

Section One: Respondents Details

All respondents should complete Part A. If you are an Agent please complete Parts A & B

| Part A: Respondent | |
|---|----------------|
| Title / Name: | Mr John Rhodes |
| Job Title (if applicable): | N/A |
| Organisation / Company (if applicable): | N/A |
| Address: | [REDACTED] |
| [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] |

| Part B: Agents – Please complete details of the client / company you represent | |
|---|-----|
| Client / Company Name: | N/A |
| Address: | |
| Postcode: | |
| Tel No: | |
| E-mail: | |

I understand that my response(s) will be considered by the Councils in preparing the Joint Local Plan document, and that my comments will be made publicly available and identifiable to my name and/or organisation. The information in this form is, to the best of my knowledge, correct.

| | |
|---------------------------|--------------------------|
| Signed: J L Rhodes | Dated: 19/08/2019 |
|---------------------------|--------------------------|

Section Two: Your Representation

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|---|
| For Official use only: JOINT LOCAL PLAN CONSULTATION JULY 2019 Date Acknowledged: _____ Reference: _____ |
|---|

Please indicate what part of the document you are commenting upon and use one box per comment. If your comment is more than 500 words please provide a summary.

| Respondent | |
|----------------------|-------------|
| Name / Organisation: | John Rhodes |

| Please be specific what document / part your comment below relates to: | | | | |
|--|---|----------|---|---|
| Document : | Joint Local Plan Preferred Options Document <i>(mark 'x')</i> | x | Section / option / question / site | Part 1 Objectives and Strategic Policies |
| | Sustainability Appraisal <i>(mark 'x')</i> | | | |

Please indicate the nature of your comment: *(mark 'x')*

Support Object X Comment X

Please enter your comment below:
(Continue on a separate sheet if necessary)

1.2 The purpose of this consultation is to seek your views on the identified planning issues, options and policy preference for Babergh and Mid Suffolk.

1.7 The NPPF 2019 sets a presumption in favour of sustainable development, requiring that local planning authorities plan positively to meet the development needs of their area. The Draft JLP policies for Babergh and Mid Suffolk will sit alongside the NPPF, 2019, and where appropriate supplement policies based upon local circumstances.

Sustainable development in Bramford does not require 295 homes as scheduled on LA006 and LA2007. This is in addition to the 322 homes which have already been granted consent within the last 5 years (Planning References 2700/12; DC/18/04695; 2986/15). The development will encourage an influx of people from other areas and has nothing to do with the sustainable growth for Bramford.

Please enter a summary below if your comment is more than 500 words:

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| | Sustainability Appraisal <i>(mark 'x')</i> | | | |

Please indicate the nature of your comment: *(mark 'x')*

Support Object X Comment X

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(Continue on a separate sheet if necessary)

1.8 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004) once adopted, the policies and allocations set out in the Development Plan will provide the primary consideration in determining applications, unless material considerations indicate otherwise.

Ref LA006 - Allocation of land south of Fitzgerald Road, Bramford which shows the possibility of 100 new dwellings. An application has already been submitted for 175 homes (Planning Ref: DC/1901401). If adopted as part of the structure plan, it will be against the overall wishes of the community of Bramford who oppose development of this site outside of the current village boundary as recognised in the Bramford Parish Plan 2012.

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| | Sustainability Appraisal <i>(mark 'x')</i> | | | |

Please indicate the nature of your comment: *(mark 'x')*

Support Object X Comment X

Please enter your comment below:
(Continue on a separate sheet if necessary)

1.9 For Mid Suffolk, the Development Plan comprises the saved policies of ...

This does not appear to mention "Village Plans" drawn up by the Local Parish Councils and should be recognised and incorporated into the overall strategy. In particular, Bramford's own Parish Plan, which was updated in 2012, should be recognised and taken into account to truly reflect the requirements of the Parishoners of Bramford.

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| | | | | |
|-------------------|---|----------|---|------------------------------------|
| Document : | Joint Local Plan Preferred Options Document <i>(mark 'x')</i> | X | Section / option / question / site | SP03 - Settlement Hierarchy |
| | Sustainability Appraisal <i>(mark 'x')</i> | | | |

Please indicate the nature of your comment: *(mark 'x')*

Support Object X Comment X

Please enter your comment below:
(Continue on a separate sheet if necessary)

C. Settlement boundaries have been created as defined on the Policies Map in order to demonstrate the extent of land which is required to meet the development needs of the Plan. New allocations are included within the defined settlement boundaries.

Existing settlement boundaries should be respected. "Village Plans" were drawn up by the Local Parish Councils and should be recognised and incorporated into the overall strategy. In particular, Bramford's own Parish Plan, which was updated in 2012, should be recognised and taken into account to truly reflect the requirements of the Parishoners of Bramford. The village boundary should not be extend beyond the southern boundary of Fitzgerald Road as shown on LA006 - Allocation of land south of Fitzgerald Road, Bramford. The plan should be amended accordingly.

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|---------------|---|----------|---|---|
| Document : | Joint Local Plan Preferred Options Document <i>(mark 'x')</i> | X | Section / option / question / site | Part 2 Local Policies, LP22 – Agricultural Land To Residential Garden Land, Preferred approach |
| | Sustainability Appraisal <i>(mark 'x')</i> | | | |

Please indicate the nature of your comment: *(mark 'x')*

Support Object X Comment X

Please enter your comment below:
(Continue on a separate sheet if necessary)

1. The change in use of agricultural land to residential garden land or land ancillary to a residential dwelling may be permitted subject to:

- a. The location, size and scale of the proposal would not have an adverse impact on the landscape characteristics and biodiversity of the locality;
- b. The proposal would not result in the irreversible loss of best and most versatile agricultural land or productive agricultural land;

The development of LA006 - Allocation of land south of Fitzgerald Road, Bramford will result in the irreversible los of high quality agricultural land and should therefore be removed from the Structure Plan.

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| | Sustainability Appraisal <i>(mark 'x')</i> | | | |

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Support Object X Comment X

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(Continue on a separate sheet if necessary)

3. The Local Planning Authority may impose planning conditions and planning obligations/legal agreement to make the development acceptable in planning terms.

Key Evidence Documents - reference to Village Plans does not seem to have been taken into account and should be corrected

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Respondent

Name / Organisation: John Rhodes

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| | | | | |
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| Document : | Joint Local Plan Preferred Options Document <i>(mark 'x')</i> | X | Section / option / question / site | Part 2 Local Policies, LP23 - Sustainable Construction and Design |
| | Sustainability Appraisal <i>(mark 'x')</i> | | | |

Please indicate the nature of your comment: *(mark 'x')*

Support Object X Comment X

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(Continue on a separate sheet if necessary)

15.48 The Joint Local Plan expects and actively supports developers to explore innovative ways to cut CO2 emissions.

Code Level 4 of the Code for Sustainable Homes as noted in 15.47 should be made mandatory so that construction and environmental standards are maintained.

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|-------------------|---|----------|---|--|
| Document : | Joint Local Plan Preferred Options Document <i>(mark 'x')</i> | X | Section / option / question / site | LP30 - Safe, Sustainable and Active Transport |
| | Sustainability Appraisal <i>(mark 'x')</i> | | | |

Please indicate the nature of your comment: *(mark 'x')*

Support Object X Comment X

Please enter your comment below:
(Continue on a separate sheet if necessary)

1. Now that Suffolk County Council is withdrawing support for Children's School Travel, new cycle ways and improved foot path links are required between Sproughton and Bramford in mitigation.
2. As above, new cycle ways and pedestrian links are required between Bramford and Claydon High School in mitigation.
3. The 89 bus services which serves Bramford is being withdrawn from September 2019? How are people without transport to travel without a bus service on roads which are already over congested? 612 new dwellings within the village will exacerbate this situation in the future.

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|-------------------|---|----------|---|--|
| Document : | Joint Local Plan Preferred Options Document <i>(mark 'x')</i> | X | Section / option / question / site | Mid Suffolk District Council Place Maps Bramford (Ipswich Fringe) LA006 |
| | Sustainability Appraisal <i>(mark 'x')</i> | | | |

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(Continue on a separate sheet if necessary)

From information published in the Parish Profile for Bramford which was produced primarily to help inform local discussion on housing need from data in the 2011 Census and last updated by Mid Suffolk District Council in 2015, the number of dwellings in Bramford is 1,070. Since this time, planning consent has been granted for an additional 512 dwellings (Planning References 2700/12; 2986/15; DC/18/00233 and DC/18/04695 please refer). This represents an increase of 48%. The inclusion of a further 100 dwellings in Fitzgerald Road would increase this percentage to 57%. By any stretch of the imagination this is unsustainable and should not be allowed.

This site should removed from the Structure Plan. The vast majority of the village want their Bramford Parish Plan upheld and the current settlement boundary in Fitzgerald Road maintained.

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| Document : | Joint Local Plan Preferred Options Document <i>(mark 'x')</i> | X | Section / option / question / site | Mid Suffolk District Council Place Maps Bramford (Ipswich Fringe) LA006 and LA007 |
| | Sustainability Appraisal <i>(mark 'x')</i> | | | |

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(Continue on a separate sheet if necessary)

This map is misleading. Whilst it is stated that planning consents granted prior to April 2018 have been taken into account when calculating numbers of dwellings required, the details are not represented on the map insofar as it does not show sites which have been granted consent. (Planning References 2700/12; 2986/15 and DC/18/04695 please refer)

Furthermore, planning consent Ref: DC/19/00046 has also been granted for a 49.9 MW gas powered Standby Electric Generator in Bullen Lane and this infrastructure project should also be shown on the structure plan to show the extent of future development in Bramford.

The settlement boundary should be amended to take account of all of the above applications and the Place Map for Bramford updated accordingly.

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| Document : | Joint Local Plan Preferred Options Document <i>(mark 'x')</i> | X | Section / option / question / site | Mid Suffolk District Council Place Maps Bramford (Ipswich Fringe) LA007 - Allocation: Land east of the Street, Bramford |
| | Sustainability Appraisal <i>(mark 'x')</i> | | | |

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Please enter your comment below:
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Notes land available for approximately 195 dwellings yet Outline Planning Consent has been granted for only 190 dwellings (Planning Reference DC/18/00233)

Provision should be made for new footpath and cycle ways between Bramford and Bramford Lakes which is currently inaccessible on foot or by bicycle from Bramford.

Greater inter connectivity is required between this site and the proposed redevelopment of the Fisons Factory Site in Papermill Lane by footpath and cycleway by means of a new footbridge over the river Gipping.

Please enter a summary below if your comment is more than 500 words:

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PLEASE ENSURE YOU HAVE READ AND SIGNED THE DECLARATION ON THE RESPONDENT DETAILS PAGE EARLIER

Thank you for taking the time to comment