



Carlton Colville Town Council Neighbourhood Plan 2020 – 2036 Consultation Statement

February 2023

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1 CONSULTATION PROCESS

Introduction

- 1.1 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Carlton Colville Neighbourhood Plan.
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations (as amended), which requires that a consultation statement should:
- contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - explain how they were consulted;
 - summarise the main issues and concerns raised by the persons consulted; and
 - describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.
- 1.3 The policies contained in the Neighbourhood Plan are as a result of considerable interaction and consultation with the community and businesses within the parish and within the small part of Gisleham parish that is within the Neighbourhood Area. Work has involved forming a steering group, meetings, consultation with stakeholders, non-stakeholders and field experts as well as public consultation.

Organisational structure of the Neighbourhood Plan

- 1.4 The Neighbourhood Plan was developed by a Steering Group made up of two Town Councillors and a Gisleham Parish Councillor (as the Neighbourhood Area covers some of this parish) together with members of the public. It was formed in 2019 and continued to meet monthly or as and when including on Zoom during the pandemic. It has been supported by Navigus Planning, a planning consultancy that specialises in neighbourhood plans and has produced several within the administrative area of East Suffolk Council (ESC).

Carlton Colville Town Council Neighbourhood Plan TIMELINE

Date	Action	Notes
2017	East Suffolk Council (ESC) release Draft Waveney Local Plan	
Sept 2018	Meeting with ESC to talk to residents about what a neighbourhood plan is	
January 2019	Met with ESC planners	
February 2019	Invited Gisleham Parish Council representation on team	
March 2019 7 th June 2019	Proposed Designated Area consultation Approval of Designated Area	
May 2019	Community Consultation Survey delivered to each household (2 new members of the public attended the meeting after receiving the questionnaire and an outline of the group was given to them).	

Date	Action	Notes
	130 paper responses had been received and 129 responses online – total 259 this represented 6.4% of total delivered.	
Summer 2019	Evaluate community survey results	
September 2019	Met with ESC officer	
Oct 2019 – March 2020	AECOM work on Design Code with community	
November 2019	Met with Suffolk Wildlife Trust and Suffolk Archaeology officers to discuss plan area implications/opportunities	
Jan – Aug 2020	Identify issues and options for addressing them	
Nov 2020 – February 2021	Commission a Biodiversity Report	
2020	Meetings with ESC, SCC (to discuss Design Code queries), Suffolk Wildlife Trust (to discuss biodiversity), Countryside Officer from ESC to discuss Country Park opportunities and lessons learned	Face to face activity and ability to meet curtailed because of COVID constraints and concerns
2021	Formulate policies and draft plan – meetings with ESC and SCC on 28 July and 14 October	Face to face activity and ability to meet curtailed because of COVID constraints and concerns
Jan 2022	Meeting with ESC and SCC to discuss draft plan before consultation	
March-May 2022	Regulation 14 public consultation	
October 2022	Engagement with ESC, Suffolk County Council and AECOM regarding revisions to Design Codes.	Decision taking to remove Design Code as supporting documentation but include key principles and ideas in the NP
January 2023	Submit Draft NP and Response to comments to ESC and SCC for final review before formal submission	

- 1.5 Communications with the public have been via newsletter updates (Dec 2018, Spring 2019, Winter 2019, Spring 2020). These were printed and delivered to every household. With the advent of Covid we moved to online communication with a newsletter posted on the CCTC website in summer 2021 with all subsequent updates on the website <https://www.carltoncolvilletowncouncil.gov.uk/neighbourhood-plan/>. In addition we used Facebook as a means of communication with the community, with update posts in Feb 2021, July 2021, Mar 2022, Apr 2022, May 2022 and Sept 2022 (<https://www.facebook.com/profile/100064535118784/search/?q=Neighbourhood%20Plan>). As part of the Regulation 14 consultation process we included the local press, with a posting in the Lowestoft Journal on 11th March 2022.

Public events and other consultation activities

- 1.6 The public were invited to participate in a community survey (presented in a small booklet) which was delivered to every household. Through a community newsletter, interested members of the public were also invited to contribute to the AECOM design proposal discussions at a workshop held in the Methodist Church Hall. Comments from the public were invited via Facebook on wildlife and environmental related issues. The

Neighbourhood Plan Steering Group held consultations with Suffolk Archaeology, Suffolk Wildlife Trust, the ESC Countryside Officer, ESC planning officers and SCC representatives from Highways and Environment. Through the local press, community notice boards, bespoke banners and via social media, CCTC advertised an open weekend for the Regulation 14 consultation. The relevant documents were released on the CCTC website and Facebook as well as being available on demand from CCTC and at the main Lowestoft library.

Stakeholder consultations

- 1.7 At all stages the community and key stakeholders were invited to join in with the process. The table showing the timeline at the beginning of this document highlights a number of the key interactions
- 1.8 ESC planning team were involved at the outset – guiding our thoughts on the plan process and key stakeholders, then during the plan preparation stage. They sat in on the design workshop with AECOM whilst we gathered community thoughts and ideas. They have subsequently provided comments as the draft plan has gone through its iterations.
- 1.9 In addition, specialist input has been sought from Suffolk County Council to help guide our thoughts: we met with SCC Archaeology to discuss implications for the scheduled monument and other historical assets in the community. We also met with SCC Highways to understand the limits of our proposals and opportunities for non-car travel improvements.
- 1.10 Because of the close proximity to an important wildlife reserve at Carlton Marshes we also included discussions with Suffolk Wildlife Trust on both maximising opportunities for greater community engagement but also for protecting and enhancing biodiversity in our community. Because a country park is proposed in the Waveney Local Plan we met with an ESC Country Park Manager to learn lessons from other parks and also identify opportunities and constraints.

Engaging with hard-to-reach groups

- 1.11 The owner of the land at Bell Farm (a strategic site allocation in the Local Plan) was invited by letter to engage at both the initial stage of preparation of the Neighbourhood Plan and then at Regulation 14 consultation stage. In addition, the Oakes Farm owner was also invited to submit representations at the Regulation 14 stage.
- 1.12 We included advertising banners and posters for open weekend at key points around the area on community notice boards and at roadside and other prominent places. In addition it was referenced in the local press. NP team members made local residents aware through their multiple day-to-day contacts.

2 CONSULTATION ACTIVITIES, ISSUES AND OUTCOMES

Community Survey

- 2.1 The first stage in May 2019 was a paper and on-line survey across the Carlton Colville area to understand in more detail the aspirations, issues and opportunities of the community and the area. This survey – delivered to every house in Carlton Colville - guided the formation of objectives and vision for the Plan. This survey also invited community engagement in the plan process. Consequently, a small group was formed of members of the public, councillors from Carlton Colville and Gisleham (as the proposed development would affect their community too, with part of the Neighbourhood Area also being in Gisleham) supported by planning experts (AECOM) to help us develop specific policies for specifically the (largest) development at Bell Farm.
- 2.2 In total there were 200 responses. As can be imagined each responded differently but when we reviewed collectively key themes were discerned:
- There was frustration at the amount of (over)development that had been seen in the area - losing sense of local identity and putting strain on existing infrastructure.
 - There were particular concerns about flooding and potential for flooding as well as road congestion - movement into and out of any proposed development.
 - There was a desire for improved house and road design - people felt Carlton Colville had lost its cohesiveness because of widely differing styles and layouts. They wanted improved parking options so people did not have to park on paths or verges - recognising many people worked from home or brought their service vehicles home as well as private vehicles. Some wanted better use of front gardens (i.e. not small patches that were difficult to care for and did not allow for rubbish bins.
 - A number commented on environmental factors and wanted greater environmental focus, e.g. more trees, swift boxes, preserving hedges, etc. Others wanted better looking design - something to make them distinctive from all other large estates.
 - People also wanted better connectivity – by foot (improving footpaths and cycleways and also addressing car movement) and generally improving links to the local major retail sites.
 - They also wanted more community facilities e.g. more sports and social facilities, more play areas, a wider variety of shops and better NHS services (e.g. surgery and pharmacy). We noted a desire for allotments as well as care for our existing community historical and environmental assets.

Developing Plan Objectives

- 2.3 The feedback from the survey allowed us to 'audit' Carlton Colville in terms of its 'design', 'greenness' 'movement' and 'community'. For each key residential area we noted both the positive aspects and the aspects for improvement. We consequently identified a desire for:
- future looking housing design that built on local traditions;
 - better connectivity – by foot, cycle and car, better parking, a better sense of community;

- more sports and social facilities, more play areas, a wider variety of shops and better NHS services (e.g. surgery and pharmacy), allotments; and
- care for our existing community, both in the sense of its heritage and environment.

2.4 We brought all these community desires under four different categories: 'A well designed town', 'a thriving community', a 'connected town' and a 'green town'. For each of these categories we identified a number of objectives that would support its achievement. These in turn drove the next stages of evidence gathering and ultimately the policies that were included in the Plan.

Gathering evidence and ideas for the Plan

2.5 At the outset the imperative for the Plan was to try and help shape the design proposals for what was likely to be the biggest development our community had ever seen – the Bell Farm development. Consequently, we engaged with AECOM to help us produce community-led thoughts and ideas that would form a set of Design Codes for the site. Although focussed on Bell Farm it was felt the work undertaken with AECOM could identify principles that would also positively shape other developments in Carlton Colville. To take this forward we set up a workshop inviting members of the public, planners from East Suffolk and both CCTC and Gisleham Parish Council.

2.6 Using the Local Development Plan as a starting point we used this workshop to identify and agree gaps in its understanding of local conditions, the potential optimum location of community facilities (from the point of view of the existing community's needs), opportunities to improve movement, a layout that would create a cohesive 'development (rather than a bolt-on)' and also reference key concerns on potential flood risks.

2.7 Alongside the workshop we visited other developments in the area to develop ideas and learn lessons. We met with experts from East Suffolk Planning (to understand current engagement with developers and limits of our plan scope), SCC Highways (to understand county policies on movement and opportunities), Suffolk Wildlife Trust (to undertake a biodiversity audit and make recommendations on improving our environment) and Suffolk Archaeology (protection of scheduled monument and to protect historical assets in our community). We also met or spoke with authority representatives that facilitate community initiatives as well as representatives of other Neighbourhood Plan teams to share experience and learn lessons. Additionally, we contacted NHS Commissioning bodies to understand scope for improving community health aspects.

2.8 As a result, we were specifically able to gather ideas that helped shape our policies for: better design, movement through and across our community, enhancing biodiversity, protection of views and historical assets and shaping proposals for the Country Park. It also enabled us to answer community questions on, for example, NHS provisioning.

Developing the Neighbourhood Plan

2.9 Quite early on we recognised the need to expert help in preparing the plan, so we engaged neighbourhood planning consultants (Navigus Planning) to be part of our team to guide and steer us through the writing of the plan, Regulation 14 and subsequent processes. As meetings were held with stakeholders or as a Steering Group, new ideas were discussed and challenged and shared with relevant stakeholders. Consequently, the Neighbourhood Plan was an iterative process – timescales and ability to meet face-to-face were curtailed somewhat by the COVID epidemic but nevertheless we sought to keep momentum by using Zoom wherever possible – however, recognising that not all members of our team

were able to use the technology. Face-to-face meetings were resumed as soon as it was safe and permissible to do so.

- 2.10 When we had the formal 6-week Regulation 14 consultation with the community we held an open-day (actually over 2 days) which attracted around 120 visitors. As a result of the 6 week consultation period we had around 200 consultation responses. Each of these responses was reviewed and answered – see the consultation response document. A number of these responses allowed us to update and improve the draft Neighbourhood Plan that was submitted to East Suffolk Council at Regulation 15.
- 2.11 Prior to the formal consultation, drafts of the plan were sent to ESC and SCC to identify any items of principle or detail that needed re-considering.
- 2.12 Both SCC and ESC objected to certain matters when we met them prior to the completion of the draft that would be consulted on at Regulation 14. Principally these were around the level of detail included in the Design Code. Principally, they felt the Design Code as drafted was too prescriptive when no developer had yet been engaged in the process and they disputed the technical evidence around flooding provided by AECOM as part of the Design Code. Following their representations at Reg 14 we received a clearer understanding of the nature of the issues which led to a meeting with them, the redrafting of the Design Codes and with further iteration and revision of the Plan for Regulation 16. What this meant in practice was that we removed the Design Code as a separate formal supporting document but ensured the key community ideas, principles and proposals embedded in it were written into both the narrative and policies of the Neighbourhood Plan. This has also allowed the Plan to be less focussed on Bell Farm and more widely applicable within the Carlton Colville Neighbourhood Plan area.

3 STRATEGIC ENVIRONMENTAL ASSESSMENT AND HABITATS REGULATIONS ASSESSMENT

- 3.1 In January 2022, Carlton Colville Town Council formally requested that East Suffolk Council (ESC) carry out a screening opinion on the need for a Strategic Environmental Assessment (SEA) and a Habitats Regulations Assessment (HRA).
- 3.2 In February 2022 ESC prepared the draft reports which concluded that, in its opinion, the draft Neighbourhood Plan was not likely to have significant effects on the environment or on protected habitats. It then issued these draft reports to the statutory bodies – the SEA to the Environment Agency, Historic England and Natural England and the HRA to Natural England. All of the above bodies agreed with ESC's opinion. The draft reports were then finalised in April 2022.

4 REGULATION 14 PRE-SUBMISSION CONSULTATION

- 4.1 The Neighbourhood Plan Steering Group finalised the Draft Neighbourhood Plan in March 2022. The Regulation 14 Pre-Submission Consultation ran for an 8-week period from 26th March 2022 to 21st May 2022.
- 4.2 This was advertised in the local press, on CCTC and ESC websites and via social media (CCTC Facebook page). Bespoke posters and banners were displayed on community notice boards and at prominent sites within the community. Paper copies were held at Lowestoft Library and the Clerk's Office for inspection. Paper copies were available on request from the clerk and at the open weekend.
- 4.3 Representations were made via letter, email or online form and in person at the open weekend, although representations were only accepted if made in writing.

Distribution to statutory and non-statutory consultees

- 4.4 In accordance with requirements of the Neighbourhood Planning Regulations, relevant statutory consultees were notified by email. In addition, a range of parties that the Steering Group considered were likely to have an interest in the plan were also written to. All parties were advised to download a copy of the plan, but were advised that hard copies could be issued on request.
- 4.5 The full list of statutory consultees that were written to is as follows:

List of Statutory Consultees	Response submitted	Responded with comments
East Suffolk Council	Yes	Yes
Suffolk County Council	Yes	Yes
Suffolk County Councillor for the Neighbourhood Area	No	
East Suffolk District and Suffolk County Councillor for the Neighbourhood Area	No	
Oulton Parish Council	No	
Oulton Broad Parish Council	No	
Lowestoft Town Council	No	
Gisleham Parish Council	No	
Kessingland Parish Council	No	
Hensted with Hulver Street PC	No	
Rushmere Parish Council	No	
Mutford Parish Council	No	
Barnby Parish Council	No	
Broads Authority	Yes	Yes
South Norfolk Council	No	
Natural England	Yes	Yes
Historic England	Yes	Yes
Anglian Water	No	
Essex & Suffolk Water	No	
Marine Management Organisation	No	
NHS	Yes	Yes
Homes England	No	
Network Rail	No	
Highways Agency	Yes	Yes
UK Power Networks	No	No
Bell Farm	No	

Non Statutory Consultees		
Carlton Colville Primary School	No	
Grove Primary School	No	
Sunrise Academy	No	
Suffolk Preservation Society	No	
Stantons Garage	No	
Coach House	No	
St Peters Church	No	
Scouts	No	
Vets	No	
2 nd Avenue Beauty	No	
Carlton Hall	No	
Robert Wright (Farmer)	No	

Other respondents	Comments submitted Y/N	Responded with comments
Members of the public – 45 in total	Yes	Yes
Badger Builders	Yes	Yes
LanPro	Yes	Yes
MSF Oakes Will Trust	Yes	Yes

Responses

4.6 The representations and the responses are shown in Appendix E.

Appendix A Community survey, May 2019 (extracts)



Carlton Colville Town Council Community Consultation Survey MAY 2019

In response to Waveney DC Local Plan allocating a 900 home development in Carlton Colville illustrated below, the community of Carlton Colville decided to create a Neighbourhood Plan Steering Group. The Neighbourhood Plan Steering Group consists of local residents and Town Councillors from both Carlton Colville Town and Gisleham Parish would like to gain your views to support the creation of our first Neighbourhood Plan that can address any issues locally that can be effected by planning policy or development control.

We are also looking for additional support and if this is something that you would like to volunteer with and support, please contact us at clerk.cctc@gmail.com.

Please note: the Neighbourhood Plan does not stop development, but can have some influence to improve the enjoyment of life for local residents.



**What do you think of your house / environment design
in which you live?**

3. House density: Do you feel overlooked in your house / garden? YES NO
4. House density: Is your garden of adequate size to entertain your household? YES NO
5. Has your property ever had flooding or sewage issues? YES NO
6. Car parking: Do you have adequate parking at your home / in your street? YES NO
7. Car parking: Is your street/road wide enough to park safely? YES NO
8. Traffic flow: Do you feel that your road is easy to navigate? YES NO
9. Traffic flow: Do you feel that your road is safe? YES NO

10. Please provide any additional comments



Any other comments

Public spaces, play areas and green open spaces

17. We have many play areas and green spaces in the parish. Which of these areas do you make use of? Would you like to see any changes to any of these?

Play areas I use

Carlton Meadow Park	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Kingswood	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Matlock Dale	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Staplehurst Close	YES <input type="checkbox"/>	NO <input type="checkbox"/>
The Graylings (Wannock Close)	YES <input type="checkbox"/>	NO <input type="checkbox"/>

Appendix B Community workshop, December 2019



Appendix C Newsletter extracts



Carlton Colville Neighbourhood Plan – Public update

In 2018/19 Waveney District Council/East Suffolk District Council drafted a Local Development Plan for the period 2020-2035. This Plan is designed to provide the framework for all future development/infrastructure in the area and will inform the planning committee when considering applications. In this Plan they proposed amongst other things sites for housing developments around the District. This included an allocation of up to 900 homes with other services including a primary school, shops, older persons care facilities and a Country Park in the land to the south of Bell Farm and West of the Dales Development in Carlton Colville.

Many local people, plus the Town Council and developers, provided comment on the draft plan - many expressing concerns on the proposed location, scale, flooding and transport implications. Others on the need for social housing and green space. Others were concerned about heritage and environmental impact. All these comments were considered - some accepted and some rejected by the District Council - and a final Plan was created and approved by the relevant authorities. You can see it here

<https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/waveney-local-plan/>



CARLTON COLVILLE TOWN COUNCIL COMMUNITY NEWS – SUMMER 2021

Neighbourhood Plan update

People might recall the Town Council with some members of the community are working on a Neighbourhood Plan.

This document when finished will describe the sort of Community we want Carlton Colville to be in the coming decade or so.

Once approved the Neighbourhood Plan will sit alongside the main plan for Waveney which is called the East Suffolk Local Development Plan (LDP) In this East Suffolk Plan the council has already set out what it wants in terms of housing allocations and other planning matters.

The Neighbourhood Plan (NP) cannot stop developments in the pipeline in the already approved Local Development Plan (LDP) for Carlton Colville - however we can shape those ideas and proposals and other ad-hoc applications when they come forward for formal approval.

The aspirations in the NP grew out of the community survey sent out in 2019. The main concerns identified were:

- Transport - including impact on existing roads
- Parking
- Community facilities - play areas/shops/GP surgery
- Flooding issues
- Environmental concerns
- The feeling that we had already had too much development

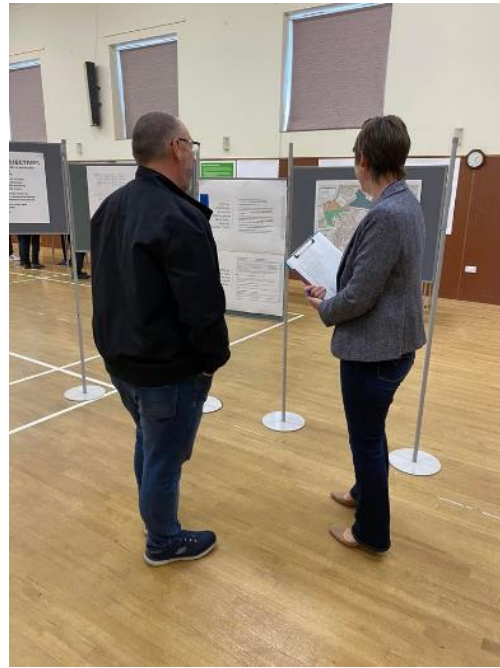
In addition, through discussion and in NP workshops we identified the loss of sense of community - ie bolt-on developments created over the last 40 years that have left different parts of our community isolated from each other - eg The Rosedale, the Dales, the Old Village and the Oaks.

In the draft NP we have attempted to address these results through four key topics: 'Design', 'Movement', 'Community' and 'Environment'. Each of these has a number of objectives and each is summarised in it's own policy.

The next steps:

- The NP is currently with East Suffolk for their **informal** feedback. This will be over the Summer months (July/August)
- Once East Suffolk have commented we will seek formal comments from our local community. This will take several weeks - probably September- November and we are thinking about how we might safely and most effectively do this. Probably be a mixture of online material plus a chance to review at an open day at the Community Centre.
- Following this the whole document will go back to East Suffolk who will **formally** comment then, when ready, send to the Planning Inspectorate for approval (probably December/January)
- If the Planning Inspectorate approve it will have to go to formal community referendum (vote) before adoption - some time in Spring 2022

Appendix D Regulation 14 consultation



Make sure you have your say...



Neighbourhood Plan Consultation

Saturday 9th April 2022 • 1-4 pm
Sunday 10th April • 10 am-1pm
Carlton Colville Community Centre

Carlton Colville Town Council invite you to come along, learn about the plan and leave your feedback.

- Better designed housing developments
- Improving movement around our Community
- Protecting our environment and historical sites
- Improving Community facilities

We cannot stop developments, but it will help us shape future large developments such as on the land south of The Street and at Oakes Farm (behind The Crown).

Online copy of the full document is available from Carlton Colville Town Council website: carltoncolvilletowncouncil.gov.uk

Cannot make this date or don't have access to the internet?
No worries - the Consultation Period runs from 26 March - 21 May 2022.

You can have your say and access the documents throughout this period by contacting the Town Clerk (Alison Ayers) on clerk.cctc@gmail.com

Further printed copies are available at Lowestoft Library. If you require documents in a different accessibility format, please contact Town Clerk.

 Carlton Colville Town Council



Appendix E Regulation 14 representations and responses

NP Doc/ Policy ref	Name of body/ Resident	Representation	Response by Responsible Body (Town Council)	Amendment to Plan
Design Code	Suffolk County Council	Suffolk County Council is generally supportive of the vision for the Parish in the plan, however we have raised some concerns with the Design Code. We note that the Design Code is focused only on the WLP2.16 allocated site, and does not consider site WLP2.19 within any of the master-planning.	Noted. In light of further discussions with SCC and ESC, the decision was made to remove reference to the specific recommendations made in the Design Codes report about Bell Farm from the Neighbourhood Plan.	Various amendments
Local Context para 2.9	Suffolk County Council	Paragraph 2.9 presents a good summary of the archaeological highlights in the plan area. We would welcome further reference to be added here: "The County Historic Environment Record, maintained by Suffolk County Council, provides information on archaeological remains, and an online version can be viewed here www.heritage.suffolk.gov.uk ."	Accepted	Para 2.9 updated
Local Context Fig 2.1	Suffolk County Council	For Figure 2.1, we advise amendments to the caption; it is "recorded archaeological sites", not "areas of potential" (they are different, as the HER includes the known resource and some areas have not been looked at) "Source: Extract from the Historic Environment Record showing known areas of archaeological interest' and credited to Suffolk County Council Archaeological Service.	Accepted	Fig 2.1 updated (now Fig 2.2)
Design Code para 2.2	Suffolk County Council	For paragraph 2.2, we welcome recognition of the community benefits and opportunities in archaeological work, and working with developers on maximising social value is currently being discussed as best practice. We would advise wording change, as the document refers to an area of archaeological interest which could be explored 'prior to construction'. As a clarification, whilst this area may be highlighted as of interest based on current information, we would expect systematic archaeological evaluation across the site prior to submission of planning applications so that remains across it can be	Noted. In light of further discussions with SCC and ESC, the decision was made to remove reference to the specific recommendations made in the Design Codes report about Bell Farm from the Neighbourhood Plan.	Additions made to para 4.13 to reflect the need for archaeological evaluation

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NP Doc/ Policy ref	Name of body/ Resident	Representation	Response by Responsible Body (Town Council)	Amendment to Plan
		understood and factored into development and proposed mitigation also.		
Design Code/WLP 2.16	Suffolk County Council	For WLP 2.16, we welcome heritage as a large factor in development design. We would highlight that whilst the document refers to archaeological potential generally, it would be useful if it made reference to a need for archaeological evaluation, to fully understand what archaeological remains are on the site and how much they may present a consideration in design in section 2.1.1 of the Design Code. This is captured in Policy WLP 2.16, 'Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts. This is likely covered in 4.3 of the neighbourhood plan itself, however, which refers to the final layout, look and feel being subject to detailed plans.	As above	
Design Code indicative layout of land south of Bell Farm	Suffolk County Council	SCC notes the differing location of the primary school from the Local Plan masterplan, and the proposed masterplan in the draft neighbourhood plan. The location of a new school anywhere in this development does give SCC education colleagues some reservations due to its close proximity of the existing Carlton Colville Primary School. The location suggested in the local plan is preferred at this time. For your information SCC have a set of requirements for new school sites: • Water plus drainage/outlet to the local sewer system; • Electric; • Gas; • ICT connections; • Adequate access by pedestrians and motor vehicles; • Considerations for noise pollution; • Flat surfaced; • Rectangular in shape; • Serviced - location of services must be agreed by SCC; • Not within close proximity to Flood Zones 2 and 3; and, • Not on contaminated land or soils. SCC does support the principle of co-locating the school and early years facility with other community facilities and the adult care housing.	Noted. The Plan seeks to reflect local feedback regarding the best potential location for a school. Clearly the local education authority will consider this as part of any detailed masterplanning work. The Plan's intention is to identify a concern regarding traffic and a possible solution.	
Plan Vision & Objectives page 24	Suffolk County Council	Whilst it is noted that drainage infrastructure is included in Objective 5, and this is appropriate, it is suggested that further emphasis is	Accepted	Objective 5 updated

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		placed on high quality, multifunctional sustainable drainage systems, rather than simply 'drainage'		
Para 4.10	Suffolk County Council	For paragraph 4.10, whilst open space can accommodate sustainable drainage, developers are encouraged to incorporate sustainable drainage throughout a development and to manage water at source, rather than conveying surface water to a single location, such as areas of open space.	Accepted	Para 4.10 updated
Para 4.10	Suffolk County Council	<p>SCC notes in paragraph 4.10 that the 0.57ha space for allotments is allocated within the water attenuation area. This has the potential to make the allotments unusable following heavy rainfall. Allotments are not the kind of amenity provision that are suitable in a flood risk area. The Waveney Local Plan states that the northern part of the site should be used for flood mitigation, water management, allotments and local play equipment. That does not necessarily mean that these should be in the flood attenuation area, and we would recommend that allotments and play equipment are outside of areas of flood risk and water management, unless no other location is possible. The following comments have been made in explanatory text, but not incorporated into policy:</p> <ul style="list-style-type: none"> • 4.13 - The design should recognise and provide the support for flood alleviation and encourage water retention for re-use. This is addressed in more detail in Section 6. • 4.14 - Any flood mitigation should have a natural character whilst recognising that it must fully be able to fulfil its primary function of flood mitigation • 4.24 - The interface between homes and other buildings should be carefully planned to fully integrate parking, bin storage, boundary treatments, planting and sustainable drainage in a considered way. As such, the following wording is proposed to be added to Policy CC1, to incorporate these points into policy: "<i>D. Proposals for development must not lead to an increase of water run off or surface water flooding. Developments should encourage water harvesting and reuse, and the implementation of Sustainable Drainage Systems (SuDS).</i>" 	<p>Agreed, the reference to the allotments being in the water attenuation area will be amended. Other reference to specific locations for flood mitigation will be removed, other than to reference local knowledge.</p> <p>SuDS is addressed in Policy CC5 therefore it is unnecessary to address it in CC1 as this policy is no longer specifically related to Bell Farm.</p>	Various amendments to Section 4.

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NP Doc/ Policy ref	Name of body/ Resident	Representation	Response by Responsible Body (Town Council)	Amendment to Plan
Para 6.5	Suffolk County Council	...it is recommended that “minimise flood risk” should be changed to “ <i>reduce existing flood risk</i> ”, given all developments are required not to increase surface water flood risk by national policy.	Accepted	Para 6.5 amended
Para 6.16	Suffolk County Council	...it is unclear where the ‘identified indicative water attenuation areas’ can be seen. We suspect this means in the Design Code, however it would be useful if this was explicitly stated	Noted, reference to Design Code removed	Para 6.16 amended
Policy CC5	Suffolk County Council	In Policy CC5, part D should be stronger. As currently worded, this only requires developments to ‘take into consideration the principles of SuDS’, whereas incorporating well designed, multifunctional SuDS should be a requirement. As such, it is recommended part D is amended as follows: “D. Development is required to <i>implement take into consideration</i> the principles of Sustainable Urban Drainage (SuDs) and natural flood management techniques, which will enhance biodiversity and ecosystems. Flood mitigation shall have a natural character whilst ensuring that it is able to fulfil its primary function, <i>as well as offering other benefits including water quality, amenity/recreational areas and biodiversity benefits.</i> ”	Accepted	Policy CC5 text updated
Design Code - Flooding	Suffolk County Council	The Design Code document, as previously seen by SCC, does not consider surface water flood risk sufficiently. It has not taken in to account all available information and the potential site layout, including potential SuDS locations, and did not have the support of SCC. As no changes appear to have been made following previous discussions between the councils and AECOM, SCC cannot state their support for this document. During previous discussions, SCC has encouraged the town council’s design consultants to reach out to obtain the most up to date flood risk information held by SCC on the parish, and assessments to mitigate the existing surface water flood risk. We have yet to receive any communications regarding this, and the county council would welcome any future contact to address this issue with the design code.	Noted. In light of further discussions with SCC and ESC, the decision was made to remove reference to the specific recommendations made in the Design Codes report about Bell Farm from the Neighbourhood Plan.	Various amendments
Para 6.16	Suffolk County Council	In addition, the following text is recommended to paragraph 6.16 of the plan: “Developers should contact Suffolk County Council for the	Noted	Para 6.16 amended

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		most up to date information regarding flood risks, prior to beginning any design work.		
Policy CC4	Suffolk County Council	It is suggested that Policy CC4 Parking could include the requirement for secure cycle parking and storage as part of all residential developments, as well as at community facilities.	It is considered inconsistent to require a specific standard of cycle parking in the policy but not one for car parking. Para 5.12 notes the Suffolk Guidance for Parking and Local Plan Policy WLP8.21 requires development to meet its requirements, for both car and bicycle parking.	
Policy CC1	Suffolk County Council	We note that Policy CC1 incorporates "panoramic views from Bloodmoor Hill", however it is suggested that this view and viewpoint should be included in Policy CC2 Key Views. This would ensure all the views and viewpoints deemed significant to the community are located in one clear and concise policy.	Accepted	Figure 4.16 and Policy CC2 updated.
New Policy suggestion - Local Green Spaces	Suffolk County Council	Local Green Spaces During informal discussions, SCC had previously suggested the designation of Local Green Spaces as part of the neighbourhood plan for Carlton Colville, and had provided guidance to the parish. We note that this has not been undertaken, and that there are no policies in the plan to protect local green spaces. 7 Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX www.suffolk.gov.uk Whilst it is not part of the Basic Conditions for a neighbourhood plan to designate Local Green Spaces, we note Figure 6.2 'Established hedges and tree corridors in Carlton Colville', which also displays 'green space/wooded areas', as indicated by a brighter green colour on the Key. We note the Objectives regarding green spaces, namely Objectives 2 and 8, and feel that the plan could be doing more to protect the existing green spaces in the parish, as well as encouraging the creation of new spaces, as indicated in the objectives. As such, it is recommended that the plan designate Local Green Spaces in a new and specific policy. This will ensure long term protection of these valued spaces from	This was not a specific matter identified through the community engagement element of the evidence gathering to inform the plan. Moreover, the only possibly justifiable local green space is the playing field which is already identified as amenity green space in the Waveney Green Infrastructure Strategy 2015 and therefore covered by Local Plan Policy WLP8.23.	

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		<p>inappropriate development. Many of the spaces already indicated in Figure 6.2 could be suitable for designation as Local Green Spaces, however an assessment will need to be undertaken to ensure that each space meets the criteria of paragraph 101 of the NPPF, where it must be shown that each site is: a) In reasonably close proximity to the community it serves, b) Demonstrably special and holds particular significance (beauty, historic significance, recreational value, tranquillity or richness of wildlife), and, c) Local in character and not an extensive tract of land. SCC is happy to provide further guidance to assist you with the designation of Local Green Spaces as part of your neighbourhood plan.</p>		
<p>Movement page 38 - Local context – new map – Public Rights of Way (PROW)</p>	<p>Suffolk County Council</p>	<p>In paragraphs 1.7,1.8 and 2.18, we are pleased to see public rights of way (PROW) mentioned as being accommodated through the allocated development sites, and reference to links outside the sites. The plan should include a map of the PROW network in the area. The Definitive Map for Carlton Colville is available to view at https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rightsof-way/Carlton-Colville.pdf.</p>	<p>Accepted</p>	<p>Map added to section 2 Fig.2.3</p>
<p>PROW</p>	<p>Suffolk County Council</p>	<p>Both of the allocated sites discussed in the plan have PROW running through them and this should be mentioned within the plan: WLP2.16 (Bell Farm) has Carlton Colville Footpath 10 / Gisleham Footpath 2 and Carlton Colville FP11 / Gisleham FP1 running north to south through the site. These routes should ideally be accommodated through wide green corridors, with surfacing options considered in the context of the wider development. Improvements and upgrades to the routes may be desirable once the suggested masterplan has been drawn up. The main routes through the proposed country park should be at least 3m wide to allow for two wheelchairs, prams etc to be able to pass comfortably. Other links and improvements to the wider PROW network may also be necessary. WLP2.19 (Oakes Farm) has Carlton Colville FP15 running east to west through the site. This route should ideally be accommodated within a wide green corridor, with surfacing options to be considered in the context of the</p>	<p>Accepted</p>	<p>Proposed text added and Policy CC3 amended</p>

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		wider development. Other links and improvements to the wider PROW network may also be necessary. SCC would suggest the following wording to be included in the supporting text for the Key Movements section: <i>“Development which would adversely affect the character or result in the loss of existing or proposed PROW will not be permitted unless alternative provision or diversions can be arranged which are at least as attractive, safe and convenient for public use. This will apply to PROW for pedestrian, cyclist, or horse rider use. Improvements and additions to such PROW shall be delivered as an integral part of new development to enable new or improved links to be created within the settlement, between settlements and/or providing access to the countryside or green infrastructure sites as appropriate. All new housing developments should have, where reasonably possible, new footpath and/or bridleway connections created, linking to the existing right of way network surrounding the town.”</i>		
Movement Page 38	Suffolk County Council	We would like to see a proposal to improve and upgrade the PROW between Oulton Broad South Station and the Carlton Marshes Suffolk Wildlife Trust site	The majority of the route from the station is outside the NP area. However, the need for improvement is recognised	Improved PROW added to supporting text.
Para 4.14	Suffolk County Council	SCC welcomes the mention of good pedestrian and cycle links in paragraph 4.14, but we would also like to see a requirement to protect and enhance the existing local PROW network	Accepted	Policy CC3 updated
Policy CC1	Suffolk County Council	Policy CC1 High Quality Design should include protecting the existing local PROW network, along with the requirement to integrate them into the design of the site and ensure that links out into the wider network are enhanced and maintained.	Accepted	Policy CC1 updated
Para 5.17	Suffolk County Council	It is suggested to include reference to links to the existing wider PROW network in paragraph 5.17.	Accepted	Policy CC3 and supporting text updated
Para 5.10	Suffolk County Council	We are pleased to see reference to the wider PROW network in paragraph 5.10. It should be noted that bridleways are included	Accepted	Para 5.10 updated

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		within the definition of PROW, and it is recommended to take out the separate reference to them to avoid confusion.		
Policy CC3	Suffolk County Council	Regarding Policy CC3: Key Movement Routes, as per the above point, we are pleased to see reference to PROW here, but would recommend removing separate reference to bridleways to avoid confusion.	Accepted	Policy CC3 updated
Para7.16(2)	Suffolk County Council	SCC would suggest that specific reference is made in paragraph 7.16(2) to a requirement for the main paths within development to be at least 3m wide to allow two wheelchairs / prams etc to pass comfortably	Accepted	Paragraph 7.17 (2) updated
Movement para 5.6	Suffolk County Council	New routes should connect to the existing PROW network as far as possible, and be suitable for use by people with disabilities and reduced mobility. As part of this, a commitment to working with landowners to remove structures such as stiles which can restrict access and replacing with more accessible structures such as self-closing gates or kissing gates would be welcomed. This would help to improve connectivity and make the network more accessible.	Noted. This will be a matter that is addressed on a case-by-case basis as applications are submitted.	
Movement - general	Suffolk County Council	There could be reference to other strategies that support this Neighbourhood Plan. This includes Suffolk County Council's Green Access Strategy (2020-2030) ² . 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	Accepted	Supporting text amended
Design Code	Suffolk County Council	Please note, that while the green corridor incorporating the PRoW within WLP2.16 also suggests water attenuation features could be in this corridor, it would not be acceptable for the PRoW to flood.	Noted. In light of further discussions with SCC and ESC, the decision was made to remove reference to the specific recommendations made in the Design Codes report about Bell Farm from the Neighbourhood Plan.	Various amendments

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Policy CC4	Suffolk County Council	Policy CC4 does not directly refer to SGP, however if the streets are to be adopted then, consideration would have to be given to the guidance. As such, the following text is recommended to be added to Policy CC4 Car Parking: <i>“Car parking arrangements should be safe, convenient and should not undermine the quality and amenity of the streets and should be in accordance with Suffolk Guidance for Parking.”</i>	Accepted	Policy CC4 updated
Policy CC4	Suffolk County Councilit is recommended that there is provision for a proportion of on-street parking considered for new developments. On-street parking will always be inevitable from visitors and deliveries or maintenance. Having well designed and integrated on-street parking can help to reduce inconsiderate parking, which can restrict access for emergency services and refuse collections, and parking on pavements that hinder pedestrian access and safety. Therefore, the following wording is recommended to be added to Policy CC4 Car Parking: <i>“A proportion of parking should be provided on-street within any new developments, but is well designed, located and integrated into the scheme to avoid obstruction to all highway users or impede visibility”</i> .	Accepted, although reference to ‘a proportion of on-street’ parking may cause confusion.	Policy CC4 updated.
Design Code – illustrative Master Plan and road designs	Suffolk County Council	SCC notes that the Design Code is described as “illustrative”. The streets designs shown are not strictly in accordance with our Suffolk Streets Guide and cycle links to NPPF or LTN 1/20 standards. We have previously raised our concerns with this document, and we are disappointed to see that our comments have not been taken under consideration. As such, we cannot accept the layouts set out in the Design Code are adoptable by SCC. Our previous comments are as follows, and it is strongly recommended that these are considered and implemented: The masterplan shows additional accesses that were not modelled when testing the local plan. This would need to be tested as part of a Transport Assessment (a requirement of Policy WLP2.16).	Noted. In light of further discussions with SCC and ESC, the decision was made to remove reference to the specific recommendations made in the Design Codes report about Bell Farm from the Neighbourhood Plan.	Various amendments

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		<p>Something that the masterplan currently lacks is a consideration of destinations outside the site residents may want to travel to. This should then inform the key connections and routes within the site. Then the facilities on site (school, shops early years, etc...) should be well related to these key routes, which will then enable access residents from outside the site. This will help steer the final site design towards one that has convenient connections for active travel and will be well integrated with the existing community. Figure 5.1 in the neighbourhood plan document does the first part of this, but it is not clear how the masterplan has been influenced by this figure.</p> <p>Figure 25 (diagram for access point A1) does not show any pedestrian or cycling facilities, which is not explained and not supported by SCC. This is a key route into the site and so SCC would expect high quality walking and cycling facilities</p> <p>We would also add that the edge lanes can be up to 6.5 metre wide. A road of this width would not encourage a low-speed environment which is envisaged by the code.</p> <p>The roads are too linear and have no natural speed restraint measures such as bends to enable them to be designed to 20mph.</p> <p>Access point A1 has no footway or cycleway provision. This is listed as a main access point in WLP2.16 Access point</p> <p>A2 has no segregated cycleway provision, and this is listed as a main access point in WLP2.16, it is also shown to have on road cycle lanes which are discouraged in LTN1/20 on safety grounds.</p> <p>Access points A3 and A4 are shown as vehicle entry with on road cycle way lanes and four metre path and verge. This is not indicated</p>		

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		<p>in the Local Plan, and has not been modelled and assessed for traffic and suitability.</p> <p>The Local Plan shows a looped primary or secondary road system, which is not reflected in the Design Code. This site may serve 900 plus dwellings and may require roads suitable for buses/refuse trucks, and edge lane and tertiary roads may not be suitable to link the areas together.</p> <p>For the description of streets, the Design Code should refer to the emerging Suffolk Streets guide, as streets have been very prescriptive set out in the Design Code, that may not meet our current or emerging guidance and will render them unadoptable.</p> <p>A two-metre verge may not be suitable for street trees.</p> <p>There are a number of contradictions between the Design Code and the current and emerging SCC highway standards. The Design Code should be indicative of the form of development, but not set specific design details, such as road widths for example.</p>		
Contents Page	Suffolk County Council	It is suggested that a list of the neighbourhood plan policies is included as part of contents page, for ease of reading and navigation.	Accepted	Contents page updated
Section 8 – Community Actions	Suffolk County Council	Section 8 Summary of Community Actions and Funding Priorities and Table 8.1 are blank. Text regarding community actions needs to be added. SCC notes that this does fall outside the remit of County Council Planning, however we would suggest that the town council liaise with Community Action Suffolk (CAS)3 , which has a variety of resources for volunteering, community and social enterprise organisations in Suffolk, including assisting with sources of funding, setting up Good Neighbour Schemes, and providing assistance to vulnerable members of the community in times of emergency.	Accepted	Section 8 (now 9) updated

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New addition – Policies map	Suffolk County Council	The Carlton Colville neighbourhood plan does not include a Policies Map. SCC raised this issue as part of the informal comments submitted in September 2021, as well as during the discussion meeting held on 23 August 2021 with the Carlton Colville town council, AECOM, and East Suffolk Council. A follow up email was sent by SCC to attendees of the meeting, which included guidance and examples of Policy Maps. It is strongly recommended that the Carlton Colville Neighbourhood Plan include a Policies Map. This should display all of the key policies of the plan in one clear consolidated image, including; the Neighbourhood Plan area boundary, allocated housing sites, Country Park, the three particular views, community facilities, public open spaces/local green spaces, and heritage assets/Listed buildings, etc. 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.	Accepted	Policies Map added
General Comments	East Suffolk	The Neighbourhood Plan requires an accompanying policy map which shows the spatial elements of the policies of the plan. The Council can assist with the development of this if needed.	Accepted	Policies Map added
Page 4 – Paragraph 1.3	East Suffolk	‘Illustrated on the relevant map’ – these areas should be mapped on a Policies Map, which does not appear to be included with the Plan. We would suggest that a comprehensive policies map is produced and referred to here.	Accepted	Policies Map added
Page 6 – para 1.10	East Suffolk	The wording of the last line does not make complete sense, most likely a typo. Also, would you be able to state where the figure of 120 dwellings came from?	Accepted	Paragraph 2.13 amended and reference to the 120 removed
Page 9 – para 2.1	East Suffolk	Last sentence typo – ‘A1f46’	Accepted	Amended
Page 24 – paragraph 3.1	East Suffolk	Good to see that it is stated that, while the Plan can help guide the allocated developments, the final outcome cannot be guaranteed. Could this be stated in the Introduction as well? The more this message is put across, the more the community will understand the purpose of the Plan.	Accepted	Introduction updated

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Page 24/25 – paragraph 3.3	East Suffolk	The vision and objectives for the Plan relate well to the policies you have produced and to the information gathered from the community. While we do have comments on this later, if Biodiversity Net Gain is an objective you wish to achieve it may be worth including this here too.	Accepted	Biodiversity net gain included as part of Objective 8
Design Code	East Suffolk	<p>The Design Code includes several elements that would be beneficial to include in the ‘Bell Farm’ allocation, such as some of the biodiversity and natural environment and design elements. However, there are some elements that bring some cause for concerns as they may be too prescriptive for this stage in the allocation’s development. These concerns have been raised in various meetings previously. Some of the detail contained in the design code may generate expectations amongst members of the public that the Bell Farm site will be developed in a particular way. In our view it is too early in the site’s development and there has not been sufficient engagement with statutory planning consultees to be depicting the detail contained in the design code. Also there is a lack of clarity around the evidence base informing the Design Code.</p> <p>The Council is not opposed to all elements, such as the Key guiding Principles outlined in the Plan, of the Design Code being applied more generally to development across the Neighbourhood Area. However these elements would benefit from being clearly distinguished from other parts.</p> <p>The Council would recommend that the Design Code be looked at again with a view to revising it. Parts that can be applied more generally to development be distinguished from other elements. You could also consider removing parts which are identified as problematic. Locality have indicated that they can provide funding for amendments to Design Guide documents they have commissioned, or the Council would be willing to assist with this where we can.</p>	Noted. In light of further discussions with SCC and ESC, the decision was made to remove reference to the specific recommendations made in the Design Codes report about Bell Farm from the Neighbourhood Plan and made key principles applicable more generally across the Plan area.	Various amendments

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Page 28 – Paragraph 4.8	East Suffolk	Typo – ‘Figure4.8’	Accepted	Amended
CC1, A	East Suffolk	<p><i>‘Specifically, all development proposals must demonstrate how they have sought to reflect the requirements of the Carlton Colville Design Codes.’</i></p> <p>The design code is very much geared towards large scale residential development and in particular the Bell Farm site. It is far less applicable to small scale development such as householder development or single dwellings. The criteria i-vi in this part of the policy are also much more relevant to large residential developments. Therefore it will be problematic to apply the design code and these criteria to <i>all</i> development, as this part of the policy requires. You could change this part of the policy to apply to major development as defined in the NPPF glossary: Development of 10 or more homes; a residential site of 0.5 hectares or more; or for non-residential development floorspace of 1,000m² or more, or a site of 1 hectare or more.</p> <p>This part of the policy would be better with some re-wording. It could be applied to only major development. Or it could start with: <i>‘As appropriate to their scale, nature and location, development proposals must demonstrate how they have sought...’</i></p>	Accepted	Policy CC1 amended.
CC1 – Criteria A. v.	East Suffolk	There is concern that this criterion may be too prescriptive and could limit suitable development coming forward. For example. Gardens are not always uniform and therefore, some gardens could inadvertently not meet the 60m ² threshold despite actually providing a suitable amount of private open space. In some cases you may find that not everybody wants a 60m ² garden and will be happy with something smaller. Furthermore, some properties may be better suited to a garden at the side rather than the rear. Or a development may include some shared amenity areas rather than public spaces.	This is noted although the policy relates to major new development where there is an opportunity to design a site so that it can provide 60m ² gardens. Also, the occupiers of such new dwellings are not known so it cannot be known whether they will want a smaller garden. Our engagement	Policy CC1 amended

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		<p>This could be a high-quality co-housing scheme such as Marmalade Lane in Cambridge.</p> <p>Using fixed numerical values such as 60m² and specifics like ‘back gardens’ in planning policies can also sometimes create a distraction from focussing on achieving good design. The layout of a site might become a numbers game rather than a design-led exercise achieving high quality places. The objective of providing good-size, useable gardens for the majority of dwellings is good and this is supported. However, for the reasons above, it is recommended that more flexibility is provided in the policy to make it more effective. You could look at the wording used in the Waveney Local Plan policy WLP8.33 ‘Residential Gardens and Urban Infilling’. This specifies: ‘Attractive, useable and proportionately sized amenity spaces...’.</p>	<p>with the community highlighted small garden size as an issue.</p> <p>It is acknowledged that larger gardens are more suitable for larger properties.</p>	
CC1, part B	East Suffolk	Similar to comments on part A above, the policy says part B should be applied to all design proposals for development. Criteria ii – iv all appear to be written for residential development involving the construction of new homes. This part may benefit from adding wording to say: ‘ <i>The following are encouraged to be part of design proposals for new development as appropriate to their scale, nature and location:...</i> ’	Accepted	Policy CC1 amended
CC3	East Suffolk	Criteria start at C	Accepted	Amended
CC3 – Criteria D	East Suffolk	Should this criterion refer to the enhancements/recommendations in paragraph 5.9?	Accepted	Policy CC1 amended
CC4	East Suffolk	The supporting text for the policy refers to the Suffolk guidance for Parking, but the policy itself does not. It is recommended that the policy refers to this guidance and any future replacement.	The supporting text acknowledges that parking is addressed in Policy CC4.	No change
Para. 7.6	East Suffolk	This states that the average household size is 2.1 persons. What is the source for this?	Noted	Footnote added
Page 60 – Paragraph 7.16	East Suffolk	It is good to see that the neighbourhood Plan wishes to help define the design of the Country Park, however how was this framework established? This list of requirements is very prescriptive and, similar to some of the requirements in the design code, goes beyond what	Noted. The Country Park identifies important principles and an illustrative layout after consulting with The Limes country	Additional supporting text added to recognise the need for

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		would normally be appropriate at this stage of the sites development. It may be more practical to establish a few key aims for the Country Park which can be supported by policy CC8, whilst also allowing some flexibility in the event of other factors coming forward which may dictate how the Park is developed.	park manager and the local community	flexibility. Policy CC8 also amended.
Page 63/4 – Summary of Community Action and Funding Priorities	East Suffolk	Has the Neighbourhood Plan group considered developing a Parish Infrastructure Investment Plan (PIIP)? The plan already contains details on the existing infrastructure in the area, however developing a PIIP will help in determining what should be prioritised for Neighbourhood CIL, the Parishes share of which will increase when the Neighbourhood Plan is 'made'. Further information on PIIPs can be found here: CIL parish support » East Suffolk Council	Noted	Section 8 (now 9) updated
Policy CC5 – A	East Suffolk	<p>Comments from ESC Ecologist:</p> <p>Whilst I support the aspiration to achieve as much biodiversity net gain as possible from new developments, I don't think applying the need for biodiversity net gain to all development proposals is deliverable. For householder developments, the LPA would have no control over the retention of features provided to deliver biodiversity net gain within domestic curtilages (we can't stop people changing what is in their garden!) so onsite delivery would be almost impossible. Offsite BNG delivery for householder developments would also be problematic unless there was a tariff type system set up that applicants could pay into. There is currently no such mechanism available, and whilst something along those lines will likely become available once BNG is mandatory it probably wouldn't be available to householder developments (particularly if the Government stick with their current proposal of making householder developments exempt from mandatory BNG).</p> <p>There is also the issue that the BNG metric used to calculate gain only works if there is an initial biodiversity value at the site. If there is no value to be affected by the development, e.g. if the development is the conversion of an existing building (or a loft conversion), then a biodiversity gain requirement can't be calculated. This means a BNG</p>	Accepted. Given that the exemptions from BNG may change, it is considered prudent not to name them. Moreover, it is considered particularly important that developments which propose removal of habitats can only do so if they can meet their BNG obligations on site. It cannot be acceptable that they are able to remove habitats and then simply make a payment into a fund to meet their obligations elsewhere. That does not help the species whose habitat has been lost in that location.	Policy CC5 and supporting text updated.

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		<p>requirement can't be applied to those types of developments as it can't be measured.</p> <p>Part A of the policy really needs to be worded to avoid catching those developments which either can't deliver a measurable biodiversity gain or a gain that can be secured in the long term (at least 30 years based on the currently proposed national BNG requirements). Maybe just excluding householder developments from the policy would be enough to achieve this? The NP group should probably also be mindful that when mandatory BNG comes into force (likely at the end of 2023) it will largely supersede what part A requires (depending on what exemptions are finally included nationally).</p> <p>Finally, I think the policy should also refer to delivering "measurable net biodiversity gains", and possibly it could reference the national 10% biodiversity gain target so that applicants know what they are trying to achieve (whilst not needing extra evidence to justify a gain greater than what is going to come into force).</p>		
Policy CC6 – B	East Suffolk	I think this policy would be stronger if the Statement required by part B had to include a Lux Plan for the development. So maybe: " <i>Other than householder development, development proposals should include a statement (including relevant Lux plans) explaining how any external lighting (including its' luminosity) has regard to preserving the dark night skies in the area.</i> "	Accepted, although it is considered more appropriate to refer to meeting standards in guidance from the Institute of Lighting Professionals.	Policy CC6 amended
Page 60 – Paragraph 7.16	East Suffolk	There is only one aspect of the Plan that I have some reservations around, and that is the prescriptiveness of the requirements for the Carlton Colville Country Park. The WLP2.16 is fairly open about what is required within the Country Park, but the Neighbourhood Plan sets out in quite some detail their own principles for the park and provides an illustrative plan of how this might be laid out. Whilst I completely agree with the intention here, I wonder if all aspects of these	Accepted	Policy CC8 amended

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		principles are deliverable and therefore whether it is appropriate that it is written into the Neighbourhood Plan policy.		
Habitats Regulations Assessment Screening Statement	East Suffolk Council: Natural England	The Carlton Colville Neighbourhood Plan has been prepared to be in general conformity with the relevant policies in the Local Plan and will not lead to likely significant effects on Habitat sites	Noted	
Strategic Environment al Assessment Screening Opinion Determinatio n	East Suffolk Council: Natural England, Environment Agency, Historic England	The Carlton Colville Neighbourhood Plan Pre-Submission (Regulation 14) Consultation Version does not allocate land for built development and applies to a localised area. All of the policies reflect and implement strategic policies in the Waveney Local Plan (March 2019) and Broads Authority Local Plan (May 2019) which have been subject to Sustainability Appraisal including Strategic Environmental Assessment and Appropriate Assessment under the Habitats Regulations Assessment. It is considered by East Suffolk Council, in consultation with the Environment Agency, Historic England and Natural England, that it is not necessary for a Strategic Environmental Assessment to be undertaken of the Carlton Colville Neighbourhood Plan to ensure compliance with EU obligations.	Noted	
Carlton Colville Neighbourho od Plan Pre- Submission (Regulation 14) Consultation Draft	Natural England	Natural England does not have any specific comments on this draft neighbourhood plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.	Noted	
Carlton Colville Neighbourho od Plan Pre- Submission	Highways England	After reviewing the submitted technical documents, I could state that with the proposed development scale of the Carlton Colville neighbourhood plan, there would not have any impact upon the Strategic Road Network (SRN). Therefore, we have no comment.	Noted	

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NP Doc/ Policy ref	Name of body/ Resident	Representation	Response by Responsible Body (Town Council)	Amendment to Plan
(Regulation 14) Consultation Draft				
NP Doc Para 4.2	Broads Authority	Para 4.2 – The Design Code should not apply to the Broads as it does not adequately assess the Broads and its documents.	Noted	Paragraph 4.2 amended
CC1 A	Broads Authority	Policy CC1 A - The Design Code should not apply to the Broads as it does not adequately assess the Broads and its documents.	Noted	Policy CC1 amended
CC1 A	Broads Authority	<ul style="list-style-type: none"> • Policy CC1 A – amend so the reference to the design code is first, including that it does not apply to the Broads. The rest of the criteria are generic and can be applied to development in the Broads. Suggest this: • All development proposals, apart from those within the Broads Authority Executive Area, must demonstrate how they have sought to reflect the requirements of the Carlton Colville Design Codes. • All development should demonstrate high quality design and layout which respects the local character of Carlton Colville. In particular this means: • Para 6.7, 6.10 - The Design Code should not apply to the Broads as it does not adequately assess the Broads and its documents. But the principles set out in this section are appropriate to development all over the Town area. 	Accepted	Policy CC1 amended
Para 1.2	Broads Authority	Para 1.2 - East Suffolk Council and the Broads Authority	Accepted	Amended
Para 1.3	Broads Authority	Para 1.3 - East Suffolk Council and the Broads Authority	Accepted	Amended
Para 1.5	Broads Authority	Para 1.5 –needs to refer to the Local Plan for the Broads (2019)	Accepted	Amended
Para 1.6	Broads Authority	Para 1.6 – the Waveney (East Suffolk) Local Plan	Accepted	Amended
Para 1.7	Broads Authority	Para 1.7 – the Waveney (East Suffolk) Local Plan	Accepted	Amended
Fig 1.1	Broads Authority	Figure 1.1 and most other figures – you cannot read the OS copywrite	Accepted	Amended
Para 1.8	Broads Authority	Para 1.8 – the Waveney (East Suffolk) Local Plan	Accepted	Amended

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Para 1.8	Broads Authority	Para 1.8 – when you say ‘the development’ do you mean that particular allocation, or all development?	Noted. It means development of the allocation	Amended
Para 1.10	Broads Authority	Para 1.10 – the Waveney (East Suffolk) Local Plan x2	Accepted	Amended
Para 1.11	Broads Authority	Para 1.11 – the Waveney (East Suffolk) Local Plan	Accepted	Amended
Fig 1,2	Broads Authority	Figure 1.2 – needs to show the Broads Authority Executive Area	Accepted	Amended
Para 2.6 and table 2.1	Broads Authority	Para 2.6 and table 2.1 – so are these proposed non-designated heritage assets? If so, the table title should say that. Also, what policy in the plan are these related to? Should this be here? Should it be with the policy section?	Para 2.7 explains the approach being taken, i.e. Table 2.1 identifies potential heritage assets and CCTC will work with ESC to include these on the Local List.	
Para 2.7	Broads Authority	Para 2.7 – Broads Authority also holds a local list.	Noted	Reference added to paragraph 2.7.
Para 2.8	Broads Authority	Para 2.8: Should the implications of this be made clear? Perhaps add something like, ‘Although this is not a formal designation, it should be noted that this is a site of historic interest to the local community the setting of which should be considered when planning new development’.	Accepted	Paragraph 2.8 updated
Para 2.9	Broads Authority	Para 2.9 – Figure 2.1 is not above – it is on the next page.	Accepted	Amended
Para 2.12	Broads Authority	Para 2.12 – the Waveney (East Suffolk) Local Plan	Accepted	Amended
Para 2.19	Broads Authority	Para 2.19 – are these bus services regular? In the peak hour? Maybe give some context.	Accepted	Paragraph 2.19 amended
Page 19	Broads Authority	Page 19 – the previous table was table 2.1.	Accepted	Amended
Page 19-23	Broads Authority	Page 19 to 23 – is there a map to show these character areas? Is this better as evidence? I am not really too sure what it is actually telling me and what I am meant to do with it.	Accepted	Explanation expanded in paragraph 2.27.
Para 3.1	Broads Authority	Para 3.1 – the Waveney (East Suffolk) Local Plan	Accepted	Amended
Para 3.1	Broads Authority	Para 3.1 – you say ‘the local planning authority’ but there are two LPAs of relevance, although in this instance, you are referring to East Suffolk Council I believe, so maybe say East Suffolk Council.	Accepted	Amended
Para 3.2	Broads Authority	These seem to be more objectives than a vision.	Accepted	Vision expressed as a narrative

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Para 3.2	Broads Authority	The last one regards climate change – I don't think you want to contribute to climate change, rather reduce emissions and adapt and become more resilient to climate change.	Accepted	Amended
Para 3.2	Broads Authority	When you say 'amenities' I think you mean services and facilities which is a clearer term.	Accepted	Amended
Para 3.2	Broads Authority	If you want to continue to use bullet points as the vision (noting my comment above about them looking like objectives) then you may wish to separate out bullet 4 as it talks about heritage and amenities (services and facilities).	Accepted	Vision expressed as a narrative
Para 3.2	Broads Authority	Would it be prudent to mention the Broads as it is a protected landscape?	Accepted	Vision amended
Para 3.3	Broads Authority	Would it be prudent to mention the Broads as it is a protected landscape?	This isn't a specific objective of the plan (it is already achieved through the Broads Local Plan)	
Para 3.3	Broads Authority	Objective 1: what does 'links visually' actually mean? Do you mean development should not impact negatively on the things listed?	Accepted	Amended
Para 3.3	Broads Authority	Objective 2: anything about protecting biodiversity from development?	Accepted	Amended
Para 3.3	Broads Authority	Objective 3 – what you say 'the development' do you mean the allocations, or development in general. This is a Plan for the entire parish, so you may want to take care in focussing just on the two allocations.	Accepted. This does apply to all development.	Amended
Para 4.3	Broads Authority	Para 4.3 – Local Planning Authorities	The Design Codes do not apply in the Broads area.	Amended to make clear that the LPA in question is ESC
Para 4.5	Broads Authority	Para 4.5 says 'The housing at the edge' and 'the development' – housing at the edge of what? Which development? Is this only about the allocations? This is a Plan for the entire parish, so you may want to take care in focussing just on the two allocations.	Accepted	Amended
Para 4.6	Broads Authority	Para 4.6: I wonder if this should be reworded to say, 'The character of new developments should be shaped by their context' (rather than landscape). It could go on to say, 'By this we mean their scale and orientation should be sympathetic to their urban / suburban	Accepted	Amended

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		environment or should be positioned appropriately in their rural setting.' I think that the importance of providing vistas in new development (where appropriate) and protecting identified views is perhaps a separate issue that should be considered in another paragraph or policy?	Noted	Covered in para 4.29
Para 4.8	Broads Authority	Para 4.8 – should the Broads Landscape Character Assessment be referred to here as well?	This paragraph relates to Bloodmoor Hill so the Broads LCA s not relevant	
Para 4.9	Broads Authority	Para 4.9 – this is supporting text for policy CC1. This supporting text says that 'In all cases there is a requirement for development to achieve a net biodiversity gain.' But policy CC1 only refers to Biodiversity Net Gain at CC1 v.c. which is about extensions of properties. Policy CC5 talks about biodiversity gains. So para 4.9 is slightly misleading as written as that para relates to CC1 – perhaps a cross reference to CC5 is needed here.	BNG is addressed through Policy CC5. It is therefore potentially confusing for it to be addressed in Policy CC1 as well.	Policy CC1 and paragraph 4.9 amended.
Para 4.10	Broads Authority	Para 4.10 – just an observation, but the first sentence is very long. You may wish to break it up a bit.	Accepted	Amended
Para 4.11	Broads Authority	Para 4.11 and Policy CC1 v.b. – when you say depth, I think you mean length. To me, depth is how deep you go.	Accepted	Amended
Para 4.17	Broads Authority	Para 4.17 – the Waveney (East Suffolk) Local Plan .	Accepted	Amended
Para 4.25	Broads Authority	Colour of policy boxes – you might want to make the simple black and white for accessibility reasons.	Black and white makes it more difficult to distinguish a policy box. Printing the current plan in black and white still enables it to be read.	
Design & Layout	Broads Authority	Design section and policy CC1 iv and Policy CC7 – Not in our area, and there may be a reason for saying this, or it might be a requirement in the Waveney Local Plan, but as an observation, you keep referring to high levels of activity being in the centre of the development. Did you want the developer to consider how the facilities of the new development can be related to the existing	Noted	

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		dwelling nearby, so they benefit the wider community? Is there an issue about making this new development look inwards only, rather than being part of the community and wider settlement? So for example, if the open space and facilities were near to the existing dwellings, that could result in residents mixing. You also say earlier in the document that developments in the past have been dropped into Carlton Colville... as I say, it is not in our area and there may be reasons, but this is an observation.		
Policy CC1	Broads Authority	vi. – and the intrinsically dark skies of the Broads.	Accepted	Amended
Policy CC1	Broads Authority	A – seems prudent to refer to not impacting on the Broads or its setting, so the policy is in line with the NPPF.	Accepted	Amended
Policy CC1	Broads Authority	A i) Character rather than feel	Accepted	Amended
Policy CC1	Broads Authority	A ii) Perhaps ‘taking account of’ rather than ‘being shaped by’?	The point is noted however, ‘taking account of’ is weaker.	Amended to read ‘being informed by’
Policy CC1	Broads Authority	B i) Rather than plaster, I would refer to it as render. I think there are other references to it as plaster elsewhere in the document that should also be changed.	Accepted	Amended
Fig 4.16	Broads Authority	Figure 4.16 – are there no other views that you want to protect anywhere else in the Town area?	One further view has been added	Amended
Fig 5.1	Broads Authority	Figure 5.1 – some text is hard to read.	Accepted	Figure 5.1 enlarged
Para 5.3	Broads Authority	Para 5.3 – the Waveney (East Suffolk) Local Plan	Accepted	Amended
Para 5.4	Broads Authority	Para 5.4 – the Waveney (East Suffolk) Local Plan	Accepted	Amended
Para 5.3, para 5.9	Broads Authority	Figure 5.3, para 5.9 – key – best to say ‘The Broads Authority Executive Area’ as for planning, we are not a National Park.	Accepted	Figures 5.2 and 5.3 amended
Fig 6.1	Broads Authority	Figure 6.1 – suggest this shows the Broads Authority Executive Area.	Accepted	Figure 6.1 amended
Para 6.6	Broads Authority	Above para 6.6 the Waveney (East Suffolk) Local Plan allocations	Accepted	Amended
Fig 6.2	Broads Authority	Figure 6.2 – suggest this shows the Broads Authority Executive Area.	The tree corridors are focusing on locations in or very close to built-up areas. The BAEA can be referenced but it isn’t necessary to show the boundary as the area won’t have tree corridors insofar	Paragraph 6.8 amended

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			as they are relevant to what Fig 6.2 is showing.	
Para 6.16	Broads Authority	Para 6.16 – there is the SFRA for Waveney/The Broads which identified flood risk, as well as the Environment Agency flood maps.	Noted	
Policy CC5	Broads Authority	A does not set a level for Biodiversity Net Gain and also the supporting text does not refer to Biodiversity Net Gain. Biodiversity Net Gain is set to come in as a national requirement in 2023 – what do you anticipate as the timelines for this plan? ‘Made’ before the national requirement comes in? If not, do you need to state the need for BNG or do you make a passing reference? Just a few things to think about.	Noted	Policy CC5 amended in light of these and other relevant comments
Policy CC5	Broads Authority	A says ‘all development’ – but what about replacement windows, new sheds, extensions – trying to ask what the threshold is that you wish to apply this requirement to.	Noted	Policy CC5 amended
Policy CC5	Broads Authority	B – there are no instruction here, just saying that something is supported. If you require development to do this, you need to write it as an instruction.	We disagree with this statement. We cannot require this, insofar as Building Regs controls what must be included on a building and developments are required to achieve biodiversity net gain. However, there are a number of ways of doing this and the policy encourages design as one option.	
Para 6.17	Broads Authority	Para 6.17 – as written, this implies that the CPRE work assessed the allocation in terms of impact on dark skies. I think what you are trying to say is that the CPRE work identifies the area of the allocation as having dark skies and that the development could impact the dark skies in the area.	Accepted	Paragraph 6.17 amended
Para 6.18	Broads Authority	Para 6.18 starts with ‘this is also important’ – what is? Protecting dark skies and minimising light pollution? You might want to be clearer.	Accepted	Paragraph 6.18 amended
Para 6.18	Broads Authority	Para 6.18 says ‘and should be 10 metres in length either side of the commuting route’ – not sure what you mean here – it is not clear.	Accepted	Paragraph 6.18 amended

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Para 53	Broads Authority	Page 53 – this section needs to refer to the Broads being an area of intrinsically dark skies and refer to our dark skies evidence that shows how dark the areas of the Broads are.	Accepted	Paragraph 6.17 amended
Policy CC6	Broads Authority	Policy CC6 – suggest you look at our Dark Skies policy – the issue is about the right light for the task, when it is needed and at the intensity needed – it is about the design. I don't think your policy gets those principles across.	Accepted	Policy CC5 amended
Para 6.19	Broads Authority	Para 6.19 - the Waveney (East Suffolk) Local Plan	Accepted	Amended
Para 6.19/6.21	Broads Authority	Para 6.19 and 6.21 – does the Waveney Local Plan set a standard? There is no standard in the Local Plan for the Broads do you need to address that?	Noted. No standards are set but it is difficult in practice to do this, not least given that standards are changing so frequently.	
Para 6.19	Broads Authority	Para 6.19 Also, this section does not refer to the Government announcement of the building regulations changing to require EV charging points.	Accepted	Paragraph 6.19 amended
Para 6.20	Broads Authority	Para 6.20 – rainwater harvesting is not green energy – should this be in this section?	Accepted	Title amended
Para 6.23	Broads Authority	Para 6.23 – there is a policy in the Local Plan for the Broads that talks about renewable energy that needs to be referenced.	Accepted	Paragraph 6.23 amended
Para 7.2	Broads Authority	Para 7.2 - the Waveney (East Suffolk) Local Plan	Accepted	Amended
Para 7.5	Broads Authority	Para 7.5 - the Waveney (East Suffolk) Local Plan	Accepted	Amended
Para 7.13	Broads Authority	Para 7.13 - the Waveney (East Suffolk) Local Plan	Accepted	Amended
Para 7.14	Broads Authority	Para 7.14 - the Waveney (East Suffolk) Local Plan	Accepted	Amended
Policy CC7	Broads Authority	Policy CC7 A - the Waveney (East Suffolk) Local Plan x2	Accepted	Amended
Para 7.15	Broads Authority	Para 7.15 - the Waveney (East Suffolk) Local Plan	Accepted	Amended
Policy CC8	Broads Authority	Policy CC8 - the Waveney (East Suffolk) Local Plan	Accepted	Amended
Para 2.13	Mark Oakes for and on behalf of M S F Oakes Will Trust (19 th May 2022)	Repeats the wording of the allocation in the Waveney Local Plan. Concerns mainly about the 8ha of commercial and residential development not commencing – “ <i>until the land for the sports and leisure use has been made available for use</i> ”. Clarification of this statement is required as it is unclear whether this means that the ownership of the relevant land should be conveyed to	Noted, however this is a matter for the Local Plan. Noted. Action for ESC to consider as part of Local Plan review	

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		<p>East Suffolk Council first or whether completion of the sports and leisure facilities is required.</p> <p>If completion of the facilities is required prior to commencement of the commercial and residential development, then the policy is undeliverable. This is because the cost of constructing the facilities needs to be funded in part by value from the enabling development either in the form of Section 106 contribution, or by the use of CIL funds. Presently it is understood that East Suffolk have no funds to contribute towards the site, nor has any partners sports organisations been brought on board.</p> <p>On a practical point it should be noted that without the construction of the access by the enabling development there is no way through the site to the sports and leisure allocation. Therefore, it is clearly necessary that the enabling development is allowed to proceed in advance of the sports facilities being made available for use.</p> <p>It is our view that the timing of the conveyance of the land to East Suffolk Council together with payment of a financial contribution (if required) towards the provision of the sports and leisure facilities should be agreed with the Council via a S106 agreement attached to planning permission for the commercial and residential land.</p> <p>Given the time which has passed since the wording of the local plan policy it is our view that para 2.13 should spell out in a little more detail how and what this scheme in its entirety is expected to deliver.</p> <p>Furthermore, the reference in paragraph 2.13 to the potential residential element of the scheme being <i>“currently 120 units”</i> is potentially a little misleading because Policy WLP2.19 of the Waveney Local Plan does not identify a precise number of dwellings that may be provided. It only states <i>“a limited amount of residential</i></p>	<p>Noted, however this is a matter for the Local Plan.</p> <p>Accepted, however it is not appropriate to put a ceiling on development unless there are clear reasons to do so.</p>	<p>Paragraph 2.13 amended</p>

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		<p><i>development.” We are in the process of undertaking a site assessment and capacity review to inform the development of a draft layout comprising a mix of residential and commercial uses on the 8 hectares to the north of the site. This will form the basis of a pre-application submission to the Council in due course.</i></p> <p>Our initial assessment indicates that a scheme of up to 140 dwellings in combination with a mix of commercial uses could be achieved on the site and required in order to deliver the sports and leisure allocation to the south. Therefore, we could caution against the use of 120 dwellings within the paragraph</p> <p>2.13 wording and would suggest that this is amended to specify “up to 140 dwellings”.</p>		
Para 2.13	Beccy Rejzek Associate Director MRTPI, Lanpro	Comments almost verbatim the comments/issues raised as Mark Oates (for and on behalf of MSF Oakes Trust) as detailed above.	Noted	As per above
Pare 2.13	Edward Gilder BSc MRTPI - Land and Planning Manager Badger Building	Comments almost verbatim the comments/issues raised as Mark Oates (for and on behalf of MSF Oakes Trust) and Beccy Rejzek of LANPRO detailed above.	Noted	As per above
Para 4.11	Edward Gilder BSc MRTPI - Land and Planning Manager Badger Building	A lot of work has obviously been put into the design codes report and that has fed into the plan. However, we think that the proposal for a minimum rear garden size based on a 10-metre length and a 6-metre width is unrealistic. In support of our position, I attach three recently constructed layouts approved by East Suffolk. The first is Fallowfield in Oulton where 9 of the 28 approved properties do not meet this criterion. The second at Monkton Avenue in west Lowestoft where 8 out of 45 properties do not meet the criterion and the third at Kelsale just north of Saxmundham where 12 are non-compliant. A small two	Noted	Policy CC1 amended

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		<p>bed property, typically provided as part of the affordable housing provision will have a width of 4 metre and will in many cases be served with a parking court. It can be seen that where these are constructed in terraces, the plot width matches the house and with a 10-metre rear garden will only have a rear garden of 40 sq m. It must be remembered that not all development sites have regular boundaries and that road layouts can also leave developers trying to turn corners with triangular shaped plots.</p> <p>The 60 sq m rear garden proposal will have measurable impact density. Looking at each of the examples provided above, the densities are 26.5 dph and 25.3 dph respectively.</p> <p>The density figure quoted in the Local plan allocation at Bell Farm refers to the provision of 900 dwellings at 35 dph, a significant increase on what we have achieved on site with the public perceive to be dense. Applying the proposed garden size policy unilaterally and the aspirations for the plan to deliver detached houses around the perimeter of the scheme with rear gardens of at least 12 m in length, as set out in the diagram on page 53 of the Design Code, densities are likely to be somewhat less than those we have achieved above, leaving a substantial shortfall in the housing delivery trajectory for the site.</p> <p>This policy conflicts with the allocation made in the plan as it will significantly reduce the number of properties which can be delivered. Having said that we take the view that the intention of the plan to push up densities on the WLP8.32 site to create a scheme that can support the high infrastructure costs will run contrary to the aims of the Neighbourhood Plan and if built, will result in a development entirely out of keeping with the area.</p>		

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Para 4.16	Edward Gilder BSc MRTPI - Land and Planning Manager Badger Building	This approach is not compatible with the grid square layout shown in the Design Brief nor with the use of terraced properties to the extent indicated.	Noted. In light of further discussions with SCC and ESC, the decision was made to remove reference to the specific recommendations made in the Design Codes report about Bell Farm from the Neighbourhood Plan.	Paragraph 4.16 amended
Para 4.23	Edward Gilder BSc MRTPI - Land and Planning Manager Badger Building	The spaciousness of a house is a function of its price. Not all homes can be spacious, any development will include a range of house types. The concept of spaciousness is subjective and should not be used to judge the acceptability or otherwise of development proposals. There are no standards to measure it against.	Accepted	Paragraph 4.23 amended
Para 4.27	Edward Gilder BSc MRTPI - Land and Planning Manager Badger Building	The Design Code goes into street design at some length with cross sections of both primary and secondary streets. Have these street types been agreed with the County Council as highways Authority. It is our experience that they will not adopt verge trees. You can see on the submitted layout for our site at Kelsale that the scheme has trees on the house frontages on the north side of the access road. These were originally placed in a verge with the path separating the verge from the frontage. The Highway Authority would not adopt the road verge with trees in it and they had to be removed. For the avoidance of doubt in the future we would ask that the Highways Authority confirm acceptance (or rejection) of the road types shown in the design guide. You cannot construct a housing estate with a road design that the Highway authority will not adopt.	Accepted. In light of further discussions with SCC and ESC, the decision was made to remove reference to the specific recommendations made in the Design Codes report about Bell Farm from the Neighbourhood Plan.	Paragraph 4.27 amended
Policy CC1V c	Edward Gilder BSc MRTPI - Land and Planning Manager Badger Building	Seeks to control extensions which “materially” alter the available garden space. This policy effectively will prevent the extension of all but the largest house with the biggest gardens. Assuming the model 6m wide plot of 10 m length instanced in the Design Guide and applying a very reasonable 4 metre projecting rear	Not accepted. The policy does not prevent extensions where they retain amenity. It is also observed that the most significant extensions are commonly undertaken on large properties.	

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		extension, which in most instances would not require planning permission, would reduce the garden area to 46 sq m. Is this a material reduction and by whose standards? This policy unreasonably restricts owners' rights to extend their properties and runs contrary to the wish of the plan that dwellings are flexible and future proofed and capable of "cost effective alterations".	The example given accepts that a 4m extension would not require a planning application therefore the policy would not apply.	
Policies 6.19 to 6.12	Edward Gilder BSc MRTPI - Land and Planning Manager Badger Building	Repeat sections in the Waveney Plan and could be replaced with simple statement that all dwellings should be constructed in accordance with the recently adopted document on sustainable development.	Disagree. The purpose of the exercise is to show the types of sustainable building techniques that are preferred.	
Section 7.2 to 7.9	Edward Gilder BSc MRTPI - Land and Planning Manager Badger Building	Repeat sections of the adopted Waveney Plan and are superfluous. They could be deleted.	Not accepted. They have been included for local knowledge and clarity to assist developers. The need for high quality design requires a degree of creativity by developers and this guidance intends to help them in that process.	
Page 57	In good health (NHS)In terms of premises space any current capacity Rosedale Surgery is already oversubscribed and the available capacity at Andaman surgery will quickly be absorbed by developments in this area. We have reviewed the information available and note that Health does not feature greatly in the neighbourhood plan, however it is noted that on page 57, section 7.1 it states that 'In the 2019 Neighbourhood Plan survey conducted across our community, the feedback showed a desire for: more sports and social facilities, more play areas, a wider variety of shops and better NHS services (e.g. surgery and pharmacy)'.	These points are noted. However, the provision of new healthcare facilities are a strategic matter that is best dealt with through the Local Plan process.	

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		<p>The local GP practices are at or close to capacity. As a Health care system, we welcome and support objective 5 within the plan 'To ensure that adequate infrastructure is provided to serve the community, particularly relating to drainage, healthy lifestyle, shopping, and community facilities', of which healthcare would form part of.</p> <p>As a Healthcare system, we acknowledge the following comments set-out in the plan related to healthcare facilities:</p> <p>Page 57 - 7.1 (Community): In the 2019 Neighbourhood Plan survey conducted across our community the feedback showed a desire for: more sports and social facilities, more play areas, a wider variety of shops and better NHS services (e.g. surgery and pharmacy). Our Neighbourhood Plan can help to formalise many of these wishes; however, it should be noted that provision of NHS services is not in our scope but there will be a requirement on the NHS commissioning bodies to provide appropriate support for any large-scale development.</p> <p>Page 60 - 7.14 (Access to doctors surgery and pharmacy): The Local Plan does not specifically address the access to new NHS facilities such as general practitioner (GP) services and/or a pharmacy. However, the Town Council has contacted NHS and sought assurance that any new developments would be adequately supported from existing or new resources. The ICS recognises the extent to which the plan identifies the NHS providing support for new large-scale developments through either existing or new resources, however it should be noted that The Norfolk and Waveney ICS, as per the Planning in Health protocol, will provide a single health response to all planning</p>		

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		<p>applications, reiterating the importance by which planning applications are sent to us so that mitigation can be sought through CIL/S106 contributions. The exact nature and scale of the contribution and the subsequent expenditure by health care providers will be calculated at an appropriate time as and if schemes come forward over the plan period.</p> <p>The Norfolk and Waveney ICS would pursue developer contributions through Section 106 or CIL to help mitigate the impact that developments will have on Healthcare within the area, this would then support the statements on pages 57 and 60. We would also welcome additional statements within the neighbourhood plan, <i>to confirm that the Carlton Colville Town Council will acknowledge and support the N&W ICS in ensuring suitable and sustainable provision of Healthcare infrastructure and services for the residents of Carlton Colville though seeking developer contributions. This will also support the community feedback whereby the desire for better NHS services was recognised. It should be noted that, if unmitigated, the impact of developments on healthcare infrastructure and services within this neighbourhood area would be unsustainable, including that of Primary Care, Community Care, Mental Healthcare, and the Acute Trust.</i></p>	Accepted	New paragraph added to Section 7.
	Historic England	<p>Paragraph 190 of the National Planning Policy Framework &lt;https://www.gov.uk/guidance/national-planning-policy-framework/16-conserving-and-enhancing-the-historic-environment> (2021) sets out that Plans, including Neighbourhood Plans, should set out a positive strategy for the conservation and enjoyment of the historic environment. In particular, this strategy needs to take into account the desirability of sustaining and enhancing the significance of all types of heritage asset where possible, the need for new development to make a positive contribution to local character and distinctiveness; and</p>	Noted	

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		<p>ensure that it considers opportunities to use the existing historic environment to help reinforce this character of a place. It is important that, as a minimum, the strategy you put together for your area safeguards those elements of your neighbourhood area that contribute to the significance of those assets. This will ensure that they can be enjoyed by future generations of the area and make sure your plan is in line with the requirements of national planning policy, as found in the National Planning Policy Framework.</p> <p>We welcome the production of this neighbourhood plan, and are pleased to see that the historic environment of your parish features throughout. In particular we are pleased to note the consideration given to the heritage of the parish in Objective 1, and welcome the strong emphasis on high quality design set out in Policy CC1, and the supporting text under the Key Guiding Principles.</p> <p>We also welcome the inclusion Policy CC2, which protects key views incorporating St Peter's Church (Grade II*). The view of the church from the south-west is an important element of its setting, reflecting the church's relationship with the rural hinterland of the historic centre of Carlton Colville. Any development that affects this view would be resisted by Historic England as harmful to the significance of this heritage asset.</p>		
Section 6	Suffolk Wildlife Trust	<p>We are pleased to see that the Carlton Colville Neighbourhood Plan recognises the importance of biodiversity in Section 6 Environment, where the environmental assets of the town are clearly identified. The Neighbourhood Plan text also highlights the importance the local community places on the protection of the existing habitats within the town as well as the creation of new habitats and the other benefits that natural habitats can bring such as minimising flood risk. Carlton Colville is particularly important due to the presence of internationally (RAMSAR), nationally (SSSI) and regionally (CWSs) designated sites making up a significant proportion of the town. Carlton Colville also</p>	Noted	New introductory para added to start of Section 6.

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		<p>has good populations of rare and protected species which depend on wetland habitats, including water vole, otter, breeding lapwing and marsh harrier as well as rare aquatic snails. Much of this habitat is within Carlton Marshes nature reserve, however there are smaller areas of woodland and other wildlife habitats spread across the town. Measures to protect and enhance the environment are included within Policy CC5: Biodiversity Net Gain and Wildlife-Friendly Development, however protection could be strengthened within the plan text and policies, which will in turn benefit the people of the town.</p> <p>In order to strengthen protection for key habitats and species within the town, we recommend that the Carlton Colville Neighbourhood Plan should require a minimum of 10% biodiversity net gain. The new Environment Act 2021 requires development proposals to achieve a 10% net gain in biodiversity; whilst not yet required in law, this level is already being implemented as good practice across the country. The Wildlife Trusts, as well as other organisations, are advocating for 20% biodiversity net gain where this is possible and pushing for a more significant net gain within the plan text and Policy CC5 could help to ensure that wildlife within the town is conserved in perpetuity. Suffolk County Council made a recent commitment to 'deliver twice the biodiversity net gain required', so it seems reasonable to include this as an aspiration within the Carlton Colville Neighbourhood Plan.</p> <p>We also recommend naming the key Priority Species recorded locally within the plan text in order to target biodiversity net gain towards these key ecological assets. The importance of protecting County</p> <p>Wildlife Sites could also be included within Policy CC5, as these habitats receive limited protection when compared to statutory designated sites such as SSSIs. Policy CC5 could be expanded to</p>	<p>Accepted</p> <p>Accepted. It is unreasonable to include all 95 species in the plan. However, the report can be referenced.</p> <p>Local Plan Policy WLP8.34 already protects County Wildlife Sites. The point about fragmentation is accepted.</p>	<p>Policy CC5 amended</p> <p>Paragraph 6.2 amended</p> <p>Policy CC5 updated.</p>

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		include a statement on the importance of avoiding the fragmentation of wildlife habitats and corridors, ensuring that development is designed to improve ecological connectivity across the landscape.		
General	Highways England	After reviewing the submitted technical documents, I could state that with the proposed development scale of the Carlton Colville neighbourhood plan, there would not have any impact upon the Strategic Road Network (SRN). Therefore, we have no comment.	Noted	
Para 2.13	Badger Builders	<p><i>2.13 To enable the delivery of the sports facilities, approximately 8 hectares of the site will be made available for enabling development such as leisure and commercial uses, tourist uses or a limited amount of residential development (currently identified as approximately 120 dwellings). Development on this part of the site will not be commenced until the land for sports and leisure use has been made available for use.</i></p> <p>Para 2.13 above largely repeats the wording of the allocation in the Waveney Local Plan. Badger Building have an interest in the residential site which forms part of the enabling development for the sports and leisure facilities. We Are concerned that the wording both in the local plan and here refers to the residential development not commencing ... “until the land for the sports and leisure use has ben made available for use.”</p> <p>It is not clear what this means. Does it mean that the ownership of the relevant land has been conveyed to East Suffolk or is it seeking the completion of the facilities. If it is the latter, then the wording renders the policy undeliverable as the cost of constructing the facilities needs to be funded in part by value from the enabling development either in the form of a Section 106 contribution or by the use of CIL funds. Presently it is understood that East Suffolk have no funds to contribute towards the site nor has ant partner sports organisations been brought on board.</p>	Noted	These representations mirror those comments made by Ed Gilder and Mark Oakes – see earlier for actions

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		<p>On a practical point it should be noted that with out the construction of the access by enabling development, there is no way through the site to the sports and leisure allocation.</p> <p>Given the time which has passed since the wording of the local plan policy it is our view that para 2.13 should spell out in a little more detail how and what this scheme in its entirety is expected to deliver.</p> <p><i>4.11 In the Design Codes report, it is recommended that back gardens should be a minimum of 60m2 and adhere to back garden depths set out in the character area design codes, depending on the type of character area (pp.47, 51 and 53). The minimum area of a garden is based on its depth being 10m in order to avoid being overlooked and 6m being the approximate width of a house. This broad level of private open space provision should be reflected in the housing layouts proposed. The design of gardens is also important and should be considered to allow leisure and horticultural activities.</i></p> <p>A lot of work has obviously been put into the design codes report and that has fed into the plan. However, we think that the proposal for a minimum rear garden size based on a 10-metre length and a 6 metre width is unrealistic. In support of our position, I attach three recently constructed layouts approved by East Suffolk. The first at Fallowfields in Oulton where 9 of the 28 approved properties do not meet this criterion. The second at Monkton Avenue in west Lowestoft where 8 out of 45 properties do not meet the criterion and the third at Kelsale just north of Saxmundham where 12 are non-compliant. A small two be property, typically provided as part of the affordable housing provision will have a width of 4 metres and will in many cases be served with a parking court. It can be seen that where these are constructed ibn terraces, the plot width matches the house and with a 10-metre rear garden will only have a rear garden area of 40 sq m. It must be remembered that not all development sites have regular</p>		

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		<p>boundaries and that road layouts can also leave developers trying to turn corners with triangular shaped plots.</p> <p>The 60 sq m rear garden proposal will have a measurable impact on density. Looking at each of the examples provided above, the densities are 26.5 dph, 28.8 dph and 25.3 dph respectively.</p> <p>The density figure quoted in the Local plan allocation at Bell Farm refers to the provision of 900 dwellings at 35 dph, a significant increase on what we have achieved on site which the public perceive to be dense. Applying the proposed garden size policy unilaterally and the aspiration for the plan to deliver detached houses around the perimeter of the scheme with rear gardens of at least 12m in length, as set out in the diagram on page 53 of the Design Code, densities are likely to be somewhat less than those we have achieved above, leaving a substantial shortfall in the housing delivery trajectory for the site.</p> <p>This policy conflicts with the allocation made in the plan as it will significantly reduce the number of properties which can be delivered. Having said that we take the view that the intention of the plan to push up densities on the WLP 8.32 site to create a scheme that can support the high infrastructure costs will run contrary to the aims of the Neighbourhood Plan and if built, will result in a development entirely out of keeping with the area.</p> <p><i>4.16 The street layout should generally tend towards preserving the village feel of Carlton Colville although the streets at the centre of the development, including main access points, will need to have roads wide enough to facilitate buses access. This pattern will tend to distort towards the settlement edge and considerations of sustainable design will also influence layout. For example, the alignment of houses may need to be adjusted to maximise passive solar gain.</i></p>		

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		<p>This approach is not compatible with the grid square layout shown in the Design Brief nor with the use of terraced properties to the extent indicated.</p> <p><i>4.23 Spacious, resource-efficient homes should be designed to take account of changing demands and lifestyles by providing adaptable internal layouts and allowing for cost effective alterations. For example, proposals should ensure provision of appropriate space for home working, safe family play, multi-generational living and adequate off-street parking.</i></p> <p>The spaciousness of a house is a function of its price. Not all home can be spacious, Any development will include a range of house types. The concept of spaciousness is subjective and should not be used to judge the acceptability or otherwise of development proposals. There are no standards to measure it against.</p> <p><i>4.27 There should be a strong design focus on high quality housing and in particular good street design – streets must be designed primarily as places for people, as advocated in Manual for Streets, not primarily for cars.</i></p> <p>The Design Guide goes into street design at some length with cross section of both primary and secondary streets. Have these street types been agreed with the County Council as highway Authority. It is our experience that they will not adopt road layouts which exceed their design criteria in terms of width, nor will they adopt verge trees. You can see on the submitted layout for our site at Kelsale that the scheme has trees on the house frontages on the north side of the access road. These were originally placed in a roadside verge with the path separating the verge from the frontages. The Highway Authority would not adopt the road verge with trees in it and they had to be removed. For the avoidance of doubt in the future we would ask that the Highway Authority confirm acceptance (or rejection) of the road types shown in the design guide. You cannot construct a</p>		

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		<p>housing estate with a road design that the Highway authority will not adopt.</p> <p>Policy CC1 V c seeks to control extensions which “materially” alter the available garden space. This policy effectively will prevent the extension of all but the largest house with the biggest gardens. Assuming the model 6m wide plot of 10m length instanced in the Design Guide and applying a very reasonable 4 metre projecting rear extension, which in most instances would not require planning permission, would reduce the garden area to 46 sq m. Is this a material reduction and by whose standards> This policy unreasonably restricts owners’ rights to extend their properties and runs contrary to the wish of the plan that dwellings are flexible and future proofed and capable of “cost effective alteration”.</p> <p>Policies 6.19 to 6.12 repeat sections of the Waveney Plan and could be replaced with a simple statement that all dwellings should be constructed in accordance with the recently adopted document on sustainable development.</p> <p>Similarly, sections 7.2 to 7.9 repeat sections of the adopted Waveney Local Plan and are superfluous. They could be deleted.</p>		

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Movement	Resident	<p>1) to provide two close proximity access points onto The Street serving such a vast development is in my opinion madness. I appreciate that a Traffic Management Assessment will need to be produced but the bottom line is that the current highway is completely inadequate for this purpose.</p> <p>Even if off street parking for existing residents is implemented the impact will be dangerous (to pedestrians in particular)</p> <p>Why at least one access through The Dales Estate or onto the A12 cannot be considered is surprising.</p>	<p>Accepted. Through the NP process we have described our traffic and highway concerns and highlighted choke points plus offered solutions (including access via the Dales) in the Movement section of the Plan.</p>	
Environment	Resident	<p>Flooding is obviously a major concern and a fool proof answer to remove this problem from The Street is paramount.</p> <p>I hope the powers that be take on board both mine and the Council's recommendations before Any Development proceeds</p> <p>On another matter you are aware I reported yet again the highway flooding opposite Bell Farm.</p> <p>Approximately two weeks ago the system was jetted but and an interesting fact arose.</p> <p>Whilst jetting at the main pinch point they discovered a large unknown pipe below the two pipes thought to be outgoing.</p> <p>They managed to jet this over the highway opposite The Mardle to a point about 10 m from the watercourse where it became blocked.</p> <p>On talking to the contractor they said they would report this back and return in a couple of weeks to investigate how to remove the blockage.</p> <p>They stated that if this was completed and the watercourse silt was removed they were convinced the long term flooding issue could possibly be removed or at least reduced.</p> <p>Any pressure you can apply to this occurring on site would be most useful.</p> <p>Interestingly when I look at the 1905 OS map for this area it shows a well in the approximate area of the blockage, just a thought</p>	<p>Noted. We have highlighted flooding concerns in section 6.</p>	
CC4	Resident	<p>Any new developments need parking spaces</p>	<p>Noted. Parking is covered by Policy CC4.</p>	

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		More and more people are parking their cars in Anchor Way and going off to work for the day		
Environment/ Design	Resident	Flooding: Our garden backs onto proposed flood mitigation – concerns over managing the flood concerns with such large developments	Noted	
Environment	Resident	Wildlife: concerns over destruction of natural habitats and reduction of open space for wildlife to thrive	Noted. This is covered in Policy CC5	
Movement	Resident	Congestion, noise pollution, and meeting traffic concerns. It's so peaceful at the moment and concerns this would be lost	Noted. This is covered in Policy CC5	
Community	Resident	Crime: Prevention of emerging crime in the area with higher density population. What crime management/mitigation will be put in place	Noted. Designing out crime would need to be consulted on at planning application stage	
Movement	Resident	Traffic/Access (proposed Bell Farm Development): Insufficient Road access. The Street could not cope with additional traffic. Also condition of road would deteriorate with wide lorries using during construction.	Noted. Traffic management will need to be addressed by the proposals when they come forward.	
Environment/ Design	Resident	Flooding: Concerns that flood mitigation will work especially as building 900 houses and other facilities in already 'boggy' land	Noted	
Community	Resident	Open space for nearby existing estates would be good	Noted. The Plan cannot require development to address existing deficiencies other than providing new open space.	
Design	Resident	Homes that are affordable but look good and in-keeping	Noted. This is covered in Policy CC1	
Community	Resident	School, retirement homes etc to give community feel	Noted. Covered in proposed developments for Bell Farm in Local Plan	
Movement	Resident	Concerns about the amount of traffic this development will create along Lowestoft Road /The Street. Already we have to wait long periods to get out of our road onto Lowestoft Road and have to plan our journeys to avoid in particular School times. The speed of the traffic coming off the Castleton Roundabout is also of concern – it is not unusual to see vehicles leaving the roundabout on 2 wheels in the centre of the road. There needs to be a direct link with the A12	Noted. Traffic management will need to be addressed by the proposals when they come forward. Speeding is a matter for the police, not a neighbourhood plan.	

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Community	Resident	No new developments in Carlton Colville until Brown Field sites in Lowestoft have been used	Noted, however, the prioritisation of development across East Suffolk is not something that the Neighbourhood Plan can directly address	
Environment/ Movement	Resident	Flooding/Traffic	Noted	
CC5/6	Resident	Fully behind this initiative , very important in our household	Noted	
CC8	Resident	Again we are in agreement with this plan and see it as a net positive for the community	Noted	
Movement	Resident	Main routes in/out to key destinations – greater consideration needs to be given to existing traffic generated by Carlton Colville Primary School and the South-western end of the Street Improving movement – dedicated cycle-lanes should be incorporated – lines drawn on left-hand side of the road do not offer sufficient sense of safety to encourage people to cycle If Hall Road is designated a key corridor it definitely needs to be made wider . In places at present a single vehicle cannot pass a double decker bus.	Accepted.	Section 5 amended
Movement/E nvironment	Resident	Worried about increased traffic volumes on Country Roads/Flooding	Noted	
CC3 D/F	Resident	Need safer crossing across Castleton Avenue from The Graylings to Lowestoft Road (traffic lights?) Crossing needed at Lowestoft Road/Ashtree Gardens as traffic is fast there off Castleton Roundabout Footpath around Secrets Corner needs widening to keep school families safe.	Accepted	Figure 5.3 and paragraph 5.9 amended
CC8	Resident	Excited about this!	Noted	
CC5 A	Resident	How will disruption to wildlife at Carlton grove be minimised during Oakes Farm development? Flood lighting will massively impact the wildlife How will our new Community Kitchen Garden be impacted/protected	Accepted	Figure 6.2 amended to include Community Kitchen Garden and Carlton Grove within areas the plan seeks to protect.
CC7	Resident	Well thought out plan to protect the interests of local residents	Noted	

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Design	Resident	Para 4.4 and 6.22. The design of roofs on new housing should take into account the suitability of installing solar panels e.g. dormer windows will be an impediment to this. I have 10 solar panels on my roof but would have liked 14 – I couldn't have this number due to the roof design	Noted. This is now addressed by the Local Plan.	
Movement	Resident	Para 2.21 - Congestion at the Bloodmoor Hill roundabout is dreadful. What would help considerably would be a road linking The Dales estate to the South Lowestoft Industrial estate thus avoiding the roundabout	Acknowledged although the Plan's focus is on improving walking and cycling routes. Any new road routes will have to be delivered as part of new development. This is already acknowledged in paragraph 5.11.	
Design	Resident	Para 6.15 – I am fully supporting the idea of swift bricks but would householders be as keen? When I first moved to the Dales Estate a large colony of House Martins visited each year and nested in roof eaves. However, they have unfortunately been driven away by householders fixing long strips of coloured plastic to the eaves to deter them. Heartbreaking	Noted	
Movement		Para 7.11 – To encourage cycling I would suggest the provision of cycle racks at the shops etc be made a condition of planning permission. I live opposite the shop on the corner of Harrop dale, where there is no such provision and children leave their bikes lying on the car park when they access the shop because there is no provision to properly park a bike.	Acknowledged	New paragraph added to section 5.
Community	Resident	Para 7.14 – There is no mention of Dental Surgery . Social media in the area has been awash over the past year with stories of an inability to find a dentist. I strongly feel this should be raised with the NHS	Noted. This will be reviewed when detailed plans come forward	
Movement	Resident	Para 5.9 – I strongly agree with the proposal to complete the unfinished cycle-path from Swallowfields – it is annoying that it just peters out. However, I would suggest it be extended to Beech Road rather than just Poplar Road	Accepted	Paragraph 5.9 amended
Design	Resident	I cannot find any reference to ensuring adequate water-pressure is provided for new housing. I know that this is an issue at Kessingland for example	Noted. This will be investigated when detailed plans come forward	

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General	Resident	I should like to congratulate the authors of the Neighbourhood Plan for all their hard work, and for producing a document of excellent quality	Noted	
Movement	Resident	Footpath between Hollow Lane to link with Capstan Way Layby on road between Beccles Road and Chapel Road roundabouts where the X2,184 and SJLHS Buses all stop causing traffic problems in the morning, getting out of Anchor Way is very difficult Access to the Oakes Farm Sports Facility – where will this be? 100 car park spaces not enough for football matches	Accepted Noted. To be considered when detailed plans come forward	Paragraph 5.9 amended
Community	Resident	Anti social behaviour with new sports ground and parks already a problem at Carlton Meadow with County Line	Noted	
General	Resident	Very well laid out	Noted	
Design	Resident	Mitigation of flooding in The Street i.e. surface water	Noted. Covered by paragraph 6.16	
Movement	Resident	Roads into The Street will cause congestion and hazards on a short strip of road with numerous junctions. Cycling Paths and walkways	Noted. Traffic management will need to be addressed by the proposals when they come forward. Speeding is a matter for the police, not a neighbourhood plan.	
Environment	Resident	Protect and enhance natural habitats and natural beauty	Noted. Covered in Policy CC5	
General	Resident	It was really good to see plans and lots of hard work put in by the local council. It was good to discuss concerns with councillors	Noted	
CC3	Resident	I think it is very important that the new developments aren't built with only car driving in mind. Cycling/walking and public transport should be available and encouraged	Noted. Covered by Policy CC3	
CC5	Resident	Walking at Gisleham yesterday I saw lots of birds including skylarks. Everything possible should be done to encourage and preserve wildlife. I like the idea of hedgehog friendly fencing and swift bricks. Also the dark skies policy would be good. No one really wants 1000 new homes but I think it could be quite nice if done properly	Noted. Covered in Policy CC5	
Plan Vision & Objectives	Resident	The NP makes reference in many places to the LDP. Given the time that has lapsed since the LDP was approved and the significant	Noted.	Vision amended

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		<p>changes that have occurred since it was both drafted and adopted - not least the increasing awareness on preciousness of agricultural land, the increasing need for sustainable development and the clear policy objectives set out in the Governments proposed levelling up Bill – there is a need for both the LDP plan to be updated and for the NP objectives to reflect this. Therefore suggested amendments to para 3.2 are: second bullet add ‘.....,deliver high quality design and create beautiful places (this aligns with wording in the levelling up Bill)</p> <p>Para 3.3 Objective 2 – amend to include ‘to actively support ideas and plans for brownfield development in preference to greenfield sites’</p>		
CCC1(Design) CC2 (Particular Views)	Resident	<p>Can these be changed to reflect a preference to use brownfield in place of greenfield wherever possible with Carlton Colville?</p>	Noted. The plan cannot simply state an objective of brownfield first because the Local Plan has designated the sites for development which must be adhered to (despite its age).	
CC3 Key Movement Routes	Resident	<p>Policy CC3 - Under first point should the plan make it clear that we are referencing in particular access to the South Lowestoft Industrial Estate at Gisleham and since this is the key local retail/employment.</p> <p>Whilst the NP plan Design Guide identifies that any schemes for roads will form part of formal discussions between developer, highways and Carlton Colville TC could the NP make it very clear that the LDP proposed access routes into and out of the proposed land south of Bell Farm are unacceptable to our community, for safety, adverse impact on current residents, volume, environmental and heritage reasons</p>	<p>Accepted.</p> <p>The Neighbourhood Plan cannot conflict with the Local Plan therefore it is not possible to simply oppose what is already in an adopted Local Plan. The Design Codes seeks to address this as far as it can.</p>	Figure 5.3 amended

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Para 4.29	Resident	<p>With regards to the “particular views” section, it would be good if pertinent aesthetic areas in and around the Rookery Park golf course were included. It would have been good to include an image of the old barns at the Rookery Park.</p> <p>Frontage for the Design section to ensure that if any development were to come forward in lieu of those barns, that sympathetic planning and architecture to include like-for-like materials and features such as gable-end roofs, red multi bricks and curved window headers with cills were proposed, and to ensure that the building line kept and not made too close to the abutting hedgerows and the A146.</p>	<p>Whilst this possible view is acknowledged, there is insufficient evidence presented to include it.</p> <p>The section covering design (Section 4) and Policy CC1 provide a framework to ensure that materials and features that represent the character of an area/buildings are retained.</p>	
Para 2.12	Resident	<p>I note that The Oakes Sports development is mentioned lots as it is in the Waveney Local Plan again, is there actually a consensus that the Landowner is willing to bring this forward given how long it has been allocated for? Likewise with the Barnby A1145 Barnby By-Pass which I assume will at some point be anticipated and delivered by Suffolk County Council Highways if funding is secured.</p>	<p>Noted. The current intentions of the landowner are unknown.</p>	
Para 6.8	Resident	<p>I also note that the land at Holystone Way is noted as “protected green space” and apart from that is rarely mentioned elsewhere within the document. I don’t know the full history behind the Carlton Park development, did this land originally have planning permission, or is the Landowner(s) simply unwilling to develop? It seems strange that Suffolk County Council would have adopted those estate roads on Carlton Park from Persimmon Homes if they had known that the land would be sitting vacant for the best part of twenty years. Surely it would make sense for those parcels of land abutting Holystone Way to be built out with jurisdictional expectations set out in the Neighbourhood Plan, akin to that of what has been noted for the “Bell Farm” land, given that the carriageway and utilities infrastructure on Holystone Way is already there and the possibility of it coming forward? I welcome your comments.</p>	<p>Noted. This will be picked up with SCC outside the Neighbourhood Plan process (as it is a very specific matter).</p>	

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