health and wellbeing of the new and existing community.	Agreed that the policy criteria could be expanded to include reference to health and wellbeing.	Add new policy criterion to SAX1 <input checked="" type="checkbox"/>
Individual 2	SAX1	Design is key to a sense of place and the general amenity of the town	Noted	No change to Plan
Individual 4	SAX1	New development should include diversity in architectural styles - not just uniform design - and respect scale and massing and local architectural styles.	Noted. The policy is seeking to achieve this.	No change to Plan.
Individual 12	SAX1	(f) Respect residents current 'views outlooks'	Policy SAX13 covers important local views. It is not possible to protect 'private' views through the Planning system.	No change to Plan.
Individual 16		I feel it is important to balance the wishes to maintain the traditional look of the town while simultaneously encouraging innovation in design, use of materials etc to ensure highly energy-efficient buildings.	Noted. The Policy seeks to take a balanced view.	No change to Plan
Individual 20	SAX1	Yes, respect for our architectural and historical heritage crucial - so why was planning permission granted for the eyesore recently built next door to the Bank house behind the market place? (Ugly new semidetached homes x2 next to Wingfield house.)	Planning permissions granted prior to the adoption of the Neighbourhood	No change to Plan

			Plan fall outside of its scope. The NP is looking forward to 2036.	
Individual 25	SAX1	A long term plan which will need a dedicated overall scrutiny throughout. a large number of developers will be involved and must be uniform in their objective for the town as well as caring about profits.	Comments noted.	No change to Plan. Noted
Individual 30	SAX1	In an ideal world we would have no more houses. However I realise there is a need for more houses. Benhall is such a lovely area visually and for nature/animals and it seems a shame to change any of it. What about land towards Leiston to be used instead. flat fields beyond Church Road?	The Neighbourhood Plan does not make any specific housing allocations. Sites have already been identified in the Local Plan.	No change to Plan
Individual 35	SAX1	I support the innovative design and integration with the surrounding area. The south Saxmundham garden neighbourhood is a completely separate development and needs to be a community within itself, apart from the main town.	Partially agree. SSGN is its own community but must be integrated with the town which provides the services	No change to Plan.
Individual 43	SAX1	Space for wildlife very important. Maintain existing hedgerows and trees	Noted. This will be sought wherever possible.	No change to Plan

Individual 49	SAX1	I prefer the principle of using brown field sites countrywide before turning green space into tarmac	Comments noted. The NP does identify some area opportunities which are brownfield sites eg railway station area and carwash, Street Farm Road sites. The allocation of the Garden Neighbourhood is through the Local Plan .	No change to Plan
Individual 50	SAX1	Too many houses and removing of green spaces. No leisure centre again for sax	The Neighbourhood Plan does not make any specific housing allocations. Sites have already been identified in the Local Plan. The NP however does support a Sports centre and protects Local	No change to Plan

			Green Spaces (Policy SAX16)	
Individual 52	SAX1	Not needed	Noted	No change to Plan.
Individual 53	SAX1	Too much land taken. Getting overcrowded	Noted. The Neighbourhood Plan does not make any specific housing allocations. Sites have already been identified in the Local Plan	No change to Plan
Individual 54	SAX1	Whilst appreciate new housing may be necessary. the encroachment of any green space farmland concerning.	Noted. The Neighbourhood Plan does not make any specific housing allocations. Sites	No change to Plan

			have already been identified in the Local Plan	
Individual 65	SAX1	<p><u>1) The new development will struggle to feel part of existing Saxmundham with the only vehicle access via the A12 Sax bypass. This would also increase pressure on an already stressed main road. Another more direct route would, in my view, be greatly preferable even if it impinged a little on to the periphery of The Layers, or cut through part of the school grounds to Rendham Road. (I'm sure the school would be happy to come to some financial arrangement with the developers on this.)</u></p> <p><u>2) Whatever the road situation, access on foot will be an important feature of the plan. I have a plea: good street lighting is absolutely essential. Lighting on Saxmundham's footpaths is currently woefully inadequate (eg paths 2 and 4 at https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Saxmundham.pdf, which are integral to the Brook Farm estate), or non-existent - (eg the path linking Fromus Square and Waitrose to the Hopkins estate). From as early as 15.30 in the winter months anyone of a nervous disposition would think twice about using either of these useful pedestrian routes. I as a 63-year old male have on occasion chosen to take another better lit route to avoid them.</u></p> <p><u>Energy-saving lighting solutions are widely available, and the Saxmundham railway station platform lighting is but one example.</u></p> <p><u>3) It should go without saying that all homes built in the new estate</u></p>	<p>The Neighbourhood Plan Steering Group has expressed views on this [vehicle access] previously. It would involve areas outside of the Neighbourhood area. This was mentioned in response to the Local Plan process but was rejected.</p> <p>Comments re lighting are noted. This will</p>	<p>No change to Plan</p> <p>Amend SAXGN1 accordingly. <input checked="" type="checkbox"/></p>

		<p>will be built to the most energy-efficient standards of heating, insulation and access for electric vehicles fit for the “post COP26” mid 21st century.</p> <p>4) A plea: please can we have at least some homes built that look like they were designed in the 21st century? It would show some welcome confidence in our age if they were - all it would take is some ambition. This is my personal opinion - and I’m not so sniffy as to deny that there aren’t some attractive developments built in Saxmundham in the last 25 years (eg Gilbert Rd and Franklin Rd, and some of the Brook Farm estate). However, seeing some of the “Georgian Pastiche” on the Hopkins estate does little to lift the spirits and my hope would be for something significantly more ambitious for the Garden suburb.</p>	<p>be clarified in Policy SAXGN1.</p> <p>Noted . Policy SAX1 aims to achieve this.</p>	<p>No change to Plan</p>
The Art Station	SAX1	<p>Provision and comment needed re support for contemporary design of new housing/buildings that (high quality) supports sustainable energy and provides model for contemporary design.</p>	<p>Agreed. Policy SAX1 seeks to achieve this, and it can be reflected by giving this issue greater prominence in the policy and supporting text.</p>	<p>Amend policy and supporting text accordingly. <input checked="" type="checkbox"/></p>
Armstrong Rigg Planning on behalf	SAX1	<p>This policy states that “Proposals for new development should accord with the principles laid out in the Saxmundham Design Guidelines and Codes for the Garden Neighbourhood Site and the Neighbourhood Plan Area (July 2021)”.</p>	<p>This is the same point as that made by ESC above.</p>	<p>See other representations above for</p>

<p>of William Notcutt</p>		<p>Our client is very concerned that the Neighbourhood Plan is seeking to set design guidelines for the entire Garden Neighbourhood site, despite large areas of the Garden Neighbourhood falling within Benhall Parish and outside of the designated neighbourhood area.</p> <p>It is not appropriate for the Neighbourhood Plan to seek to control development outside of its designated area. Once made the Neighbourhood Plan will form part of the development plan for its designated area, but will have no authority outside of this area. The current approach could see one half of the Garden Neighbourhood built to one design code and the other half built to a completely different code.</p> <p>There is no information in the draft Neighbourhood Plan on how, or if, Benhall Parish Council has been consulted on the Design Code and Concept Masterplan or if a multi-parish neighbourhood area was ever considered. This is a significant issue that needs to be resolved and we would recommend that a new application is submitted for a designated neighbourhood area that includes all of the land required for the Garden Neighbourhood. Failing this, the Neighbourhood Plan should remove all references to the Design Code and Concept Masterplan and leave this to the District Council to set as they are currently the only plan-making authority that can define the scope of the whole Garden Neighbourhood.</p> <p>We are also very concerned at the apparent lack of evidence base</p>	<p>With clarifications requested by ESC this point should be addressed. It should be noted that SAX1 only applies to Saxmundham Neighbourhood Area and the client's land is not included in the main built environment areas of the Garden Neighbourhood.</p> <p>The REG14 consultation included the statutory consultees. Benhall Parish Council is a statutory consultee and has responded in its own right. The PC</p>	<p>amendments to Policy SAX1.</p> <p>No change to Plan</p>
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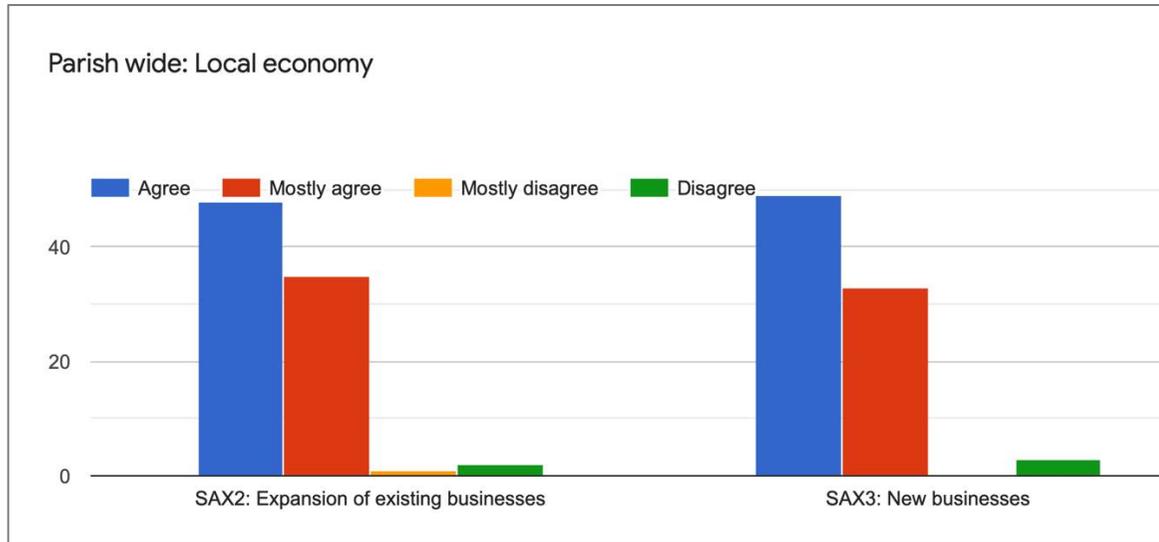
		<p>and consultation up to this point with statutory consultees, the District Council and landowners. We are aware that both the District Council and the promoter of the Garden Neighbourhood were unaware of the Design Code and Concept Masterplan ahead of the consultation and that it has been produced by AECOM in complete isolation. No detailed evidence base has been published and there has been no involvement up to this point with statutory consultees, local landowners whose land is proposed to deliver the Garden Neighbourhood or the District Council as the Local Planning Authority. This is a significant concern and represents a worrying lack of understanding of due process and best practice in policy formulation. Without involving key stakeholders in the process at an early stage, there can be no certainty that the proposed Masterplan is suitable, sustainable or deliverable.</p>	<p>has been regularly updated in line with its requests. Benhall PC have been consulted on the REG14 version of the Plan and they have responded. They were invited to join a Steering but declined to do so but have been kept up to date throughout the process.</p> <p>The District Council had been made aware of the Design Code and Masterplan prior to the REG 14 consultation.</p>	<p>No change to Plan</p> <p>The Plan is to be amended as a consequence of other representations e.g. from ESC which address the points.</p>
	SAX1	<p>Whilst I mostly agree with the design principles I fear that the emphasis on 'respecting traditional design' rather than 'innovative design' will lead Saxmundham down the same old path, all too evident amongst so much house building in Suffolk, of a mass of identical brick boxes which developers like to call 'stunning' on their</p>	<p>Policy already refers to innovative design but this element is to be</p>	<p>Policy SAX1 to be amended accordingly.☑</p>

		<p>hoardings but are actually depressingly repetitive and indistinguishable one from another. The 43% who want 'traditional' are most likely to be represented by the upper age groups, but I wonder what the younger generations who so badly need houses and will comprise our communities of the future want. Perhaps, they did not respond proportionally. After listing General Design Principles' (a) to (i) on page 46 the Plan says housing development proposals that aim for innovative design and eco-friendly buildings, whilst respecting the architectural heritage and character of the area, will be supported. I hope that key principle will be upheld at all times. There are many high quality community housing architectural practices in the UK and we must use them in order to break the grip of the unimaginative big developers who show no inclination to design and build innovatively and are managing to impose their depressing image all over Suffolk. Let us look very carefully at the few prize winning community housing developments that have been built in our county and learn how they did it. Let there be more competition.</p>	emboldened as a result of other representations	
Individual 76	SAX1	A strong set of design principles which I strongly support	Support noted	No change to Plan
Individual 75	SAX1	The NP SAX1 policy may need to further clarify what is covered by the word "principles" in SAX1 - "Proposals for new development should accord with the principles laid out in the Saxmundham Design Guidelines and Codes for the Garden Neighbourhood Site and the Neighbourhood Plan Area (July 2021)."	Agreed. The word 'principles' can be replaced by guidance and policy amended accordingly.	Policy SAX1 to be amended accordingly.

Parish wide: **Local economy**

SAX2: Expansion of existing businesses

SAX3: New businesses



Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
East Suffolk Council	General	While the inclusion of policies relating to the Local Economy within neighbourhood plans is supported, further consideration should be given as to whether there is a need for these policies in the context those already contained within the Local Plan. Where a policy issue is	Comments noted however it is concluded that a sustainable and coherent NP	No change to Plan.

		already covered by Local Plan policy there is no need to repeat that within the Neighbourhood Plan.	should include policies on the local economy. The policies should be retained.	
Individual 2	General	Our Kinds need jobs	Noted	No change to Plan
Individual 21	General	need to develop work for local people	Noted. Agreed.	No change to Plan
Individual 23	General	not practical with an open two-way road system of high Street	Comments noted but no alternative is available.	No change to Plan
Individual 25	General	Traffic management will be crucial for these objectives to be achieved.	Comments noted and agreed	No change to Plan.
Individual 30	General	If sensitively controlled and managed.	Noted	No change to Plan.
Individual 49	General	I prefer the principle of using brown field sites countryside and repurposing units for business before turning green space into tarmac....	Noted . See similar comments above.	No change to Plan.
Individual 50	General	Will affect the high street business and increase traffic.	Comments noted and agreed	No change to Plan.
Individual 53	General	We need more facilities	Comments noted and agreed. The NP	No change to Plan

			seeks to identify these.	
Individual 54	General	Local businesses encouraged. Also the renewable. Healthcare.	Comments noted and agreed	No change to Plan.
Individual 68	General	Traffic generated and parking issues would be a concern.	Agreed. The NP seeks to address these	No change to Plan
East Suffolk Council	SAX2	<p>Criterion c) and paragraph 7.6 of policy SAX2 make reference to providing jobs for young people. This is not a planning matter and therefore should not be included within the policy. Criterion c) is also supportive of the provision of 'quality jobs'. It is unclear what is meant by this. If the NP group have detailed employment needs evidence as to particular job sectors, then this could be specified. However, without such evidence a preference for 'quality jobs' is neither effectively evidenced nor implementable.</p> <p>Criterion d) of policy SAX2 references 'built form'. However, 'design' may be a more appropriate catch all term that would include built form as well as other considerations.</p>	<p>See comment from ECS above.</p> <p>There is evidence that young people in Saxmundham are under-performing educationally as measured against Suffolk in general.</p> <p>Agreed to amend d) to refer to design</p>	<p>Amend criterion c) and para 7.6. and include reference to sustainable jobs. <input checked="" type="checkbox"/></p> <p>Amend criterion d) accordingly <input checked="" type="checkbox"/></p>
Suffolk County Council	SAX2	<p><i>SAX2: Expansion of Existing Businesses</i></p> <p>Part d. of this policy makes reference traffic generated. While it is appreciated this is only an example, traffic</p>	Agreed. The criteria could be widened to refer to highway	Amend the criteria to refer to highway safety issues caused by traffic generation. <input checked="" type="checkbox"/>

		generation by itself is not an appropriate reason to refuse a planning application. Paragraph 111 of the NPPF states that refusal can only be given on highways grounds if the impact on the function of the network is "severe" or if there is an unacceptable impact on safety. It is recommended part d. of the policy is changed to reflect this.	safety issues caused by traffic generation	
Individual 20	SAX2	See above. another eyesore is the older new-build on the corner of Church Rd and South Entrance (the Chinese chip shop). i bet the built version did not match the facade on the plans. If so, the town planner who passed this application should be shot	Noted	No change to Plan
Individual 34	SAX2	Business expansion must be about meaningful employment, not just the service and hospitality industry. The next generation matters most.	New businesses supported where sustainable jobs are provided. See SAX3	No change to Plan
Individual 65	SAX2	The High St: I sense there is currently a new enthusiasm to breath some life back into it. Individual businesses are grasping the opportunities it offers as our shopping habits change. BUT until the nettle is grasped and it is either pedestrianised or restricted to one-way traffic it is never going to compete with other towns in East Suffolk. In the meantime it seems to me disgraceful that you can park for two hours free in either the two supermarket car parks, but have to pay for anything over 30 mins (and only in a handful of bays) in the Town's own car park. This is just crazy.	The NP will assist with progressing improvements to the High Street	No change to Plan

RSH Ltd. (Carlton Industrial and Business Park).	SAX2	The main 'Employment' Hub for Saxmundham, acknowledged in East Suffolk Local Plan is Carlton Industrial Estate. Planning consents granted and in the pipeline will provide approximately 97,000 sq.ft/ 9012 sq.ms = approx. 150-160 jobs. Range of uses/sizes. Connectivity/access to/from Saxmundham and complimentary uses this development can make and positively impact Saxmundham and reciprocally exploit this in Neighbourhood Plan - especially direct access.	Comments noted. It is acknowledged that this is an important employment area that serves the town. It is however outside of the Neighbourhood Plan Area. Reference to it can be made in the supporting text.	Amend paragraph 7.4 to refer to this area <input checked="" type="checkbox"/>
Town Cllr and local Lib Dem campaigner	SAX2	The focus is on growing existing business community, so potentially may not leave enough scope for innovation and transformation in the local economy.	Policies refer to existing and new businesses. Much of the existing employment and potential for future expansion lies outside of the Neighbourhood Area. See also	No change to Plan

			ECS comments above. Policy SAX3 does seek to address the issue of innovation.	
Suffolk County Council	SAX3	<p><i>Policy SAX3: New Businesses</i></p> <p>Part g of this policy is intended to enable provision of health, care, and community services in the town, which is supported, however none of the types of the development in part g are defined in the glossary. The glossary should be updated to include these development types of development, ideally with references to the relevant use classes.</p>	Agreed. Glossary to be reviewed	Glossary to be reviewed and updated to include all relevant references.
East Suffolk Council	SAX3	To accompany policy SAX3, it will be helpful to map the 'existing employment areas'. 'Areas proposed for employment uses' are site allocations. A thorough site identification, assessment and selection process will therefore be needed.	The site specific policies have been clarified to make it clear that they are not allocations but instead 'Opportunity Zones'. These are indicatively mapped. The main existing employment	The O Zones are all mapped. No change

			areas that serve the town are located outside of the parish.	
Individual 12	SAX3	SAX3: (9) Not too many 'cafes' - variety essential	Noted.	No change to Plan
IP17 GNS	SAX3	I would welcome a cheaper supermarket such as Lidl or Aldi. This would benefit many families on low income	Noted. Although the specific brand of any new supermarket is outside of the scope of the Neighbourhood Plan	No change to Plan
Individual 19	SAX3	No more hairdressers, charity shops or estate agents please.	Noted. Although the specific businesses lies outside of the scope of the Neighbourhood Plan	No change to Plan
Individual 35	SAX3	In order to attract new businesses to the town there needs to be greater footfall in the High Street and surrounding area. This can only be achieved by making the High Street to the public.	Agreed. The Neighbourhood Plan seeks to support this.	No change to Plan
PCN Electronics	SAX3	Sax3 not nuclear or support for need for low price business starter units in Sax	Noted	No change to Plan

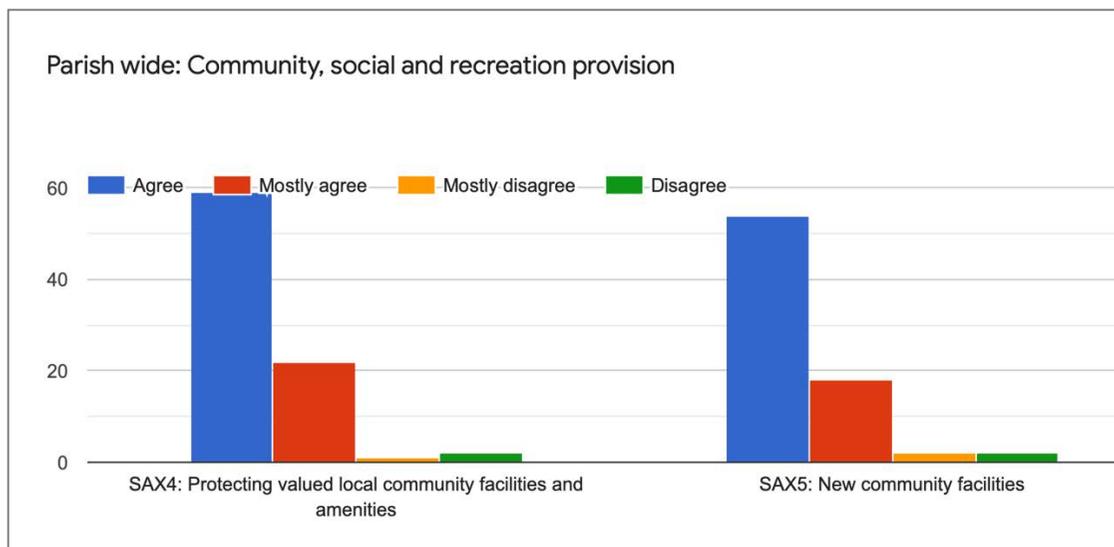
Individual 46	SAX3	It is important to create purpose in Saxmundham and new opportunities.	Noted and agreed.	No change to Plan Noted
Individual 52	SAX3	No infrastructure to support an expansion of Saxmundham	Noted. This issue is addressed in the Local Plan.	No change to Plan
Individual 59	SAX3	What encouragement will there be to attract/develop new businesses?	Noted. This issue is dealt with in the Local Plan.	No change to plan
Individual 70	SAX3	Prioritise opportunities for young people. GREEN/ECO opportunities. Community electric car hub.	Noted. Policies SAX2 and SAX3 to include opportunities for young people.	See responses above to SAX2 and SAX3 that relate to young people. No change to Plan
The Art Station	SAX3	Culture and creative industries need to be identified in specific objective re culture that supports vision.	Noted . The overarching vision refers to cultural provision. Policy SAX3 e) also refers to creative and cultural industries. Additional reference could be included in the supporting text at 7.10.	Amend text accordingly <input checked="" type="checkbox"/>

Individual 76	SAX3	It is important that the Town continues to provide employment opportunities	Noted and agreed. The NP is seeking to achieve this	No change to Plan
Individual 76	SAX3	The local economy goes beyond the parish boundaries both into the neighbouring parishes (e.g. Carlton Industrial Estate) and those further afield providing both employment and business opportunities for Saxmundham residents.	Noted. However the policies of the Neighbourhood Plan can only relate to the Neighbourhood Area.	No change to Plan

Parish wide: **Community, social and recreation provision**

SAX4: Protecting valued local community facilities and amenities

SAX5: New community facilities



Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
East Suffolk Council	General	Again, while the inclusion of policies relating to community facilities with neighbourhood Plans is supported, consideration should be given to whether policies SAX4 and SAX5 add value beyond the requirements of policy SCLP8.1 of the Local Plan. SAX 4 should maintain similar opportunities to allow redevelopment as SCLP8.1. If policy SAX5 is to be retained, the policy wording needs to clarify	Policy SAX4 is to be retained and more detail wording included to identify the specific local facilities.	Amend Policy SAX4 accordingly <input checked="" type="checkbox"/>

	<p>whether all community facilities are supported, or only the 4 uses listed. As currently worded it is ambiguous.</p> <p>Much more attention should be given to the Infrastructure Priorities of the town, including the infrastructure needs acknowledged in the Local Plan in the Infrastructure Delivery Framework and in more up-to-date terms, the Infrastructure Funding Statement (not just those delivered by the Garden Neighbourhood). Infrastructure not listed in that but of local importance should be listed and categorised as essential or desirable, therefore interacting with the expectations of the CIL Spending Strategy.</p> <p>The Council's CIL Spending Strategy (https://www.eastsuffolk.gov.uk/assets/Planning/Community-Infrastructure-Levy/CIL-spending/Community-Infrastructure-Levy-Spending-Strategy.pdf) contains a prioritisation framework, see section 5.2. Of particular relevance to Neighbourhood Plans this sets out:</p> <ul style="list-style-type: none"> • Essential infrastructure – these are projects that will be considered first in bids for District CIL, and the criteria include infrastructure that is 'identified in the Neighbourhood Plan as a priority' and where 'it represents key infrastructure (i.e. it is classified as critical or essential within the Infrastructure Delivery Framework of the Local Plan or the Neighbourhood Plan)' • Desirable infrastructure – these are projects that will be considered on a case by case basis and the categories include those which are identified as 'desirable' in Neighbourhood Plans. 	<p>Policy SAX5 has been amended to identify the essential and desirable priorities for the town and an additional section on CIL has been added at 8.9 onwards.</p>	<p>Policy SAX5 amended accordingly and new section on CIL included <input checked="" type="checkbox"/></p>
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	<ul style="list-style-type: none"> • Beneficial infrastructure – these are projects which will also be considered on a case by case basis and the categories include those which have not previously been identified as critical, essential or desirable in the Local Plan or Neighbourhood Plan, but a clear link can be identified in supporting the sustainability of the Local Plan. Infrastructure priorities are therefore expected to be categorised in plans as either critical, essential or desirable. The Infrastructure Delivery Framework in the Suffolk Coastal Local Plan defines this as follows and this provides a reasonable basis for considering infrastructure requirements in Neighbourhood Plans: <ul style="list-style-type: none"> • Critical infrastructure is infrastructure that is needed to unlock development sites allocated in the Local Plan (i.e. without the infrastructure the development cannot physically take place). • Essential infrastructure is the infrastructure that is necessary to support and mitigate development and ensures policy objectives of the Local Plan (or in this case, neighbourhood plan) are met. Development could take place without this infrastructure but its sustainability would be undermined. • Desirable infrastructure is infrastructure that could support development in the Local Plan (or in this case, neighbourhood plan) and make it more sustainable and help deliver other place-making objectives. However, development planned in the Local Plan could take place sustainably without it. 		
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		<p>Paragraph 1.10 of the CIL Spending Strategy states 'Where town and parish councils have a Neighbourhood Plan made in their area, the expectation is that Neighbourhood CIL is prioritised and spent to deliver the projects identified in the Neighbourhood Plan. This may mean that in some areas where the Neighbourhood Plan has identified health or education, or other strategic infrastructure as a priority infrastructure requirement, there will be the opportunity to collaboratively fund projects of this nature.' Section 4.1 of the CIL Spending Strategy sets out a number of criteria which are to be met in order for any application for District CIL to be considered favourably.</p> <p>To assist Parish Councils identifying and evidencing infrastructure needs and priorities the Council has produced a template Parish Infrastructure Investment Plan (PIIP) (available at https://www.eastsuffolk.gov.uk/planning/developer-contributions/community-infrastructure-levy/parish-support/). The Council is currently reviewing ways in which Neighbourhood Plans may best be able to express and evidence their infrastructure needs and priorities in light of the CIL Spending Strategy, however in view of the relatively advanced stage at which the Saxmundham Neighbourhood Plan is at it is suggested that there could be a useful role for a Parish Infrastructure Investment Plan to accompany the Neighbourhood Plan at a later date.</p>		
Benhall & Sternfield	General	Saxmundham is the shopping, transport, medical and general services hub for the small village of Benhall, approx. 1.8 miles away. The essential character of Saxmundham is of	Comments noted.	Clarification has been included to provide clarity in the

Parish Council		a market town and that of Benhall of a small rural village with minimal facilities and, to maintain this essential difference, it is important to avoid any coalescence. This is noted in the SNP and the ES Local Plan (adopted September 2020).	The area of the SGN is defined in the Local Plan and includes land outside of the Neighbourhood Plan area. There is no intention for the NP to alter the extent of the allocation and this is being clarified in response to earlier representations.	relationship between the NP Area, and the SGN allocation in paragraph 1.12☑.
Individual 20	General	NB Sax 16: Afford protection to existing town greenspaces - so called 'infill' should not be allowed if this means destruction of meadows with buildings and sizeable car parks.	Noted. See also Policy SAX9 on infill and windfall development.	No change to Plan
Individual 28	General	respect age groups and socio economic group preferences (those hard to reach groups)	Comments noted. The public consultation has sought to include all groups. The full details will be set out in the consultation statement	No change to Plan
Individual 53	General	Control of traffic	Noted	No change to Plan Noted
Suffolk County Council	SAX4	<i>Policy SAX4: Protecting Valued Local Community Facilities and Amenities.</i> In principle this policy is supported, however typically other neighbourhood plans have listed the types of facilities that	The policy can be expanded to include a list of such facilities for clarity	Amend policy to include examples in a list. ☑

		are important, which helps to reduce ambiguity about what is or is not a valued facility.		
Suffolk County Council	SAX4 (and SAX6/7)	<p><i>Active Travel</i></p> <p>We welcome the mention of new housing developments being walking distance to school in paragraph 10.10. We welcome that the Garden Neighbourhood will be accessible and connected via walking and cycling, with a priority over motorised vehicles. We welcome that Policy SAX4 states existing community facilities must be accessible by pedestrians and cyclists</p> <p>Safe routes for walking and cycling are important to ensure the safety of residents of all ages, especially those that are very young or very old, and have mobility issues or are frail. Creating walkable places is associated with positive mental and physical health outcomes.</p>	Support welcomed	No change to Plan
Saxmundham Music and Arts CIC	SAX4	Carlton Park is the only area for modernisation. The play areas/fields etc are looked after so well. Clubhouse is in need of modernisation	Noted	No change to Plan
Individual 25	SAX4	Signage must be improved so that these existing facilities are visible.	Noted.	No change to Plan
Individual 29	SAX4	Don't believe the Gannon Room is a valued community facility and not worth keeping	Noted.	No change to plan
Individual 35	SAX4	Although the household survey reported that one of the top priorities was new or expanded medical facilities, It may be advisable to discuss this with the existing medical practice to obtain the views of the staff. It should also be remembered	Noted. The Town Council will be giving further consideration to	See comments relating to SAX5.

		that the surgery serves a much larger area than Saxmundham itself.	infrastructure priorities in SAX5.	
Individual 70	SAX4	Are pubs and other businesses seen as 'amenities of local value'? Is there any protection for the Queens Head to remain a pub/hospitality venue?	STC to decide if the Queen's Head PH is an asset of community value.	No change to Plan
Suffolk County Council	SAX4/5	Libraries References to the importance of the library to the town are welcome. SCC will likely seek developer contributions for library improvements in order to meet the needs of a growing population.	Support Noted	No change to Plan
Suffolk County Council	SAX5	<i>SAX5: New community facilities</i> It is suggested this policy requires that new facilities are easily accessible by walking and cycling. Similar to the comment above on SAX2, "significant detrimental impact upon... the local road network" is not wholly consistent with national planning policy, as development can only be refused if the impact is "severe" or there is an unacceptable impact on safety. However, paragraph 110 does require that "significant" impacts are mitigated. To better align with national planning policy, the following amendment to the second part of the policy is proposed. Other, non-transport related amendments are also proposed to direct proposals to provide benefits, as well as avoid impacts. <i>Proposals should:</i>	The policy wording can be expanded to pick up this point.	Amend plan accordingly <input checked="" type="checkbox"/>

		<ul style="list-style-type: none"> i. <i>Be accessible by high quality walking and cycling links</i> ii. <i>Avoid or mitigate significant impacts on the amenity of surrounding residents</i> iii. <i>Enhance the local natural environment and avoid or mitigate significant detrimental impacts upon the local natural environment</i> iv. <i>Avoid severe impact to highway function or safety and mitigate any significant impacts to highway function or safety.</i> 		
Individual 4	SAX5	Additional allotments might be added to the mix	Comments noted. Allotments are specifically referred to in Policy SAX15	No change to Plan
Individual 12	SAX5	SAX5: abcd ago need to link to foot and cycle ways (joined up policy SAX6)	Comments noted. The Neighbourhood Plan seeks to achieve this.	No change to Plan.
Resident and Royal British Legion	SAX5	Leisure, pleasure and recreation facilities are needed for mums, dads and grandparents not just the young as the council so often concentrates on.	Noted. The Neighbourhood Plan seeks to achieve this.	No change to Plan
Individual 19	SAX5	Let's have the new health centre at North Entrance, in the pipeline for years.	Noted.	No change to Plan.
Individual 34	SAX5	so important not to forget young people when developing the community.	Noted. The Neighbourhood Plan seeks to achieve this	No change to Plan.
Individual 38	SAX5	Sax5 the town desperately needs a community centre with adequate parking, outside space and facilities to hold functions (eg riverside centre in Stratford).	Noted.	No change to Plan.

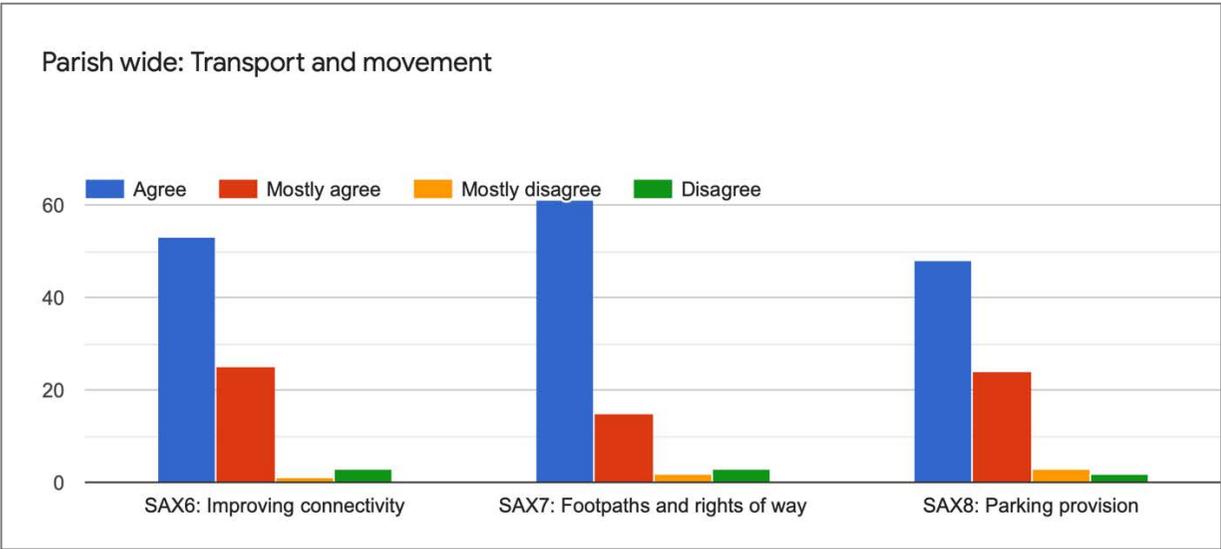
PCN Electronics	SAX5	Sax5 we need lots more for young people	Noted. The Neighbourhood Plan seeks to achieve this	No change to Plan.
Individual 42	SAX5	Need to ensure that SAX5 i, ii, iii are upheld	Noted	No change to Plan.
Individual 46	SAX5	It would be good if there were more sporting opportunities in the town. Currently, there is no suitable venue to play badminton due to restricted height. There were plans a few years ago for the Fromus Centre which never came about.	Noted The Neighbourhood Plan seeks to achieve this	No change to Plan.
Individual 50	SAX5	No leisure centre	Noted The Neighbourhood Plan seeks to achieve this	No change to Plan.
Individual 52	SAX5	Not sustainable	Noted	No change to Plan.
Individual 54	SAX5	Medical facilities - especially if garden neighbourhood proceeds	Noted	No change to Plan.
Individual 63	SAX5	Essential to improve health centre provision	Noted	No change to Plan.
Individual 65	SAX5	Facilities: Saxmundham is missing some. The future plans for the town involve a massive injection of investment, and its should be a small ask of the developers to contribute to the development of the community. Additional medical facilities, a swimming pool, a sports centre and gym are not too much to wish for in a town that is expanding. If at least some of these are centrally located, then all for the better.	Noted The Neighbourhood Plan seeks to achieve this	No change to Plan.
Individual 66	SAX5	Increasing number of cyclists, safe facilities are important to keep not only them but pedestrians and drivers. Saxmundham is lacking an indoor sports facility.	Noted. The Neighbourhood Plan seeks to achieve this	No change to Plan.

The Art Station	SAX5	culture offer social network award creativity and culture(?) needs to be identified in specific objective re culture. Sports centre essential.	Culture and creativity is mentioned in the vision and in policy SAX3. The supporting text is to be expanded to cover this issue as a result of other representations	See other representations above. No change to Plan
Individual 76	SAX5	There is s definite need to provide indoor sports facilites to promote mental and physical wellbeing particularly for the young people of the Town. New and expanded medical facilities are also urgently required to meet the expanding population.	Noted. The Neighbourhood Plan seeks to achieve this	No change to Plan.
holly lodge B and B	SAX5	Improve community facilities for the young Encourage volunteering.	Noted. This can be covered by the TC actions rather than a planning policy.	No change to Plan
RSH ltd. (Carlton Industrial and Business Park).	SAX5	still room for further Community focussed facilities - Access is crucial. Dont pedestrianise the High Street or overcharge/pay public parking - Sax profile/attraction is fragile - to be nurtured!	Noted.	No change to Plan
Town Cllr and local Lib Dem campaigner	SAX5	As above, need to be open to innovations that may pivot away from traditional community facilities. Perhaps more stress on educational, cultural, entertainment etc. (I am thinking cinema and performing arts as has been mentioned, but also with so few opportunities for young people we should be asking what do we want to bring to Sax to fill this gap.)	Noted. Policy SAXTC1 refers to 'entertainment, cultural and residential uses'. The vision refers to 'culture' and Policy SAX3 refers to creative industries, The supporting text is to be	See other representations above. No change to Plan

			expanded to cover this issue as a result of other representations	
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Parish wide: Transport and movement

SAX6: Improving connectivity
 SAX7: Footpaths and rights of way
 SAX8: Parking provision



Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
East Suffolk Council	General	Future iterations of the draft Neighbourhood Plan may be able to make reference to the emerging East Suffolk Cycling and Walking Strategy within this section. A draft of the Strategy is currently out for consultation and will be finalised in 2022. The draft document is available here: https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/draft-east-suffolk-cycling-and-walking-strategy/	Noted. The Plan will use the most up to date information available at the time and future iterations can refer to the Cycling and Walking strategy, of which the Town Council is a consultee.	No change to plan
Suffolk County Council	General	Transport <i>Vision and Objectives</i> The vision and objectives of the plan include ease of movement and safety of pedestrians and cyclists throughout the town. It is recommended this could go further and prioritise the movement of pedestrians and cyclists within the town over that of vehicles to support sustainable travel within the town. Objective 3 of the plan is strongly supported.	Support welcomed. Noted – we believe Objective 3 already strongly promotes walking and cycling. We have had a number of comments emphasising the need of some to use cars and therefore a pragmatic balance is required.	No change to Plan
Individual 30	General	To be sensitively managed for animals as well as people. Generally concerned that	Agreed. Policy SAX14 addresses these issues.	No change to Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		animals/birds are losing their habitats and have to squeeze into suburbia, eg muntjacs living in small green areas by primary school.		
Individual 49	General	<p>Please don't do what they've done in Ipswich/London - and believe that "improving transport links" means turning over a section of the roadway to a cycle path, sticking up some barriers and branding that an improvement.</p> <p>Saxmundham needs better lights timing at the crossroad, perhaps even a diagonal cross road (yes, they exist) which reduces 2 crossing events to 1 crossing event for MOST of the crossing users who wish to get to Tesco.</p> <p>The roads are poorly maintained everywhere, shoddy potholes.</p>	Noted	No change to Plan
Individual 52	General	Ok the way they are	Noted	No change to Plan
	General	Fully support the proposals outlined here.	Noted	No change to Plan
Individual 77	General	Re. Parking provision. I didn't notice any mention of infrastructure for car pools or other	Noted. However these points are beyond the scope of the Neighbourhood Plan	No change to Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		<p>community transport options as opposed to the 'everyone owns their own car' status quo. I'm also not sure why all new homes have to have charging for cars and bikes as standard? Is there enough resources in the world for everyone to have an e car?</p> <p>Perhaps community power networks would be more sustainable to include as standard. For example sharing networks of solar energy produced within housing and amenities estates.</p> <p>I think a tram that links the garden neighbourhood with town centre and the station and Benhall and Kelsale would be really fantastic.</p>	<p>Noted. This is an interesting idea although beyond the scope of this plan</p> <p>Noted.</p>	<p>No change to Plan</p> <p>No change to Plan</p>
National Highways	General	<p>Thank you for your email correspondence, dated 04 November 2021, for inviting National Highway's (former Highways England) comments on the Draft Saxmundham Neighbourhood Plan.</p> <p>National Highways is responsible for the operation, maintenance and improvement of</p>	<p>Noted</p> <p>Noted</p>	<p>No change to Plan</p>

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		<p>the Strategic Road Network in England on behalf of the Secretary of the State. With respect to the Saxmundham Neighbourhood, it is remotely located from the nearest access to the Strategic Road Network (SRN) junction. Due to the location and nature of the proposed development, there is unlikely to be any adverse effect upon the Strategic Road Network (SRN). Consequently, National Highways (former, Highways England) offer No Comment to this Draft Saxmundham Neighbourhood Plan.</p>		
Suffolk County Council	SAX6	<p><i>SAX6: Improving connectivity</i> Generally, this policy is supported. We support the term “maximise” in paragraph 9.10 in reference to walking and cycling and suggest this could be in the policy. A suggested amendment is below:</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</p>	<p>Support noted</p> <p>Policy can be amended as requested</p>	<p>Amend policy SAX6 as requested. <input checked="" type="checkbox"/></p>

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		routes and crossings, suitable for all users, in particular linking housing areas to the town centre and station. <i>Development should maximise walking and cycling through its location and design"</i>		
Individual 4	SAX6	Existing pavements and pathways need repair. Look after what we have! Street lighting could be aligned to reduce light pollution. Garages are used for storage mostly and not cars.	Noted	No change
Individual 5	SAX6	How to encourage people to reduce car use? You're trying!	Noted	No change
Individual 12	SAX6	SAX6: Provision and 'maintenance' critical to retain usefulness	Noted	No change
IP17 GNS	SAX6	footpaths and connections between villages could do with better lighting, perhaps green solutions available to ease movement all year/times especially important for wheelchair users. electric parking points need to be everywhere for people to engage with them. many streets could be very problematic and would car users park so far from home/in public?	Noted	No change
Individual 28	SAX6	Sax is pretty well connected thanks to the rail	Noted	No change

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
Individual 29	SAX6	Access by car from proposed Garden community to town centre is not going to work. a new bridge over the railway is required.	Noted. The Town Council supports the idea of another pedestrian crossing over the railway line	No change
Individual 35	SAX6	Re: SAX 6. The railway service is limited by the length of single track between Saxmundham and Melton. Doubling the track would enable a more comprehensive service; for instance a service to Leiston. Doubling the track would be absolutely essential should Sizewell C be built.	Noted – This is beyond the scope of the neighbourhood plan, however the Town Council have already made comments to this effect in Sizewell C consultations	No change
PCN Electronics	SAX6	Sax6 should have been done before Tesco development totally in wrong place. Sax7 what's the point most are dangerous no maintenance grass/trees	Noted	No change
Individual 46	SAX6	Although it is good to focus on pedestrian connectivity, there has to be a lot of focus on traffic as residents will not all use the new paths etc. - and use their cars.	Noted	No change
Individual 50	SAX6	Need to improve train station going through highstreet	Noted – See also Policy SAXSA1: Station area	No change
Individual 55	SAX6	Montague Drive and Mayflower Green need improved footpath to centre of Sax - top of	Noted	No change

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		Rendham Rd. to prevent crossing back and forth.		
Individual 56	SAX6	Montague Drive and Mayflower Green need better footpath connection to town centre	Noted – this is supported by policies SAX6 and SAX7	No change
Individual 65	SAX6	See points about road access to the new development, footpaths, and the High St, above	Noted	No change
Individual 69	SAX6	Movement - walking dogs or exercising on Pigeons new housing estate is NOT a country walk.	Noted. It is proposed to delete the words 'country estate' in relation to the Garden Neighbourhood as a result of other representations.	See other representations relating to 'country estate' below.
holly lodge B and B	SAX6	Not enough connectivity - much better access required specifically cycle paths - Also Kiln Lane level crossing = must be a bridge or a tunnel.	Noted – SAX6 addresses connectivity, but Kiln Lane is outside the neighbourhood plan area.	No change
RSH Ltd. (Carlton Industrial and Business Park).	SAX6	Ditto above: don't ban the motor car - accessibility to Sax town centre is fundamental.	Noted – there are no policies to ban the car in the neighbourhood plan, and we recognise that car use will remain important for many people. We are, however, seeking to make it easier and safer for people to use healthy and sustainable transport when this is possible for them.	No change

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
East Suffolk Council	SAX6 & SAX7	There could be greater emphasis in SAX6 and SAX7 to connectivity and the Public Right of Way Network interacting with the Garden Neighbourhood. This is where the NP's greatest strengths lie in influencing the eventual masterplan for the site.	Noted. Although this issue is covered in Policy SAXGN1 it would be useful to cross refer to Policies SAX6 and SAX7 Noted	Cross reference SAX6 and SAX7 with SAXGN1 <input checked="" type="checkbox"/>
Suffolk County Council	SAX7 (also references to other policies)	Public Rights of Way We welcome specific mention of public rights of way (PROW) throughout the plan and the fact that their importance is recognised within the NPPF. Under Area Wide Objectives, Objective 3 is very welcome. Paragraph 2.23 refers to footpaths, but we would suggest this is widened to Public Rights of Way PROW. There could be reference to the East Suffolk Line Walks, a series of promoted long-distance trails between railway stations between Ipswich and Lowestoft. Paragraphs 9.11, 9.13, 9.14 and 9.15 (pages 57-59) and Policy SAX6: Improving Connectivity are supported. SCC would	Support noted Para 2.23 could be amended to address both points Policy SAX6 does not specifically use the term Public Rights of Way but does refer to	Amend para 2.23 accordingly <input checked="" type="checkbox"/> Amend to include 'public rights of way' <input checked="" type="checkbox"/>

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		<p>welcome specific mention of the role PROW can play in improving connectivity in Policy SAX6.</p> <p>Policy SAX7 is supported, however it is suggested that it is renamed "Public Rights of Way", as this term covers footpaths along with bridleways, restricted byways and byways open to all traffic. Separating out footpaths could cause confusion as to whether or not they are classed as PROW.</p> <p>The requirement that PROW are to be integrated into any proposals for new development is welcome, however we would also suggest that protection and enhancement of PROW and connectivity are included within the site-specific objectives, as well as a requirement to look for opportunities to enhance and add to the wider PROW network both within and outside the Neighbourhood Plan Area.</p>	<p>pedestrian and cycle routes . The policy should be amended to refer to PROW.</p> <p>Policy title can be amended as requested to use the broader term.</p> <p>The requirement to protect and enhance PROW is included in Policy SAX7 therefore it does not necessarily need to be repeated in every site specific objective. The Plan is to be amended to refer to PROW and it is considered that this will embed it throughout the Neighbourhood Plan which is sufficient.</p>	<p>Amend as above</p> <p>Amend Policy SAX7 title <input checked="" type="checkbox"/></p> <p>No change to Plan (See earlier responses).</p>

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		<p>That green infrastructure provision is a requirement within the proposed South Saxmundham Garden Neighbourhood is welcome. As set out in the Concept Masterplan, there is a good number of PROW across the site, and we agree that these should be well integrated into the designs in order to promote walking and cycling. To this end, we wholly support Objective SSGN2 (page 93). The Garden Neighbourhood development should also be an opportunity to look at improving existing PROW in the vicinity of the site, as well as seeking opportunities to create new links. Permeability of the site for the purposes of walking and cycling should be emphasised as well.</p> <p>The treatment of PROW in Policies SAXGN1 and SAXGN2 is very welcome and wholly supported.</p> <p>Mention could be made (potentially in Policy SAX6) to working with landowners to remove structures such as stiles which can restrict</p>	<p>Support noted</p> <p>This issue is one that the Town Council could address outside of the Neighbourhood Plan process.</p>	<p>No change to Plan</p> <p>No change to Plan.</p>

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		<p>access and replacing with more accessible structures such as self- closing gates or kissing gates. This would help improve connectivity and make the network more accessible.</p> <p>There could be reference to other strategies that support this Neighbourhood Plan. This includes Suffolk County Council's Green Access Strategy (2020-2030)⁶. This strategy sets out the council's commitment to enhance public rights of way, including new linkages and upgrading routes where there is a need. The strategy also seeks to improve access for all and to support healthy and sustainable access between communities and services through development funding and partnership working.</p>	<p>Reference to the Strategy could be made in the supporting text - in para 9.10.</p>	<p>Include reference to the SCC strategy in the supporting text. <input checked="" type="checkbox"/></p>
Individual 20	SAX7	<p>If the south Saxmundham 'Garden' (ha ha) Neighbourhood Plan proceeds on its proposed huge scale, the Layers will need footpaths at the edges of all its fields for high-energy dogs and walkers. a country walk through a new build housing estate is not a country walk. and one hours free parking</p>	Noted	No change to Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		without a fine in south entrance etc is insufficient for visitors.		
Individual 40	SAX7	All the current footpaths/rights of way on the Layers should be retained. they are currently very well used with a total of 100-200 users per day being recorded.	Noted – although creation of a SANG may require some changes that are considered to be positive	No change
Armstrong Rigg Planning on behalf of William Notcutt	SAX7	<p>The policy states that “Existing Public Rights of Way, including bridleways and footpaths, should be protected and enhanced”.</p> <p>Our client objects to the wording “should be protected and enhanced” as the Neighbourhood Plan and Saxmundham Town Council has no power to require PRow to be enhanced. It is clearly inappropriate and undeliverable to expect landowners to enhance public rights of way beyond any statutory duties for their maintenance. If a PRow is maintainable at public expense, Suffolk County Council as the highways authority has the power to provide enhancements, but the policy does not provide any confirmation that SCC is committed to a programme of PRow</p>	See SCC representation on Policy SAX7 above which supports the inclusion of this wording and requests that it be extended to site specific objectives. It is proposed to include references to Rights of Way in the Neighbourhood Plan as a consequence of other representations which addresses this point.	No change to Plan (See other related representations above)

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		<p>enhancements in Saxmundham. The only other way for PRow to be enhanced would be for this requirement to be included in any site specific policies as a requirement for development.</p> <p>In light of the above, we request that the word enhanced is deleted from the policy.</p>		
East Suffolk Council	SAX8	In relation to the design of development proposals, it may be useful to consider the potential for conflicts to arise between vehicle parking and sustainable transport. In such instances, these conflicts should be resolved in favour of sustainable transport. This may help to elevate the importance of cycling and walking infrastructure solutions above vehicle infrastructure in certain situations.	Agreed that as drafted Policy SAX8 (i) reads as though cyclists and walkers should police parking areas.	Amend Policy SAX8 (i) to remove reference to walking and cycling routes☑.
Suffolk County Council	SAX8	<p><i>SAX8: Parking Provision</i></p> <p>Generally, this policy is supported (although see Floods section of this response), however there are additional comments on parking guidance in comments on the design code.</p>	Noted.	No change to Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		<p><i>Policy SAX8: Parking provision</i></p> <p>The second paragraph of this policy sets a requirement for the use of permeable paving. Generally, infiltration into the ground should always be the first preference for site drainage and permeable paving facilitates this. However, this is not always possible to implement. Permeable paving relies on the ground conditions of the site being permeable for the water to properly infiltrate into the ground. For example, permeable paving on top of clay soils will not be effective drainage, as clay has low permeability. Site assessments need to take place before there can be a detailed understanding of ground conditions and an appropriate drainage strategy can be produced.</p> <p>Development should always follow the drainage hierarchy, which states in order of preference how sites should be drained:</p> <ol style="list-style-type: none"> 1. into the ground; 		

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		<p>2. to a surface water body; 3. to a surface water sewer, highway drain or another drainage system; 4. to a combined sewer</p> <p>Given the above it is recommended the policy is amended to state:</p> <p><i>"Where possible N-new parking surfaces should use permeable materials to minimise the occurrence of flooding."</i></p>	<p>Noted. Policy SAX8 can be amended as requested</p>	<p>Amend Policy SAX8 as requested <input checked="" type="checkbox"/></p>
Benhall & Sternfield Parish Council	SAX8	<p>Cycling/Walking: Currently there is no safe pedestrian or cycling route for leisure, shopping or commuting between Benhall and Saxmundham. The pavement, where it exists, is too narrow for 2 people (eg parent and child) to walk side by side, impassable for wheelchairs. Cycling is dangerous, with many near misses and one fatality in the last few years. Benhall & Sternfield Parish Council will be responding to the Suffolk County Council Consultation on Walking and Cycling Strategy and have already emphasised how safe</p>	<p>Comments are noted. However it is considered that these points are covered in SAXGN1</p>	<p>No change to SAX8. SAXGN1 to be cross referenced to SAX6. <input checked="" type="checkbox"/></p>

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		walking and cycling routes, for all purposes, must be incorporated into the South Saxmundham Garden Neighbourhood.		
Individual 6	SAX8	Parking provision is too low generally at present and including new estates	Noted – the Neighbourhood Plan recognises the needs of car owners whilst seeking to promote sustainable travel	No change to Plan
Saxmundham Music and Arts CIC	SAX8	electric parking points required	Noted and recognised in the NP	No change to Plan
Individual 17	SAX8	We need more parking in Sax at a reasonable price, so cars do not have to park in residential streets we need residents parking!!	Noted	No change to Plan
Individual 18	SAX8	need more parking in sax for local people and Residents Parking	Noted – the town council recognises this issue but feels it should be addressed outside of the Neighbourhood Plan .	No change to Plan
Individual 24	SAX8	My sense is that given the parking provided to shoppers by Waitrose and Tesco and the recent extension of the station parking facilities is that Saxmundham is not badly served in terms of car making capacity	Noted	No change to Plan
Individual 25	SAX8	Parking is always essential to a busy town and footways/cycle facilities too, if we are to bring both locals and visitors to the town centre.	Noted	No change to Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
Individual 26	SAX8	Don't want ramp/raised parking at 2 supermarkets, it looks horrid and inappropriate for a market town (fig 12 p.20 masterplan) (I think she means fig 17)	Noted. The purpose of the concept masterplan is to give some ideas as to what may be possible	No change to Plan
Individual 35	SAX8	Re: SAX 8 parking. The main problem, no less valid though it has been flagged as important many times, is the indiscriminate parking in the High Street, Market Place and in the vicinity of the medical centre. The signage, presumably remaining unchanged since the road was the A12, needs an urgent review and strict enforcement.	Noted. The Town Council is aware of this problem and considered that it is better addressed outside of the Neighbourhood Plan	No change to Plan
Individual 38	SAX8	parking is a problem in the town	Noted. The Town Council is aware of this problem and considered that it is better addressed outside of the Neighbourhood Plan	No change to Plan
Individual 42	SAX8	Free parking, even if restricted would be welcome. The NCP charges at the railway station still ensure commuters park in residential streets (particularly Albion Street). At the moment we have a car parked outside our house; the passengers having caught a train. Last week they parked there for 3 to 4 days.	Noted Abandoned cars are a police matter	No change to Plan

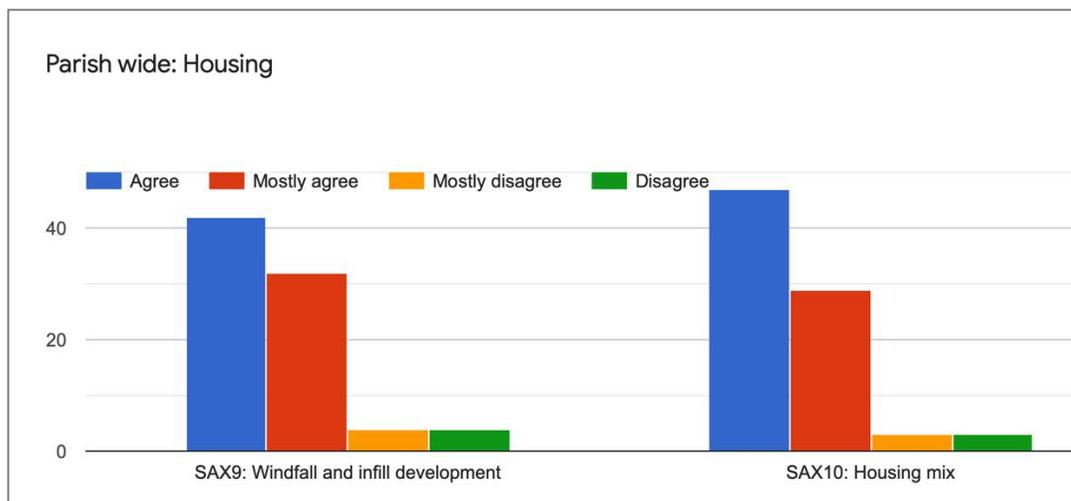
Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
Individual 45	SAX8	Public parking will only work if it is free. There is a huge new station car park which is hardly used. Passengers, day and long-term, still park in Albion Street and Alma Place because they will not pay; thus reducing drastically spaces available for residents.	Noted	No change to Plan
Individual 54	SAX8	Parking provision: n/a as no car. Better bus services. Connection between bus/rail.	noted	No change to Plan
Individual 59	SAX8	More charging points are urgently needed	Noted	No change to Plan
Individual 63	SAX8	Would like to see 3hr parking limit on the Waitrose car park section next to the church. Proper pedestrian path on Rendham Road.	Noted	No change to Plan
Individual 66	SAX8	Require town centre parking(?) facility	Noted	No change to Plan
Individual 68	SAX8	"Residents Only" parking should be installed in older housing areas eg Albion Street, Rendham Road, Alma Place, Fairfield Road	Noted. This issue falls outside of the scope of the Neighbourhood Plan and is better addressed separately by the Town Council.	No change to Plan
Individual 70	SAX8	Plan for fewer individual petrol cars, more shared transport + electric vehicles.	Noted – the Neighbourhood Plan encourages sustainable travel. Policy SAX8 encourages electric charging points	No change to Plan
The Art Station	SAX8	Parking development should also provide development of electric car share project/club and spaces for this.	Noted	No change to Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
Town Cllr and local Lib Dem campaigner	SAX8	An STC driven solution to Sax parking issues is needed.	Noted. This issue falls outside of the scope of the Neighbourhood Plan and is better addressed separately by the Town Council	No change to Plan

Parish wide: **Housing**

SAX9: Windfall and Infill development

SAX10: Housing mix



Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022Action
Individual 1	General	Housing specifications seem vague. "GARDEN" development. There are many sorts of "GARDENS" which will be represented here.	Noted	No change to Plan
Individual 5	General	We need to avoid an increase in light pollution due to all the development - for environmental scientific philosophies reasons	The need to protection of dark skies is noted. Asymmetric lighting mitigates the problem of light pollution to some extent whilst allowing for public (NB women's) safety.	No change to Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022Action
Individual 8	General	No clear provision for reducing town centre peak congestion	Noted. SAXTC1 seeks to address these issues	No change to Plan
Individual 28	General	Suffolk vernacular architectural style	Noted – see SAX11 – however it is not considered desirable to preclude attractive, innovative and sustainable modern design	No change to Plan
Individual 30	General	See design principles	Noted	No change to Plan
Individual 40	General	housing to adhere to good and interesting design principles - not just 'boxes'.	Noted	No change to Plan
Individual 52	General	Not needed	Noted. The Neighbourhood Plan is not seeking to allocate any housing in addition to the LP allocation	No change to Plan
Individual 65	General	See comments 3 and 4 above (at design principles)	Noted	No change to Plan
The Art Station	General	Well designed and affordable housing needs to be part of the sustainability offer. All large housing projects to provide community-wide sustainable energy provision.	Noted. The affordable housing point made here is supported. Community energy provision is a great idea but this is an issue for the Town Council outside of the Neighbourhood Plan	No change to Plan.
	General	Fully support the proposals here.	Support noted - Thank you	No change to Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022Action
holly lodge B and B	General	Housing should be developed East and north East to balance the South proposals. Must be better proposals for access from South development.	Noted. This was the Town Council's preferred option prior to the adoption of the current local plan. It is now considered that with the garden neighbourhood site allocation within the Local Plan , there will be enough new housing in Saxmundham in the short to medium term. One of the purposes of the Neighbourhood Plan is to make sure the garden neighbourhood is an asset to the town.	No change to Plan
East Suffolk Council	SAX9	Paragraph 10.5 refers to development 'of new housing in existing back gardens, back land or tandem development' not being supported. However, the policy SAX9 does allow for this in 'exceptional circumstances, where specific justification is provided.' Paragraph 10.5 should be amended to reflect this. As currently worded, it seems as if 'exceptional circumstances' will have been met if a 'specific justification is provided'. Is this the intention of the criterion?	Noted. Para 10.5 and Policy SAX9 should be consistent and the policy and supporting text can be amended to ensure this. Criteria relating to residential amenity should also be added. The supporting text can be amended to provide clarity on this point. The	Amend policy and supporting text accordingly.☑

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022Action
		<p>As currently worded, policy SAX9 is not in general conformity with SCLP5.7, does not explain the circumstances where garden development would be supported and does not explain what justification would be required. The policy should be reviewed to address that, and consideration should also be given to the functioning of this policy in light of Local Plan policy SCLP5.7 which is positively worded in that garden development proposals will be supported provided that they meet certain criteria. To be in general conformity with SCLP5.7, SAX9 cannot set a restrictive framework for such development in exceptional circumstances. Depending on the amended policy approach, consideration should be given to the evidence underpinning the policy and justifying a restrictive approach to garden development.</p>	<p>removal of 'exceptional circumstances' may assist .</p>	<p>Amend supporting text and policy accordingly☑</p>
Suffolk County Council	SAX9	<p><i>SAX9: Windfall and infill development</i></p> <p>It is recommended that this policy also requires that windfall and infill development have access to walking and cycling infrastructure connecting to local services and public transport.</p>	<p>Whilst the principle is supported the Neighbourhood Plan already gives great emphasis to walking and cycling through other policies and the point is therefore covered.</p>	<p>No change to Plan</p>

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022Action
Individual 19	SAX9	Leave some spaces between houses, don't cram houses into tiny gaps.	Noted	No change to Plan
Individual 20	SAX9	The green space behind 10 and 12 south entrance should be retained for wildlife. the building of 5 luxury residential developments (previously granted permission) should be opposed. this would be 'infill' in a preservation area detrimental to wildlife, neighbours and traffic congestion and adding to light and noise pollution. and i now hear a new application is in to build 45 new-build in Benhall as well@	Noted It is understood that the site already has planning permission	No change to Plan
Individual 21	SAX9	too many houses planned with no infrastructure to support	Noted	No change to Plan
Individual 26	SAX9	I don't understand what windfall means and couldn't find a clear explanation in the book (have now been told, but perhaps a note should be added for other readers?)	Noted.	Windfall and infill to be added to the glossary☑
Individual 68	SAX9	In-fill housing needs to be balanced carefully with grassed areas/trees. Concrete/tarmac surfaces are ugly & increase flood risk.	Noted	No change to Plan
Individual 69	SAX9	See above concerning infill/newbuilds, especially conservation areas (like south entrance).	Noted	No change to Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022Action
RSH Ltd. (Carlton Industrial and Business Park).	SAX9	add more smaller town dwellings, 1,2 and 3 beds into the brief and mix - optimise 'windfall' approach.	Noted . The Local plan affordable housing policies cover this issue to some extent	No change to Plan
Individual 76	SAX9	Windfall and infill development should be subject to the provisions of SAX8 as well as the criteria in SAX1. It would be useful to say that the provision of new housing as holiday lets and second homes should not be encouraged/not permitted.	Noted. Second home ownership is not considered to be a big issue in Saxmundham at present although we will remain vigilant about this and its effect on the local housing market.	No change to Plan
East Suffolk Council	SAX10	As acknowledged in paragraph 10.8, no Housing Needs Assessment for Saxmundham has been produced, therefore there is no evidence to underpin policy SAX10. Suggest removing policy SAX10 and instead relying on Local Plan policies SCLP5.8 and SCLP5.10. Cross references to both Local Plan polices could be included in the Neighbourhood Plan.	The lack of a Housing Needs Assessment is acknowledged. Policies such as this have been successfully examined in other Neighbourhood Plans, where it has been made clear that this is the result of community preference supported by consultation e.g. the Household Survey. References to SCLP5 and SCLP10 can be added to the supporting text.	Text to be amended accordingly. <input checked="" type="checkbox"/>

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022Action
Suffolk County Council	SAX10	<p><i>Policy SAX10: Housing Mix</i></p> <p>Paragraph 2.11 states that 20% of the residents of Saxmundham are classified as 'retired', which is higher than the Suffolk average of 16.5%. This policy acknowledges the need for housing for older people, however the focus is on bungalows. SCC would suggest that this policy could refer to Local Plan Policy SCLP5.8 and state the support for housing that is built to M4(2) standards, meaning that it is adaptable and accessible and can help to meet the needs of its inhabitant over a lifetime.</p>	Examiners traditionally remove references to M4 (2) because PPG, (at Paragraph: 001 Reference ID: 56-001-20150327), makes it clear through a link to a Written Ministerial Statement of 25 March 2015 that it is not appropriate to refer to any additional local technical standards or requirements relating to the construction or performance of new dwellings in neighbourhood plans. Local Plan Policy SCLP5:8 includes references to M4 (2) and this would also be applicable to proposals.	No change to Plan
Individual 2	SAX10	Have social housing	Noted. This policy will be applied in conjunction with the Local Plan policies.	No change to Plan
Individual 4	SAX10	With housing mix let the market decide but I agree a mix of housing sizes would be desirable	Noted. Local Plan Policy SCLP5:8 also applies throughout the Neighbourhood Plan Area. The household survey supports the Neighbourhood Plan emphasis on smaller homes, housing for older	No change to Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022Action
			people, vulnerable people and affordable housing and we mention these to reinforce the LP policy direction.	
Individual 12	SAX10	SAX10: has there been evidence of such need - families also require some larger accommodation - a large mix?	Noted. Local Plan Policy SCLP5.8: Housing Mix stipulates the provision of 'a mix of housing tenures, types and sizes appropriate to the site size, characteristics and location, reflecting where feasible the identified need, particularly focusing on smaller dwellings (1 and 2 bedrooms). The Neighbourhood Plan does not seek to change Local Plan housing policies.	No change to Plan
Individual 14	SAX10	More affordable housing	The Neighbourhood Plan supports more affordable housing in line with Local Plan policies	No change to Plan
Individual 17	SAX10	We need more bungalows in Sax others places have a mix or estate of them not Sax though	The Neighbourhood Plan supports the aspiration for bungalows	No change to Plan
Individual 18	SAX10	We need more bungalows for the older people.	The Neighbourhood Plan supports the aspiration for bungalows	No change to Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022Action
Individual 23	SAX10	We need more bungalows for elderly and disabled. also low cost housing ie under £100K	The Neighbourhood Plan supports an aspiration for bungalows and requirement for 1 in 3 new homes on sites over 0.5ha to be affordable.	No change to Plan
Individual 25	SAX10	Social needs must be included in any plan. Small houses (shared ownership perhaps) to encourage local young people to stay in Saxmundham. Space around the houses should be generous, especially when creating a 'GARDEN NEIGHBOURHOOD'.	The Neighbourhood Plan supports housing for vulnerable people.	No change to Plan
Individual 34	SAX10	Affordable housing must be meaningful (ie social housing balanced in the mix, not % discount to attract second home owners).	Local Plan policies are supported by the Neighbourhood Plan and include the requirement for 50% of affordable housing to be affordable rent/social rent.	No change to Plan
Individual 35	SAX10	Re SAX 10. Housing for older people should not solely comprise bungalows. Bungalows occupy a disproportionate amount of land compared to the equivalent house.	Bungalows are an aspiration and developers are aware that they require larger areas of land. It is unlikely they will achieve more than a few of these.	No change to Plan
Individual 42	SAX10	No multi-purchase of affordable houses by landlords.	Affordable homes are generally managed by housing associations or local authorities and not buy to let landlords.	No change to Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022Action
Individual 45	SAX10	However, affordable housing must be for first-time buyers only. Not for landlords to buy-up in half-dozens and then rent out. And, not for holiday homes.	See above	No change to Plan
Individual 54	SAX10	More bungalows for older people. Affordable housing for younger people.	Noted	No change to Plan
Individual 67	SAX10	Look closely at affordable housing! Offering 50% buy & 50% rent? Some modern materials used are perfect for supporting the reduction of energy used, promoting the reduction of global warming.	The Neighbourhood Plan does not seek to change Local Plan policies on affordable housing. The point about modern materials is noted and is addressed this in SAX1.	No change to Plan

Parish wide: **Heritage and natural environment**

SAX11: Historic town centre and Conservation Area

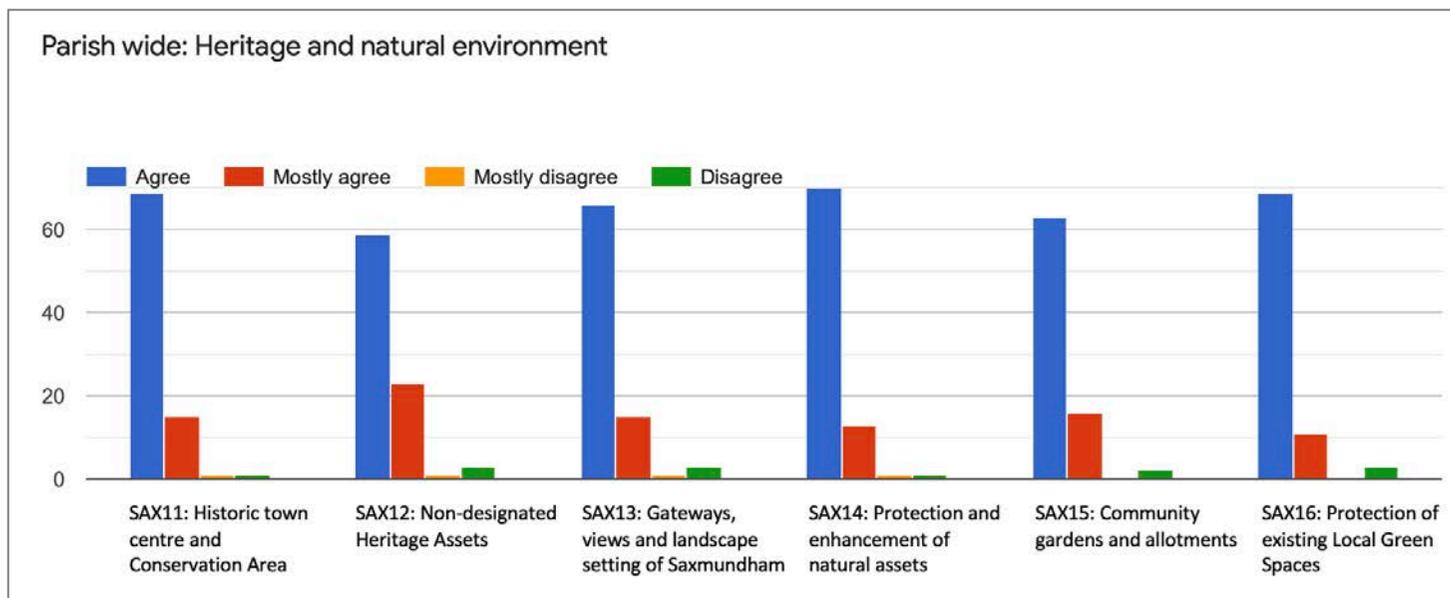
SAX12: Non-designated Heritage Assets

SAX13: Gateways, views and landscape setting of Saxmundham

SAX14: Protection and enhancement of natural assets

SAX15: Community gardens and allotments

SAX16: Protection of existing Local Green Spaces



Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
East Suffolk Council	General	In relation to the heritage matters covered in this section, you may want to include reference to the recently adopted ESC Historic Environment Supplementary Planning Document which contains a lot of useful advice on many heritage matters: https://www.eastsuffolk.gov.uk/assets/Planning/PI	Noted. Reference to the ESC SPD could be included within this section.	Add reference to the ESC SPD. <input checked="" type="checkbox"/>

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		anning-Policy- and-Local-Plans/Supplementary-documents/Historic-Environment-SPD/Historic-Environment-SPD- reduced.pdf		
Suffolk County Council	General	<p>In chapter 11 – Parish wide: Heritage and the natural environment, we would encourage a short discussion on the historic environment and archaeology within the parish. Information on the archaeology within the parish is held within the County held Historic Environment Record (HER), which is maintained by the Suffolk County Council Archaeological Service (SCCAS).</p> <p>Of particular note have been the archaeological investigations at Land East of Warren Hill, Saxmundham (HER reference number: SXM 043) which revealed evidence of Bronze Age, Iron Age and Saxon settlement. The archaeological evidence recorded included a significant phase of Saxon activity which included a large rectangular post-build structure representing a hall, two additional post-built structures and nine sunken feature buildings. Furthermore, evidence for Late Neolithic and Early Bronze Age occupation (SXM</p>	Such wording might be better placed in Chapter 2 – See 2.33.	Amend plan accordingly <input checked="" type="checkbox"/>

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		<p>036) and further Iron age and Saxon settlement (SXM 049) has also been identified in the vicinity.</p> <p>Geophysical survey in The Layers (SXM 050) provided evidence for significant archaeological activity in the east of the site. Anomalies relating to a trackway and adjoining settlement are present. There is evidence for enclosure ditches and possible sub-enclosures and there are discrete responses present that could be related to the remains of the structures or areas of burning or industrial activities. There is a change in the background magnetic responses in the east of the area that is suggestive of a change to, or an increase in the amount of alluvial deposits, presumably associated with the adjacent watercourse.</p> <p>Further information on the archaeology of the parish can found on the Suffolk Heritage Explorer¹.</p>	<p>This can be added to the supporting text immediately after Policy SAX11.</p>	<p>Amend plan accordingly. <input checked="" type="checkbox"/></p>

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		<p>Within this chapter we would also encourage the addition of a note for future development in relation to archaeology:</p> <p><i>"Suffolk County Council Archaeological Service advice that there should be early consultation with the Historic Environment Record (HER) and assessment of the archaeological potential of the area at an appropriate stage in the design of new developments, in order that the requirements of the National Planning policy Framework, East Suffolk Core Strategy (Strategic Priority 15) and Suffolk Coastal Local Plan (Policy SCLP11.7) are met. Suffolk County Council Archaeological service is happy to advise on the level of assessment and appropriate stages to be undertaken."</i></p> <p>This could fit well with Objective 5 and would give clarity to developers for any future sites.</p> <p><i>Suffolk Coastal Local Plan Site Allocations</i></p>	<p>This level of detail is more appropriate for a planning application or even a detailed masterplan rather than a Neighbourhood Plan policy.</p>	<p>No change to Plan</p>

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		<p>SCLP 12.29 - Garden Neighbourhood: The site lies in an area of archaeological potential, the site has been subject to an archaeological geophysical survey which has identified the presence of below ground heritage assets which are likely to be archaeological at source. Therefore, in order to establish the archaeological potential of the site, a pre-determination trenched archaeological evaluation will be required which will establish the date, depth and significance of the archaeology present to allow for preservation in situ of any sites of national importance that might be defined (and which are still currently unknown). The results of the trenched archaeological evaluation should be presented as part of any planning application for this site, along with a detailed strategy for further investigation and appropriate mitigation.</p> <p>It is SCCAS's view that this large area cannot be assessed or approved until an archaeological evaluation has been undertaken, and the results of this work will enable us to accurately quantify</p>	<p>See above point in relation to planning application.</p> <p>See above point in relation to detail required for planning application/masterplan.</p>	<p>No change to Plan</p>

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		<p>the archaeological resource (both in quality and extent). This is in accordance with paragraphs 204 and 205 of the National Planning Policy Framework. Decisions on the suitability of the site, and also the need for, and scope of, any further work should below-ground heritage assets of significance be identified, will be based upon the results of the evaluation.</p> <p>A strategy for the pre-determination investigations has already been agreed with SCC Archaeological Service.</p> <p>SCLP 12.30: This site has been subject to archaeological excavation, where archaeological features dating from the early Bronze Age to post-medieval periods were recorded. The primary period of activity within the site spans the middle Iron Age through to the 1st and possibly early 2nd century AD and possibly relates to the settlement activity identified on a site to the south west (SXM 043). All archaeological work has been completed on</p>		No change to Plan

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		this site, no further archaeological works would be required on any development here.		
Individual 3	General	Wider pavements may be difficult to achieve due to narrow streets exiting at present	Noted. Although we will do our best	No change
Individual 20	General	Materials on recent new builds have been entirely unsympathetic to their surroundings. the above mentioned Chinese fish shop with its horrible yellow bricks and the facing and design) of buildings next to the Bank House are horrible. Did planners pass these??	Noted	No change
Individual 29	General	town centre pedestrianisation needs to be more extensive. To include Market Place, High Street from the Store to traffic lights.	The Neighbourhood Plan is trying to strike an appropriate balance between the needs for pedestrians, cyclists, and car users as well as people using wheelchairs, mobility aids and prams.	No change
Individual 30	General	As long as sensitively managed giving animals and people green space and green corridors, attractive buildings.	Noted – It is anticipated that a small amendment to the garden neighbourhood policies with regard to green corridors will be made	Garden Neighbourhood Policies to be amended in response to other representations
Individual 34	General	But perhaps with a greater residential percentage	Noted	No change to Plan

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Individual 35	General	Signage and shopfronts: Since the carwash was allowed to break the rules, the number of 'A' boards in the High Street is becoming unacceptable, particularly on the narrow pavements. Proper signposting, for example at the railway station, and permanent shop signs should be encouraged.	Noted. The issue will be referred to the town council	No change to Plan
	General	Fully support the proposals here.	Thank you	No change to Plan
East Suffolk Council	SAX11	<p>It is not clear what is meant, in criterion d) of policy SAX11, 'new development complements the shape... of the settlement'. What are the important characteristics of the 2D and/or 3D shape of the settlement that should be complemented? And how would this be applied in decision making?</p> <p>Within criterion e) of policy SAX11, 'old walls' are referenced. While it is understandable that old walls may require maintenance and enhancements on occasion, newer walls might also positively contribute to the significance of the Conservation Area and also may need</p>	<p>Noted. Policy wording to be amended to delete 'shape' and substitute with 'built form'</p> <p>Amend policy to refer to just 'walls'</p>	<p>Policy amended accordingly <input checked="" type="checkbox"/></p> <p>Amend plan accordingly <input checked="" type="checkbox"/></p>

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		<p>maintaining and enhancing. Perhaps 'old' should be removed from the criterion?</p> <p>The SAX11 paragraph on signage and shopfronts could perhaps be improved by making reference to the need, or lack thereof, for signage. For example, the need for signage could be considered in addition to its size, design, and siting. It may also be worth considering how the benefits of signage could be provided by other means, e.g. through clever design interventions.</p>	<p>Policy wording could be amended to include reference to the need for signage.</p>	<p>Partial amendment/no change <input checked="" type="checkbox"/></p>
Individual 77	SAX11	<p>I read a lot in the plan about retaining heritage and using traditional materials. Personally it's my opinion that priority should be given to use the most sustainable and sensible materials for the job eg. Most insulating materials should be used to save energy and CO2 emissions. Can always make non traditional materials look snazzy/disguised as traditional.</p> <p>Also, green roofs could be fantastic for nature recovery and maintaining areas of green space within development but are neither traditional or heritage here in Saxmundham. However they could be both in decades to come...</p>	<p>Noted . However Policy SAX 11 relates to development within the Conservation Area or relating to a listed building and therefore non-traditional materials are unlikely to be appropriate.</p>	<p>No change</p>

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Historic England	SAX11	<p>We particularly welcome section 11 - 'Heritage and the Natural Environment. The supporting text in this section makes reference to the relevant evidence base, including the 2016 conservation area appraisal, and sets out the historic environment context of Saxmundham clearly and coherently.</p> <p>We welcome reference to Historic England's advice and information on historic town centres in paragraph 11.17. We would suggest that reference is additionally made to our specific advice on Works to Highways and Public Realm: Streets for All, which can be found on our website.</p> <p>We welcome policy SAX11, in particular its focus on historic shopfronts. We would suggest that provision f. ii is modified to 'Lime Render' to differentiate it from the prohibited cement render identified in the paragraph below. We would suggest also that the policy recommends the use of traditional paint finishes such as linseed paint and lime wash, to avoid the harmful effects on</p>	<p>Support noted</p> <p>Support noted. Reference to the additional guidance on Highways and Public Realm can be added to para 11.17.</p> <p>Amend Policy SAX11 f ii) to refer to 'lime' -</p>	<p>No change to Plan</p> <p>Include reference to additional guidance. <input checked="" type="checkbox"/></p> <p>Amend policy accordingly <input checked="" type="checkbox"/></p>

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		historic joinery that the use of modern acrylic paints can cause.		
East Suffolk Council	SAX12	<p>We welcome the inclusion of policy SAX12 and the supporting appendix setting out the assessment criteria. Colleagues from the Council's Design and Conservation team will provide more detailed comments on these in due course.</p> <p>In Figure 19, The Chapel on Church Road is identified as an NDHA. It isn't clear why the icon for NDHA 1 on Figure 19 includes both the Church as well as a red line covering the spaces around the church. If the spaces around the church are intended to be included in the NDHA please include this in the red filled polygon. Alternatively, if there is a different reason for the red outlined area around the church it would be helpful if this could be clarified and added to the Figure 19 key.</p>	<p>Support noted</p> <p>NB Further comments were not received – consultation now closed</p> <p>Amend NDHA 1 on fig 19 to refer just to the building and exclude the grounds</p>	<p>No change to Plan</p> <p>Amend map accordingly.</p>
Individual 24	SAX12	I strongly support the designation in the Neighbourhood Plan of the Layers as a Heritage Asset	Noted	No change

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Individual 27	SAX12	Not sure about the Gannon rooms - see it as an eyesore.	Noted - The town council hopes to support the Gannon Institute to redecorate the Gannon rooms.	No change
Individual 33	SAX12	I'm surprised our house isn't on the list of non designated assets	Noted	No change
Individual 38	SAX12	Sax12 Whilst I agree with protecting heritage assets they need to be fit for purpose.	Noted	No change
Individual 40	SAX12	The Layers in particular has strong historical relevance and played an active and important role in both world wars and hosting the Suffolk Show on numerous occasions. Saxmundham Museum is currently looking at options for reinforcing the importance of the Layers as a historic site.	Noted	No change
PCN Electronics	SAX12	not the Layers	Noted	No change
Individual 48	SAX12	SAX12 (Don't forget the Royal Mail Box South Entrance - VR). Chantry Road to Church - questionable.	Noted. The Town Council will look into adding the old letterboxes in chantry road and north entrance	Amend NDHA list to include these accordingly <input checked="" type="checkbox"/>
Individual 68	SAX12	The railway station is also a heritage asset. There should be an information board detailing aspects of its history.	Noted. The provision of an information board lies outside the scope of the	No change to Plan

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			Neighbourhood Plan. The Town Council will look into it separately.	
The Art Station	SAX12	Greater use + development of Fromus river as town asset. Identification of Telephone Exchange, 48 High St as heritage asset. Noted on page 133.	Noted	No change
Armstrong Rigg Planning on behalf of William Notcutt	SAX12	<p>SAX12: Non-Designated Heritage Assets</p> <p>Our client objects to: (i) the identification of their land at '4. The Layers' as a Non-Designated Heritage Asset; and (ii) to the wording of the policy that would prevent this site from coming forward as Suitable Alternative Natural Greenspace (SANG).</p> <p>(i) Identification of the Layers as a Non-Designated Heritage Asset:</p> <p>The policy states that the proposed Non-designated Heritage Assets have been assessed against criteria based on the Local Heritage Listing: Historic England Advice Note 7. It is clear that this is not the case as the Neighbourhood Plan presents little to no evidence to</p>	<p>Noted. More detailed justification to support the layers as an NDHA is to be included in the Neighbourhood Plan.</p> <p>More detailed justification to support the Layers as an NDHA is to be provided.</p> <p>The priority is for the Layers to have appropriate protection from development.</p>	<p>Additional justification to be included.</p> <p>Further justification for the Layers to be a NDHA to be included. <input checked="" type="checkbox"/></p>

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		<p>demonstrate that 'The Layers' meets the relevant criteria to be designated as a Non-designated Heritage Asset.</p> <p>HE Advice Note 7 is clear that as a minimum nominations need to be backed by information of sufficient detail and accuracy to demonstrate that they meet the requirements set by the selection criteria and by national planning policy. This has clearly not been done as the only assessment that is presented is that at Appendix B which is just 57 words long and erroneously claims that there have been archaeological finds across the site. The only finds have been nothing more than a few buttons, coins and musket balls which is no more or less significant than land to the west of the railway that is proposed for residential development.</p> <p>The guidance also recommends that public nomination of assets can be a useful process. Again this has not been done and the Neighbourhood Plan is clear at 11.21 that the household survey did not ask specific questions</p>		

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		<p>about heritage.</p> <p>Most importantly, HE Advice Note 7 sets out that specialist advice may occasionally be necessary when assessing a particular asset type. In this respect, we understand the local action group 'Leave The Layers Alone' made an application to Historic England in April 2018 to have the land listed as a Registered Park and Garden of Special Historic Interest and that Historic England confirmed that the request was screened out/invalidated in August 2018 on the basis that the land was not considered to meet the relevant criteria for such designation. It is therefore clear from this specialist advice that the land is not worthy of designation as a heritage asset.</p> <p>(ii) Prevent from becoming SANG:</p> <p>The policy states that development proposal should avoid harm to these heritage assets having regard to their character, important features, setting and relationship with surrounding buildings or uses. And that</p>		

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		<p>proposals should demonstrate that consideration has been given to retaining: i. The important asset or historic feature itself; ii. Its most distinctive and important features; iii. The positive elements of its setting and its relationship to its immediate surroundings; and iv. The contribution that the building or historic feature and its setting makes to the character of the local area.</p> <p>'The Layers' is an open agricultural field. This is arguably its only defining feature with the exception of boundary hedgerows and trees and two small pockets of woodland. If anything on the site is to be considered distinctive it would be its agricultural use and yet the Neighbourhood Plan also seeks to change the use of the site to SANG which would result in the creation of various wildlife habitats and public access across the site. This would be contrary to Policy SAX12 as it would harm the agricultural character of the site. The site's designation as SANG and its proposed classification as a Non-Designated Heritage Asset are mutually exclusive. It should</p>		

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		<p>not be classified as a Non-Designated Heritage Asset as this would prevent necessary changes to the site that would provide a mosaic of natural habitats and infrastructure to allow public access.</p> <p>In summary, our client objects to the identification of their land at '4. The Layers' as a Non-Designated Heritage Asset on the grounds that Historic England has previously ruled out the site for designation as a heritage asset and no evidence has been presented to demonstrate why the site meets the criteria for selection. The wording of the policy would also prevent this site from coming forward as Suitable Alternative Natural Greenspace (SANG) and therefore prevent the delivery of the Garden Neighbourhood. The site is already protected by its SANG designation and does not need an additional designation that would serve to frustrate the creation of SANG</p> <p>SAX13: Gateways, views and the landscape setting of Saxmundham</p>	<p>Comments noted. The key priority is for the Layers to have appropriate protection and for the general amenity of the view over countryside that is important to remain.</p>	<p>Additional justification for The Layers as a NDHA is to be included.</p>

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		<p>Important Local Views</p> <p>Our client objects to the identification of important local views 2 and 7.</p> <p>View 2 is from the high point of 'The Layers' looking east towards Hurts Hall. It is described as "Looking due east from the tree line which marks the western edge of The Layers, across open farmland and the River Fromus. This gives a wide view of Hurts Hall and its associated buildings, and the backdrop of rising wooded land. It demonstrates the contrast between the open landscape of the valley and the wooded ridge, below which the town sits." The important features identified in this view include open farmland and an open landscape which again does not sit well with the designation of the site as SANG which would naturally change the site from agricultural land and involve significant tree planting that would change the character of this view.</p> <p>View 7 is taken from towards to The Layers from</p>	<p>The aim is to keep the layers free from development without precluding improvements to the Layers as an amenity space.</p> <p>Noted. This should be the general view towards open countryside from South Entrance</p> <p>Noted. This will be clarified.</p>	<p>Wording to be clarified accordingly <input checked="" type="checkbox"/></p>

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		<p>South Entrance and is again a view that will be subject to significant change as a result of the designation of the site as SANG.</p> <p>Green Gateways</p> <p>Our client objects to the identification of land on both sides of South Entrance as a Green Gateway. Land to the west of the road is allocated as part of the Garden Neighbourhood as SANG, but land to the east of the road is undesignated agricultural land that will remain as such. It is therefore inappropriate to refer to "A. Southern entrance, both sides of the road, including The Layers, to be maintained as a green gateway to the town with the provision of accessible natural green space suitable for recreation". The words both sides of the road should be deleted.</p> <p>SAX14: Protection and enhancement of natural assets</p> <p>There is a clear issue with this policy's failure to</p>	<p>The Neighbourhood Plan has been the subject of both SEA and HRA Screenings which are in progress by ESC.</p> <p>Noted. The need for further discussion and thought has been noted. The size of SANG currently proposed by Pigeon is not considered to be large enough.</p>	<p>No change to Plan</p>

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		<p>address the need for Suitable Alternative Natural Greenspace (SANG) provision as part of the Garden Neighbourhood. The Neighbourhood Plan seeks to set a Masterplan and development principles for the Garden Neighbourhood and it must therefore be accompanied by a Habitats Regulations Assessment (HRA) to demonstrate how the likely significant effects on nearby Special Protection Areas (SPAs) will be mitigated.</p> <p>The supporting text to the policy correctly identifies that the Habitat Regulations Assessment of the Local Plan identifies the need for SANG to mitigate the potential impacts of recreational disturbance on Special Protection Areas (SPAs) from the Garden Neighbourhood, but at no point does the policy mention SANG nor provide any confirmation that an HRA Appropriate Assessment has been undertaken to assess whether the amount and quality of SANG proposed would successfully mitigate likely significant effects from the Garden Neighbourhood.</p>	<p>See above HRA and SEA Screening are in progress.</p> <p>Noted</p> <p>Noted. The suitability of the Layers as a Local Green Space is to be reviewed.</p>	<p>Review and amend the Policy as appropriate. <input checked="" type="checkbox"/></p>

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		<p>In order to meet the basic conditions for a Neighbourhood Plan, an HRA Appropriate Assessment must be undertaken.</p> <p>Other than the above, our client broadly supports the wording of this policy.</p> <p>SAX16: Protection of existing Local Green Spaces</p> <p>Our client objects to the identification of their land at '6. The Layers' as Local Green Space.</p> <p>National planning policy relating to Local Green Space is contained at paragraphs 101-103 of the revised National Planning Policy Framework (revised NPPF, 2021). Paragraph 101 states that the Local Green Space (LGS) designation allows communities to identify and protect green areas of particular importance to them, paragraph 103 states that policies for managing development within a LGS should be consistent with those for Green Belts and Paragraph 102 states that the Local Green Space designation should only be used where the green space is:</p>		

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		<p>a) in reasonably close proximity to the community it serves;</p> <p>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</p> <p>c) local in character and is not an extensive tract of land.</p> <p>The Neighbourhood Plan provides an assessment of 'The Layers' against these criteria at Appendix 3. This assessment is just 50 words long and completely fails to provide any meaningful justification for the inclusion of the site:</p> <p>a) It fails to demonstrate how the site is in reasonably close proximity to the community it serves given the most LGS designations are small areas within settlements;</p> <p>b) It fails to identify why the site holds any particular local significance given that the site is</p>		

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		<p>an arable field of little intrinsic beauty or wildlife value, it is of questionable historic significance (given that it has been rejected for designation by Historic England – see above), it’s tranquillity is affected by its proximity to a main road and railway line and it is of limited recreational value (given that public access is restricted to public footpaths that are protected in any event). On this last point, Planning Practice Guidance (PPG) is clear that “There is no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other legislation” (Reference ID: 37-018-20140306).</p> <p>c) It fails to set out how the site is local in character and is not an extensive tract of land. In fact the assessment simply states that “The Layers is in character with its surroundings”. This may well be, but it doesn’t stop it from being an extensive tract of land which is specifically prohibited from being considered as Local Green Space. PPG is clear that whilst there are no hard and fast rules for how big a Local Green Space</p>	<p>These points are note. The Neighbourhood Plan seeks to provide appropriate protection for the Layers and to resolve any conflicts between the Layers as a SANG and other policies, especially when the policies are all part of a broad sustainability ‘green’ agenda. The suitability of The Layers as a Local Green Space is to be reviewed.</p>	<p>Policy list to be reviewed. <input checked="" type="checkbox"/></p>

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		<p>be, it should not be an extensive tract of land and blanket designation of open countryside adjacent to settlements will not be appropriate (Reference ID: 37-015-20140306). The area of the 'The Layers' identified for designation as LGS is approximately 16.7ha in size (or 167,000m² or 41 acres). This is a very large area that can reasonably be described as an extensive tract of land.</p> <p>In order to be considered as Local Green Space the site must meet all 3 of the above criteria which it quite clearly does not do. It should therefore be removed from this designation.</p> <p>Similar to our comments on the proposed Non-Designated Heritage Asset classification it is also clear that any designation of the site as Local Green Space (LGS) would frustrate the delivery of SANG on the site. If designated as LGS the site would be subject to the same protections as Green Belt land which means that any development that would affect the openness of the site would be considered inappropriate. This</p>		

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		<p>would make the delivery of facilities associated with the SANG provision very difficult (e.g. visitor facilities, car parks, shelters, etc...).</p> <p>The site's designation as SANG and its proposed designation as LGS are mutually exclusive. It should not be designated as LGS as this would prevent necessary development on the site that would facilitate the creation of SANG.</p>		
Individual 75	SAX12	<p>Agree the list of NDHAs but in some cases e.g. The Layers (a resonant part of our town's heritage) a bit more detailed justification would be beneficial.</p>	<p>Note. Further justification for the Layers ensuring that this does not conflict with the objective of the Layers as a SANG is to be provided.</p>	<p>No change to Plan</p>
Historic England	SAX12	<p>We strongly welcome the inclusion of specific provision for the protection of local non-designated heritage assets as set out in Policy SAX12, and are pleased to note that our advice was used in the formulation of the evidence and identification of the assets.</p> <p>We are pleased to note that the neighbourhood plan's provisions and supporting text (para 11.29) makes reference to the Heritage Impact Assessment undertaken to support the evidence</p>	<p>Noted</p>	<p>No change to Plan</p>

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		base of the Local Plan in relation to the South Saxmundham Garden Neighbourhood, and uses this to inform the protection of key views in the setting of the conservation area.		
United Reformed Church	SAX12	The church elders met and discussed the letter of 27 October. After taking advice from our Synod Property Manager as the property is owned by the Synod the church is happy for the United Reformed [note spelling] Church to be included in the Neighbourhood Plan.	Support welcomed. Name to be corrected accordingly.	Name to be corrected accordingly <input checked="" type="checkbox"/>
Property owner	SAX12	Hello I own the Old Fire Station on the Rendham Road, and happy for it to be designated a NDHA. I think it is a good idea.. thank you	Support welcomed	No change to Plan
Property owner	SAX12	Good Afternoon. Tollgate Cottage may be included.	Support welcomed	No change to Plan
East Suffolk Council	SAX13	We also welcome reference to the Council's Recreational Disturbance Avoidance and Mitigation Strategy (RAMS). Paragraph 11.33 identifies a number SPA in close proximity to the neighbourhood plan area. It should be noted that a number of the sites listed are also designated as Special Areas of Conservation (SACs) and/ or Ramsar sites. For accuracy we would suggest the	Support welcomed	

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		<p>following minor amendments to the wording at paragraph 11.33:</p> <p>“Natural England considers that As evidenced by the Recreational Disturbance Avoidance and Mitigation Strategy additional residential development within the ZOI could have a detrimental impact on the designations due to an increased recreational disturbance in residential trips. Natural England advises that consideration of ‘off-site’ measures (i.e., in and around the relevant European designated site(s)) is required as mitigation for predicted recreational disturbance impacts.”</p>	Amend paragraph as requested	Amend paragraph accordingly <input checked="" type="checkbox"/>
Suffolk County Council	SAX13	<p><i>Policy SAX13: Gateways, Views and landscape setting</i></p> <p>The steering group have identified seven important views in Policy SAX13 that are publicly accessible and important to the overall landscape character of Saxmundham Parish.</p> <p>There is a good mix of architectural vistas within the village and views towards the village are also</p>	Support noted	

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		<p>included, and each view has a description and photo, which is helpful in justifying them</p> <p>The Green Gateways part of the policy is supported in principle, as a way to protect the visual amenity of the entrances into the town and the surrounding countryside. However, caution should be taken over the line in the penultimate paragraph that enhancements “should minimise the need for additional lighting”, as sufficient lighting will be required on the highways entering into a built up area for the safety of road users and pedestrians.</p>	Noted. Wording could be amended to refer to non-essential lighting	Amend plan accordingly <input checked="" type="checkbox"/>
Individual 46	SAX13	Until attending today, I had not appreciated that views could be protected. This is very much a part of Saxmundham and its location.	Noted. The Neighbourhood Plan is seeking ways to protect this view without precluding the implementation of the SANG .	No change to Plan
RSH Ltd. (Carlton Industrial and Business Park).	SAX13	Approach to South Entrance (this is Saxmundham main Gateway) is vital=Layers protection and part incorporation into enhance Sax Town open space	Noted - The Neighbourhood Plan is seeking ways to protect this view without precluding the implementation of the SANG	No change to Plan

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East Suffolk Council	SAX14	While the intention behind policy SAX14 is supported, the policy should be reviewed in the context of Local Plan policy SCLP10.1 and consideration given to whether it adds value beyond the requirements of the Local Plan.	The policy can be amended to refer to recent requirements of the Environment Act 2021 which refers to biodiversity net gain which is not covered by the Adopted Local Plan.	Amend wording to refer to requirements of the Environment Act 2021. <input checked="" type="checkbox"/>
Suffolk County Council	SAX14 (also references to other policies)	<p>Flooding</p> <p>Use of Sustainable Drainage Systems (SuDS) to mitigate the impact of flooding is addressed in national planning policy and the Suffolk Coastal Local Plan, so does not necessarily need repeating in the neighbourhood plan, however some policies may benefit from reference to SuDS, or amendment to reflect their use more accurately.</p> <p><i>Policy SAX14: Protection and enhancement of natural assets</i></p> <p>Reference to SuDS in Policy SAX14 would be beneficial to highlight that when designed well, SuDS can provide opportunities for biodiversity.</p>	<p>Noted</p> <p>Policy SAX14 could be expanded to refer to SUDs benefits for wildlife.</p>	Amend Policy SAX14 as requested. <input checked="" type="checkbox"/>
Suffolk County Council	SAX14	<i>Policy SAX14: Protection and Enhancement of Natural Assets</i>	Support noted	No change to Plan

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		<p>Enhancements to biodiversity are part of the Vision for a safe and healthy town, which is welcomed by SCC. Policy SAX14 sets out the importance of the protection and enhancement of ecological and wildlife habitats, and encourages biodiversity net gain, and is supported by SCC.</p> <p>We welcome the reference to veteran trees as a feature of biodiversity value that should be retained.</p>		
Individual 6	SAX14	Sax14 area 2 misses 'wasteland' adjacent north entrance road	Noted. It is understood that there may already be future plans for this area which is on the edge of Carlton Park	No change to Plan
Individual 43	SAX14	We need to have more focus on the natural environment and more habitat for wildlife	Noted – SAX14 is quite comprehensive	No change to Plan
Individual 49	SAX14	The Memorial field proposals, might be an improvement - but by no means certain. Sticking on a larger skatepark, or some flood lighting is not my idea of "protection of natural assets"	Noted . Improvements to the Memorial field are part of the Town Council's general plans and have been consulted upon separately.	No change to Plan
Individual 52	SAX14	Destruction of local communities and wildlife	Agree. The Neighbourhood Plan seeks to avoid this.	No change to Plan
Individual 53	SAX14	You have fire, ambulance and school. Any more building makes it dangerous. How on earth can	We are uncertain as to whether the respondent may be confusing the role	No change to Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		you widen payments in town? You are also taking away our special walk of the Layers. Shame! Why take away old habitats?	of the Local Plan in allocating the Garden Neighbourhood Site, and the role of the NP in trying to make that development as good as it can be given that the decision has already been taken.	
East Suffolk Council	SAX15	<p>The aims of Policy SAX15 are also supported, however careful consideration should be given to how this would be implemented. Community growing spaces created through this policy requirement would require future management and it is unclear who is intended to own, maintain or manage these areas, or how this would be secured in the longer term.</p> <p>An evidence base demonstrating the need for community gardens and allotments could help to identify the amount of space needed and thereby strengthen the policy.</p>	Noted. It cannot be known in advance how developers may propose management of communal spaces. The existing community garden is supported and managed by local people and the household survey evidences significant demand for allotments.	Amend accordingly. <input checked="" type="checkbox"/>
Suffolk County Council	SAX15	<p><i>Policy SAX15: Community Gardens and Allotments</i></p> <p>This policy is supported by SCC, and we welcome the protection of the community</p>	Support noted	No change to Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		<p>gardens and encouragement for future allotments as part of developments. These are not only valuable outdoor spaces, but an opportunity for residents to grow fresh produce, leading to improvements in both mental and physical health and wellbeing. Eating a healthy and balanced diet can protect the body against disease and evidence indicates that a poor diet is related to 30% life years lost in disability or early death.</p> <p>SCC would suggest that new developments need to make green spaces and facilities accessible to residents with limited mobility (inclusion of benches, including Chatty Benches³ and well-maintained paths etc). This could help to make people with reduced mobility feel more included in the community and reduce isolation of vulnerable groups.</p>	Policy should be amended to refer to the accessibility of spaces for all.	Amend policy accordingly <input checked="" type="checkbox"/>
Individual 5	SAX15	Pleased the community gardens can keep going and yes to more allotments!	Noted	No change to Plan
Individual 12	SAX15	SAX15: Community Gardens should be provided to encourage big arguments - as a stimulus to activity	Noted	No change to Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
Individual 16	SAX15	Constraints should not be so tough that building owners feel unable to upgrade them to a sufficient level to meet modern requirements or to meet the challenges of climate change. There is a statutory responsibility for the Town Council to provide allotments where they have been asked for. So the statement regarding allotments needs to be stronger. I had always thought that the woods running along the edge of the Brook Farm estate were in Saxmundham Parish. Actually they actually in Kelsale/Carlton? If not then they need to be included.	Noted and agreed. The Neighbourhood Plan seeks to achieve this. The woods referred to are in Carlton although the sportsground is in Saxmundham.	No change to NP
Individual 17	SAX15	When we asked for allotments the council said there was no land available but now it suddenly appears. the allotments we did have were taken for housing and not replaced.	Noted. The Plan allows for new allotments	No change to Plan
Individual 18	SAX15	when we had allotments they were taken for housing and not replaced	Noted	No change to Plan
Individual 25	SAX15	Maintenance of such areas (Sax 15 and 16) must be ensured.	Noted and agreed.	No change to Plan
Individual 54	SAX15	Allotments would be great. Protection of views, existing local green spaces vital in view of proposed development	Noted	No change to Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
	SAX15	<p>I PROFOUNDLY disagree with the words IN CAPITALS below. They should be removed. PLEASE!</p> <p>Sax 15 p86 reads: All new major residential developments within or partly within Saxmundham should 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, UNLESS IT CAN BE DEMONSTRATED THAT SUCH PROVISION WOULD NOT BE VIABLE. Where land becomes available, the provision of allotments will, in principle, be supported.</p> <p>The words in CAPITALS personify the grossly inadequate efforts which Saxmundham Town Council has in the past made towards the provision of allotments. Why are we alone amongst all towns and villages in our area in providing virtually no allotments for the community? What makes us so different? The Town Council has gone along, in the past, with the argument that 'there is no demand' for</p>	Noted. Policy to be amended accordingly	Amend Policy accordingly. <input checked="" type="checkbox"/>

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		<p>allotments but that was hardly surprising when there was - and still is - virtually no provision. Now, at a time of national crisis, when self sufficiency will count for so much in the face of such uncertainty, allowing residents to 'grow their own' becomes a necessity. Non-viability is simply not an option. The need for leadership and commitment on this issue is a requirement. If the community culture is presently 'not interested in allotments' (which I do not believe) then we must work creatively to change the culture.</p>		
East Suffolk Council	SAX16	<p>We welcome the identification and inclusion of Local Green Spaces in policy SAX16. It is positive to see the assessment in Appendix C and the use of the NPPF criteria as referenced in paragraph 11.40. Given criteria C) of the NPPF criteria, one area that would benefit for further justification is the identification of The Layers as a Local Green Space. There is no minimum or maximum size for a local green space, but the Layers is a large area of open land, and therefore further explanation of why you don't consider this to be an extensive tract of land as per criteria c) would strengthen the approach.</p>	<p>Support noted</p> <p>Comments noted. However the inclusion of the Layers within this policy is to be reviewed and it may be deleted from this list</p>	<p>No change to Plan</p> <p>Policy to be reviewed and amended accordingly <input checked="" type="checkbox"/></p>

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		<p>SAX16 does not state how development proposals on identified LGS should be considered. It should not be assumed that because NPPF paragraph 103 states "Policies for managing development within a Local Green Space should be consistent with those for Green Belts" that it is clear how development proposals on LGS should be considered. It is for SAX16 to set the policy considerations, the NPPF simply states that considerations should be consistent with NPPF policy for the Green Belt. For clarity, development proposals in the Green Belt should only be approved in 'very special circumstances'. You may also want to consider potential exceptions to a high bar test, as demonstrated at NPPF paragraph 149.</p>	<p>Examiners traditionally remove wording that seeks to set out how development proposals on proposed LGS should be treated and instead rely on the NPPF provisions.</p> <p>Extract from Redgrave Neighbourhood Plan Examiners Report September 2021: Following a recent Court of Appeal case with regard to the lawfulness of a LGS policy in a neighbourhood plan: (<i>Lochailort Investments Limited v. Mendip District Council and Norton St Philip Parish Council</i>, [2020] EWCA Civ 1259), I consider it necessary to delete the last paragraph in RED8 and reference to special protection in the first sentence of the policy. This will ensure that there can be absolutely no doubt regarding the lawfulness of the policy. The restrictions on development with regard to LGS designation will continue to apply through the NPPF. This will</p>	<p>No change to Plan</p>

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
			ensure that policies for managing development within a LGS are consistent with those for Green Belts. This ensures that the policy meets the Basic Conditions.	
Suffolk County Council	SAX16	<p><i>Policy SAX16: Local Green Spaces</i></p> <p>The provision of the designated Local Green Spaces in Policy SAX16 is welcomed. There are proven links⁴ between access to green outdoor spaces and the improvements to both physical and mental health and wellbeing for the population as a whole, including increasing the quality of life for the elderly, working age adults, and for children.</p> <p>We particularly welcome paragraph 11.42 references to the physical and mental health and wellbeing benefits that can be gained from access to pleasant outdoor areas.</p>	Support noted	No change
Suffolk County Council	SAX16	<p><i>Policy SAX16: Local Green Spaces</i></p> <p>SCC welcomes the 11 designated Local Green Spaces in POLICY SAX16: Protection of existing</p>	More detail on the size of the proposed LGS can be included within the assessments .	Include site areas in LGS assessments. <input checked="" type="checkbox"/>

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		<p>Local Green Spaces and shown on Figure 23: Local Green Spaces as this supports the ongoing work to make Suffolk the Greenest County⁵.</p> <p>The neighbourhood plan text sets out the NPPF criteria for the designation of Local Green Spaces correctly, and Appendix C: Justification for Local Green Spaces provides short descriptions for all three criteria and a photo for each site. The actual sizes of the proposed Local Green Spaces are however not provided. Instead, it is stated that they are not extensive tracts of land, except for Layers, where this is not stated.</p> <p>By Appendix C merely stating that each site is "local in character and not an extensive tract of land" does not explain how it meets the criteria as set out in paragraph 102 in the NPPF. It is therefore recommended that each site listed in Appendix C clearly state the size of each of the proposed sites.</p>		
Individual 4	SAX16	The Layers should be protected against development. Allotments should be encouraged via s106 and CIL payments	Noted – planning gain arrangements are in the hands of the planning authority	No change to Plan

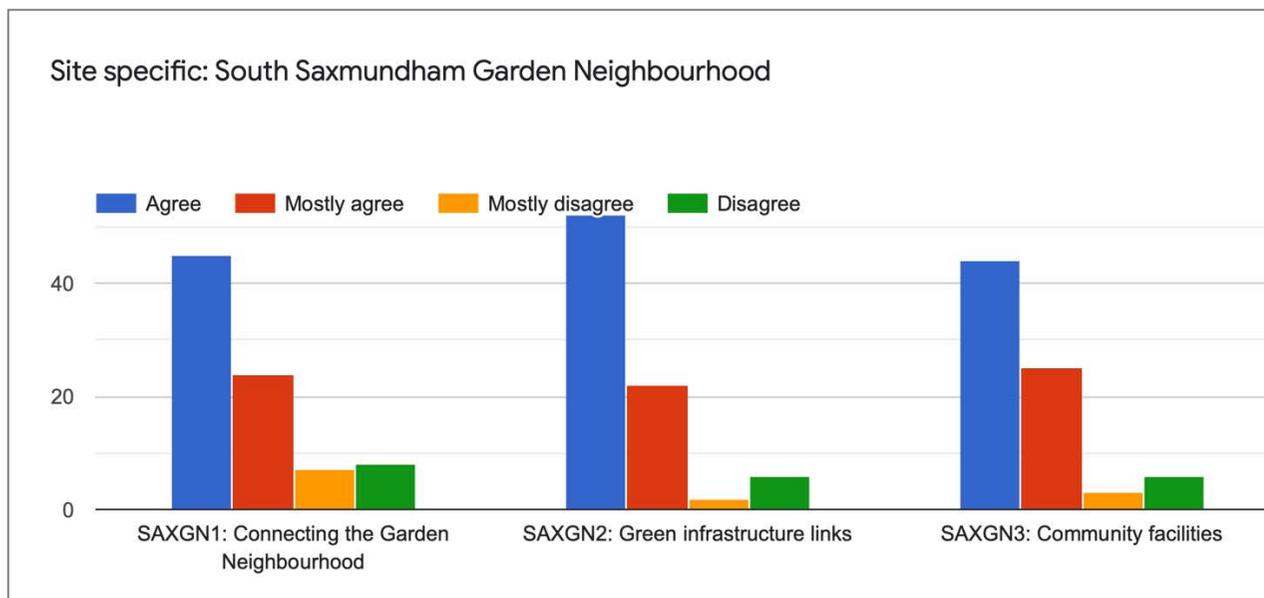
Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
Individual 69	SAX16	Protection should be given to existing town green spaces. Infill should not be allowed if it destroys meadows.	Noted – The NP seeks to protect green spaces. Some infill development will be positive for the town provided it meets the criteria set out in Policy SAX9 Windfall and infill development seeks to maximise opportunities.	No change to Plan
Individual 70	SAX16	Raise protection levels for the Layers.	Noted. The Neighbourhood Plan is seeking to protect the Layers	No change to NP
Individual 14	SAX16	Green spaces essential	Noted	No change to Plan
Benhall & Sternfield Parish Council	SAX16	Physical/visual separation: It be important to maintain a physical and visual separation between Saxmundham and Benhall: the SNP Policy SAX16 (Protection of Existing Local Green Spaces) covers this aspect with Local Green Space no 6, the Layers.	Support noted	No change to Plan

Site specific: South Saxmundham Garden Neighbourhood

SAXGN1: Connecting the Garden Neighbourhood

SAXGN2: Green infrastructure links

SAXGN3: Community facilities



Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022Action
East Suffolk Council	General	In light of our earlier comments regarding the role of the Masterplan and Design Guidance and Codes, this section should be reviewed. That process should include reviewing the policies in against Local Plan policy SCLP12.29 to ensure that policy requirements	Noted. The Neighbourhood Plan seeks to add value to the Local Plan. Where a policy direction reflects the support from the household survey it is considered to be justified.	No change

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022Action
		<p>already covered in the Local Plan are not being repeated.</p> <p>The supporting text in this section should provide a more detailed explanation of how the neighbourhood plan is approaching the South Saxmundham Garden Neighbourhood (SSGN), given that a substantial part of the site falls outside the Neighbourhood Plan area. In particular, the status of the AECOM master plan needs to be set out. In paragraph 12.2 it states that the 'policies should be read in conjunction with the AECOM Master Plan' and in paragraph 12.5 it states '....details in this section have been informed by the AECOM work –....' This second sentence suggests that the AECOM work has informed the policy rather than forming and integral part of it, as is implied by the first sentence. Explaining this clearly is critical to ensuring that the policy framework for the site is clearly understood and properly implemented. The extent to which the AECOM masterplanning work has or hasn't been informed by engagement with the statutory bodies should also be made clear (eg. on matters such as flooding, drainage, highways etc).</p>	<p>The role and status of the Masterplan and the Design Code will be clarified in line with the response to representations above.</p> <p>It is proposed to amend para 12.2 to the following effect '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.'</p> <p>The role of the AECOM plan has been to inform our thought rather than remaining an integral part of the NP.</p>	<p>Clarifications to be made in line with other representations above. <input checked="" type="checkbox"/></p> <p>Amend paragraph 12.2 accordingly. <input checked="" type="checkbox"/></p>

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Suffolk County Council	General	<p><i>Garden Neighbourhood</i></p> <p>The stated aim to give priority to pedestrians and cyclists in paragraph 12.9 is supported, however the second paragraph of policy SAXGN1 frames the singular vehicular access as the reason for this. SCC disagrees with this framing, and that walking and cycling should be the prioritised modes of travel in the garden neighbourhood, regardless of vehicular access arrangements. However, other than this point the policy is highly focussed on pedestrian and cycle connectivity and is supported. The policy sets very specific requirements for connections to the existing settlement. It is recommended that the policy requires new cycle linkages to be built to the standards set in LTN 1/20 Cycle Infrastructure Design⁷.</p> <p>The Garden Neighbourhood policies or masterplan do not mention enabling access by bus and it is suggested that additional criteria is added to SAXGN1:</p>	<p>This policy is to be amended as a consequence of other representations as set out above.</p> <p>It is proposed to make changes to the Policy SAXGN1 p96 – para 2 ‘Pedestrian and cycle routes to the Town Centre must be direct with provision of connections in sufficient number and of the highest quality, in order to discourage use by people on foot or on cycles of the main vehicular access to the GN particularly as this will be via the A12.’</p> <p>Agree that the proposed text should be added to SAXGN1 with a suitable header</p>	<p>Policy to be amended accordingly <input checked="" type="checkbox"/>.</p>

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022Action
		<p>Connecting the Garden Neighbourhood to address this. Suggested wording is below:</p> <p><i>“The site access will need to be able to accommodate buses to easily serve the site and new bus stops should be provided within easily accessible locations.”</i></p> <p>In response to the land promoter’s masterplan, SCC requested developer contributions to “pump prime” new bus routes and a demand responsive bus service.</p>	Noted.	<p>Amend accordingly <input checked="" type="checkbox"/></p> <p>No change to Plan</p>
Benhall & Sternfield Parish Council	General	<p>Saxmundham Garden Neighbourhood: The South Saxmundham Garden Neighbourhood (Policy SCLP 12.29 in the Local Plan) crosses the Parish boundaries of Saxmundham and Benhall, with much the housing and all of the employment development within Benhall. With this in mind, Saxmundham TC and Benhall & Sternfield Parish Council have been in discussion regarding a Boundary Review and are in broad agreement.</p>	Noted. The Town Council hopes for a sensible resolution and would support a boundary change	No change to Plan
Individual 11	General	Maps somewhat difficult to read without appropriate glasses...!	Noted	Changes detailed elsewhere
Individual 13	General	The layers cannot be developed without the roads. Surgery and school being expanded if there is capacity	Noted . Further exploration of ways to better emphasise	See a later note

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			infrastructure needs is to be undertaken by the Town Council.	
Individual 19	General	This is too big a project for a town which already struggles to support the existing community	Noted, but the site has already been allocated through the Local plan	No change to Plan
Individual 20	General	More bloody roads and loss of green space, fields, hedgerows and wilderness. Poor Sax and Benhall (forcibly conjoined for good as urban sprawl. Hopkins Homes is still extending its estate east, so why should we accept 800 mostly unaffordable new homes, blighting the countryside? And will bloody Pigeon pay for a new health centre there? Poor infrastructure plans eg sewage and water?	Noted, the site allocation is already in the Local Plan	No change to Plan
Individual 24	General	I agree with the efforts of the Council in the Neighbour Plan to ensure that any development of the so called Garden Neighbourhood is both "green" and integrated. I accept the need for residential development on the site designated for the Garden Neighbourhood but strongly believe that total size of the potential development is still too large and should not exceed 400 dwellings.	Noted but again the decision has already been made in the Local Plan	No change to Plan
Individual 25	General	No clear definition of Garden Neighbourhood!	The Neighbourhood Plan supports the Local Plan definition of the	No change to Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022Action
			Garden Neighbourhood. Detailed proposals from landowners have sought to change this.	
Individual 28	General	i wish there wasn't going to be a garden neighbourhood	Noted, but the decision has already been taken in the Local Plan	No change to Plan
Individual 30	General	If sensitively managed and all other options for houses thoroughly thought out.	Noted	No change to Plan
Individual 46	General	See comments for SAX4/5 and SAX6/7/8	These have been noted	No change to Plan
Individual 52	General	Any agreement to green space development comes with a catch	Noted	No change to Plan
Individual 60	General	800 New houses is the problem from the Start !! (Gardens for birds!)	Noted but the decision has already been made in the LP. There will be gardens in the garden neighbourhood	No change to Plan
Individual 65	General	See above, but to repeat, - It should go without saying that all homes built in the new estate will be built to the most energy-efficient standards of heating, insulation and access for electric vehicles fit for the "post COP26" mid 21st century.	Agreed. The NP encourages electric charging points and sustainable design	No change to Plan

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		- And a plea: please can we have at least some homes built that look like they were designed in the 21st century? It would show some welcome confidence in our age if they were - all it would take is some ambition. This is my personal opinion - and I'm not so sniffy as to deny that there aren't some attractive developments built in Saxmundham in the last 25 years (eg Gilbert Rd and Franklin Rd, and some of the Brook Farm estate). However, seeing some of the "Georgian Pastiche" on the Hopkins estate does little to lift the spirits and my hope would be for something significantly more ambitious for the Garden suburb.	Noted – The Neighbourhood Plan general design principles do not preclude the use of modern materials or innovative design.	No change to Plan
Individual 69	General	Urban sprawl detrimentally linking Saxmundham + Benhall and losing countryside. Hopkins Homes is STILL extending east + north	Noted – site allocations however have already been decided through the Local Plan.	No change to Plan
Armstrong Rigg Planning on behalf of William Notcutt	General	Our client mostly supports these policies that set out how the Garden Neighbourhood should be delivered, subject to a resolution of the issue discussed under SAX1 regarding the extent of the designated neighbourhood area not covering the whole of the Garden Neighbourhood. Our client is supportive in principle of providing SANG	Support welcomed The issue of the Neighbourhood Area and the extent of the SSGN will be clarified in the Plan as a response to other representations. See responses below ECS representation)	See response to ECS representation below

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		<p>on their land, subject to the Neighbourhood Plan producing an HRA Appropriate Assessment as discussed under SAX14. Further, given the likely requirement for c.15ha of SANG across the Garden Neighbourhood, we consider that the majority of our client's land at 'The Layers' will be needed as SANG.</p> <p>As set out above, our client objects to the inclusion of their land as a Non-Designated Heritage Asset and as Local Green Space as it does not meet the relevant criteria for these designations and the aims of these designations are mutually exclusive to the delivery of SANG. Our client supports the SANG designation and considers that the Neighbourhood Plan has an important role to play in delivering SANG on 'The Layers', but this will only be achievable if the site is not protected for heritage or Local Green Space.</p>	<p>Support noted</p> <p>The Neighbourhood Plan is considering how best to integrate our priority of having a substantial SANG area on the Layers with protecting the area from development and enhancing its biodiversity etc. Further justification for the NDHA identification will be included and the proposal to identify the area as LGS will be reviewed.</p>	<p>Further justification for identification as NDHA to be provided and suitability for LGS designation to be reviewed.</p>
Individual 77	General	<p>Community E vehicle pool Tram Green roofs Community power networks</p>	<p>Noted. These are valuable ideas and will be referred to the Town Council's Environmental Working Group</p>	<p>No change to Plan</p>

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East Suffolk Council	SAXGN1	<p>The detailed consideration of connectivity between the SSGN and the existing town in policy SAXGN1 is welcomed. However, the aspects of the policy that relate to 'Connections and movement within the Garden Neighbourhood' are confusing. It is noted that wording at the end of the policy explains that 'this policy only applies to the parts of the South Saxmundham Garden Neighbourhood that fall within the Saxmundham Neighbourhood Plan area' however many of the requirements within this section refer to measures being applied across the whole site e.g. the second criterion ii. As an aside, the policy criteria should not duplicate criteria numbers (e.g. there are currently two criterion I, ii, and iii).</p> <p>The second criterion ii) of SAXGN1 references street typologies as defined within the Design Guidelines and Code. It will not be possible to include these street typologies within the policy as they have not been considered and agreed with SCC. As noted above, SCC are currently preparing design guidance for Streets.</p>	<p>Support welcomed</p> <p>Agree the criterion numbering requires amendment.</p> <p>The difference between the NPA and the SSGN will be clarified</p> <p>It is understood that that the cross-boundary nature of the site is a complication. This shouldn't preclude the Town Council from putting forward its views as to the type of development in the NPA which by extension, may also include the rest of the site, provided that it is made clear.</p> <p>Agree that is would be helpful to re-cast SAXGN1 page 97 – and separate those requirements</p>	<p>Numbering to be amended accordingly Clarification to be provided in 1.12 above. <input checked="" type="checkbox"/></p> <p>Amend accordingly and clarify <input checked="" type="checkbox"/></p>

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		The draft version of this can be viewed here: https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/suffolk-design-streets-guide/ . It will be important to consider this document, and any future iterations, to understand what aspects of the street design guidance you support and do not support.	<p>which fall within the NPA from those affecting the entire site which will be subject to further masterplanning and public consultation.</p> <p>SCC have not in their response made specific mention of concerns in relation to criterion ii) of the policy.</p> <p>Status of the Design Guidelines to be clarified to make it clear that they have informed the thinking but it is a supporting document to the Neighbourhood Plan (See paragraph 1.15)</p>	No change to Plan
Individual 2	SAXGN1	It is so important to make our neighbourhood part of the town	Note – we agree and the NP seeks to do this	No change to Plan
Individual 4	SAXGN1	Figure 24 is unclear. Green buffer need maintenance. Housing provision should reflect the scale of the site	Figure 24 is from the Local Plan	No change to Plan
Individual 12	SAXGN1	SAXGN1: Also need cycle routes for existing housing to supermarkets and suitable bike shelters in town	Noted – the issue is covered in Policy SAX6.	No change to Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022Action
IP17 GNS	SAXGN1	Really keen on cycle ways to make cycling for individuals and families more attractive	Noted – the Neighbourhood Plan supports this view	No change to Plan
Individual 29	SAXGN1	Please see transport comments about the need for a bridge.	Earlier comments are noted	No change to Plan
Individual 35	SAXGN1	During the planning process, the Office of Road and Rail will need to be consulted regarding the level crossing. Their policy is already to close such crossings whenever possible. They will certainly close this crossing should a housing estate be built nearby. The pedestrian footpath should cross the railway over a footbridge.	Noted	No change to Plan
Individual 36	SAXGN1	Very concerned about increased traffic (illegible word possibly 'delay') A12/B1119 Rendham Rd	Noted – The Neighbourhood Plan is concerned about this junction	No change to Plan
Individual 37	SAXGN1	have a real concern around all of the additional traffic on the A12 and the Rendham Road.	Noted . These concerns are shared	No change to Plan
Individual 40	SAXGN1	Cycling routes should be diverted past the school and connection to the town via Rendham Rd, not South Entrance , which already carries too much traffic.	The Neighbourhood Plan identifies routes from the Garden Neighbourhood to the School; cyclists and pedestrians from the Garden Neighbourhood should be able to access the Town Centre via South Entrance. Vehicular access will be via the A12	No change to Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022Action
Individual 42	SAXGN1	I have never thought this a good idea. With no vehicular access to the town, it will just be a dormitory village - out onto the A12 and away!	There is vehicular access to the town via the A12.	No change to Plan
Individual 45	SAXGN1	Do not agree with the Garden Neighbourhood at all. It will be a dormitory new town. Residents will shop where they work - no employment here. They will exit and enter from the A12 by-pass and it will be a completely separate community. No local benefit at all.	Noted – the site has been agreed in the Local Plan. The Neighbourhood Plan seeks to integrate the new neighbourhood with the existing town	No change to Plan
Individual 48	SAXGN1	SAXGN1 - Do not agree to Sax. Garden Neighbourhood not having a road link to the town. This will create division and not benefit the town shops.	Noted but this decision has already been taken in the Local Plan	No change to Plan
Individual 49	SAXGN1	As usual, housing developers want to build a spiders web of roadways that are NOT through routes (as it devalues their development). However, a through route WOULD benefit wider Saxmundham, as otherwise all the traffic from the new development can only go one way. It's the same reason that the new estate(s) to the east of Sax SHOULD have had a through route to the north of town... instead it's even more throughput at the cross roads. Not a quality planning decision at all, but great news for the house building companies	Noted. The Neighbourhood Plan seeks pedestrian and cycle routes to the Town and School, but the decision regarding vehicle access has been taken in the Local Plan	No change to Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022Action
Individual 59	SAXGN1	The Brook Farm Road junction with the A12 needs to be re-evaluated and improved! More trees needed!	Noted – Agreed, although this is beyond the scope of the Neighbourhood Plan	No change to Plan
Individual 71	SAXGN1	Great to join in with the IP17 group etc.	Noted	No change to Plan
	SAXGN1	Connecting the new Garden Neighbourhood with the Town Centre is absolutely essential	Noted – the Neighbourhood Plan seeks to do this	No change to Plan
holly lodge B and B	SAXGN1	I disagree with the District plan. There must be proper connectivity vehicular and pedestrian to the town centre. Its facing the wrong way.	Noted – the Local Plan has already been adopted however.	No change to Plan
RSH Ltd. (Carlton Industrial and Business Park).	SAXGN1	connectivity is very weak. The footpaths/cycleways connections are to be maximised. commercial (local retail) must be managed very carefully. Inevitable otherwise Sax Gdn N'Hood becomes a separate community to Sax TC. Balance of local community facilities etc. must be appendix to Town Centre not the alternative	Noted	No change to Plan
Historic England	SAXGN1	We note and welcome the inclusion of detailed consideration of the South Saxmundham Garden Neighbourhood development in your plan in section. We are pleased to see that consideration of non-designated heritage assets is incorporated into the formulation of the proposed layout, and welcome the	Support noted Further justification for the Layers as an NDHA is being provided.	No change to Plan

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		intention to incorporate the Layers and a separate area as 'heritage parks'. One suggestion we would make is that policy SAXGN1 and the Concept Masterplan could make reference to the need to have regard to the most recent government guidance on the provision of active travel and cycle infrastructure, LTN 1/20, which may have been published since the process was undertaken.	Policy SAX1 is to be amended in accordance with other representations in respect of cycling and walking.	Reference to be made to LTN 1/20 in SAXGN1 <input checked="" type="checkbox"/>
Pigeon Investment Management	SAXGN1	<p>Country Estate Objective SSGN1 of the NP is: 'To create a high quality, well designed new development which has the feel of a 'country estate' and is valued by its residents and recognised as an asset to the Town.'</p> <p>This is embellished in the supporting text as well as the 'opportunities' section of the Concept Masterplan, which advises 'Saxmundham Neighbourhood Planning Group believes that any future development in the Garden Neighbourhood site should take the name of the site literally and aim to create a general country feeling for the area.'</p> <p>Whilst Pigeon supports the objective to create a high-quality well-designed scheme which is valued by its residents, and makes a positive contribution to the</p>	<p>Support welcomed</p> <p>Status of concept Masterplan to be clarified within the Neighbourhood Plan as a consequence of other representations. See representations above.</p>	<p>No change to Plan see responses to other representations above.</p>

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		<p>town, reference to a 'Country Estate' is not supported. Pigeon agree with the need to prioritise pedestrian and cycle movements and give weight to the importance of green infrastructure, but the NP needs to recognise that the number of new homes allocated to the site has already been established. As such the overall density across the site cannot readily be altered through either the NP or Masterplan work. Furthermore, it is considered that the identification of different character areas which reflect the physical characteristics of the site will improve the quality of the scheme over an approach which seeks to establish a single character for the whole site.</p> <p>Integration Objective SSGN2 states: 'To successfully integrate – physically, environmentally, and socially– the new neighbourhood with the existing town and community of Saxmundham.'</p> <p>Policy SAXGN1 expands on this, and seeks to achieve the following connections between the site and town, and within the site:</p>	<p>Objective SSGN1 p90 to be amended to replace 'the feel of a 'country estate' with 'an environmental character appropriate to its rural setting'</p> <p>The comments refer to detail that would be required for the Masterplan associated with a planning application The Neighbourhood Plan does not seek to impose a single character for the site but rather to encourage the best possible design.</p>	<p>Objective SSGN1 to be amended accordingly <input checked="" type="checkbox"/></p> <p>No change to Plan</p>

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		<p>Between site and town</p> <ul style="list-style-type: none"> • Cycle and pedestrian route via the cemetery along the west side of the railway, or other route offering similar direct linkage (railway station); • Improved cycle and pedestrian route via the existing bridge to the South Entrance (town centre); • Upgrade footpaths east of the school playing field; New cycle/footpath west of the school playing field (residential areas and schools). <p>Within the site</p> <ul style="list-style-type: none"> • Street layout to integrate existing PROW with new green links which seek to reduce reliance on the private car; • Street layout which includes central cycle avenue; • Circular green route around the site; • Good cycling and walking links to and from Benhall; • Safe cycling and pedestrian links between the Saxmundham and Benhall along the B1121; • Existing rail crossing point retained and upgraded; • New bridge crossing the railway; • Existing PROW preserved and enhanced. <p>Whilst Pigeon is committed to delivering suitable connections between the site and town, and within the</p>		

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		<p>site these need to align with the requirements of the Local Plan, which requires connections and improvements to networks beyond the site including to the station and town centre. Many of the requirements listed, are 'new' (e.g. corridor along the cemetery, links west of the school, parallel with B1121, circular green route around the site, bridge over the railway), and go beyond adopted policy.</p> <p>Some of these requirements are further expanded from page 56 onwards in the Saxmundham Concept Masterplan, including the location of the main site access, junction design of access, and commentary relating to signage. The first two of these are problematic for a number of reasons:</p> <ul style="list-style-type: none"> • They result in the unnecessary loss of an attractive hedgerow and trees west of the A12 through positioning the roundabout to the south east corner of the employment land; • The concept plans fail to recognise the most efficient means to construct a new roundabout would be for the east/west arms extending at 90 degree angle to the A12, with an alternative approach resulting in a much larger roundabout; 	<p>These connections are supported by the ESC responses</p> <p>It is considered that the roundabout would be better positioned further to the north to allow access to both the Local Plan designated employment site and the Garden Neighbourhood.</p> <p>The Neighbourhood Plan and the concept masterplan respond to the site allocation in the local plan – not the alternative boundary for the site that has been more recently promoted by the developers.</p>	

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		<ul style="list-style-type: none"> The most efficient means of delivering the employment area is through the construction of a central spine road which accommodates development on both sides of the road, not as the single sided approach envisages. <p>Relocating the roundabout to a more northly location, central to the employment allocation, gives rise to concerns over good urban design principles, through creating an awkward parcel to the north of the residential area which is comprised by proximity to the woodland.</p> <p>Whilst encouraging a pedestrian and cycling friendly junction which promotes access to the west of the A12 is supported, incorporating a Dutch style design roundabout is not an appropriate solution for this classification of road. The example cited is located in a wholly different context within the confines of urban Cambridge, on a road with a lower speed restriction and hierarchy.</p> <p>Green Infrastructure Links SAXGN2 relates to Green Infrastructure links and sets</p>	<p>These comments are essentially a justification for the proposals submitted by Pigeon which include areas outside the local Plan allocation, in particular an additional 'employment area' west of the A12.</p> <p>The Neighbourhood Plan has sought to considered the site holistically and the Town Council believes that its policies will be</p>	<p>No change to Plan</p> <p>No change to Plan</p>

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		<p>out a number of new green links as follows:</p> <ul style="list-style-type: none"> • Connection to countryside west of employment area; • Green zone along the northern boundary; • Land east of the railway including The Layers identified for open space and SANG provision; • Incorporation of existing trees and hedges; • Provision of significant landscaping along A12; • Provision of new allotments and gardens . <p>All of these links are shown within the defined Saxmundham NP area, which excludes the bulk of the allocation. Identifying new links based purely on an administrative boundary clearly does not lend itself to good planning, and reaffirms the need for a single evidence-based masterplan approach which considers the site holistically. As regards the new links:</p> <ul style="list-style-type: none"> • Connection to countryside west of employment area – It is impractical to provide a link in the locality shown, which does not relate to the location of the new roundabout. Any new pedestrian/cycle crossing needs to be safe and associated with reduced traffic speed, which is best achieved through alignment with the roundabout. Pigeon are committed to providing an appropriate pedestrian/cycle crossing over the A12, 	<p>fully consistent with the masterplanning approach in which the Town Council look forward to participating.</p> <p>This problem arises because Pigeon’s proposals do not accord with the Local Plan allocation.</p>	

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		<p>which facilitates access to the extensive PROW network west of the town.</p> <ul style="list-style-type: none"> • Green zone along the northern boundary – The existing homes to the current boundary of Saxmundham back onto this area, and do not offer natural surveillance. Furthermore there is no precedent in the town for the incorporation of a green buffer between residential areas. Although, it is recognised there is a need to consider the amenity of existing residents when bringing the site forward. • Land east of the railway including The Layers identified for open space and SANG provision – The requirements to provide suitable SANG provision arises from the need to provide appropriate mitigation to avoid an adverse impact on designated SPA sites, with the extent of this provision to be determined through a project level Habitats Regulation Assessment. The NP needs to acknowledge this is the determining factor in establishing the extent of SANG provision. • Incorporation of existing trees and hedges – Pigeon agree with the need to for existing green infrastructure to be preserved where practicable. • Provision of significant landscaping along A12 – New 	<p>Noted</p> <p>Further consideration is being given to the priority of creating a large SANG on the Layers.</p> <p>Noted and welcomed</p>	

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		<p>tree planting/landscaping offers only minimal noise attenuation benefits, with mitigation best achieved through good acoustic design (e.g. buildings fronting a noise source). Furthermore, the screening of the site from the A12 will not support the reduction of vehicular speeds along this road, undermining the objective of promoting convenient cycle/pedestrian accessibility to the west of the A12.</p> <ul style="list-style-type: none"> • Provision of new allotments and gardens – Whilst not a requirement for the SSGN Pigeon can consider how this can be incorporated into the scheme. <p>Turning to the Concept Plan and the recommendation set out under Green Infrastructure and footpaths. Pigeon support improving the existing PROW to promote walking and cycling from the site to key destinations, incorporation of appropriate signage and a walking route on the perimeter where this positively relates to the design of the scheme.</p> <p>In respect to the type of greenspace, as recognised by Sport England, there is a general movement away from formal sports provision, for which the town is well served, to more informal recreation, and this needs to be reflected in any Masterplan.</p>	<p>This is an expectation in the Local Plan</p> <p>There is no indoor sports facility in Saxmundham and the location on the edge of town is typical of many such facilities elsewhere, Leiston for instance.</p> <p>Noted</p>	

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		<p>Community facilities</p> <p>SAXGN3 relates to community facilities and seeks to locate the Primary School to the north of the site to allow for physical and social connectivity with the existing community and secondary school, and affording opportunities to enhance the proposed northern landscape buffer. Whilst Pigeon, in dialogue with the Secondary School, support the location of the new education facilities to the north of the site, this needs to have as close as possible alignment with the secondary school to maximise opportunities to promote 'all through education' (e.g. sharing specialist teaching staff). In light of this, and the benefits associated with clustering community uses, the local centre should be positioned within this grouping. The request for encouraging indoor sports provision is noted, however it needs to be acknowledge this is not a policy requirement.</p>	<p>It is noted that Pigeon has submitted proposals for the site which do not accord with the adopted Local Plan. The Town Council considers an indoor sports facility is needed in Saxmundham and many respondents to the REG 14 consultation and earlier consultations were in favour of such a facility. The Town Council considers it to be an essential piece of the infrastructure needed to mitigate the effects of the new development.</p>	
East Suffolk Council	SAXGN2	<p>Policy SAXGN2 refers to achieving a 'country estate' feel for the SSGN. This is ambiguous and, if this wording is to be retained in the policy, it should be further explained in the supporting text.</p>	<p>This phrase appears to attract a lot of comment and it is to be deleted.</p>	<p>Remove reference to 'country estate' <input checked="" type="checkbox"/></p>

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		<p>Policy SAXGN2 makes reference to the 'approved masterplan'. As per the comments above, it is unclear which masterplan work this is referring to.</p> <p>What is the added value of SAXGN2 iii)? This is already stated in SCLP12.29.</p>	<p>This would be a reference to a Masterplan associated with an application. The status of the AECOM indicative masterplan is to be clarified as a consequence of other representations shown earlier. It is not intended for it to be a statutory document.</p> <p>The SANG is significant and therefore reference here is to be retained</p>	<p>Agree to remove reference to Masterplan to avoid confusion. <input checked="" type="checkbox"/></p> <p>No change to Plan</p>
Individual 5	SAXGN2	Biodiversity - skylarks on the layer and other arable field	Noted	No change to Plan
Individual 6	SAXGN2	Who 'owns' and will maintain the Layers	This is a good question and will be subject to future negotiations.	No change to Plan

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Individual 16	SAXGN2	The Garden Neighbourhood must also include 'green highways' to allow passage of wildlife through and within the estate.	SAX 14 includes reference to wildlife corridors and we can use a similar phrase in this policy.	Include additional point vii) to address this point☑.
Individual 54	SAXGN2	A lot of mention of green space but in reality an alarming encroachment.	Noted – this is a Local Plan decision but the NP is seeking to mitigate this	No change to Plan
Individual 68	SAXGN2	Absolutely vital (underlined) that existing trees & hedges are retained. The layers could be rewilded for birds & wildlife. Could include water/ponds/riverscapes.	Noted . It is hoped to achieve greater biodiversity through a SANG	No change to Plan
East Suffolk Council	SAXGN3	Policy SAXGN3 also includes a note explaining that 'this policy only applies to the parts of the South Saxmundham Garden Neighbourhood that fall within the Saxmundham Neighbourhood Plan area'. However, as with SAXGN2, the policy includes requirements that relate to the whole site, including areas outside the neighbourhood plan area.	The cross-boundary nature of the site is not a problem of the Neighbourhood Plan's making and it is understood that some facilities may fall outside the NPA, however, as they are essential to the site as a whole they are also essential to those parts of the site that fall within the NPA. We therefore feel it proper for us to include these in our policies especially as this approach is in accordance with the	No change to Plan

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			masterplanning approach in which we hope to be fully involved.	
Suffolk County Council	SAXGN3	<p><i>Early Years</i></p> <p>Policy SCLP12.29 requires two early years settings at the Garden Neighbourhood to meet the needs of the new population. This is still the case, with one being located at the primary school, and one at another location in the Garden Neighbourhood. Neither neighbourhood plan document, nor the Concept Masterplan mention the potential need for a second early years setting. It is suggested that this is mentioned in Policy SAXGN3 and that the policy provides criteria as to where it should be located.</p> <p>SCC suggest the criteria should be:</p> <ul style="list-style-type: none"> • It is not too close to the early years setting at the new primary school, in order to ensure that there is good coverage of childcare across the site and to ensure that both locations can be sustainable in the long term; and 	Agreed that the policy would benefit from reference to Early Years as suggested however it is also noted that SCC recently closed the Children’s Centre in Seaman Avenue	Include reference to Early years in the policy <input checked="" type="checkbox"/> -

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		<ul style="list-style-type: none"> • It is accessible by high quality walking and cycling facilities. • An area of 0.1ha will be required for the second early years setting. <p><i>Primary Education</i></p> <p>As established in the Suffolk Coastal Local Plan, a new primary school is needed in order to serve the new population.</p> <p><i>Policy SAXGN3: Community Facilities</i> SCC raised concerns with the masterplan for the Garden Neighbourhood put forward by the land promoter, which had a similar location for the primary school. An initial analysis has raised issues with the school site topography where there could be a 3m level difference, which will cost more to build a school and is likely to increase the planning obligation costs required to construct the school. In addition, any swales running across the front of the school site need</p>	<p>The Town Council preference remains for the school to be located to the north of the site as many children will attend from Saxmundham</p>	

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		<p>to be excluded from the school site for safety and area purposes.</p> <p>In general SCC's preference is that new primary schools should be located centrally to the development, with excellent walking and cycling connections, to ensure easy and sustainable access by the pupils that will use it. The school site may need to be accessed early on in development so location is dependent on service road and servicing. The higher the number of dwellings built per year will bring the need for the school to be opened earlier during the build out of the development. Phasing of the site is an important consideration in the delivery of the school.</p> <p>The supporting text to the local plan policy regarding the location of the primary school states; "opportunities to benefit from shared facilities with Saxmundham Free School will be supported" and the neighbourhood plan and Masterplan appear to have located the school on this basis. While there may be some opportunities for shared uses with the SET Saxmundham School and the new primary school, they</p>		

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		<p>will be two separate entities. It is impossible to know who the eventual academy provider of the new primary school will be, as there is a competitive selection process. As such, 2.2 ha of land is required for an eventual 420-place school and 60 place early years setting to be self-sufficient and the proximity to the SET Saxmundham School shouldn't be an overriding factor in the location of the school.</p> <p>SCC strongly recommends that Policy SAXGN3 does not limit the primary school location to the north of the site, as the potential linkages to the secondary school cannot be guaranteed and there may be additional costs to building the school. The following amendment is recommended:</p> <p>Primary school and associated early years setting: to be located to the north of the site centrally within the new community, with high quality walking and cycle infrastructure so that it is easily and safely accessible. within the Neighbourhood Plan area to allow for physical and social connectivity with the existing community and secondary school and affording</p>	<p>Agree that the wording can be amended along these lines but will not include the word 'centrally'.</p> <p>Noted</p>	<p>Amend policy as described <input checked="" type="checkbox"/></p>

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		<p>opportunities to enhance the proposed northern landscape buffer (see Policy SAXGN2 ii) above):</p> <p>SCC do agree that co-location of the primary school and the local centre/community Hub would be positive in creating a social hub for the new garden neighbourhood.</p> <p><i>Secondary Education</i> The catchment secondary school is the SET Saxmundham school, as part of the Seckford Educational Trust. SCC records indicate that there are spare spaces at this school, as mentioned in paragraph 2.27 of the neighbourhood plan. As the neighbourhood plan is not proposing any additional housing from what is allocated in the local plan, we do not anticipate any issues arising regarding secondary education capacity.</p>	Noted	
Suffolk County Council	SAXGN3	<p><i>Policy SAXGN3: Community Facilities</i></p> <p>In general, this policy is supported (although, please see comments on the location of the primary school in the education section of this response), however SCC</p>	Support is noted.	No change to Plan

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		would suggest that the area containing the local centre and the primary school are designed to be primarily places for pedestrians and cyclists – similar to the approach taken to the high street in the Masterplan document – and should avoid large areas of frontage parking. This will encourage walking and cycling trips as the primary mode of transport to the local centre and will better enable the social function of the community hub.		
Individual 16	SAXGN3	Unsure what is meant by 'community hub'.	Please see the Local Plan	No change to Plan
Individual 23	SAXGN3	not just land given by developers. we need - clinic, surgery and school	Noted. Developer contributions will be negotiated by the planning authority taking account of the infrastructure needs identified in the Neighbourhood Plan and by other infrastructure providers.	No change to Plan
Individual 38	SAXGN3	The town really needs indoor sports facilities eg a sports centre	Noted. The Neighbourhood Plan seeks to achieve this.	No change to Plan
Individual 53	SAXGN3	We were promised more facilities years ago. Where are they?	Noted	No change to Plan

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Individual 64	SAXGN3	Need to improve access to GP and dentists to cope with more residents. A12/Rendham Rd is accident blackspot & any cycle lane/pedestrian access routes will need to be carefully considered.	Noted	No change to Plan
Individual 70	SAXGN3	Sports provision SSGN too far from centre of town.	Sports centres are often on the edge of town eg Leiston due to their need for large areas of land	No change to Plan
The Art Station	SAXGN3	Sports Centre essential.	Noted and agreed.	No change to Plan.

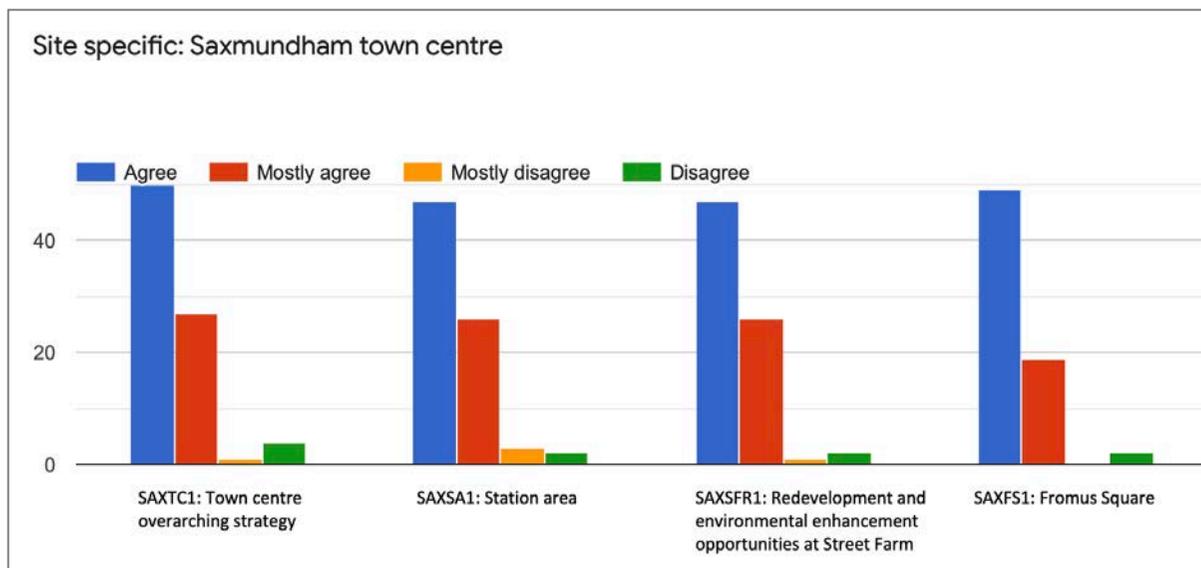
Site specific: Saxmundham town centre

SAXTC1: Town centre overarching strategy

SAXSA1: Station area

SAXSFR1: Redevelopment and environmental enhancement opportunities at Street Farm Road

SAXFS1: Fromus Square



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East Suffolk Council	General	The approach in this section is broadly welcomed. However, a number of the 'Site Specific' policies (in particular SAXSA1 and SAXSFR1) read as site allocation policies, despite the wording at paragraph 1.24 stating that the Neighbourhood Plan does not include site allocations.	Support noted. Site Specific Policies and text can be renamed and reframed to address this point and these will be renamed as Opportunity Zones – O Zones.	Site Specific policies to be reviewed and reframed as O Zones <input checked="" type="checkbox"/>

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		<p>Careful consideration needs to be given to the approach to these sites/ areas. If these are to be taken forward as site allocations, a comprehensive site selection process needs to be followed and additional consultation undertaken. Further guidance is provided by Locality here: https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/opment - Locality Neighbourhood Planning.</p> <p>If they are to remain as identified areas, but not site allocations, this needs to be clearly explained in the supporting text. As mentioned earlier, you may also want to consider a more appropriate title for these policies. Depending on the intention behind the policies, they may sit better grouped together under an 'opportunities areas'/ 'potential areas for change'/ 'improvement areas' policy that is more closely linked to the design policies. In which case you may also want to consider the appropriateness of defining a hard boundary to these sites, as they may be better identified as broad areas.</p>	Policies to be recast to make it clear they are not allocations	Amend accordingly. <input checked="" type="checkbox"/>
Individual 52	General	Developers profiteering at the expense of the local community	Noted	No change to Neighbourhood Plan

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Individual 59	General	More details needed!	At the moment these areas are aspirational - Details will be available once they develop into projects.	No change to Plan
Individual 58	General	Fully support the proposals outlined here.	Noted with thanks	No change to Plan
Individual 1	SAXTC1	It would be shame to lose the car cleaning facility entirely and would end a successful local business.	Noted and agreed. The car wash would be involved in, and possibly incorporated in any new project	No change to Plan
Individual 6	SAXTC1	SAXFR1 - telephone exchange to be included as a redevelopment site opportunity. Site 2 to be included as a development site (no point adding to Forms Recreation Area). Aim to pull people through to north of High Street	The telephone exchange remains a vital piece of local telephone infrastructure. The building also houses an important community organisation and is an example of 1950s architecture that we wish to preserve.	No change to Plan
Individual 15	SAXTC1	Where can trees be physically added? Pavement far too narrow as is!	The Neighbourhood Plan will seek to achieve this notwithstanding some of the physical limitations	No change to Plan
Saxmundham Music	SAXTC1	No electric charging points	The Neighbourhood Plan includes charging points, and	No change to Plan.

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and Arts CIC			we are soon to put some in the town council car park for public use.	
Individual 19	SAXTC1	Please don't make the town too twee. It needs to be a working town, not just a place for artists and coffee drinkers.	Comments noted.	No change to Plan
Individual 20	SAXTC1	but not on periphery to the south - see above. will change the character of the market town for good to its detriment. Many residents have told Greater Anglia that the train station rebuild should match architecturally and in terms of space and facilities the one that burned down. Its a hub station after all. Toilets? Cafe? interior waiting space? If parking there is no longer free will bus services improve?	These are all valid comments. Plans for the station area are aspirational at this point.	No change to Plan
Individual 23	SAXTC1	we need a pedestrianised High Street	The Neighbourhood Plan (and the Town Council) is seeking to strike a balance between the needs of pedestrians and the needs of people using cars – many people are both.	No change to Plan
Individual 25	SAXTC1	Agree subject to traffic management being sorted. (written underneath SAXTC1)	Noted	No change to Plan
Individual 39	SAXTC1	Access to St Johns Road - parking makes it difficult to pass. Use access at bottom of the hill is preferred.	Noted	No change to Plan

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Individual 48	SAXTC1	Cannot fully pedestrianise High Street. Road infrastructure not suitable to accommodate additional traffic. NB. Footpaths are not narrow on all parts of the High Street. SEXTSA1: Mostly disagree. How can you encourage coaches/buses who the road infrastructure is not sufficient for large vehicles? Otherwise Ok.	We agree. We are trying to get the right balance for the High Street. At the moment it is difficult for pedestrians and cyclists	No change to Plan
Individual 54	SAXTC1	Should be pedestrianised. Provision for buses/coaches in station car park.	The Neighbourhood Plan is trying to strike a balance between the needs of pedestrians and the needs of people using cars – many people are both.	No change to Plan
Individual 68	SAXTC1	"Residents' Only" parking needed in older housing areas adjacent to the town centre. Wider pavements needed eg outside fish + chips + Fishers + on Chantry Road. Create green/wildlife area around station area. Town Museum and/or Railway Museum at the Station (as at Halesworth)	Residents parking is a discussion for the Town Council rather than the NP. We note your other ideas with interest.	No change to Plan
Individual 69	SAXTC1	Building south of Saxmundham will change the character of the town detrimentally. Cafe + toilets needed at the station.	Noted	No change to Plan
The Art Station	SAXTC1	Development of community green/social spaces essential	Noted	No change to Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
RSH Ltd. (Carlton Industrial and Business Park).	SAXTC1	Real opportunity for re-vitalisation of this key town Centre area. Sax Station is very important 'hub'-gateway for many to Aldeburgh/Thorpeness/Snape and the coast. Applaud the masterplan approach to highlight re-dev opportunities and mixed uses framework. I'm not sure linking station car park and town centre car park is recommended - keep separate chances of rat running traffic etc.	Noted	No change to Plan
Suffolk County Council	SAXSA1	<p><i>SAXSA1: Station area</i></p> <p>In general, this policy is supported, but minor amendments are suggested to improve clarity.</p> <p>Criterion 'ii' is unclear and SCC are not sure what improving transport connections between the modes of travel listed and pedestrians and cyclists mean. Given the context it is assumed that it is supposed to mean that proposals should make transferring between different modes of travel easy. If this is the case, we propose the following alternate wording:</p> <p><i>"ii. enable people to easily transfer between sustainable modes of travel (walking, cycling, bus, rail and taxi)."</i></p>	<p>Support is welcomed</p> <p>Policy should be amended to address this point</p>	Amend accordingly <input checked="" type="checkbox"/>

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		<p>With regards to cycle parking, it is recommended that part 'd' of the policy is amended to state more explicitly the desired outcomes. SCC would recommend:</p> <p><i>"Improve provision for cyclists for example, covered cycle parking, storage etc by providing, safe, attractive and convenient links to the station, with secure and conveniently located cycle parking."</i></p>	Policy could be amended to address this point.	Amend accordingly <input checked="" type="checkbox"/>
Individual 8	SAXSA1	Need to re-route 64 through station area	Noted	No change to Plan
Individual 12	SAXSA1	SAXTSA1: consideration needs to be given to current residential outlooks in the area and noise/pollution introduction e.g. buses and coaches	Noted – there will be further consultation should the zone be improved	No change to Plan
Individual 16	SAXSA1	Need greater use of 'shared spaces' where pedestrians and cyclists take priority. Station area is ideal for a new multi-media arts centre including cinema which would have easy access via the railway and bus routes. Either Sreet Farm Road site would also of course offer scope for a new community centred family pub which becomes even more important with the closure of the Queens' Head.	<p>Noted</p> <p>These are ambitious ideas, some of which are outside the scope of the NP – The desire for a cinema and family pub is noted</p>	No change to Plan
Individual 26	SAXSA1	Understand the needs for nice green in station car park and ease of circulation but it has reduced the number of spaces. Can this car park be joined up with one behind	Noted – joining the two car parks is an idea that will require further consultation.	No change to Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		the Market Hill? Especially if Market Place becomes pedestrianised.		
Individual 42	SAXSA1	Following the existing improvements at the station, could there now not be double yellow lines in Station Approach and the area of parking at the left-side of the entrance be designated as pick-up and set-down parking only?	Noted – this is beyond the scope of the NP at this stage	No change to Plan
Individual 45	SAXSA1	Do not agree with a meeting area at the station. This will result in even more pedestrians walking down the middle of Station Approach. If seating etc. is provided - even more litter.	Noted – there will be further consultation before ideas for the station area are taken forward	No change to Plan
Individual 55	SAXSA1	The rail station needs drop-off and collection parking to reduce traffic in roads.	Noted – this requires agreement with rail authorities	No change to Plan
holly lodge B and B	SAXSA1	(station area) needs better facilities for train users waiting room, toilets etc. (street farm road) reduce speed of vehicles, pedestrianisation needs to be limited to Hopkins Estates to give them alternative access.	Noted	No change to Plan
Town Cllr and local Lib Dem campaigner	SAXSA1	Would be good to see more on mixed use redevelopment opportunities of station area	Noted	No change to Plan
Individual 11	SAXSFR1	SAXSFR1: New library a pleasure. Hopefully the two houses will be renovated soon	noted	No change to Plan
Individual 70	SAXSFR1	Site 2 - be ambitious - a community electric vehicle hub where vehicles can be stored and maintained hired out for	Noted – these sites are aspirational at present	No change to Plan

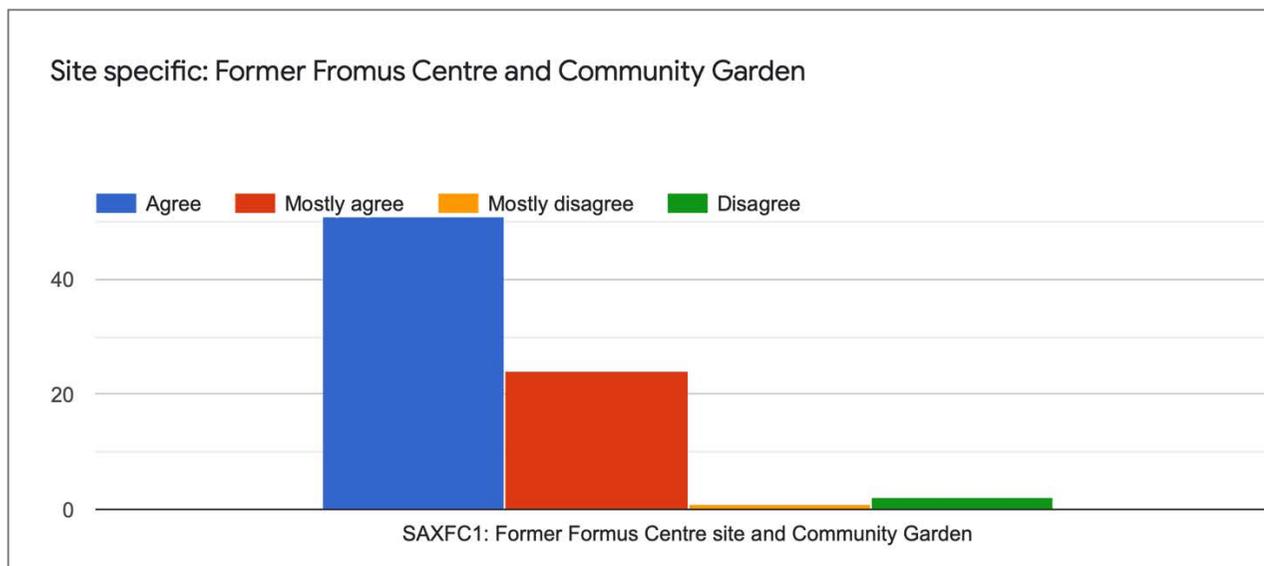
Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		use by the half day/day. Less petrol vehicles. Employment, community use		
SCC	SAXSFR1	<p><i>SAXSFR1: Redevelopment and environmental enhancement opportunities at Street Farm Road</i></p> <p>Both Sites 1 and 2 allocated in this policy are at high risk of flooding from rivers and medium to high risk of flooding from surface water. This does not appear to have been taken into account when allocating these sites.</p> <p>Paragraph 161 to 165 of the NPPF sets out the process by which plans should follow when considering allocations within flood risk zones, specifically, the application of the Sequential Test and the Exception Test. It does not appear that these tests have been undertaken, these allocations do not currently meet national policy.</p> <p>In allocating sites, the Neighbourhood Plan also needs to consider the policies in the local plan, in this case SCLP9.5 Flood Risk, which is a strategic policy. This policy provides more detail on how the safety of the development for its lifetime can be considered and specifically sets out how neighbourhood plans should approach.</p>	<p>Noted – Policy can be amended to take account of flood risk</p> <p>Plan will be amended to make it clear that these are not formal allocations.</p> <p>Noted</p>	<p>Amend plan accordingly <input checked="" type="checkbox"/></p> <p>Amend plan accordingly <input checked="" type="checkbox"/></p>

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		In order to meet the basic conditions both sites must satisfy the sequential test and the exception test.		
Suffolk County Council	SAXFS1	<i>Neighbourhood Plan site Allocations</i> SAXFS1: Fromus Square. The site lies in an area of archaeological potential, within the historic medieval town. There is high potential for the discovery of below ground heritage assets within the site. SCC Archaeological Service would have no objections in principle, but development here will require planning conditions under NPPF to secure a programme of archaeological investigation and reporting.	Noted – Policy is not a formal allocation but supporting text could note the archaeological value .	Reference to the archaeological value to be included <input checked="" type="checkbox"/>
Suffolk County Council	SAXFS1	<i>SAXSFS1: Fromus Square</i> Fromus Square is also with zones of flood risk. As it allocates development for retail, hospitality and leisure uses it will also need to apply the same tests described in the section above.	Noted Policy and/or text can note the flood risk	Amend Policy to refer to flood risk <input checked="" type="checkbox"/>
Resident and Royal British Legion	SAXFS1	The High Street must not become pedestrian only. Twice a year the Royal British Legion set up a gazebo in Fromus Square to raise funds for the branch and for the poppy appeal. This requires a vehicle or two to get the gazebo, tables, stock etc into the square and there lies the problem. The owner of the White Hart has a monopoly on parking in the square and all bays are	Noted – there are no plans to fully pedestrianise the High Street, only to slow the traffic and make it safer for those on foot. The Town Council will always arrange access for stall holders at events	No change to Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		allocated to owners and staff of the businesses that use his premises. If the square is to be used by community groups such as TRBL for events such as we hold or other market purposes then this needs to be addressed.		
Individual 24	SAXFS1	Recent developments and new businesses adjacent to Fromus Square, especially "East of Eden" have made this area much more attractive and show the best way of improving the town through fresh and innovative retailing.	Noted	No change to Plan
Individual 45	SAXFS1	Do not understand Fromus Square SAXFS1.	Noted	No change to Plan
Individual 46	SAXFS1	Street Farm is a quiet area so any enhancements need to maintain this.	Noted	No change to Plan

Site specific: Former Fromus Centre and Community Garden

SAXFC1: Former Fromus Centre site and Community Garden



Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022Action/
East Suffolk Council	General/SAX FC1	Again, policy SAXFC1 reads as a site allocation policy, despite the wording at paragraph 1.24. As per the comments above, further consideration needs to be given to the approach to these sites. In the case of SAXFC1, many of the intentions within the policy are covered elsewhere in the Neighbourhood Plan (protection of the community garden, connectivity to the SSGN). The greatest value that the	Noted . The point made about allocations . This will be addressed .	Amend framing/title of the site specific policies <input checked="" type="checkbox"/>

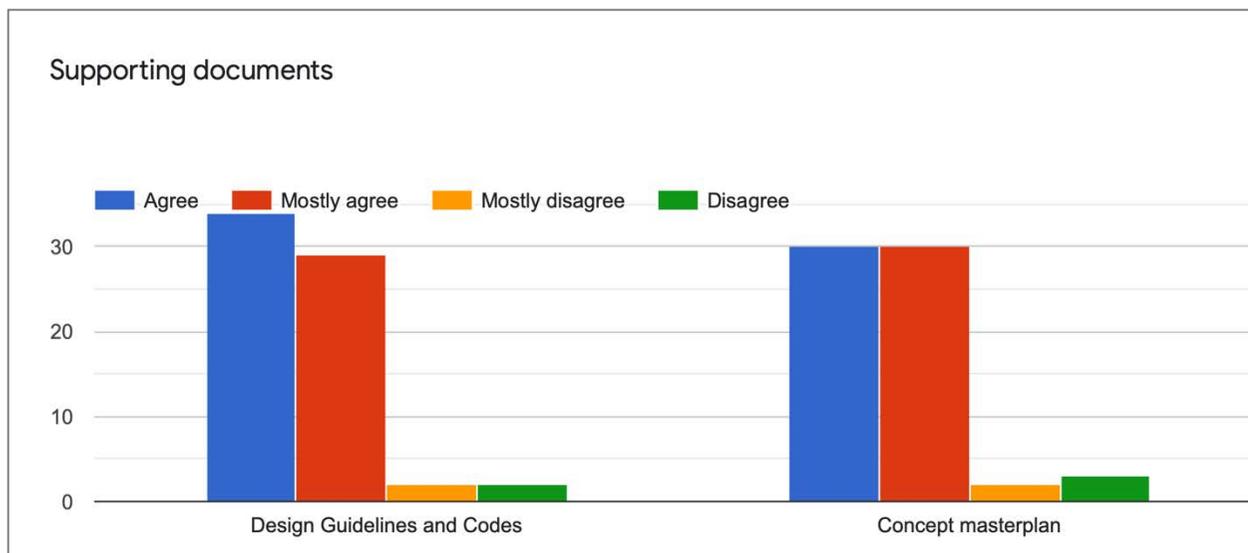
Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022Action/
		Neighbourhood Plan has here may be identifying the role of this site plays in interreacting with SSGN.		
Suffolk County Council	SAXFC1	<i>Neighbourhood Plan site Allocations</i> SAXFC1: Former Fromus Centre site and Community Garden. The site lies in an area of archaeological potential, an archaeological geophysical survey on land to the south of this site has identified the presence of magnetic anomalies that could be archaeological at source. Further to this, the Historic Environment Record has the find spot of a Bronze Age arrowhead close to this site. As a result, there is high potential for the discovery of below ground heritage assets within the site. SCC Archaeological Service would have no objections in principle, but development here will require planning conditions under the NPPF to secure a programme of archaeological investigation and reporting.	Archaeological potential of the site can be noted in the supporting text	Add reference to archaeological value of the site <input checked="" type="checkbox"/>
Individual 6	SAXFC1	Might be suitable for medical/dental and parking	Noted	No change to Plan
Individual 9	SAXFC1	Community gardens and fantastic asset to the town	Support for community gardens noted	No change to Plan
Saxmundham Music and Arts CIC	SAXFC1	Superb arrangements and parking area	Noted	No change to Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022Action/
Individual 21	SAXFC1	Who will pay for this	This is a subject for negotiation	No change to Plan
Individual 25	SAXFC1	Not more houses, the disabled accommodation is a good idea	Noted	No change to Plan
Individual 35	SAXFC1	The Community Garden is important for all residents as are the few allotment sites. Promotion is needed to make the community aware of this facility.	Noted	No change to Plan
Individual 39	SAXFC1	This is needed as wasted at the moment	Noted	No change to Plan
Individual 43	SAXFC1	With wildlife interest at the forefront	noted	No change to Plan
Individual 52	SAXFC1	Not necessary	noted	No change to Plan
Individual 54	SAXFC1	Allotments would be good. Keep existing community garden.	noted	No change to Plan
Individual 59	SAXFC1	Nothing for disabled drivers or the elderly?	Noted. The Plan is to be amended to include reference to dementia friendly measures. Sections related to pedestrian links and parking already refer to the needs of all users which	No change to Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022Action/
			would include disabled drivers/the elderly	
Individual 66	SAXFC1	Expansion of the Medical Centre is essential to cope with increase of population	Noted. Further work to give emphasis to infrastructure needs in garden neighbourhood policies is to be undertaken by the Town Council.	No change to Plan
The Art Station	SAXFC1	Essential to offer town based growing/green spaces.	Noted	No change to Plan
Individual 71	SAXFC1	Showing the new location of the place (illegible) (more to do, especially or the disabled people)	There are no clear plans or permission as yet. The ideas put forward here are aspirational	No change to Plan
	SAXFC1	Fully support the proposal here.	Noted with thanks	No change to Plan
Individual 77	SAXFC1	I am really pleased that the community garden will remain. I'd love to know how it will be linked to the wider development in terms of ecological connectivity. I didn't read much on ecological connectivity within the plan. Nice to see Hedgehog highways featuring though.	Noted	No change to Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022Action/
Town Cllr and local Lib Dem campaigner	SAXFC1	Would prefer to see educational facility development on the site rather than specialist housing.	Noted - new educational facilities are likely to be on the Garden Neighbourhood where the need is generated.	No change to Plan

Supporting documents



Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
Suffolk County Council	Concept masterplan	The neighbourhood plan has an opportunity to shape the development in its area and with such a large site (the garden neighbourhood) in the plan area a masterplan approach can be useful. However, it is unfortunate that Aecom undertook this master planning exercise largely in isolation from stakeholders other than the Neighbourhood Planning group.	Status of the concept masterplan is to be made clear in the Neighbourhood Plan which may address a number of these points	Amend plan accordingly <input checked="" type="checkbox"/> See paragraphs 1.15 and 6.10.

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		<p>Masterplans are much more likely to succeed if relevant stakeholders (including SCC) are engaged early in the process.</p> <p>This is particularly the case with proposed changes to the high street, which predominantly requires changes to the highway. SCC have not been contacted prior to the publication of the masterplan to provide input as to how realistic these proposals may be and are concerned that the expectations the documents now set.</p> <p>High Street</p> <p>In general, SCC is supportive of the aim to create a more attractive pedestrian and cycle friendly high street and railway station area, both to enhance the economy of the town and to prioritise walking and cycling as the main mode of travel within the town.</p> <p><i>Parking</i></p> <p>It is recognised that as a market town Saxmundham provides services to a rural area, where transport options are limited, and the car is often the first choice of travel for many.</p>	<p>'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'</p> <p>Support noted</p> <p>Noted</p> <p>Respondents to the Neighbourhood Plan household survey</p>	<p>No change to Plan</p> <p>No change</p>

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		<p>Sufficient parking is a consistent theme throughout the plan and masterplan. Page 12 of the design code states that parking facilities can “fall under capacity”. It is not clear what this means, but SCC presumes that it means there is a lack of parking, given what the rest of the plan states that there needs to be “sufficient” parking.</p> <p>While parking solutions to access the high street are suggested there does not appear to have been any work done on what is a “sufficient” level of parking. Care needs to be taken to not overprovide parking, as more capacity for cars generally increases use of cars (what is referred to as induced demand), which would undermine the aspirations for more walking and cycling throughout the plan.</p> <p>SCC do support the proposed increase to cycle parking. Most of the proposed locations are alongside car parks, however other locations on the high street itself should be considered. Cycle parking on the high street itself, rather than just sharing facilities with cars, would be more convenient and make cycling within the town more attractive.</p>	<p>emphasised the need for more parking</p> <p>Noted</p>	<p>No change</p>

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		<p><i>Public Realm</i></p> <p>SCC supports improvements to the public realm, however would like to highlight that the figure 10 on page 14, showing “inconsistent paving” includes tactile paving, which is an important accessibility feature of streets. SCC would suggest using a different example photo so that accessibility features are not inadvertently shown in a negative light.</p> <p>There are a number of ways that the Masterplan and design code could better include elements of inclusive design.</p> <p>As part of the improvements to the town centre, greater consideration could be given to existing green spaces, connecting them together and ensuring they are accessible to those disability.</p> <p>Features such as way-finding and seating mentioned throughout the masterplan for the high street is welcome. These features enable people with disability, dementia, and neurodiversity to better use public space. The design code should specify that wayfinding should be made legible by</p>	<p>Noted – These documents are in their final form and have been signed off by Locality</p>	

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		<p>those with any ability, including groups with learning disabilities.</p> <p>Shared pedestrian and cycling ways should be clearly demarcated to take account of the needs of vulnerable pedestrians</p> <p><i>Carriageway and Materials</i></p> <p>Aecom has not entered into discussion with SCC as highway authority on whether or not the suggested carriageway widths or materials are appropriate. While the principle of improving accessibility by pedestrians and cyclists is supported, these changes would ultimately need to be carried out by SCC as the highway authority who will need to be content that they are appropriate.</p> <p>The pallet of materials proposed for any potential redesign of the highway needs consist of materials that can be readily maintained by the highway authority. Non-standard, or expensive materials may not be replaced with like for like</p>	<p>The status of the Masterplan is to be clarified which will address a number of these points</p> <p>Noted</p>	<p>No change</p>

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		<p>materials, which could lead to a degradation of the quality of public realm.</p> <p><i>Street Trees and Planting</i></p> <p>The inclusion of street trees within the high street proposals is noted. From a health and wellbeing and place making perspective, street trees and other planting can be a very positive. Trees can be challenging from an operational highway and maintenance perspective. The draft Suffolk Design Streets Guide⁸ sets out the County Council’s approach to new trees being added to the highway and the consideration that needs to be given to incorporating trees into the highway.</p> <p>The Garden Neighbourhood</p> <p><i>Movement Network</i></p> <p>Figure 53 of the Masterplan for the Garden Neighbourhood shows the important links between the new development and the surrounding area for pedestrians and cyclists. It also shows a generally well-connected street layout. However, it is not as</p>	<p>See point above about the status of the Masterplan.</p>	<p>No change</p>

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		<p>clear what the key routes within the development for pedestrians and cyclists (other than the cycle avenue) are. The concept masterplan should specify these routes and show how they would be easily accessible from all parts of the development. Key destinations should be readily accessible from these key routes.</p> <p>For example, the north/south cycle avenue which goes through the site would provide a good facility to connect the site from the development town centre to and train station, but it does not provide a direct cycle route to the school, local centre, or to the employment land on the other side of the A12. SCC propose there should be an east to west arm of the cycle avenue, should extend to the allocated employment area.</p> <p>Having a clear framework for movement, or street hierarchy, can help to make a place legible and easy to navigate and setting these down in the masterplan will help to guide the overall structure of the development. Figure 63 of the concept masterplan does not clearly delineate which streets are primary, secondary, or tertiary routes.</p>		

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		<p>The extract below from the masterplan shows a route that is backed onto by both the existing secondary school and built-up area of the town and backed onto by the new primary school. SCC has concerns that this may create an enclosed, unattractive, and potentially unsafe route, with a lack of surveillance. It is suggested that the layout of this area is reconsidered, using the guidance provided in section 2.3.15 of</p>  <p>the design code.</p> <p>It is also not clear how the site will be accessed by bus. Bus travel appears to have been overlooked by the concept masterplan for the Garden Neighbourhood, other than the highlighting existing stops.</p> <p><i>Drainage and Water Management</i></p>	<p>See above re status of Masterplan to be clarified which would address a number of these points</p>	<p>No change. See earlier representations.</p>

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		<p>While it is appreciated that the exact nature and location of drainage cannot be determined without appropriate site assessments, there has been no consideration in the masterplan that some of the land within the site allocation will need to be used to provide SUDS. The take up of land for SUDs can in some cases be very high, up to 15% or 20% of the land area. The masterplan should provide some indication that SUDS will form part of the site and, as far as is possible, set down principles of how it should be integrated.</p> <p>SCC would seek a holistic view of water and encourage SUDS not just as drainage infrastructure, but as a means to provide amenity value and biodiversity value.</p> <p><i>Health and Wellbeing</i></p> <p>Neighbourhood design is a contributor to health and wellbeing and so the Design Code should incorporate principles of healthy design. Public Health England⁹ highlight five broad areas for healthy placemaking, which the Masterplan should consider.</p> <ul style="list-style-type: none"> • Neighbourhood design 	Noted	

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		<ul style="list-style-type: none"> • Housing • Food Environment • Natural and sustainable environments • Transport <p>Regarding neighbourhood design, as mentioned in the movement network section, the masterplan appears to encourage walking and cycling through a connected network of streets, however the masterplan does not explain well the key routes and how they connect to the key locations within the neighbourhood and the employment area on the opposite side of the A14.</p> <p>Regarding food environment, inclusion of allotments is welcome. Allotments provide opportunities to grow healthy food, enable physical activity and social connectivity. All of this is beneficial for health and wellbeing.</p> <p>Regarding natural and sustainable environments, provision of the SANG is welcome. Ensuring safe and convenient access to the SANG across the railway is essential. It would be helpful if</p>		No change

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		<p>the masterplan could indicate or provide examples as to what would be considered an improved crossing.</p> <p>Regarding Transport, designing sites where the predominant mode of transport is walking, cycling and public transport to create positive health outcomes. SCC's comments provided on the movement network section of this response are also applicable here.</p> <p>Policy SCLP12.29 specifies that design for dementia principles should be incorporated into the design of the Garden Neighbourhood. There is no mention of these principles within the masterplan. Any revisions of the masterplan should incorporate design for dementia principles, guidance to which has been linked in comments on the Neighbourhood Plan document.</p> <p><i>Landscape and Character</i></p> <p>Both the masterplan and plan document state the Garden Neighbourhood should have the feeling of a country estate, however this does not appear to be well defined. It may be more appropriate describe this in the Design Code, however</p>	<p>Noted. This can be added to the policy</p> <p>Issue of 'country estate' is to be addressed in response to other representations and is to be removed.</p>	<p>See earlier representations for action</p>

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		<p>there is no reference to the “country estate” character being aimed for in the code either. For the Garden Neighbourhood masterplan to be successful in the terms set out by the Aecom and the Neighbourhood Planning Group, this needs to be defined.</p> <p>The SANG appears to be the key piece of green infrastructure within the masterplan area, however within the main built-up area of the site, green infrastructure is fairly minimal, with the main green corridors being at the edges of the site. SCC would suggest that the cycle avenue is further developed as a green corridor, to have a strong piece of green infrastructure through the site, as well help to further segregate pedestrians and cyclists from vehicular traffic.</p> <p>The potential inclusion of street trees is noted, and these can be a positive addition to streets. It would be helpful if the masterplan could indicate which streets may have street trees. This links to SCCs previous comment about defining street hierarchies within the masterplan.</p>		
Individual 30	Concept masterplan	In an ideal world no more houses. if it has to be then to be sensitively managed with as much green space left as	Noted	No change

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		possible. Agree with most of it but not more houses on lovely green space		
Individual 48	Concept masterplan	Reduction in carriageway size - shared access. Both not feasible with a link road or relief road. No need for raised table at crossroads as traffic is already slow.	Noted	No change
Individual 49	Concept masterplan	The concept of turning over field, hedgerows and trees into concrete and tarmac is generally sickening. Doing it when there are 1000's of brownfield sites countrywide is even worse. I don't care that it costs the building firm big money for remediation - that's their problem	Noted – the site allocation is a Local Plan allocation.	No change
Individual 52	Concept masterplan	Developers forcing housing onto communities against their views just to make a profit	Noted	No change
Individual 70	Concept masterplan	SSGN must have high quality housing. green space, amenities and affordable housing as 100% guaranteed before a single bit of earth is moved. Developer must be held to contracts.	Noted	No change
Armstrong Rigg Planning on behalf of William Notcutt	Concept masterplan	As above, our client supports the provision of SANG on their land and therefore its identification as such on the Garden Neighbourhood masterplan, but is very concerned that the Neighbourhood Plan is seeking to set a masterplan for the entire Garden Neighbourhood site, despite large areas of the Garden Neighbourhood falling within Benhall Parish and outside of the designated neighbourhood area. The designated Neighbourhood Area needs extending and	Noted. The issue of the Layers is addressed in earlier representations	See earlier representations

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		Benhall Parish Council consulting to confirm they support the masterplan.		
RSH Ltd. (Carlton Industrial and Business Park).	Concept masterplan	Overall very well researched and presented - great framework for regeneration of Saxmundham. Sax will become an important sub-regional town over next generation - A.12 growth corridor, trains, road infrastructure all in place to deliver..... And Sizewell C!!!?	Noted	No change
Pigeon Investment Management	Concept masterplan	OTHER MATTERS RAISED IN THE CONCEPT MASTEPLAN Employment area Pigeon support retaining existing assets like trees and hedgerows, and incorporating appropriate signage in strategic locations to improve legibility. There is however no justification for positioning buildings back from the site border, with both the Local Highways Authority and Police considering that having buildings visible from the road equates to a reduction in speed, improving safety for the pedestrian/cycling crossing. Providing bus shelters on the A12 will result in unnecessary disruptions to the flow of traffic and alternative locations of bus stops are preferable. Signage Use of gateway buildings as a means of way finding is	Noted with thanks We hope to be fully involved in future master-planning of the site so that all these issues can debated to everyone's satisfaction.	No change

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		<p>supported, including the use of corner buildings to improve legibility.</p> <p>Street network</p> <p>We support the inclusion of street typologies, integration of existing PROW, signage and permeable streets.</p>		
Suffolk County Council	Design guide	<p>Design Code</p> <p><i>General</i></p> <p>The County Council support many of the principles set out in the design code, however it does not appear to have taken into account existing or emerging local guidance already in use. A design code will be used in conjunction with other guidance and policies in making planning decision and care should be taken to ensure these do not conflict with one another. As the design code currently stands there are some conflicts with existing guidance. SCC will highlight issues, however it is encouraged that the code is reviewed against other guidance to ensure they are compatible. Where it is felt that local circumstances should mean different advice is given in the design code to existing guidance, this should be clearly</p>	<p>These relate to requests to amend the Design Guidance and Code. The content cannot be changed by their status as supporting documents only will be clarified in the Neighbourhood Plan.</p> <p>Reference to existing local guidance could be added to the Design Principles Section of the Neighbourhood Plan</p>	<p>No change</p> <p>Include reference to local guidance <input checked="" type="checkbox"/></p>

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		<p>explained, and discussions should be had with relevant statutory bodies.</p> <ul style="list-style-type: none"> • Specifically, following guidance should be taken into account: • The draft Suffolk Design Streets Guide Suffolk Guidance for Parking¹⁰ • The Suffolk Flood Risk Management Strategy¹¹, particularly Appendix A¹² <p><i>2.3.1 Consider the Context</i></p> <p>In general, this section captures many of the issues in understanding a site context that SCC would expect to see. However, a key missing component of site context is ground conditions and drainage, which will have a significant effect on a site’s layout and possibly the land area available for other uses. Drainage should be included in this section.</p> <p>Page 14 states that “New development should make sure that any negative impact from and to the development of the highways and transportation network is minimised”. This is true, however this page should also state “<i>New development</i></p>		

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		<p><i>should ensure that uptake of sustainable modes of transport are maximised” .</i></p> <p>On page 14, SCC agrees that the site should include a mix of housing typologies, and would suggest this also includes housing types suitable for those with mobility issues, care needs or support needs.</p> <p><i>2.3.2 Connect</i></p> <p>In general, this section identifies the key connections that need to be made for walking and cycling well, however it should also highlight what are the those of greatest importance, as this will help inform the key movement routes need to be, or a street hierarchy, within the Garden Neighbourhood.</p> <p><i>2.3.3 Enable Wayfinding</i></p> <p>SCC supports this section. The proposed guidelines for the development are particularly helpful to those with dementia and neurodiversity. It is recommended that text and design of signage considers the needs of people with different ability,</p>		

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		<p>such as those with dementia, vision impairments, colour blindness, etc.</p> <p><i>2.3.4 Create a Green Network</i></p> <p>In general, these principles are supported. In addition, the design code should highlight the opportunity to set Public Rights of Way within green corridors, which is an opportunity to connect together other elements of green infrastructure.</p> <p><i>Guidelines And Codes For Street Typologies And Parking</i></p> <p>This section sets out the key dimensions for numerous street types expected in the Garden Neighbourhood. It does not appear that the emerging Suffolk Design Streets Guide has been considered in setting the width of carriage ways, footways, and other street elements. There also does not appear to have been any consideration given to the ability of buses entering the site and the carriage way widths they may require.</p>		

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		<p>SCC would suggest that key dimensions for street elements are revised using Suffolk Streets dimensions.</p> <p><i>2.3.8. Edge Lanes</i></p> <p>Given that these streets are intended to be of low speed, and that walking and cycling are prioritised throughout the plan and design documents, SCC are unsure as to why the carriageway widths are so wide, and no footway is to be provided on these lanes. SCC suggests the carriageway is narrower, to aid in achieving the desired 20mph, and that footways are included.</p> <p>The code should specify on page 27 that new cycle facilities should be built to standards set in LTN1/20</p> <p><i>2.3.10 Car Parking Solutions</i></p> <p>It is recommended this section is reviewed to ensure it is compatible with guidance in Suffolk Guidance for Parking. One identified area of conflict is figure 37, which implies that</p>		

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		<p>tandem parking is an acceptable form of parking, however SCC guidance advises against this.</p> <p><i>2.3.12 Street planting</i></p> <p>This section should make reference to Suffolk Design Streets Guide which contains advice on how street trees should be incorporated into new development. Commuted sums will be expected from developers to assist with continued maintenance of street trees where they are on adopted roads.</p> <p><i>2.3.24 Ground Appearance</i></p> <p>Consideration should be given to materials and surfaces that can be adopted by the highway authority, where it is expected this will take place.</p> <p><i>2.3.30 – 2.3.32</i></p> <p>SCC does not object to the content of this section, however it should include that drainage methodology cannot be identified without a complete understanding of the conditions of the site. It should also make reference to the Suffolk Water</p>		

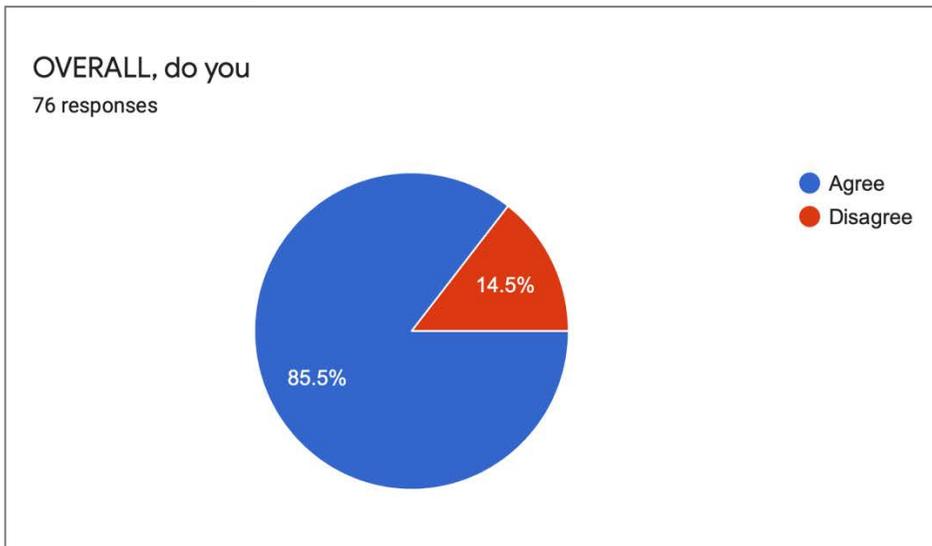
Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		Management Strategy and Appendix A of this document, which contains technical guidance on SUDS.		
Individual 12	Design guide	Parking is adequate not full. No parking increase - foot and cycle ways. Car parking are v. scruffy and unkept!! Market Place one-way may be problem for 2 new places to rear of Martin's Newsagents	Noted	No change
Individual 20	Design guide	Please stress that those responsible for accepting planning applications do not grant permission on the nod for ugly, ill - thought -out, cost -cutting, energy- inefficient conversions and extensions detrimental to the character and appearance of the Town.	Noted – the planning authority will take account of the Neighbourhood Plan once it is adopted as it will be part of the statutory development plan.	No change
Individual 28	Design guide	Suffolk vernacular architectural style	Noted	No change
Individual 69	Design guide	Conversions newbuilds and extension should not be detrimental to the appearance/character of town - inc. business developments.	Noted	No change
Individual 2	General	Great if these are implemented	Noted with thanks	No change
Individual 16	General	Sorry but lost the will to live at the thought of 140 odd additional pages!	Noted. We understand – thank you for staying with us this far	No change

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
Individual 21	General	This cant be taken out of context. what about join up all the local plans	Yes – public authority consultees have been keen for us to reference their plans which we are now doing	No change
	General	Fully support the proposals here.	Thank you	No change
Individual 75	General	The role of the AECOM documents needs to be further considered and clarified, if necessary. Points about their role or status, notably as they relate or might be argued to relate to the Garden Neighbourhood as a whole, should not be allowed to be used to undermine the overall strength and validity of the policies in the draft Plan for the parish of Saxmundham. Saxmundham has the duty and right to have NP policies that relate to the GN development within its area (and a legitimate and necessary interest in the whole development) - the developers will walk away once it is completed, but our community remains and must live with the consequences, positive or negative, of that development.	The role and status of the AECOM masterplan will be clarified in the Neighbourhood Plan	Plan amended accordingly <input checked="" type="checkbox"/>
Historic England	Design Code	Further comments in email: Please could I reiterate my encouragement for the plan and AECOM to review the Design Guide/Code prior to Regulation 16 and adoption for conformity with LTN 1/20 – particularly in relation to street layout and minimum widths. It is slightly	Noted Noted – The AECOM work cannot be changed but the Neighbourhood	

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		<p>outside historic environment considerations, but the plan and the guide talk at length about providing excellent cycle infrastructure and connectivity to the rest of the town. The carriageway designs set out in the code don't, however, seem to support best practice and up to date design as set out in LTN 1/20.</p> <p>For example, there is no definite provision for a segregated cycle lane on the 'Main Road' typology, and 6m carriageway width is insufficient to provide a safe width of cycle lane within the carriageway, which at a minimum would need to be 1.5m wide in either direction. The width of the motor-vehicle carriageway in the 'cycle avenue' typology is, at 4.8m also significantly wider than is recommended in Manual for Streets, and does not support a 20mph design speed. Ideally, 1 way vehicle carriageways in 20mph zones should be no more than 3m in width, and 2.5m can be achieved.</p> <p>A few tweaks could be made to the code that would reinforce the desired outcome as set out in the supporting text, and would also create more space for green infrastructure,</p>	<p>Plan can be amended to include the appropriate references.</p>	<p>Plan to be amended accordingly <input checked="" type="checkbox"/></p>

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		planting etc that would enhance the quality of the built environment considerably in due course.		

Overall and general comments



Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
Individual 48	Concept masterplan	Concept Plan - Disagree with employment area - should not be separated by A12. A new separate settlement is created.	Noted. This follows the Local Plan allocation	No change
Suffolk County Council	General	<p>Minerals and Waste</p> <p>Suffolk County Council is the minerals and Waste Planning Authority for Suffolk. This means that SCC makes local plans and planning decisions for Minerals and Waste development. The current local plan is the Minerals and Waste Local Plan adopted in July 2020.</p> <p>SCC has reviewed the Neighbourhood Plan regarding the safeguarding of minerals resources and minerals and waste facilities. The new allocations in the neighbourhood plan are not expected to cause any safeguarding issues for minerals resources or minerals and waste facilities.</p>	Noted	No change to Plan
Individual 11	General	Many thanks for all who have worked so hard on this project	Support noted	No change to Plan
Individual 15	General	Too many houses in this space. TO many people, car etc. Need a model of what is intended for this Town. Proposed final vision. Will there be a new Drs Surgery, Dentist, opticians etc	Noted - site allocations are within the Local Plan and the Neighbourhood Plan cannot change them. The Neighbourhood Plan will help ensure there is	No change to Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
			sufficient public services and infrastructure to meet the needs of a larger community	
Individual 16	General	Thanks to everyone who helped in its formulation. You all deserve a medal.	Support noted	No change to Plan
Individual 17	General	we do not need any more Major Housing development we need better facilities medical centre infrastructure needs doing.	Noted - site allocations are within the Local Plan and the Neighbourhood Plan cannot change them. The Neighbourhood Plan will help ensure there is sufficient public services and infrastructure to meet the needs of a larger community.	No change to plan
Individual 18	General	We do not need large housing development	Noted - site allocations are within the Local Plan and the Neighbourhood Plan cannot change them. The Neighbourhood Plan will help ensure there is sufficient public services	No change to Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
			and infrastructure to meet the needs of a larger community	
Individual 19	General	What about Sizewell C? That has potential to turn all this work on its head.	Noted	No change to plan
Individual 20	General	I'm very disturbed by the idea of doubling the size of Saxmundham by adding another huge new housing estate of 800 (!) homes, next to the Town and abutting Benhall. We will lose precious landscape/countryside, and this mainly benefits the developers and present land owner selling up. Saxmundham has had new build housing development to the East, the North East and the North and West already in recent years. Precious little truly affordable housing will be available as Pigeon will offer the legal minimum. It will probably renege on many of its promises for infrastructural and community improvements. Its motive, after all, is profit.	Noted - site allocations are within the Local Plan and the Neighbourhood Plan cannot change them. The Neighbourhood Plan will help ensure there is sufficient public services and infrastructure to meet the needs of a larger community	No change to Plan
Individual 24	General	I would like to pay tribute to all those that have worked so hard to produce what is a well considered and sensible plan reflecting the different views that have been canvassed.	Support welcomed. Thank you so much	No change
Individual 25	General	My concern is that commerce will drive the plan and the enhancement of the town will be swallowed by the developers. Their 'bottom line' of course being the uppermost concern.	Note – the Neighbourhood Plan will help the planning authority to negotiate with developers on our behalf	No change

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Individual 28	General	there are significant groups who will not participate in a consultation. Despite that they have influence in the town (they vote John fisher in etc). suggest using targeted outreach to communicate with these otherwise hard to reach groups.	Noted – the town council continues to work of communicating with all communities in the town	No change
Individual 33	General	Really appreciate the work you have done so far (and continue to do).	Support welcomed	No change to Plan
Individual 35	General	This plan is long overdue. It should have been done ten years ago.	Support welcomed	No change to Plan
Individual 41	General	Brilliant - go for it!	Support welcomed	No change to Plan
Individual 42	General	Overall mostly agree with the draft Neighbourhood Plan	Support welcomed	No change to Plan
Individual 43	General	I am still unhappy about the proposed building of 800 houses.	Noted - site allocations are within the Local Plan and the Neighbourhood Plan cannot change them. The Neighbourhood Plan will help ensure there is sufficient public services and infrastructure to meet the needs of a larger community.	No change to Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
Individual 45	General	Overall it is common sense with a few reservations - see above. Whether it will go ahead is a matter of conjecture. So many plans and ideas in the past 20 years have come to nothing.	We understand your reservations	No change to plan
Individual 52	General	Not needed or wanted by the people who live there	Noted - site allocations are within the Local Plan and the Neighbourhood Plan cannot change them. The Neighbourhood Plan will help ensure there is sufficient public services and infrastructure to meet the needs of a larger community	No change to Plan
Individual 56	General	Please action it very quickly	Noted	No change to Plan
Individual 58	General	The plan seems to suggest sustainable developments to the town whilst maintaining its green and rural feel. I think this will enhance the town and keep it vibrant.	Thank you	No change to plan
Individual 66	General	Well presented and easy to understand.	Support welcomed	No change to Plan
Individual 67	General	P33 Communication - we have ABC Radio in Saxmundham. A big communication tool supporting local businesses & bringing news to our local community.	Noted	No change to plan

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		Love the cycleways idea. Support expansion of dentists. Many people on waiting list more houses more people waiting.		
Individual 69	General	Disagree with building a further 800 dwellings south of Saxmundham and losing countryside. Infrastructure unlikely to be sufficient.	Noted - site allocations are within the Local Plan and the Neighbourhood Plan cannot change them. The Neighbourhood Plan will help ensure there is sufficient public services and infrastructure to meet the needs of a larger community	No change to plan
The Art Station	General	Re: CULTURE. Objectives need to contain specific objectives re culture to support the overall VISION + that details in policies are also defined/delivered in a clear objective.	Noted	No change to plan
Individual 71	General	More maps on the footpath etc shows the local pubs. Upp (illegible) thing for visitors to do + other more places for visitors to come to see + do. (rest illegible). Having only moved to Saxmundham for 3 years.	Noted – this is something the town council can address outside the NP	No change to plan
Individual 73	General	This is all so impressive! clearly great thought has been put into this plan. Thank you	Support welcomed	No change to Plan

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
resident and councillor	General	I 100% support the plan, it gives a completely unbiased, objective and balanced proposal for the town and its future development. I commend the neighbourhood plan development team.	Support welcomed	No change to Plan
	General	Congratulations and thanks to those who drafted our Neighbourhood Plan which, in most respects, I think is excellent	Support welcomed	No change to Plan
	General	A plan for the future of Saxmundham which I think the whole community should support.	Support welcomed	No change to Plan
Individual 77	General	<p>Feedback on consultation: it's a lot to wade through in one go. I'd probably have done a better job of my feedback if consultation was in bite sized chunks. Reading through all of this stuff on my phone(I didn't even read it all because there's too much of it) was hard work. Especially flicking between the plan and these questions trying to read the relevant bits at the right time. It has got me wondering how accessible such a wordy document is and how many people respond?</p> <p>My consultation form is incomplete because I have focused on the bits I'm most interested in.</p> <p>I do appreciate all the time and hard work that has been put</p>	<p>Noted</p> <p>Its fine to focus on the bits that interest you</p>	No change to Plan

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		into the plan on our behalf. Thank you very much. Merry Christmas 🎄		
Town Cllr and local Lib Dem campaigner	General	Excellent work by a dedicated team working constructively with consultants	Support welcomed	No change to Plan
Natural England	General	Natural England does not have any specific comments on this draft neighbourhood plan.	Comments noted	No change to Plan
Individual 4	SAX1	Concern about the numbers of new homes, not the principle but the quantum. Concern about design of new homes. I'm opposed to a temporary parking structure over Waitrose's car park and very ugly and it won't be temporary.	Noted - site allocations are within the Local Plan and the Neighbourhood Plan cannot change them. The Neighbourhood Plan will help ensure there is sufficient public services and infrastructure to meet the needs of a larger community	No change to Plan
Individual 51	SAX1	It was fascinating looking through this document and I welcome the chance to contribute to the consultation. As a recent newcomer to the town it is heartening to see such a positive vision for the future and an impressive	Thank you	No change to plan

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		<p>amount of work and skill putting this together.</p> <p>I've only really one major comment to make which, as far as I can see, is not reflected in the plan: the ambition to provide a focus on reducing crime and criminal activity (including, for example, anti-social behaviour, graffiti and littering) across the town.</p> <p>I'll quickly add that I do not see Saxmundham high in the league of incidents of crime but I am sure it is valid to say that the town has the average examples of crime; burglary and thefts; noisy vehicles/motor bikes; misuse of drugs; ASB; speeding; vandals and graffiti/litter, and poor or dangerous parking (although I note this latter point is captured a few times in the Plan) etc. etc. that we would see in any small rural English town. Our local Police will know a lot more of course.</p> <p>I also recognise that attention on such an aspect may place a rather "negative" or unwelcome light within the aspirations of a Neighbourhood Plan. However. I firmly feel we do need to provide a focus to this issue in the Plan.</p> <p>It is easy to be complacent on the level of crime etc. (and, to</p>	<p>Crime and anti social activity are matters the Town council discusses with the police authority and at town council meetings.</p>	

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		<p>be honest, that is my fear for Saxmundham) but I am sure that improvements in these areas will undoubtedly see a direct link to improvements overall in well-being throughout the town's community, individual residents, businesses and its image.</p> <p>I hope you can consider this aspect? In my experience, residents and communities who are more observant, challenging, and report and work with the police and other authorities, become stronger communities and better places to live.</p>		
Individual 54	Gen	Garden neighbourhood will have a big impact if no supporting infrastructure improvements. However, agree with preserving character of town and encouraging local business and visitors.	Noted	No change to plan
Suffolk Preservation Society	General	As Neighbourhood Plans offer the opportunity for protecting or improving the heritage and landscape character of an area, SPS are supportive of plans being drawn up in Suffolk, particularly where they are centred on historic settlements such as Saxmundham, distinctive for its rich architectural heritage and landscape quality. Having read the draft plan we have completed the online questionnaire but would also like to take the opportunity to make the following observations.	Support welcomed	No change to Plan

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		<p>We congratulate the Neighbourhood Plan team on the outstanding draft document and the thorough assessment work that has been undertaken on landscape, design and heritage. The SPS strongly endorse the efforts to safeguard the special heritage and landscape qualities of Saxmundham. We recognise the hard work that has gone in to reconcile the forthcoming development with the the historic town, and to ensure that it delivers the best outcomes for the community, the historic built and natural environment. The polices relating to heritage and natural environment are comprehensive and provide a robust framework capable of protecting the special qualities of your parish. This will be especially relevant when considering, for example, reserved matters of large scale housing applications that have recently been allocated in the Local Plan.</p> <p>We are particularly pleased that the plan includes a list of 13 non-designated heritage assets (SAX12), an excellent views analysis (SAX13) and provides for the protection and enhancement of natural assets (SAX14). The commitment to high quality new design is welcome and the policies SAX 1, SAXGN1 and SAXTC1 will all help in achieving positive</p>		

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
		outcomes for Saxmundham. This is a very strong policy document and we fully support it.		
Individual 40	Gen	I strongly agree with the Draft Neighbourhood Plan. My priority is to ensure the plan is adopted with protection of the Layers as a SANG/agricultural area and NDHA. ensure all current footpaths are retained. Congratulations on all the work to STC.	Noted	No change to plan
Individual 6	Gen	In favour of developing LP Church Hall (beyond Hopkins Homes Phase 3) It's a great estate to live on! Prefer no additional access points from A12!	Noted – however the adopted local plan sets out where future development may take place	No change to plan
Individual 21	Gen	there are no clear plans for health support dentist and care services. no plans to improve Ipswich Hospital which is at capacity already without adding 600 plus people.	Noted	No change to plan
Individual 27	Gen	We do need community facilities (8.9) and would make town more attractive	noted	No change to plan
Individual 59	Gen	The infrastructure for the town must be improved to match the proposals eg. increased medical provisions	Noted We are strengthening the infrastructure sections in the NP	See new Section 15
Individual 70	Gen	The objectives (double underlined) contain no mention of sports or cultural provision in the town.	See SAXGN3 We are strengthening the infrastructure sections in the NP	See new Section 15

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Agreed at NPSG Meetings on 24/01/22, 02/02/2022 and 08/02/2022
Individual 8	Gen	Traffic issues NOT really advanced - needs relief road for Leigh Road to old A12	Noted but uncertain which road this refers to	No change
Individual 29	Gen	Pedestrianisation should be far more extensive in the historic centre of the town.	Noted -	No change to plan
Individual 5	Gen	Safe cycling routes between Sax villages as an enormous increases in traffic will result from the development.	Noted	No change to plan
Individual 36	Gen	Traffic increase a concern and town parking	Noted	No change to plan
Individual 68	Gen	Parking strategies need more careful thought. Avoid ugly impermeable surfaces like tarmac/concrete. No need for more car parks eg at Car wash area. Residents cannot park easily - need for residents only areas on roads. Rewilding of areas around Layers should be considered. Station area needs more thought.	Noted – the issue of residents parking is something the town council may consider outside the NP	No change to plan
Individual 53	Gen	There are not enough facilities in our town. Too much traffic and no control. Rise in crime. We have witnessed ambulance not being able to go out due to traffic. So building at the Fromus Centre is insane. I feel that you like to think we have a say but we don't. I have lost interest now - sad for our wildlife and trees. Shame on the government.	Noted – thank you for your time	No change to plan

